frisco community plan

envision our future

# FRISCO COMMUNITY PLAN

ADOPTED: AUGUST 2019



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# CHAPTER 1
# INTRODUCTION



## BACKGROUND AND HISTORY

Frisco's history began with the Utes long before the mining boom took control of Summit County. The lifestyle of the Utes quickly disappeared as the mining industry took over the region and early prospectors arrived in 1859. While Frisco and the Ten Mile Canyon experienced some migration in the first gold rush of 1859, it wasn't until the 1870s when the mining industry became more rampant. The Town was founded by Henry Recen and incorporated in 1880, and served as a gateway to the towns and mines of the Ten Mile Canyon. Frisco quickly developed and grew in population as the mining industry continued to attract more investment and people into town. By 1892, the permanent population grew to two hundred and fifty people. The promising growth and prosperity of the Town led to the opening of hotels, saloons, and other businesses that served Frisco's growing population. The arrival of two railroads further stimulated the mining industry which dominated the economy of Frisco and the Ten Mile Canyon. The conclusion of the mining boom and beginning of the Great Depression brought great economic hardship to the region. However, Frisco was able to persevere through these hardships and remain one of the few mining towns to survive. While time has passed, the history of Frisco can still be told by the remnants of the mining industry and historic buildings that are scattered throughout the landscape, including those that were moved to the Historic Park to tell the story of the early miners. Today, Frisco has evolved into a vibrant town, having experienced an era of revitalization thanks to its recreational landscape and economy.



*Main Street, Frisco - late 1800s*



*Main Street, Frisco - 2013*




*Frisco Historic Park and Museum*




*"Frisco Speaks" visioning exercise*

## PLAN CONTEXT

In the summer of 2018, the Town of Frisco launched a comprehensive process with the community to update the Town's Master Plan, also known as the "Frisco Community Plan." The Community Plan serves as the overarching policy document for the Town. The plan articulates the shared vision and values of the community and identifies strategic actions necessary for implementation. The plan was last updated in 2011 and is required by the Town Charter to be updated every five years.

Since 2011, Frisco has experienced significant change. The Town's population is aging and has grown at a faster rate than Summit County as a whole; prices of homes have increased while the median household income has declined; and the Town is close to being fully built-out. The Community Plan process presented an opportunity to explore these and other trends and key issues with the community, and to facilitate a discussion about the community's hopes and fears for the future.

### Role of the Community Plan

The Community Plan provides a road map for the Town as it continues to grow and evolve. The plan reflects the ideas, values, and desires of the community, and articulates Frisco's aspirations for the future. As such, the Community Plan is comprehensive in scope, addressing a wide range of topics: future growth and development, community character, transportation, housing, parks and recreation, resource protection, and infrastructure, among others. First and foremost, the plan is used by Town staff and elected and appointed officials to guide day-to-day decision-making and policy discussions, and by the Planning Commission to guide decision-making regarding proposed developments. The plan also serves an important resource for residents, property and business owners, developers, and other stakeholders interested in understanding the vision and values of the community. Building a broader awareness and understanding of the plan will help ensure that future public and private investments in Frisco are aligned with, and continue to advance the vision of our community.

As Frisco continues to evolve over time, the plan must also adapt. While it is unlikely that the community's vision and values will change substantially in a five-year timeframe, it is important to periodically review the plan to evaluate progress, and determine whether new strategies or other course corrections are needed to help advance priority initiatives.

### Legislative Authority

The Town is authorized to develop a Community Plan (comprehensive or master plan) for its incorporated area pursuant to Section 31-23-206 of the Colorado Revised Statutes as amended. Although the Planning Commission is the agency expressly authorized by state law to prepare and adopt the final Community Plan, the Town Council also possesses the legislative power to establish land use planning policies for the Town. State law recognizes the legislative authority of the municipality's governing body by expressly requiring that the Planning Commission's adopted Community Plan be subject to approval of the Town Council. Therefore, the Community Plan is not fully effective until the Town Council approves the plan.

# PLANNING PROCESS

The Town of Frisco established a robust community engagement strategy with the goal of providing a variety of opportunities for input and capturing the diverse perspectives and interests of the community.

**1 Community Kick-off and Focus Groups**
July - November 2018

- Community Wide Kick-off Meeting: 7/11/18
- Community Resource Group – Value and Vision Synthesis: 8/8/2018
- Focus Group Meetings on Frisco's Economy, Community Character, Design, and Land Use, Housing Diversity: 8/28/2018
- Focus Group on Community Design and Walkability: 9/18/2018
- Community Meeting on Parks: 11/7/2018

**2 Policy Framework and Opportunity Areas Workshop**
December 2018 - June 2019

- Community Resource Group Meeting on Plan Policies and Goals: 1/23/2018
- Design Charrette on Opportunity Areas: 2/6/2019
- Joint Town Council and Planning Commission Work Session: 2/7/2019
- Community Wide Open House: 3/6/2019
- Work sessions with Planning Commission and Town Council on plan goals and policies: May-June 2019

**3 Draft Plan**
June 2019 - July 2019

- Community Resource Group – Review of Draft Document: 6/26/19
- Community Wide Open House on Draft Plan: 7/11/19
- Planning Commission work session on Final Draft Plan: 7/18/19

**4 Plan Adoption**
August 2019

- Final Plan Adoption by Planning Commission and Town Council: August 2019

## Community Engagement Opportunities

A variety of opportunities were provided for community members and stakeholders to engage in, and provide input in the Community Plan process:

- **Community Plan Kickoff.** Participants provided their insight as to what they value about Frisco today and what they feel are the challenges and opportunities that we should focus on for our future. Participants circulated among six different stations designed to educate and evoke meaningful thought about community values as well as opportunities and concerns for our future.
- **Focus Group Meetings.** Participants were broken into smaller groups to discuss and identify issues regarding Frisco's economy, community design and land use, and housing diversity.
- **Parks Meeting.** Participants identified challenges and opportunities associated with Frisco's parks. The feedback received was ultimately used to inform the goals and policies for Frisco's parks.
- **Policy Framework and Opportunity Areas Workshop.** Participants provided input on the preliminary draft of the guiding principles, goals, and policies, and key opportunity sites that were identified through the process.
- **Community Plan Open House.** Participants were invited to review important policy decisions, and to provide input on the Future Land Use Plan and concepts for various opportunity areas.

Hundreds of community members provided input over the course of the process, and each individual's input was invaluable to the process. Collectively, this input captures the community's shared values and vision for Frisco and provides a foundation for the Community Plan.



*Community Plan kickoff meeting*

## Other Community and Stakeholder Engagement

### Community Resource Group

The Community Resource Group (CRG) is a citizens taskforce that was organized specifically for the Community Plan process. The CRG was made up of 17 members, all coming from different backgrounds and walks of life. The group met jointly with the Planning Commission four times over the course of a year. CRG meetings provided opportunities for more in-depth discussion on a variety of Community Plan topics. While the primary role of the CRG was to serve as a sounding board for Town staff and the project team, they also served as community ambassadors, helping build awareness of the plan, and ensuring that community priorities are well-represented.

### Planning Commission and Town Council

Town staff and the project team worked closely with the Planning Commission and Town Council throughout the plan update process. Key points of coordination included:

- Regular updates on the process and community input received;
- A joint work session with the Planning Commission and Town Council to confirm preliminary directions; and
- Work sessions with Planning Commission and Town Council during their regular meetings to discuss and seek direction on different elements of the draft Plan.

### Town Council Strategic Plan

In early 2019, the Frisco Town Council went through a separate, but parallel, strategic planning process to establish core values and goals and prioritize near-term actions. The resulting Town Council Strategic Plan is closely aligned with the Community Plan to support implementation of the community's values. Specific points of alignment are noted where applicable in subsequent chapters of this document.




*Community Resource Group meeting*

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










## WHAT DO WE MEAN BY "SMALL TOWN MOUNTAIN" CHARACTER?

Defined as 'A distinctive trait, quality, or attribute', the interpretation of the term in the context of community planning is often misunderstood. A sociologist might describe character in terms of social criteria such as a specific population living in a specific area, with shared institutions, values, and social interaction. The emphasis is on people and their relationships. From a planning perspective, the focus is on the natural, visual, and cultural characteristics, such as the natural environment, sensory (visual) experience, and cultural expressions such as historical structures.

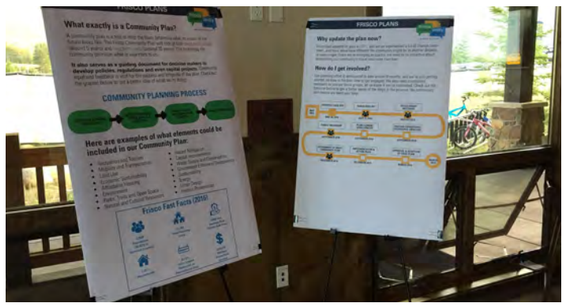
So when we hear that Frisco has an amazing 'small mountain-town' character what does that mean?

It is a combination of characteristics or distinguishing physical and social elements that define a place, including:

- Natural surroundings (forests, mountains, rivers, lakes, etc.)
- Built characteristics (style, scale, and arrangement of streets and buildings)
- Economic characteristics (the kinds of work people do)
- Socio-cultural characteristics (politics, community traditions, recreational pursuits)

Through surveys and interviews, community members identified several characteristics that fall into the categories above - friendly small-town atmosphere (social), scenic beauty (natural surroundings), the people, the lake, the historic street design and layout, access to recreation and trails, ski industry (economic).

There were also so-called 'unrecognized characteristics' that were identified as values but not necessarily as defining characteristics – walkability, size, growth rate, location, land use, neighborhood design, street and infrastructure, housing types and prices, employment composition, landscaping.




# CHAPTER 2 SHARED COMMUNITY VALUES



# OUR VISION

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

## VISION AND GUIDING PRINCIPLES

### Overview

The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time.

The vision statement above, and six guiding principles listed on the opposite page, emerged from numerous community conversations: the community kick-off meeting and a subsequent online survey, meetings with the CRG, and a series of focus groups. Community members were asked to provide input on:

1. What they liked most about living in Frisco; and
2. What they thought were the biggest challenges for the community.

Common themes about what community members enjoyed most about Frisco included: outdoor recreation; friendly, caring neighbors; natural beauty; and quality of life. What community members thought were the biggest challenges for Frisco included: loss of close knit community; high cost of living and housing; increased traffic/congestion; and too much tourism.

Other topics of conversation included: increasing affordable/workforce housing supply; attracting high-quality jobs; improving wayfinding/signage; and more.

The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council's Strategic Plan.



*Frisco's mountain landscape*





Frisco's vision is embodied in the six guiding principles below. The guiding principles serve as an organizing framework for the goals, policies, and actions contained in subsequent chapter of the Community Plan. Specific topics addressed under each guiding principle are listed here for quick reference.

**GP1: Inclusive Community**

- Gateways and public spaces
- Main Street and historic preservation
- Summit Boulevard
- Workforce housing
- Residential neighborhood character
- Historic resources

**GP2: Thriving Economy**

- Economic diversity and sustainability
- Regional service and economy
- Business retention and development

**GP3: Quality Core Services**

- Infrastructure
- Community services
- Civic engagement and partnerships

**GP4: Mobility**

- Safety and efficiency
- Multimodal transportation
- Pedestrian and bicycle infrastructure
- Regional connections
- Parking management

**GP5: Vibrant Recreation**

- Programs and activities
- Parks, recreation, and open space
- Active and healthy lifestyles
- Year-round trail access and connections

**GP6: Sustainable Environment**

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

# PARTS OF THE PLAN

The Community Plan is comprised of four primary sections in addition to the two introductory sections. The contents and purpose for each section are described below. Although each section has a distinct role and purpose, they are intended to work together.

## CHAPTER 3: POLICY FRAMEWORK

Establishes the overall policy foundation for the Community Plan. Includes goals and policies to support community priorities relative to each of the six guiding principles, and provides more detailed direction as to how these priorities will be carried out through day-to-day decision-making.

Guiding Principles, Goals, and Policies

## CHAPTER 4: GROWTH FRAMEWORK

Includes a Town-wide land use plan and area-specific policies to guide future growth and development in Frisco, including land use, design, and provision of infrastructure and services.

Future Land Use Plan

Area-Specific Policies

## CHAPTER 5: ACTION PLAN

Outline specific actions the Town will take, either alone, or in collaboration with others, to support the implementation of the Community Plan.

Action Strategies

Plan Amendments

## APPENDICES

Includes a background report on existing conditions, community input summaries, and supporting Master Plans adopted by the Town.

A: Community Profile

B: Community Input Summaries

C: Reference Maps



*Community Resource Group meeting*





# RELATED PLANS AND STUDIES

The Community Plan serves as the "umbrella" policy document for the Town of Frisco. It is supported by a variety of functional plans, master plans, and strategic initiatives that provide more detailed direction on a variety of topics. These include:

- The Three Mile Plan – Supports the community's vision for growth and development surrounding the Town's boundary.
- The Marina Park Master Plan (Adopted 2018)
- Frisco Trails Master Plan (Adopted 2017)
- Frisco Historic Park and Museum Strategic Plan (Adopted 2018)
- Frisco Historic Property Inventory (anticipated completion August 2019)
- 2019-2020 Town of Frisco Strategic Plan (updated annually)
- 2019 Community Scorecard (updated annually)
- Town of Frisco Budget (updated annually)

Specific linkages between the Community Plan and other plans and studies are referenced throughout this document, where relevant. Moving forward, it is essential that future updates to these supporting plans, and creation of new plans, are aligned with the general policy direction of the Community Plan.






*Community Resource Group meeting*

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# CHAPTER 3
# POLICY FRAMEWORK



# GUIDING PRINCIPLE 1

## *Inclusive Community*

Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.

# 1.1 »

## PROTECT THE CHARACTER AND LIVABILITY OF FRISCO'S RESIDENTIAL NEIGHBORHOODS.



**1.1A** Ensure new housing compliments adjacent properties and neighborhoods through appropriate mass, scale, and design. *See page 68 for Area Specific Policies/Design Principles to help encourage compatible neighborhood development.*

**1.1B** Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks, and drainage improvements) that enhance the safety and quality of life of residents.

**1.1C** Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.

# 1.2 »

## IMPROVE THE AESTHETIC APPEAL AND FUNCTIONALITY OF THE SUMMIT BOULEVARD CORRIDOR AND THE EXIT 203 GATEWAY.




**1.2A** Support public improvements and gateway redevelopment that is aesthetically appealing, inviting to visitors, and reflects a cohesive community image of Frisco. *See page 64 for design concepts and Area Specific Policies/Design Principles to enhance the West Main Gateway.*

**1.2B** Encourage infill and redevelopment along Summit Boulevard that improves the aesthetic appeal, and supports an economically thriving corridor. *See page 67 for additional discussion of opportunities along Summit Boulevard.*

**1.2C** Support the integration of workforce housing as part of future redevelopment efforts along Summit Boulevard through the potential intensification of land uses throughout the Summit Boulevard corridor and the greater Mixed Use Gateway District.

# 1.3 »

## PRESERVE AND ENHANCE THE TOWN'S HISTORIC RESOURCES.



**1.3A** Expand protections for Frisco's historic resources and develop a variety of tools in order to support historic preservation at the local level.

**1.3B** 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.

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

**1.3D** Continue to educate residents and visitors through the historic park and museum, programming, and events.

**1.3E** Encourage broader preservation efforts for historic resources outside the Town's boundaries, when these resources add to the sense of character and tell the story of Frisco.

# « 1.4

## REINFORCE MAIN STREET AS THE HEART OF THE COMMUNITY, FROM THE LAKE TO THE MOUNTAINS.



**1.4A** Support the creation of an attractive community entrance along West Main Street to create a gateway that is inviting to visitors, highlights the Tenmile Creek, and is an extension of the history and vision of Frisco.

**1.4B** Encourage infill and redevelopment that complements the character, scale, and massing of historic structures.

**1.4C** Ensure ground floor uses on Main Street create a balanced mix of uses that support a thriving commercial atmosphere. Housing may be located above the ground floor along Main Street, to help support the vitality of downtown.

**1.4D** Preserve Frisco's historic street grid to retain the character and walkability of the town core.

**1.4E** Design and orient buildings to maintain historic development patterns along public rights of way.

# « 1.5

## PROMOTE A BALANCED COMMUNITY THROUGH SUPPORT FOR DIVERSE AND EQUITABLE HOUSING OPTIONS.

**1.5A** Develop a diverse portfolio of workforce housing programs to support a broad range of housing needs—type of unit, rental vs. ownership, and price points—at the community and neighborhood level.

**1.5B** Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.

**1.5C** Collaborate with community partners and the private sector to expand the reach of Frisco's workforce housing efforts.

### RELATED PLANS & STUDIES

The Town has a number of tools in place to support workforce housing and continues to work closely with Summit County and other regional partners to address its housing needs. On the heels of a Workforce Housing Needs Assessment prepared by the Summit County Housing Authority in 2013 (updated in 2016), the Town convened a Housing Taskforce to identify potential steps Frisco could take to help mitigate housing concerns. The 2018 Housing Taskforce provided guidance on short term rentals, priority housing projects, and a strategic housing implementation plan.

## WORKFORCE HOUSING

In 2013, the Summit Combined Housing Authority (SCHA) released a Workforce Housing Needs Assessment to evaluate the need for affordable housing and consider strategies. The assessment was most recently updated in 2016 and predicts housing development and needs through 2020. This study reports that in the Ten Mile Basin 135 ownership units (120% AMI or below) and 175 rental units (80% and below) are currently needed. The study further predicts that by 2020 an additional 249 units (ownership + rental) will be needed to catch up with job growth and retiring residents.




## LAKE HILL HOUSING OPPORTUNITY

In 2011, the Town of Frisco and Summit County began conversations with the United States Forest Service to acquire 45 acres of land immediately adjacent to the Town of Frisco, along the Dillon Dam Road, for a workforce housing development. After acquiring the land in 2016, a master planning process was undertaken in 2017, culminating in a plan for nearly 400 workforce housing units. The master plan included a variety of housing types to meet needs as identified in the Summit County Workforce Housing needs assessment. The Lake Hill Impact Study (expected completion August 2019) will recommend utility service options and evaluate the effects the development will have on traffic, infrastructure, schools, public safety, and other related impacts to Frisco and the surrounding area.

Frisco is but one community in a regional economy facing regional workforce housing challenges. Frisco collaborates with SCHA, Summit County, and other entities to address housing needs. Lake Hill presents an opportunity due to the size of the development and proximity to Frisco, to make a significant impact.

Annexation policies and desired future land uses for areas immediately bordering and within the Frisco town boundaries are provided in the 2018 Frisco Three Mile Plan.



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# GUIDING PRINCIPLE 2

## *Thriving Economy*

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain-town appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy 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 and a healthy small business community that attracts residents and visitors.

# 2.1 » MAINTAIN A DIVERSE AND STRONG ECONOMY.




**2.1A** 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.

**2.1B** Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.

**2.1C** As development and infill occurs, ensure that the Town's overall mix of land uses remains aligned with community goals.

**2.1D** Participate in regional and state economic development efforts that support a diverse economy.

**2.1E** Support the creation of home-based businesses and remote workers.

# 2.2 » STRENGTHEN FRISCO'S ROLE AS THE YEAR-ROUND-LOCAL COMMERCIAL AND SERVICE HUB FOR THE REGION.

**2.2A** Support the retention and expansion of regionally-serving commercial and service uses.

**2.2B** Protect the Light Industrial zone district from dilution and intrusion by other uses.

**2.2C** Encourage continued reinvestment in existing commercial centers. *Refer to page 67 for additional discussion of opportunities along Summit Boulevard.*




# FACILITATE THE RETENTION AND EXPANSION OF LOCALLY-OWNED BUSINESSES. « 2.3

**2.3A** Create a positive business environment that encourages investment and expansion.

**2.3B** Support efficient regulations and processes that foster a supportive business environment.

**2.3C** Expand workforce housing options to support small businesses, and local employees.

## RELATED PLANS & STUDIES

Similar to most Colorado municipalities, the Town is heavily dependent on sales tax revenues to provide services to its citizens. Sales taxes generated by tourism related activities within the Town far surpass any other revenue category. The following documents can provide insight to the Town's financial picture in terms of revenues by category and business location.

- 2018 Community Scorecard
- Town of Frisco 2019 Budget

Frisco's Historic Park is an important cultural and educational tourism asset for the Town. The 2018 Historic Park and Museum Strategic Plan outlines a five-year course of action to maximize the value of the historic and cultural resources at the Historic Park.






# GUIDING PRINCIPLE 3

## *Quality Core Services*

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

# 3.1 » PROVIDE HIGH QUALITY PUBLIC INFRASTRUCTURE AND SERVICES TO MEET CURRENT NEEDS AND ACCOMMODATE GROWTH.

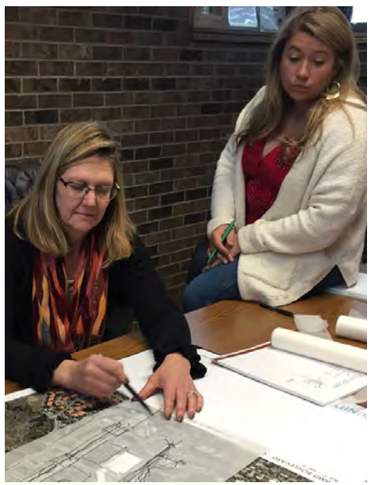


**3.1A** Maintain and improve public infrastructure such as multi-use pathways, roads, sidewalks, and transit, and municipal utilities to maintain high quality of life for the community.

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

**3.1C** Support private sector investment in telecommunication infrastructure to improve service and network reliability for the community.

# 3.2 » PROMOTE OPEN COMMUNICATION, RESPONSIVE GOVERNMENTAL ACTIONS, AND REGIONAL COLLABORATION.



**3.2A** 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.

**3.2B** Encourage participation and representation in regional planning efforts for transportation, housing, public health, and hazard mitigation with Summit County and other neighboring land agencies.

**3.2C** Nurture relationships with non-profits that enhance the lives of residents and businesses.

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# GUIDING PRINCIPLE 4

# *Mobility*

Frisco is a small, compact town where schools, parks and trailheads, restaurants, shops, and other businesses are located in close proximity. A well-connected, year-round, multi-modal transportation network that encourages active uses must continue to enable residents and visitors to reach destinations without the use of automobiles. Supporting multi-modal transportation options, creating off-road connections, and reducing gaps in the walking, biking and transit network will alleviate parking needs and congestion and promote active lifestyles.

# 4.1 » PROVIDE A SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM.




**4.1A** Update the Town's comprehensive Multimodal Transportation Master Plan.

**4.1B** Place a higher priority on bicycle and pedestrian options for moving around town in accordance with the Frisco Trails Master Plan.

**4.1C** Explore opportunities to improve the frequency and proximity of transit options around town.

**4.1D** Manage parking resources in downtown to promote the efficient use of available spaces. *See page 73-74 for a summary of the Town's 2018-2019 Parking Analysis and key recommendations.*

**4.1E** Establish traffic control, parking, and management protocols for special events and seasonal peaks.

# 4.2 » PROMOTE WALKING, BICYCLING, AND OTHER ALTERNATIVE MODES OF TRAVEL.

## COMPLETE STREETS

Complete Streets are defined as streets that are designed and operated to enable safe access for all users—pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. A well-designed streetscape should also encompass landscaping, street trees, and site furnishings as well as stormwater management, utilities, and snow storage. Frisco's compact, urban form presents a great opportunity to retrofit its existing core roadways to implement the Complete Streets concept across different types of rights-of-way in town. *See page 70-73 for Complete Streets Recommendations.*

**4.2A** Improve the safety and efficiency of bicycle and pedestrian crossings and travel along Summit Boulevard. *See pages 66-67 for additional policies and design concepts for Summit Boulevard.*

**4.2B** Ensure connections to Marina, the Peninsula Recreation Area, and local schools are safer and more efficient.

**4.2C** Prioritize high-traffic corridors within the Central Core for the construction of more developed, urban streetscape.

**4.2D** Improve year-round connections between neighborhoods and commercial areas, and the County-wide recreational pathway system.

# CONTINUE TO EXPAND REGIONAL TRANSPORTATION OPTIONS FOR FRISCO RESIDENTS AND VISITORS. « 4.3

**4.3A** Take a proactive role in planning and design for the SH 9 and I-70 interchanges and corridors. *See page 66 for additional policies and design concepts for the Summit Boulevard Gateway.*

**4.3B** Collaborate with Summit County, CDOT, Copper Mountain, and others to maintain/increase the frequency of Summit Stage, Busstang, Greyhound and others.

## RELATED PLANS & STUDIES

The Town is actively working with Summit County, CDOT, and many other partners to enhance mobility and improve connectivity to other destinations in the region. The Community Plan provides high-level guidance on transportation issues, supported by the more detailed recommendations contained in the Town's 2017 Trails Master Plan. In addition, a parking inventory and an analysis of parking occupancy was completed in 2018 to help inform decision-making on this important community issue.






# GUIDING PRINCIPLE 5

## *Vibrant Recreation*

Frisco is an active, inviting place with a multitude of recreation opportunities making Frisco a fantastic place to live, visit, and play. Residents and visitors greatly enjoy the Town's accessible year-round 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.

# 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.

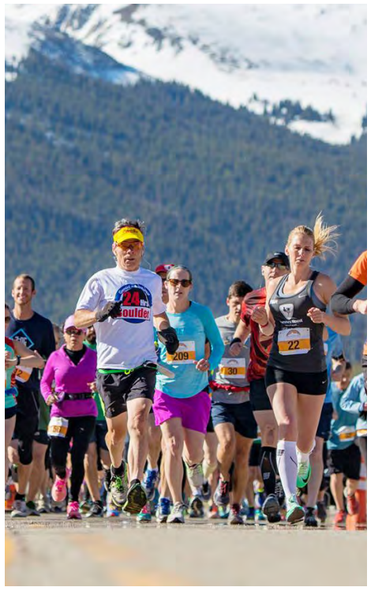
**5.1B** Recognize and support the role of neighborhood/community parks as places for neighbors and community members to gather and celebrate together.

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

**5.1D** Coordinate new facilities with the Trails Master Plan (and other Town Master Plans) to ensure appropriate connections and access.

**5.1E** Park and trail facilities and amenities should utilize consistent visual cues (signage, site furnishings, and maintenance standards) to communicate public accessibility to users.

# 5.2 » OFFER DIVERSE PROGRAMS AND EVENTS THAT ENCOURAGE ACTIVE AND HEALTHY LIFESTYLES.



**5.2A** Offer events and programs to encourage local participation to promote inclusion and build community pride.

**5.2B** Promote healthy lifestyle choices through programming and special events.

**5.2C** Collaborate with the County and other organizations on health and wellness initiatives.

**5.2D** Strive to create balance between locally oriented and tourism-driven recreational opportunities.

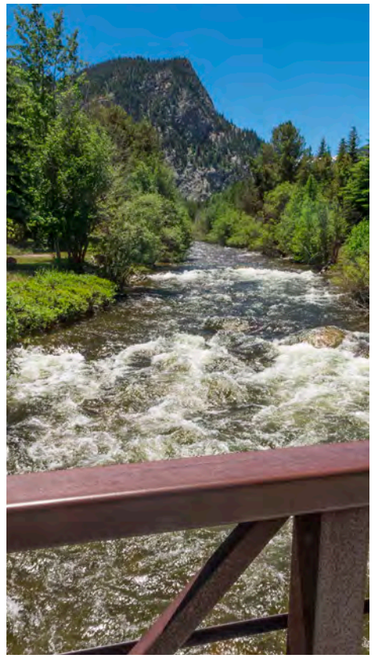
# CREATE MORE OPPORTUNITIES, AND IMPROVE THE QUALITY OF OUR INTERACTION WITH THE NATURAL ENVIRONMENT. « 5.3

**5.3A** Enhance opportunities for passive enjoyment of open space and scenic areas such as walking, jogging, hiking, snowshoeing, and other less intensive recreation uses.

**5.3B** 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.).

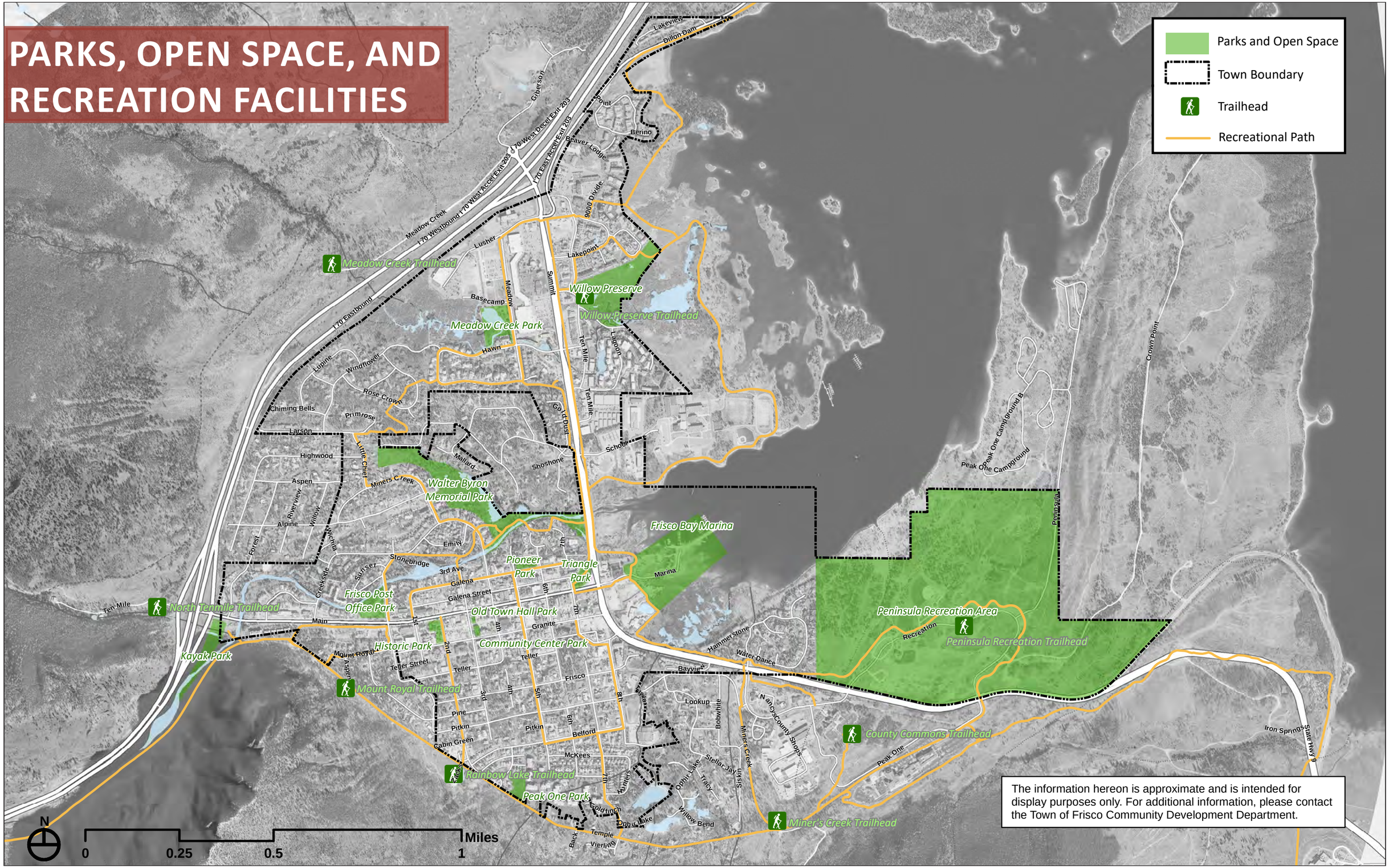
**5.3C** Ensure that recreation opportunities do not create negative impacts on the natural environment and surrounding community.

**5.3D** Take advantage of existing easements to increase and improve public access to Tenmile Creek while maintaining awareness of surrounding properties and ensuring safe experiences.





# PARKS, OPEN SPACE, AND RECREATION FACILITIES



## PARKS, OPEN SPACE, AND RECREATION FACILITIES

Frisco has a variety of great parks providing everything from free ice skating in the winter to pond fishing in the summer. The following is an overview of the existing facilities, character, and opportunities for Frisco's smaller, neighborhood parks as well as an overview of the amenities at the Historic Park, Marina Park, and the Peninsula Recreation Area.

Major planning efforts at these facilities have taken place over the last three years and facility improvements for each of these areas are ongoing. More information on planning and development at these facilities can be found by reviewing the following related plans.

- Frisco Bay Marina Master Plan (2018)
- Frisco Peninsula Recreation Area Design Summary (2017)
- Frisco Nordic Center Master Development Plan (2018)
- Frisco Historic Park and Museum Strategic Plan 2019 – 2023 (2018)

## PARKS

### PIONEER PARK



**Facilities**. This one acre park site contains two tennis courts with one practice board on the perimeter fencing, a forested picnic area with two picnic tables and bbq grill, litter containers, and a port-o-let. Parking for the site is located within the unpaved 5th Avenue Alley right of way

**Character.** This small neighborhood park is minimally designed. Half of the park is heavily vegetated and the other half contains the tennis courts. It is a well-maintained area but is unknown by the community.

**Opportunities for the Future.** Due to its close proximity to single and multi-family residences, there is potential for additional neighborhood park amenities such as a nature play area, additional courts, or picnic pavilion. There is no electricity or water at site.

### WALTER BYRON PARK



**Facilities.** Walter Byron Park is approximately 4.5 acres in size and includes a 1/3 mile stretch of the Tenmile Creek between Creekside Drive and Summit Boulevard. A portion of the Town's recreational path follows along the creek along the southern edge of the park. The playground, installed in 2003, includes two separate sets of swings, slides, and climbing equipment for the 2-5 and 5-12 year old age groups. Other amenities include a wooden picnic pavilion with 7 picnic tables and large barbecue grill, a highly popular, multi-use turf play field (approximately 0.8 acres in size), a volleyball court and horseshoe pits, and a small pond known as Kayleigh's Pond. There are walking trails throughout the park with pedestrian bridges at stream crossings, and a riverside boulder seating area. A summer only, restroom facility was constructed in 1982. On the park's northern boundary is a 15.5 acre wetland open space area that extends to Miners Creek Road and County Road 1040. A small parking area accommodates 10 cars.

**Character.** Centrally located, Walter Byron is considered Frisco's flagship park. It receives a large number of visitors year round for diverse array of uses including walking, running, biking, dog exercise, informal field sports, fishing, and playground use, as well as more passive uses such as wildlife watching and quiet reflection. Surrounded by water on three sides, this park is also a natural area set aside to preserve sensitive habitats. The recreational path allows easy access. The pavilion area is booked frequently throughout the summer for birthday parties, gatherings, reunions, etc.





**Opportunities for the Future.** This small park balances a large number of diverse users. Upgrades to the restrooms, parking area, and play structures would improve the overall experience at the park. Replacement should be scheduled for the play equipment within the next three to five years. A year-round restroom facility is needed. Ongoing maintenance to the multi-use field, volleyball court, and horseshoe pits is important to keep the park functioning for a variety of users. Additional riverside seating areas and interpretive information on the park's ecology would be utilized and enhance the user experience.

### MEADOW CREEK PARK



**Facilities.** This beautiful 4 acre park contains Meadow Pond and scenic views of the mountains in all directions. Meadow Pond, approximately 1.5 acres, is stocked with fish through a grant from Colorado Parks and Wildlife and is home to Frisco's annual Founder's Day Fishing Derby. There is an accessible fishing dock on the northwest corner. In the winter the pond is maintained as a seasonal ice skating rink. The park includes both hard and soft surface multi-use paths with two wooden bridges at creek crossings, popular with dog walkers. The paved pathway is plowed in winter. There are benches and picnic tables located around the lake. There is a small, 0.5 acre, multi-use turf area in the south west corner of the park. The park's gazebo has several picnic tables and bbq grill and is rented several times per month during the summer. There is a small, combination play structure with a slide, swings and climbing device. The paved parking lot has room for 10 cars and there is a port-o-let enclosure adjacent to the parking area.

**Character.** Picturesque views of the mountains, clean, formal landscaped areas, and the large gazebo make this a popular spot for picnics and family gatherings. This park's location, adjacent to the Summit Stage Transit Center and regional shopping centers, make it a popular stopping point for visitors. The popularity of pond skating has increased with the community's growth causing a winter user conflict between ice fishermen and skaters. The recreation path and internal trails provide easy access as well as popular dog walking routes.

**Opportunities for the Future.** Safety and security at this park are the primary concerns of park users. Site improvements should consider improved views into and though the park. The existing play structure is nearing its life expectancy and replacement with an updated structure should be considered in the next three to five years. As the community's only maintained ice skating opportunity, improvements to enhance the skating experience should be explored.

### COMMUNITY CENTER PARK



**Facilities.** This small corner park contains landscaping, a small turf area, park benches, bike racks, a picnic table, and large planter box. Formerly was the site of HC3's demonstration and community gardens.

**Character.** Although the site is very limited in size, the fixtures and equipment on the site offer the passing pedestrian an opportunity to rest in this quiet semi-private setting.

**Opportunities for the Future.** It is complementary to the adjacent Community Center although circulation doesn't support cohesive use of the park and building. Mature trees make sun and sight distance from this park limited. Opportunities to better utilize this area should be considered.

## OLD TOWN HALL PARK (VISITOR INFORMATION CENTER)



**Facilities.** This small, pocket park contains landscaping, a gazebo picnic tables, small turf area, benches, trash and recycling containers, and a bike rack. The park is located adjacent to the Visitor Information Center and public restrooms. Free WiFi from the Visitor Information Center is available.

**Character.** A small, quiet refuge from Main Street, this park is an attractive place to stop for lunch or to rest and catch up on emails. This park is relatively unknown, and not well used. The small gazebo has a private feel and the landscaping is dense for the small area.

**Opportunities for the Future.** The proximity of this space to the Visitor Information Center and Main Street gives it the potential to serve as an important public gathering space along Main Street. The existing trees and landscaping are overgrown and are in need of reshaping.

## TRIANGLE PARK

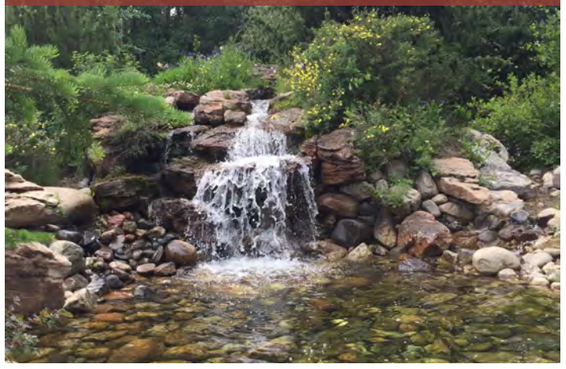



**Facilities.** This formally landscaped park contains 2 art sculptures, the Main Street Frisco entrance signage, a manicured wildflower garden, picnic tables, benches, a recreation path wayfinding sign, and trash and recycling containers. The focal point of the park is the sign with the Town name, the bighorn sheep sculptures and the surrounding landscaping. The sign and seasonal decorations provide a popular photo backdrop for many visitors. This park is primarily a pass through area for people walking between Main Street and Summit Boulevard.

**Character.** A beautifully maintained park located at a major view corridor and prominent intersection of the community. This park lends a positive identity to the Town, functioning more as a well-landscaped gateway than a neighborhood park.

**Opportunities for the Future.** While the park is attractive and appropriately maintained, the site is not well-suitable for recreation due to the proximity of Summit Boulevard. A major CDOT project, the Gap Project, will impact the site by removing the existing slip lane adjacent to the southwest edge of the park. A small triangle of land will be added to the park when the project is complete. An opportunity exists to improve and enhance this park as an extension of Main Street. Adding features to support the existing art collection or installing historical information would create a destination for visitors.

## POST OFFICE PARK



**Facilities.** A scenic destination for Post Office users this pocket park contains a formal landscape area, large water feature, doggie tie-up area and water fountain, flagstone pathways, and stone seating areas.

**Character.** This park primarily serves as a pass through area for post office users. It offers a calm and peaceful sitting area as well as a beautiful setting, filled with wildflowers and the sound of flowing water, to walk through on the way to and from the post office.

**Opportunities for the Future.** Operated under a shared use agreement with the post office. This scenic pocket park is visually appealing.

## KAYAK PARK



**Facilities.** The land surrounding this park is shared with CDOT for park and ride purposes as well as trailhead access. The small kayak park is located at the eastern end of the parking lot and contains signage, a small trail and stone steps down to the river where kayakers can enjoy a one man-made wave feature. There is a bridge over the Ten Mile Creek offering access to the county-wide recreation path system and Tenmile Canyon. The area contains picnic tables with bbq grills, trash and recycling containers, two port-o-lets, and a recreational path wayfinding sign.

**Character.** The kayak park is somewhat unknown and not highly used due to water levels and the short kayaking season. The parking area is very popular, especially during the summer months, with trail users, park and ride share users, and a limited amount of 24 hour parking. The western portion of the lot is used for snow storage in the winter months.

**Opportunities for the Future.** Opportunities to engage with the Tenmile Creek is an important priority for community members. The area surrounding this park also serves as the western entrance to Frisco and could be enhance to celebrate and show case the creek. Public amenities, such as a year-round restroom facility, and visitor services would be well utilized. There is no water, sewer, or electricity to this area. There are minor issues with vagrancy, and extended camping in the summer months.

## PEAK ONE PARK



**Facilities.** The park consists of a formal turf area acting as a green space for the Peak One Neighborhood. It is a well utilized area for sport and play. It is linked to 3rd Avenue through a green belt trail that connects the neighborhood to Main Street.

**Character.** Park is separated from town and surrounded by Peak One neighborhood and therefore has more of a private neighborhood-ownership feel.

**Opportunities for the Future.** Possible location for a small play structure.

# OPEN SPACE

## WILLOW PRESERVE




Acquired by the Town in 1999 and expanded in 2001, this 13.4 acre property contains wetlands, interpretive trails, and scenic views to nearby Lake Dillon and the surrounding mountains. The vision for Willow Preserve, as stated in the approved management plan is, "*To protect Willow Preserve's natural character, to preserve its view corridor to the mountain peaks in the background, to enhance native flora and fauna established on-site, to allow access to a natural area for passive human uses including picnicking and fishing, to highlight the historical significance of the area, and to educate the community on the importance of natural ecosystems.*"

# RECREATION FACILITIES

## HISTORIC PARK



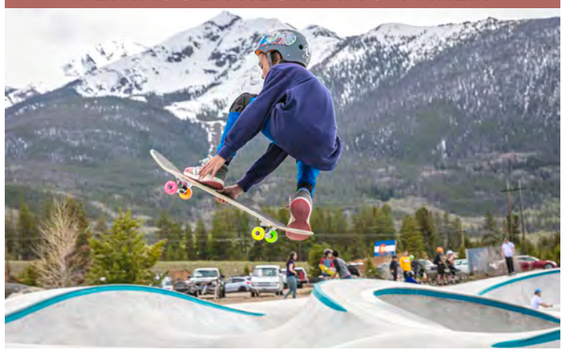
**The Historic Park** is part of the Frisco Historic Park and Museum. "*The Frisco Historic Park & Museum preserves and promotes the Town of Frisco's heritage and history by presenting an excellent educational museum experience to the community and its visitors, connecting the past, present and future to the world around us.*" This site contains well preserved structures, which are a part of the history of the Town. A 30'X30' gazebo is located at the center of the property and it contains picnic tables, litter containers and is lighted for evening usage. Power is available for special performances at the gazebo. Benches and a sculpture are located at the front of the site along Main Street. More detail on the Historic Park and Museum can be found by reviewing their Strategic Plan 2019 – 2023.

## MARINA PARK



**Frisco Bay Marina Park** is located along the shores of Lake Dillon. The marina and park occupies about 10 acres on the eastern side of the intersection of Summit Boulevard and Main Street/Marina Road. The Marina Park includes 3.26 acres of Town of Frisco owned land and 7 acres currently leased from the Denver Water Board. The Town has invested in facilities and programs that have created a variety of recreational uses within the park. It is used on a daily basis for walking, biking, picnicking, and dog-walking, and the children's playground is a popular destination. Part of the park site is set aside as a cemetery. A master plan for the park site and marina operations was adopted in 2018. Phase 1 of the master plan will be implemented in 2019. More detailed information on Marina Park can be found by reviewing the Frisco Bay Marina Master Plan 2018.

## PENINSULA RECREATION AREA



**The Peninsula Recreation Area (PRA)**, is composed of approximately 244 acres of private lands owned by both the Town of Frisco and Denver Water, and approximately 565 acres of National Forest Service lands administered by the Dillon Ranger District under a Special Use Permit. In total, the Peninsula Recreation area encompasses approximately 800 acres. The existing amenities on the PRA include an 27-hole disc golf course, bike park, skate park, bouldering area, multi-purpose field, and baseball field. A concessionaire runs a horse drawn wagon and sleigh ride operation in the winter and summer months. In the summer the PRA's extensive trail system is host to mountain biking, hiking, and trail running. Winter uses on the PRA include Nordic skiing, snowshoeing, snow tubing, and sledding. The Day Lodge is a beautiful 4,000 square foot lodge with a great room boasting a fireplace and comfortable seating for guests to relax and enjoy the scenery. Restrooms, WiFi, and lockers are also available for use year-round. The Town is undertaking a comprehensive visioning and project implementation plan for the PRA in 2020. More detail on the PRA can be found in the Nordic Center Master Development Plan completed in 2018 and the PRA Design Charrette Summary from 2017.



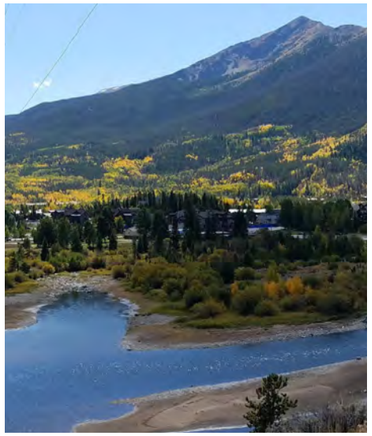
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# GUIDING PRINCIPLE 6

## *Sustainable Environment*

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.

# 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.



**6.1A** Support implementation of the Climate Action Plan and 100% Renewable Energy initiatives.

**6.1B** Expand waste reduction and recycling rates within the Town organization and the community as a whole.

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

**6.1D** Explore opportunities to incentivize the use of green building practices for development.

**6.1E** Educate residents, businesses, and visitors on sustainable practices.

**6.1F** Establish parameters to improve the resilience of Town infrastructure as part of routine improvements and upgrades.

# 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.

**6.2B** Encourage the use of alternative transportation modes—mass-transit, walking, and bicycling, for local and regional trips.

**6.2C** Work collaboratively with regional partners on efforts to maintain and enhance air quality in Summit County.

**6.2D** 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 if future annexations occur.

**6.2E** Encourage the inclusion of street trees and the use of native plants and species that protect and enhance Frisco's biodiversity and habitat.

**6.2F** Educate residents and visitors about strategies to reduce wildlife conflicts and discourage activities that have a negative impact on wildlife.

# MINIMIZE RISKS TO PROPERTY, INFRASTRUCTURE, AND LIVES FROM NATURAL HAZARDS AND DISASTERS. « 6.3

**6.3A** Continue to collaborate with regional partners on efforts to implement the Community Wildfire Protection Plan (CWPP), Summit County All-Hazards Mitigation Plan, and standardized emergency response plans.

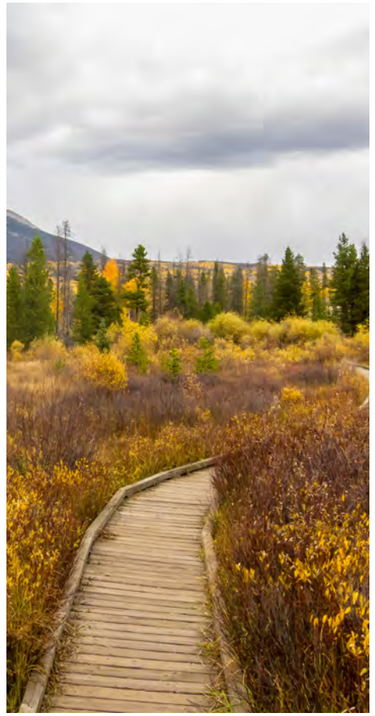
**6.3B** Educate property owners on the impacts of development in areas that are susceptible to risk from natural hazards.

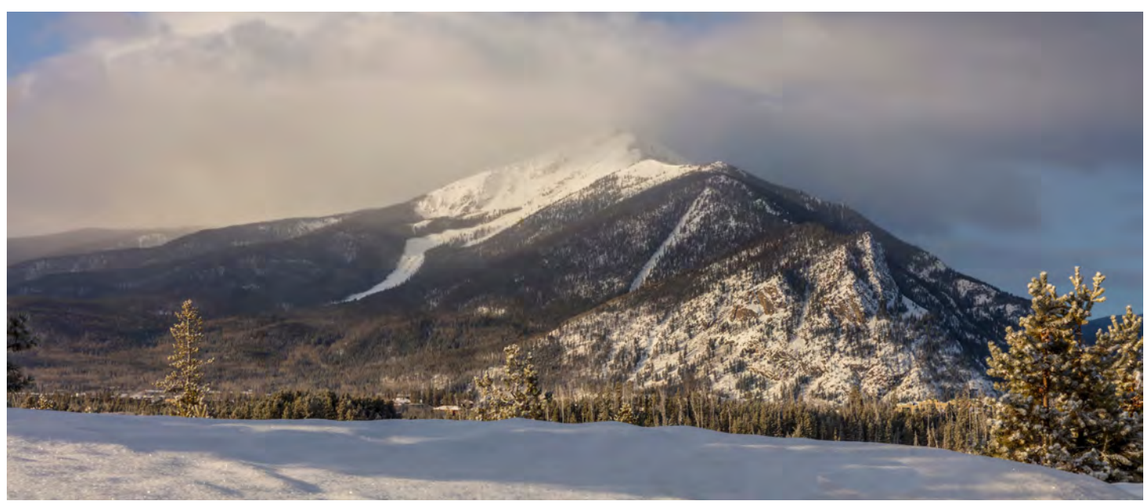
**6.3C** Evaluate Town policies and regulations to support best practices in hazard resiliency.

## RELATED PLANS & STUDIES

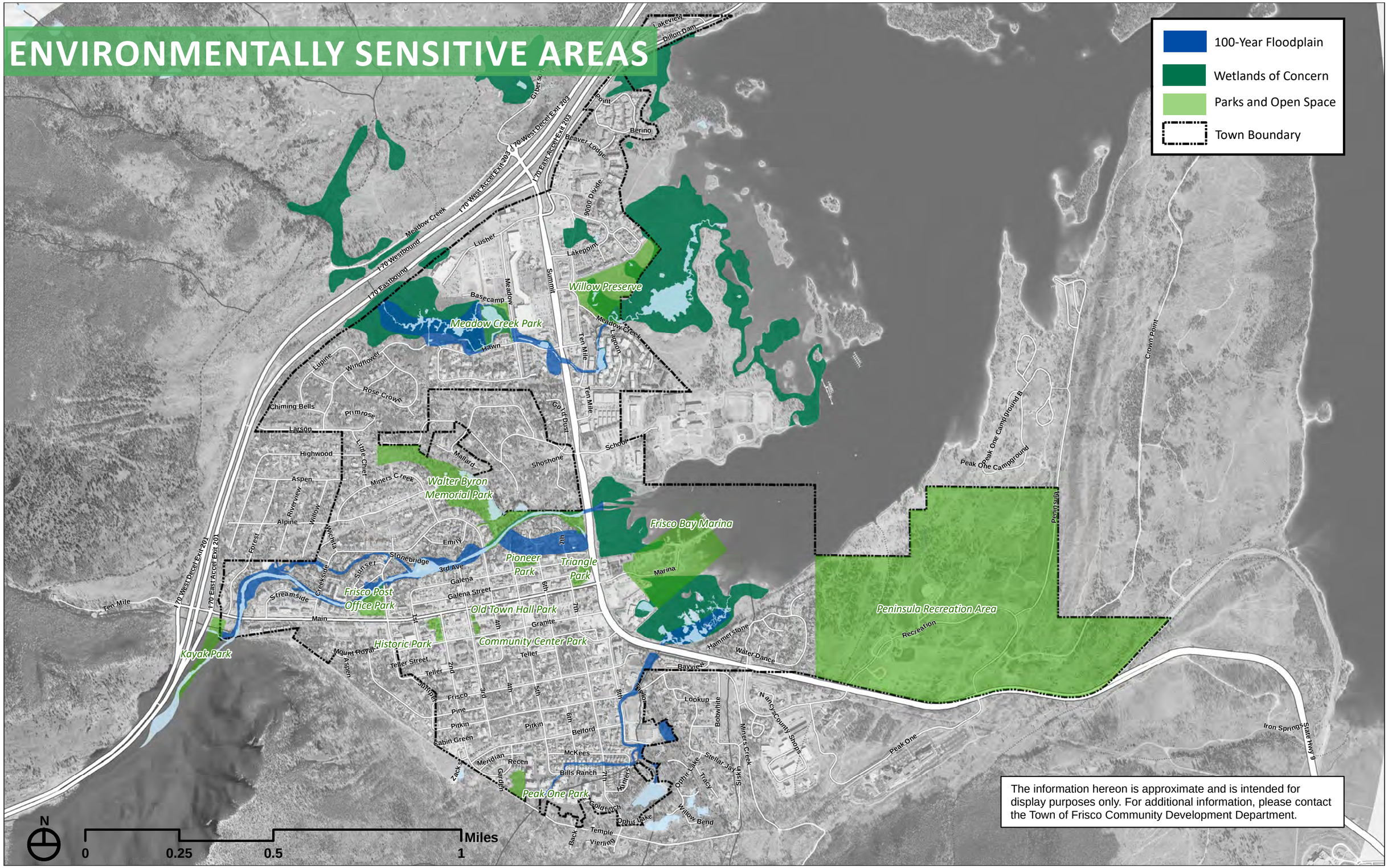
The Town works actively with regional partners on initiatives that promote the protection of the community's natural resources and a more sustainable future. Some of the more recent and ongoing efforts include:

- Summit Community Climate Action Plan (Adopted 2019 - ongoing implementation)
- 100% Renewable Energy Plan (adopted 2019)
- Frisco Clean Tracks Action Plan (2018)
- Frisco Water Efficiency Plan (2018)
- Community Wildfire Protection Plan (2018)
- Analysis of water need for buildout (2017)
- Summit County Multihazard Mitigation Plan (2013)





# ENVIRONMENTALLY SENSITIVE AREAS



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# CHAPTER 4
# GROWTH FRAMEWORK

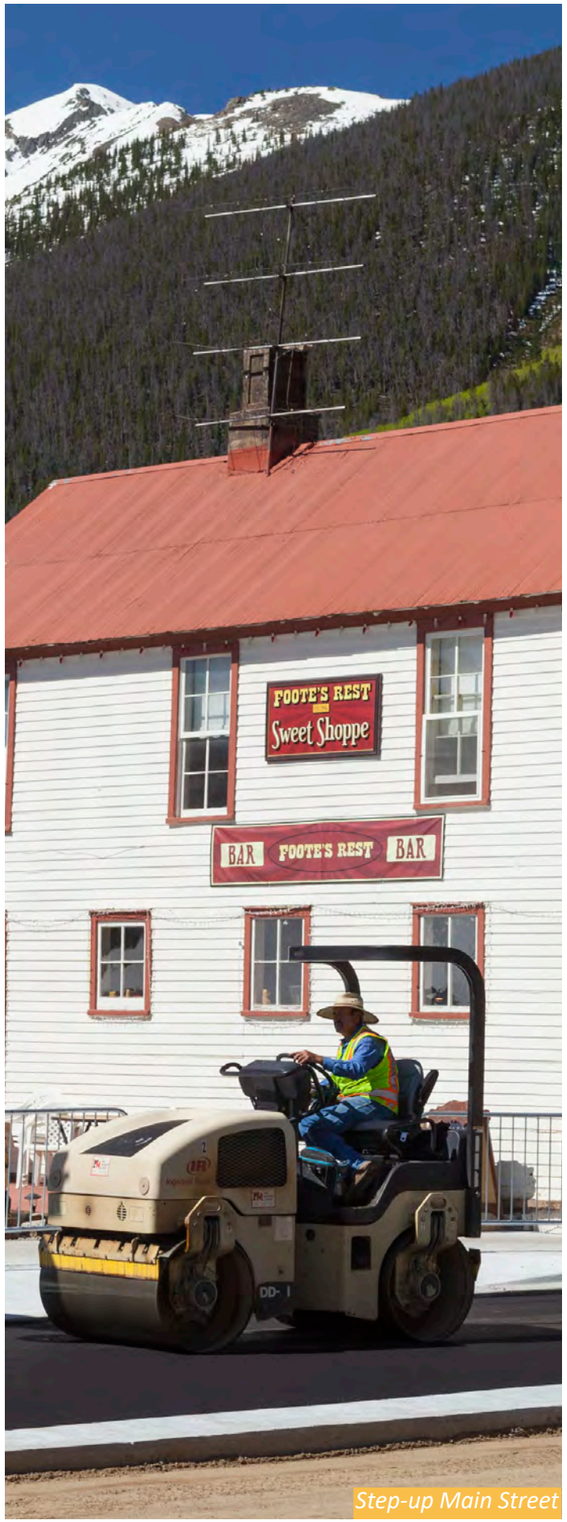


## FACTORS INFLUENCING GROWTH

Frisco's current population is 3,123 (2017). Since 2010, Frisco's population has grown by 16%, or 2.3% annually. Meanwhile, the population of Summit County has grown by 9.2%, or 1.3% annually (U.S. Census Bureau, American Community Survey 2013-2017). Although the Colorado State Demography Office does not produce population forecasts for municipalities, estimates prepared as part of the Community Plan update forecast that Frisco will reach a population of between 4,110 and 5,269 by 2040. Several factors will influence the Town's ability to accommodate future growth, while ensuring that the quality of life residents enjoy today can be maintained for future generations.

- **Land Constraints.** Frisco has very limited vacant land left for future development. However, much of the land within the Town limits is zoned for greater densities than what is on the ground today—meaning that infill and redevelopment will continue to occur as demand for new housing and services increases over time.
- **Environmental Values and Constraints.** Frisco's natural environment and scenic quality are defining characteristics of the community that should be protected. These characteristics also mean that in some areas of the community a number of natural hazards exist—steep slopes, flood hazard areas, and wildfire risk—that must be taken into account and mitigated as the Town plans for the future.
- **Tourism Economy.** Frisco's role as the regional service hub for the Summit County community and points beyond, as well as its proximity to the Denver metropolitan area and numerous ski areas mean that the community experiences significant pressure during the year. While tourism benefits the Town's economy in many ways, it also presents challenges for year-round residents and the business community. Rising housing costs and a high percentage of homes being used as short-term rentals are making it increasingly challenging for full-time residents to live and work in Frisco, jeopardizing the overall character.

While all of these factors ensure that Frisco will continue to thrive in the future, they also mean that the community must be proactive in planning for future growth and development to ensure it is consistent with the community's values, and is supported by existing/planned infrastructure.




*Step-up Main Street*





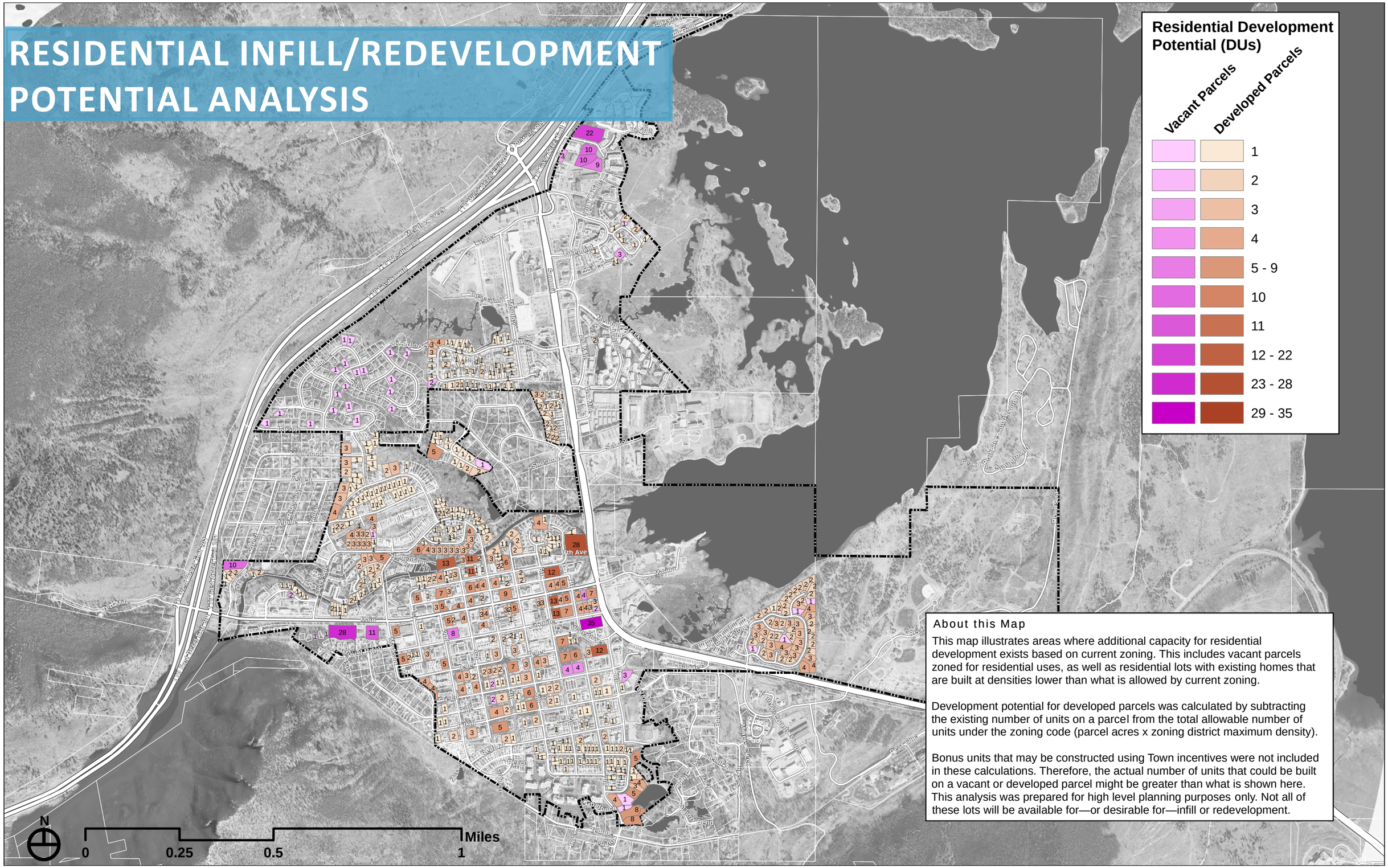
## RESIDENTIAL INFILL/ REDEVELOPMENT POTENTIAL

Frisco has a limited amount of vacant land available with potential for residential development. Approximately 200+/- new dwelling units could be accommodated on the vacant sites that remain, based on current zoning. As a result, most future residential development in Frisco will occur through infill and redevelopment. The Residential Infill/Redevelopment Potential map (see page 54) illustrates where the potential for additional residential development exists. Approximately 323 residential lots are built at densities lower than what is allowed by current zoning. Taking into account both vacant residential lots and those that are zoned for higher density uses than exist today, the Town has the potential for more than 1,000 new dwelling units, if all lots were built at the maximum density allowed (and more if available density bonuses are utilized). However, not all of these lots will be available for—or desirable for—infill or redevelopment. Based on population growth scenarios, Frisco is expected to add between 987 and 2146 new residents by 2040. In order to accommodate these new residents, opportunities for mixed-use development in the Central Core and along Summit Boulevard will need to be accommodated.



*Neighborhood infill development*

# RESIDENTIAL INFILL/REDEVELOPMENT POTENTIAL ANALYSIS




## About this Map

This map illustrates areas where additional capacity for residential development exists based on current zoning. This includes vacant parcels zoned for residential uses, as well as residential lots with existing homes that are built at densities lower than what is allowed by current zoning.

Development potential for developed parcels was calculated by subtracting the existing number of units on a parcel from the total allowable number of units under the zoning code (parcel acres x zoning district maximum density).

Bonus units that may be constructed using Town incentives were not included in these calculations. Therefore, the actual number of units that could be built on a vacant or developed parcel might be greater than what is shown here. This analysis was prepared for high level planning purposes only. Not all of these lots will be available for—or desirable for—infill or redevelopment.

# FUTURE LAND USE PLAN

The Future Land Use Plan serves as a tool to guide future development within Town limits. It establishes a shared vision about how and where the Town will grow over the next 10 to 20 years, conveying the different types of places and land uses that are envisioned in different parts of Frisco. This tool will help Town staff, elected and appointed officials, property owners, residents and others plan for, anticipate, evaluate, and make consistent decisions regarding the location, intensity, type and design of development in Frisco.

The Future Land Use Plan is comprised of the Future Land Use map and the accompanying land use categories. Descriptions for each land use category describe the types of primary and secondary uses envisioned in each area, and the defining characteristics of the area. In some locations, the types of primary and secondary land uses described "match" what's on the ground today. In other locations, the Future Land Use map conveys a long-term vision for the area that varies from the existing land use pattern. This is particularly applicable for key gateways into Frisco—along West Main and Summit Boulevard. As with other aspects of the Community Plan, the full implementation or "buildout" of this vision will occur incrementally over time. Illustrative concepts and area-specific policies are provided beginning on page 64, to help guide future public and private investment in these areas.

## How to Use the Future Land Use Plan

The Future Land Use Plan should be used by Town staff, decision-makers, property and business owners, and the community at large to inform decisions regarding future development in Frisco. This includes evaluating development applications in conjunction with the Town's zoning and building code and other land-use related decisions, such as potential rezoning requests, or potential changes to existing zoning to help implement the goals and policies in this Plan. This Future Land Use Plan should also be used to help guide future planning for, and investments in,  public facilities and infrastructure.

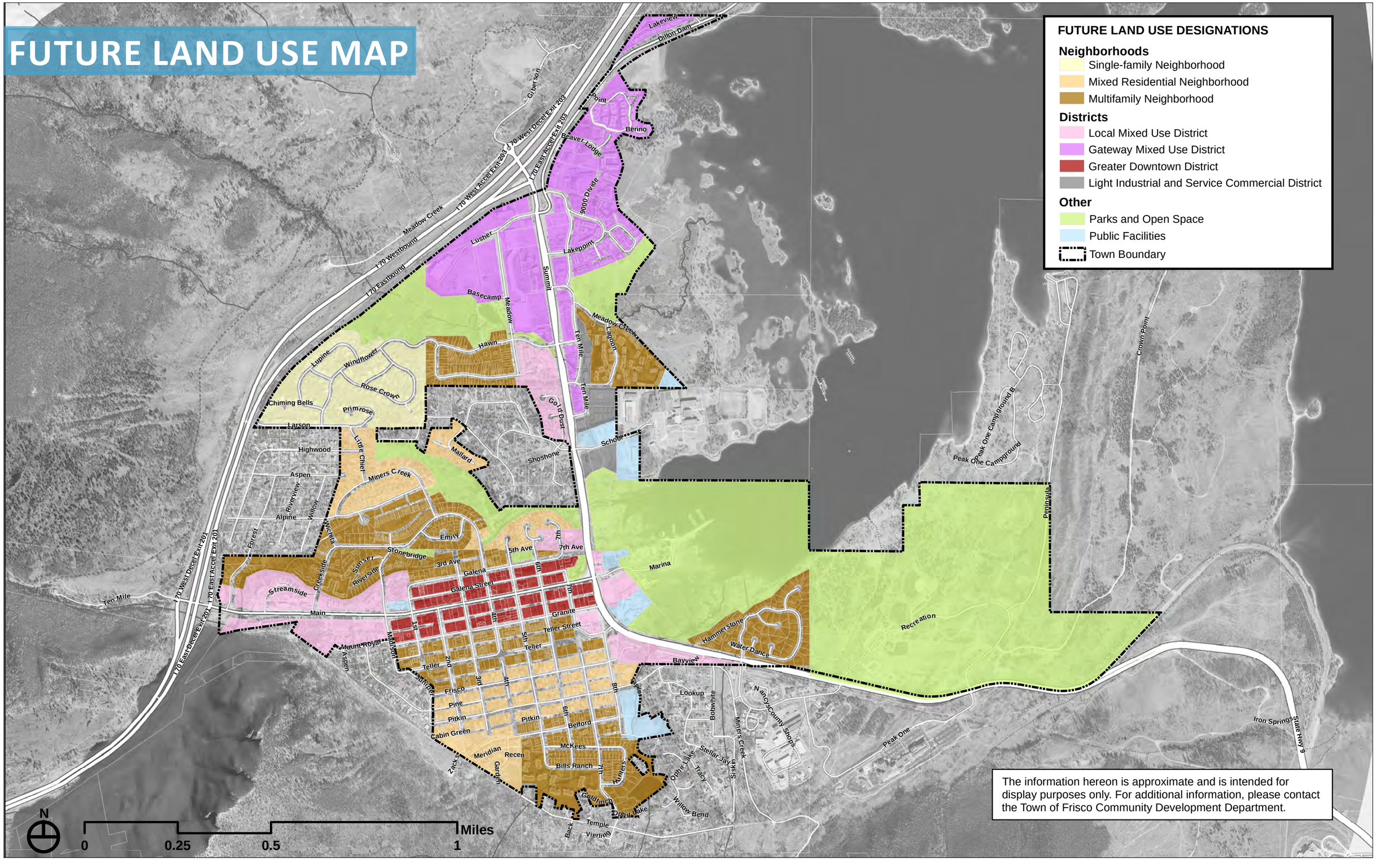
The Future Land Use Plan is supported by, and is intended to work in conjunction with, the guiding principles, goals, and policies in Chapter 3: Policy Framework.



*Peak One Neighborhood near Meridian Park*

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# FUTURE LAND USE MAP



## Future Land Use Categories

### SINGLE-FAMILY NEIGHBORHOODS



**Primary Uses:**
Single-household detached dwellings

**Secondary Uses:**
Accessory dwelling units

**Key Characteristics:**

- Promotes single-household detached dwellings on individual lots which help preserve large areas of open space throughout the neighborhood.
- Minimizes development impacts on environmentally sensitive lands.

### MIXED RESIDENTIAL NEIGHBORHOODS



**Primary Uses:**
Single-household detached dwellings, cabin housing, townhomes, and duplexes.

**Secondary Uses:**
Accessory dwelling units, parks, greenways, and common open space areas

**Key Characteristics:**

- Provides a mix of housing options and range of lot sizes.
- Encourages preservation of open space, scenic views, and other natural amenities through the design and general layout of the neighborhood.

### MULTIFAMILY NEIGHBORHOODS



**Primary Uses:**
Multi-unit dwellings

**Secondary Uses:**
Townhomes and duplexes, parks, greenways, and common open space areas

**Key Characteristics:**

- Provides a mix of housing options and costs.
- Promotes higher density residential uses near commercial activities.

### LOCAL MIXED USE DISTRICT




**Primary Uses:**
A mix of small retailers, restaurants, offices, and other neighborhood services.

**Secondary Uses:**
Multi-unit dwellings, townhomes and duplexes , civic and institutional uses, parks and other outdoor gathering spaces.

**Key Characteristics:**

- Integrates a broad mix of uses and serves as a transition between the Greater Downtown district and surrounding residential neighborhoods.
- Promotes a more human-scale development and pedestrian-friendly environment that encourages pedestrian and bicycle circulation.

## GATEWAY MIXED USE DISTRICT



**Primary Uses:**
A mix of large format retail, restaurants, lodging, offices, recreation and entertainment, and other uses that attract visitors from around the region.

**Secondary Uses:**
Multi-unit dwellings, civic and institutional uses, parks and other public gathering spaces.

**Key Characteristics:**

- Promotes the development of regionally serving shopping areas that accommodate a broader mix of uses.
- Within close proximity to and have high visibility from Summit Boulevard and I-70.
- Provides connections to mass transit and other multi-modal transportation systems.

## GREATER DOWNTOWN DISTRICT




**Primary Uses:**
A mix of retail, restaurants, offices, and community and cultural facilities.

**Secondary Uses:**
Residential, civic and institutional uses, parks and other outdoor gathering spaces.

**Key Characteristics:**

- Promotes the development of Frisco's Main Street commercial district for retail, restaurant, service, housing and other contributing uses that support the vitality of downtown.
- Intends to enhance the visual character, scale and vitality of the central core of town.
- Serves as Frisco's primary public gathering area.

## LIGHT INDUSTRIAL AND SERVICE COMMERCIAL DISTRICT



**Primary Uses:**
Light industrial uses such as manufacturing and warehousing, storage, research facilities, and auto-related services.

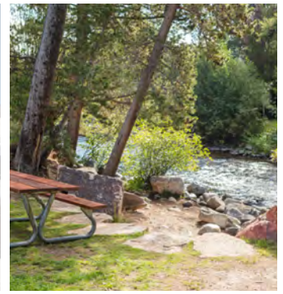
**Secondary Uses:**
Other complementary industrial-related services and uses.

**Key Characteristics:**

- Promotes the development of professional trade, industrial, general services, storage, and contractor services in town.
- Allows for other associated uses that are complementary to contractor trades and light manufacturing.

## PARKS AND OPEN SPACE





**Uses:**
Parks, open space, greenways, recreation, and conservation areas.

**Key Characteristics:**

- Encourages the preservation of natural lands for public or private use, and allows for a variety of active and passive recreational activities.
- Includes developed public recreational amenities and facilities.

## PUBLIC FACILITIES






**Uses:**
Schools, emergency services, and essential public facilities such as substations and wastewater facilities.

**Key Characteristic:**
Supports governmental or non-profit facilities, utility services, and other uses that serve a public function.

# AREA SPECIFIC POLICIES/DESIGN PRINCIPLES

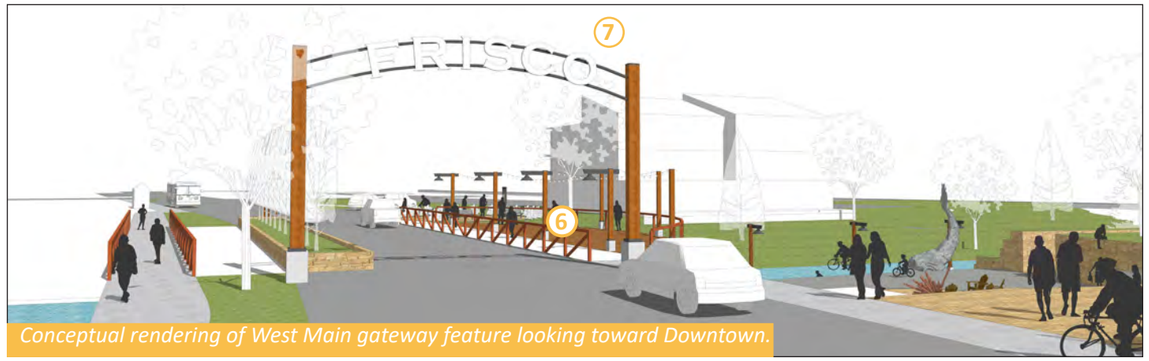
This section provides additional policies and design concepts to help guide future investment and change in the West Main Gateway, along the Summit Boulevard Corridor, and in established neighborhoods where infill and redevelopment are more likely to occur. Design concepts are preliminary in nature—more detailed planning will be needed to determine the feasibility and costs associated with different concepts, and to explore the potential for partnerships between the Town and property/business owners, and other stakeholders.

## West Main Gateway – Activating Tenmile Creek

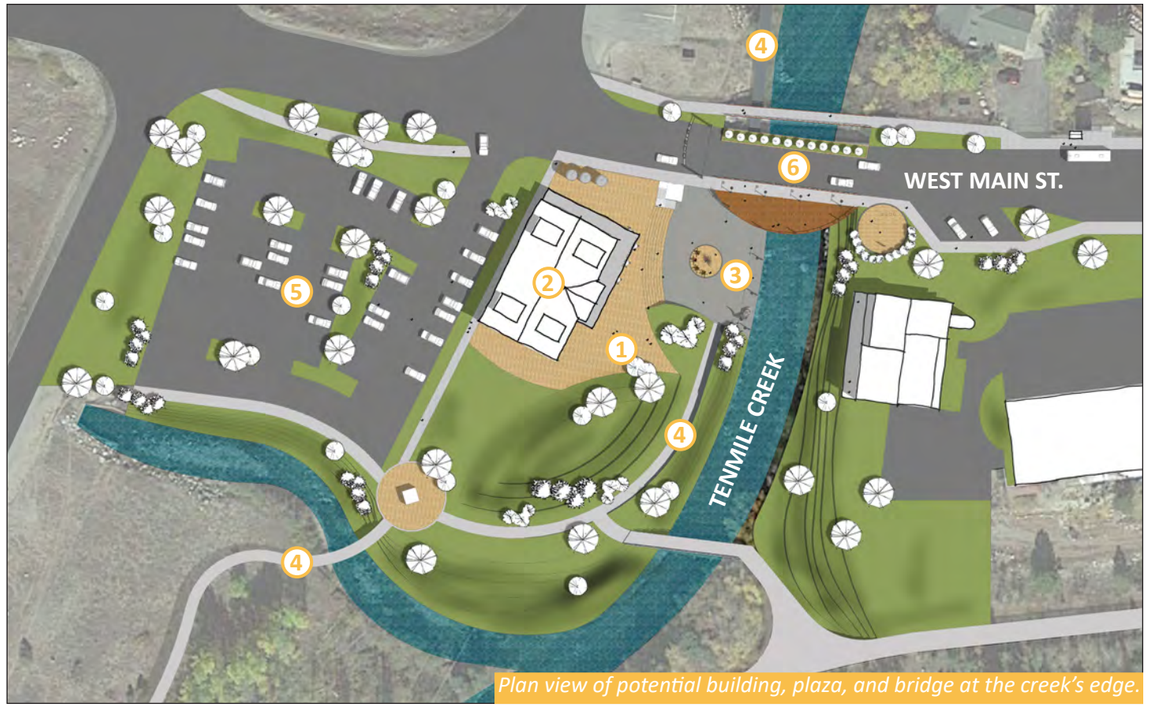
The West Main gateway into Frisco currently lacks a sense of arrival or destination, and there is a desire to create a better connection between the downtown core of East Main Street and West Main Street. The concept diagrams below illustrate the possibility of putting an active use (new building) on part of the existing Town parking lot that includes a plaza that connects down to Tenmile Creek. Beyond the West Main Gateway, the design principles outlined below are intended to guide public and private investments along both sides of West Main Street.

### Design Principles

1. **Building and Site Design.** Orient buildings, windows, balconies, and outdoor seating areas to maximize views of Tenmile Creek, the Tenmile Range, Mt. Royal, as well as solar access. Building forms and materials should complement established uses along the Main Street corridor.
2. **Activity-generating uses.** Active uses, such as a food hall, brewery or restaurant, are preferred on the ground floor of any new use in this location to help anchor the West Main Gateway, attract pedestrians and bicyclists from nearby trails, and encourage additional activity along West Main Street between the Central Core District and Tenmile Creek.
3. **Tenmile Creek Access.** A publicly accessible plaza, or similar feature should be incorporated along the edge of Tenmile Creek to allow people to interact with the water and watch kayakers. Provide public restrooms and interpretive signage to educate visitors on the history and ecology of the area.
4. **Pedestrian and Bicycle Connectivity.** Direct trail connections should be provided to the site from the existing pedestrian/bike bridge over the creek to the plaza, and from the parking lot across the inlet.
5. **Parking Design and Orientation.** Existing surface parking should be expanded to accommodate spaces dedicated to existing trail users, as well as to accommodate enough capacity for new use(s). The orientation of the lot should be shifted north, away from Tenmile Creek, and behind any new building(s).
6. **Bridge Elements.** Opportunities to incorporate a cantilevered plaza area or viewing platform, and enhanced pedestrian/bicycle connections into the design of the existing bridge should be explored in conjunction with future upgrades. Alternatively, these options could be pursued at such time that the existing bridge is being replaced.
7. **Branding and Signage.** Distinctive signage and other branding should be used to establish a sense of arrival into Frisco, as well as a transition to the Central Core District.
8. **Streetscape Improvements.** Improve the visual and functional continuity between East and West Main Street by extending streetscape improvements including on-street parking, pathways, landscaping, and street furnishings from East Main Street throughout the Tenmile Gateway area.




*Conceptual rendering of West Main gateway feature looking toward Downtown.*




*Plan view of potential building, plaza, and bridge at the creek's edge.*




*Conceptual rendering looking across the creek and bridge at potential development.*

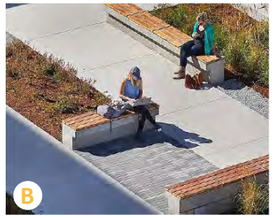
## Summit Boulevard Gateway

Frisco's primary arrival point is via Highway 9 from I-70. This point of entry is a state highway that carries high traffic volumes, and the current design is made for moving cars. There are ways to improve the arrival experience while still efficiently moving cars.

### Design Principles

1. **Streetscape character.** Streetscape enhancements such as cohesive signage and landscaping, a "gateway" roundabout, public art, and other urban design elements should be used, as appropriate and feasible, to help create a more inviting character for Summit Boulevard. Enhancements should be designed to reflect Frisco's unique context, climate, and mountain town character.
2. **Safety considerations.** Multimodal pathway on the west side of Summit Boulevard should be slightly elevated pathway above Summit Boulevard, and incorporate other design elements, such as a decorative wall or fence, to protect pedestrians and bicyclists from fast-moving traffic.
3. **Infill and redevelopment.** Opportunities to infill existing surface parking or redevelop vacant or underutilized sites should be encouraged to help create an appealing entry experience along Summit Boulevard. Development should promote efficient land use, and maintain visual access to support commercial and economic vitality.
4. **Nodes of refuge.** Mini-plazas or other "nodes of refuge" should be incorporated along pathways and at important connection points to encourage use of pedestrian and bike paths in this area, and throughout Frisco. Potential amenities could include:
   - A. Wayfinding signage to help visitors and other recreational users orient themselves and plan their route safely
   - B. Benches for resting
   - C. Bike racks
   - D. Pedestrian-Scaled Lighting

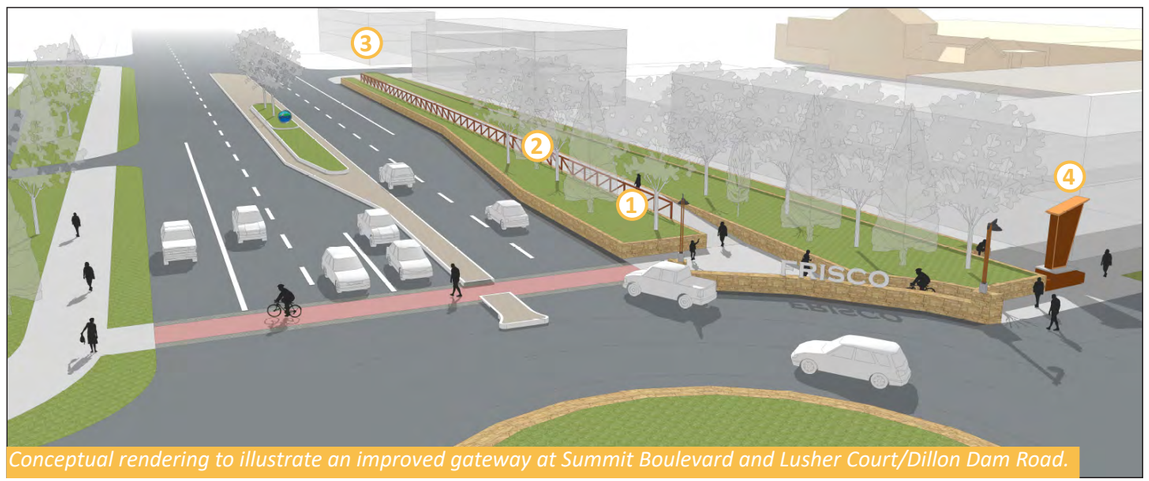









*Conceptual rendering to illustrate an improved gateway at Summit Boulevard and Lusher Court/Dillon Dam Road.*

## Summit Boulevard Gateway Revitalization

Frisco's Summit Boulevard Gateway provides core services for locals and visitors. Whole Foods, Safeway, Wal Mart, and Natural Grocers are the area's main anchors and provide an important tax base for the Town. There is a desire to improve this area's visual appeal; create a safer, more attractive pedestrian and bicycle experience; and encourage a broader mix of uses, including higher-density housing.

### Design Principles

1. **Infill and redevelopment.** Opportunities to infill existing surface parking or redevelop vacant or underutilized sites should be encouraged to help enhance the Summit Boulevard Frontage, maximize the use of Frisco's limited land area, and create a more inviting gateway into Frisco.
2. **Mix of uses.** Opportunities for retail and commercial uses should be maintained along the frontage where access and visibility are greatest. Supporting uses, such as high-density residential, hotels, and offices should be incorporated above or behind retail or commercial uses.
3. **Meadow Drive frontage.** Double-sided retail, or other active uses should be incorporated to activate the east side of Meadow Drive in Frisco Station in combination with new development on the west side.
4. **North-south alternate routes.** Pedestrian and bicycle improvements should be provided to create safer north-south alternate routes along Meadow and North Ten Mile Drive.
5. **East-west connections.** Pedestrian and bicycle connections through Frisco Station to the Transit Center should be established in conjunction with future infill/redevelopment or the adaptive reuse of existing uses.

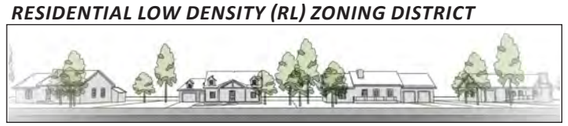
*Diagram of potential development, connections, and gateway improvements*



## Infill and Redevelopment in Established Neighborhoods

Current zoning in many of Frisco's older neighborhoods allows for development at densities higher than what exists today. This means, for example, a property owner could tear down an existing home and build two or more new units in its place. While densities vary by location, the graphics below illustrate how these changes might affect existing neighborhoods (using the RL and RH zoning districts as examples).

***RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT***

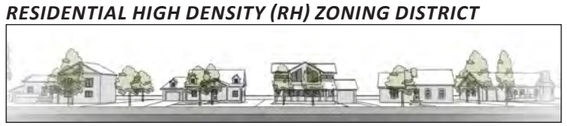


***Existing Context:*** *Predominantly single-family homes on 10,500 sf lots*



***Existing Potential:*** *Duplexes and townhomes introduced through infill/redevelopment (8 du/acre max.)*

***RESIDENTIAL HIGH DENSITY (RH) ZONING DISTRICT***



***Existing Context:*** *Predominantly single-family homes on 10,500 sf lots*



***Existing Potential:*** *Mix of housing types introduced through infill/redevelopment (16 du/acre max.)*

As part of the Community Plan process, many residents expressed concern about the impact of higher density development in established neighborhoods on community character. Many also expressed support for more restrictive design controls in established neighborhoods—such as reduced lot coverages, contextual setbacks, and/or bulk plane requirements—all of which would help mitigate the overall scale and bulk of future infill and redevelopment, while still supporting the expansion of housing options in Frisco.

### Design Principles

- **Mix of housing types.** Where supported by Future Land Use Categories and underlying zoning, no one housing type should dominate the block. Redevelopment of larger sites should include at least two housing types and a mix of unit sizes.
- **Building bulk/mass/height.** Blocky and blank multi-story building forms devoid of articulation or architectural features should be avoided, especially along adjacent property lines.
- **Transitions.** Where infill or redevelopment is of a different scale or height than surrounding buildings, transitions should be provided to limit impacts on adjacent properties. Transition techniques may include: stepping down building heights and massing along shared property lines to match the height of adjacent buildings; increasing sideyard setbacks to incorporate a landscape buffer; providing variation in the side building wall or roof form; using dormers and sloping roofs to accommodate upper stories; and/or orienting windows, porches, balconies, and other outdoor living spaces away from shared property lines; among others.
- **Incentives.** Smaller unit sizes and housing types (e.g., micro units, accessory dwelling units) that support the expansion of affordable and workforce housing options in Frisco should be incentivized.
- **Open space and common areas.** Shared common areas and private open spaces should be provided for the benefit of residents.





## COMPLETE STREETS RECOMMENDATIONS

This section includes recommendations on Complete Street enhancements for different types of rights-of-way in Town. Although many of the streets leading into Frisco's Central Core have generous gravel shoulders, not all streets are candidates for Complete Street enhancements. Dirt and gravel shoulders should be maintained in some locations to help retain Frisco's mountain town character and maintain the many other functions they serve for snow storage, residential parking, and informal pedestrian walkways. The diagram below shows existing multimodal facilities and highlights areas where multimodal connectivity can be enhanced or improved using the treatments described in this section. In addition, segments of Avenues without existing sidewalks or diagonal parking are noted.



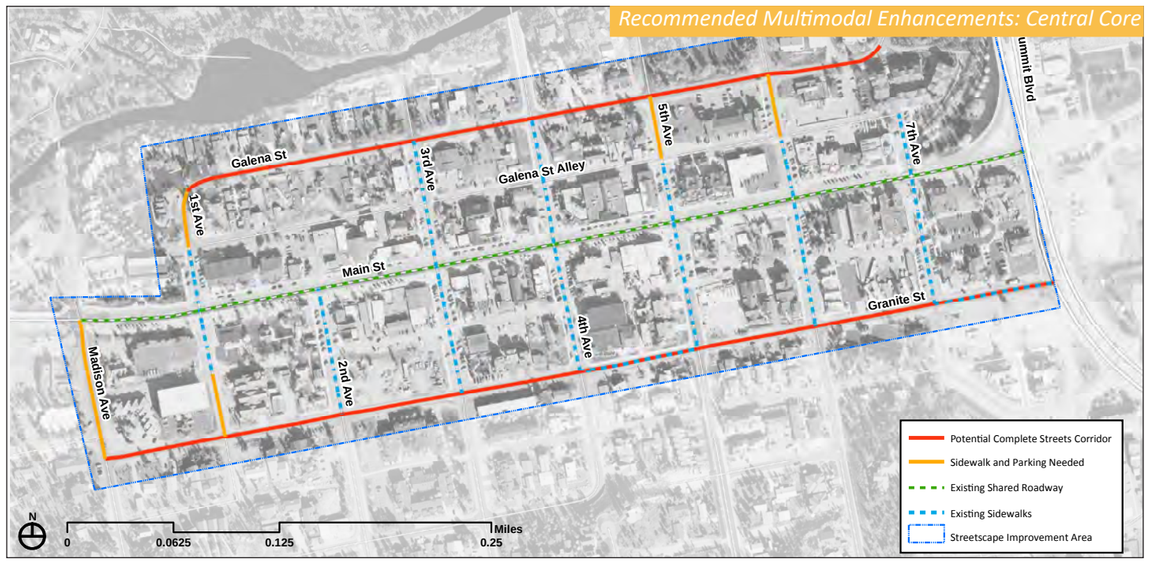
*Main Street cyclists*

### Conceptual Multimodal Enhancements

The cross-sections on the following pages and their key recommendations illustrate how existing rights-of-way on core roadways like Granite Street and Galena Street can be retrofitted into Complete Streets, which create a safer environment for pedestrians and bicycles, while maximizing parking and maintaining vehicle circulation. Prioritizing multimodal enhancements on corridors adjacent to Main Street will help improve circulation in and around the core area of town, while allowing more informal cross-sections to be maintained on other streets in the area.

Options to encourage the use of Main Street by bicyclists should be provided, including the designation of bike lanes on Galena Street and Granite Street. Ample bike parking options in addition to bike parking on Main Street should be provided to avoid over parking and bike parking congestion on Main Street sidewalks. Provide bike parking "gateways" or corrals on side streets that are convenient for storing bikes and to encourage greater pedestrian use of downtown sidewalks.

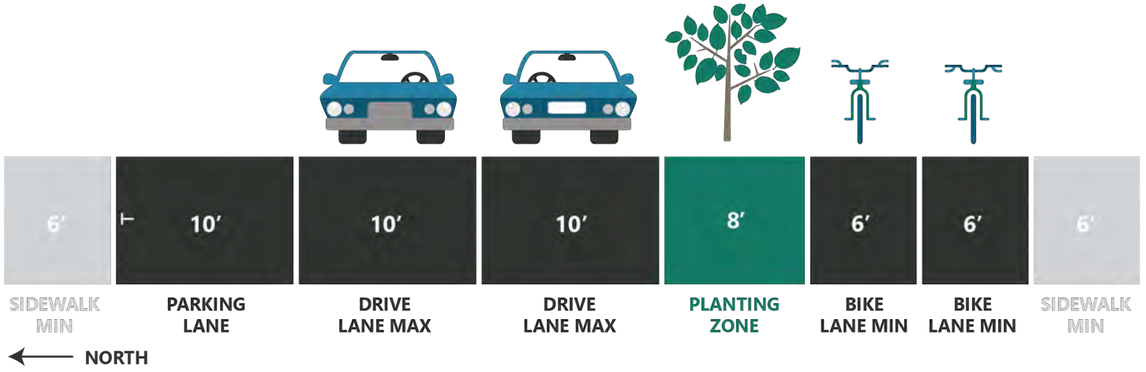
*Recommended Multimodal Enhancements: Central Core*



## Complete Street Concept 1

Concept 1, a potential design for the **western portion of Granite Street**, could be implemented on roadways where at least 60 feet of the existing right-of-way can be utilized.



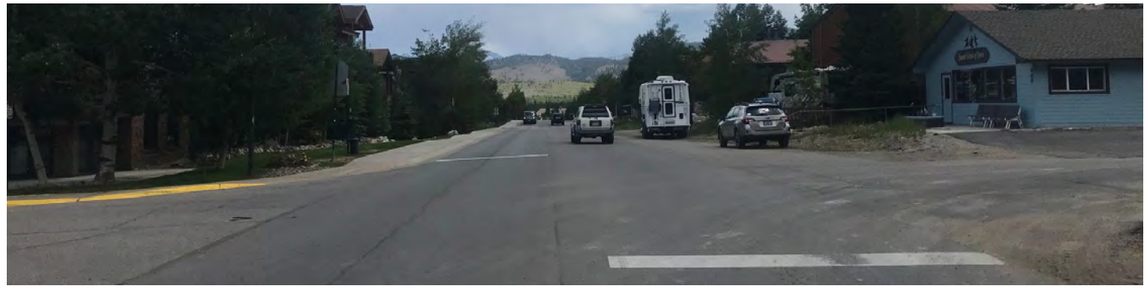


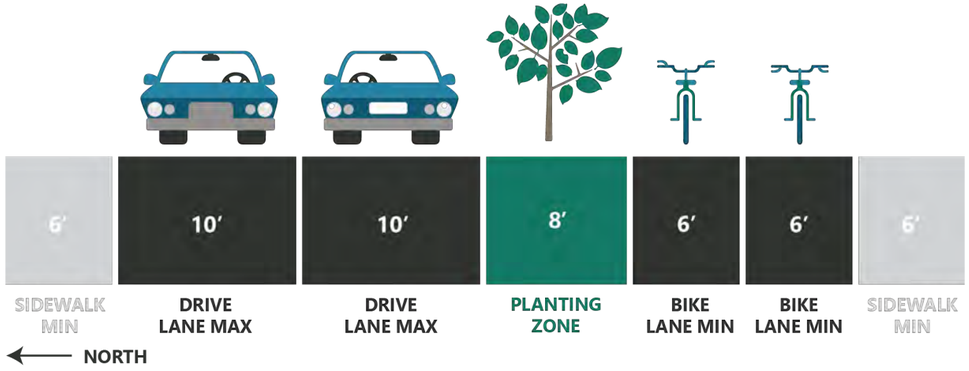

### Complete Streets Key Recommendations

- **Travel lanes striped no more than 10 feet wide to help ensure vehicles travel at safe speeds.** Wider travel lanes can encourage faster driving since drivers may view the road as being more open.
- **Two-way protected bicycle lane to enhance bicyclist safety and promote bicycle travel on the corridor.** The lanes would be separated from vehicle traffic by an eight-foot-wide planting zone, which would enhance the public realm while creating delineation between the bicycle and vehicle facilities.
- **10-foot-wide parallel parking lane on the north side of the street.** While 10 feet is wider than needed for most vehicles, the surplus room allows driver-side doors to be open with ample clearance for cyclists to pass by without conflicts should there be cyclists traveling on the drive lane instead of in the separated bike lanes.
- **6-foot-wide attached curb-to-gutter sidewalk on both sides of the street to provide a high-quality and safe pedestrian experience.**

## Complete Street Concept 2

Concept 2, a potential design for the **eastern portion of Granite Street**, is envisioned for a narrower section of the right-of-way at just over 50 feet. This concept could be implemented where existing sidewalks and structures in the public right-of-way create a more constrained environment for implementing multimodal treatments.





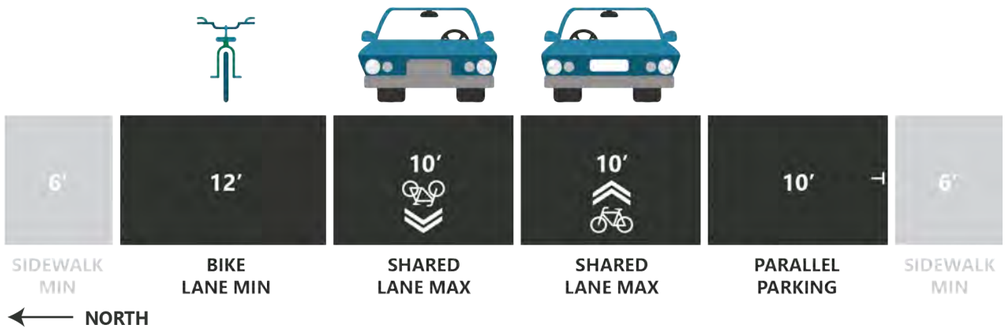

### Complete Streets Key Recommendations

- **Prioritize a protected bicycle facility over adding parallel parking where constrained right-of-way exists.** This would help provide more continuous bikeways throughout the Town Core.
- **6-foot-wide attached curb-to-gutter sidewalk on both sides of the street on blocks that have no sidewalk infrastructure.** Any existing sidewalks, like on the north side of Granite between 4th Avenue and 5th Avenue, can be incorporated into the street re-design.

## Shared Street Concept

This shared street concept is based on **Galena Street**. A cross section of 42 feet is envisioned for roadways with lower traffic volumes.






*Note: A separated bike path may be warranted as conditions change and traffic volumes increase.*

### Complete Streets Key Recommendations

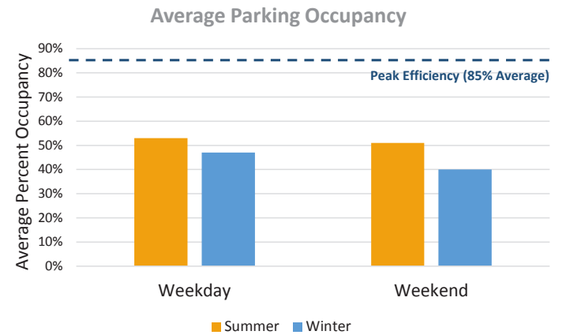
- **10-foot drive lanes that are striped with sharrows.** On these roadways bicyclists and vehicles can share the travel lane.
- **10-foot-wide parallel parking lane to provide sufficient room for vehicles to open doors without creating any conflicts with the travel lane.**
- **6-foot-wide attached curb-to-gutter sidewalk on both sides of the street to provide a high-quality and safe pedestrian experience**.

## FRISCO PARKING ANALYSIS

The following analysis summarized the data observed from parking on-street occupancy counts conducted throughout downtown in 2018. These parking counts included weekday and weekend counts during both the summer (12 hours) and winter (10 hours). During the winter count, the duration that vehicles remained parked was also collected.

### Parking Occupancy

The occupancy review found that occupancy averages well below the peak efficiency level of 85%. This is true for both the summer and winter, week days and weekends. Occupancy rates are slightly higher in the summer than winter, and slightly higher on weekdays versus weekends. The east side of downtown experiences higher occupancy rates on average than the west end. The west end is an underutilized opportunity to better distribute parked vehicles downtown.



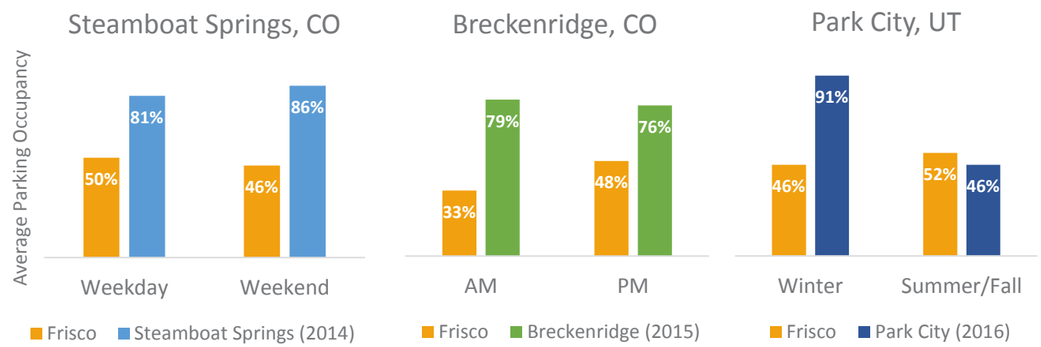




*Average parking occupancy*

### Mountain Community Comparison

Frisco has significantly lower parking occupancy rates than many of its mountain peers.



## Duration of Parking

### Main Street

1 in 5 cars parked on Main Street for more than two hours.



### Side Streets

2 in 5 cars parked on the side streets for more than two hours.






*Vehicles parking for more than two hours*

## PA Parking Analysis Key Recommendations

The parking analysis has demonstrated that downtown Frisco does not have a pressing issue with parking occupancy, but rather the distribution and turnover of parking spots. Therefore, the following key recommendations focus on improving turnover rates of prime parking and better distributing parking pressure.

- **Begin time limit enforcement on Main Street.** Enforcement will create more frequent turnover of the prime Main Street parking spots.
- **Redirect employee parking.** Work with local businesses to guide employees to park in low occupancy areas, reducing parking duration on 6th and 7th Avenues.
- **Advertise Underutilized Parking Areas.** Direct drivers to the public parking lot at South 3rd Avenue and Granite Street and to the west end of downtown.
- **Future Parking Study.** Conduct occupancy and duration study on a yearly basis to track changes in demand.



# CHAPTER 5 ACTION PLAN



## ABOUT THE ACTION PLAN

This chapter outlines specific strategies that the Town may pursue – either alone, or in partnership with others - to implement the Community Plan. This chapter should be used as a tool to guide capital investments, work plans, and allocation of staff time and other Town resources. Strategies are organized by the six guiding principles and their respective goals. For each strategy listed, anticipated responsibilities, timing, and resources required are defined. Many of the short-term strategies reflect the actions/goals that have been included in the Town of Frisco Strategic Plan. Short-term strategies should be revisited annually and updated, as needed.

## RESPONSIBILITY AND TIMING

For each strategy, the Town department leading the effort and any partners that play a supporting role have been identified. Supporting partners include internal departments of the Town as well as agencies outside the organization, such as CDOT or Summit County. The anticipated timeframes associated with each strategy are as follows:

- **Short-term:** strategies to be initiated within 1-3 years.
- **Long-term:** strategies to be initiated 3+ years.
- **Ongoing:** strategies to be initiated by Town staff as part of a special project or their day-to-day work.

The timing for strategy implementation may shift based on opportunities (e.g., grant funding becomes available) or changes in community priorities.

## RESOURCES REQUIRED

The types of resources needed to implement the strategies vary. Different categories of resources are listed to inform future planning and budgeting. The types of required resources include:

- **Staff time.** Many strategies will require Town staff time for completion or ongoing administration. Some build on Town initiatives and efforts currently underway, while others will require staff to allocate time in addition to their current work plans. Where existing hours are not available to allocate toward the implementation of the Community Plan, additional staff may be needed or will require outside support or other specialized services to supplement staff time and expertise. Funding will be needed to hire and pay for such services.
- **Regional Collaboration.** Other strategies will require partnerships with other agencies in the region, such as Summit County or CDOT, to be implemented.
- **General Fund.** General fund expenditures help fund many of the Town's basic governmental programs and services. It is also used to pay employee salaries, wages, and benefits. Generally, revenue that is not required to be accounted for in another fund contributes to the General Fund.
- **Capital Improvement Fund.** Capital Improvement Fund expenditures account for the purchase or construction of major capital facilities that are not financed by private funds.
- **Summit Combined Housing Authority (SCHA) 5A Fund.** The SCHA 5A fund is used to fund construction of affordable housing units for local workers and families in Summit County.



*Capital improvement along Main Street*





# Inclusive Community

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Goal 1.1: Protect the character and livability of Frisco's residential neighborhoods.** | | | |
| **Strategy 1.1-a:** 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). | **Lead:** Community Development **Partners:** Planning Commission | Short-term | Staff Time |
| **Strategy 1.1-b:** Review zoning and short term rental regulations on an annual basis to ensure neighborhood compatibility. | **Lead:** Community Development **Partners:** Finance Department, Planning Commission | Ongoing | Staff Time |
| **Goal 1.2: Improve the aesthetic appeal and functionality of the Summit Boulevard corridor and the Exit 203 gateway.** | | | |
| **Strategy 1.2-a:** Develop streetscape plans for the Summit Boulevard corridor that includes lighting, multimodal enhancements, and wayfinding signage. | **Lead:** Community Development **Partners:** Planning Commission, Public Works | Long-term | Staff Time |
| **Strategy 1.2-b:** Actively engage CDOT in discussions regarding the community's vision for Summit Boulevard. | **Lead:** Community Development **Partners:** Public Works, CDOT | Ongoing | Staff Time |
| **Strategy 1.2-C:** Revise regulations in the Gateway and Commercial Oriented zone districts to allow for increased bulk and massing at an appropriate scale. | **Lead:** Community Development **Partners:** Planning Commission, Business Advisory Group | Short-term | Staff Time |
| **Strategy 1.2-d:** Evaluate and consider updates to existing development incentives to support Community Plan goals. | **Lead:** Community Development **Partners:** Planning Commission, Town Manager's Office | Short-term | Staff Time |
| **Strategy 1.2-e:** Amend the Gateway- and Commercial-Oriented zone district development standards to allow for workforce housing, while maintaining high-visibility frontages for commercial uses. | **Lead:** Community Development **Partners:** Planning Commission, Town Council | Short-term | Staff Time |
| **Goal 1.3: Preserve and enhance the Town's historic resources.** | | | |
| **Strategy 1.3-a:** Prepare a comprehensive inventory of historic resources. | **Lead:** Community Development | Ongoing | Staff Time |
| **Strategy 1.3-b:** Revise land use regulations to strengthen protection of historical structures, including required preservation as well as incentives. | **Lead:** Community Development **Partners:** Planning Commission | Short-term | Staff Time |
| **Goal 1.4: Reinforce Main Street as the heart of the community, from the lake to the mountains.** | | | |
| **Strategy 1.4-a:** Explore a public/private partnership to develop a new building and public plaza along Tenmile Creek at West Main Street. | **Lead:** Community Development **Partners:** Private Developers, CDOT | Long-term | Staff Time, Capital Improvement Fund |

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Strategy 1.4-b:** Develop and implement streetscape plans (e.g., lighting, multimodal enhancements, bridge enhancements, signage) for West Main Street. | **Lead:** Community Development<br>**Partners:** Public Works | Short-term | Staff Time, Capital Improvement Fund |
| **Strategy 1.4-c:** Develop a Main Street Master Plan to guide development and plan for enhancement of this corridor. | **Lead:** Community Development<br>**Partners:** Planning Commission, Public Works | Short-term | Staff Time |
| **Strategy 1.4-d:** Review allowable uses for the ground floor levels along Main Street to ensure an appropriate mix of uses within the town core. | **Lead:** Community Development<br>**Partners:** Public Works, Planning Commission, Town Council | Short-term | Staff Time |
| **Goal 1.5: Promote a balanced community through support for diverse and equitable housing options.** | | | |
| **Strategy 1.5-a:** 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). | **Lead:** Community Development<br>**Partners:** Town Council, Town Manager's Office | Short-term | Staff Time |
| **Strategy 1.5-b:** 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. | **Lead:** Community Development<br>**Partners:** Planning Commission | Short-term | Staff Time |
| **Strategy 1.5-c:** Pursue zoning modifications to integrate workforce housing into commercial areas. | **Lead:** Community Development<br>**Partners:** Planning Commission | Short-term | Staff Time |
| **Strategy 1.5-d:** Consider the adoption of workforce housing requirements for new developments. | **Lead:** Community Development<br>**Partners:** Town Council, Planning Commission, Town Manager's Office | Short-term | Staff Time |
| **Strategy 1.5-e:** Capitalize on retaining existing housing for locals through a buy-down program as an alternative to new construction. | **Lead:** Community Development<br>**Partners:** Town Council | Short-term | Staff Time, SCHA 5A Fund |
| **Strategy 1.5-f:** 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. | **Lead:** Community Development<br>**Partners:** Town Council | Short-term | Staff Time, SCHA 5A Fund |





# Thriving Economy

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Goal 2.1: Maintain a diverse and strong economy.** | | | |
| **Strategy 2.1-a:** Review and update land use maps on a regular basis in order to maintain an economically sustainable balance of land uses. | **Lead:** Community Development | Ongoing | Staff Time |
| **Goal 2.2: Strengthen Frisco's role as the year-round-local commercial and service hub for the region.** | | | |
| **Strategy 2.2-a:** Evaluate land uses to encourage a diversity of business to broaden Frisco's economic base. Review procedures for sign permits, business licenses, and minor remodels to create efficient processes for businesses. Work to develop adequate technology infrastructure to serve the community. | **Lead:** Community Development | Ongoing | Staff Time |

# Quality Core Services

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Goal 3.1: Provide high quality public infrastructure and services to meet current needs and accommodate growth.** | | | |
| **Strategy 3.1-a:** Develop a comprehensive storm water management and facilities plan in order to improve and maintain consistent standards throughout Town. | **Lead:** Public Works<br>**Partners:** Community Development | Long-term | Staff Time |
| **Goal 3.2: Promote open communication, responsive governmental actions, and regional collaboration.** | | | |
| **Strategy 3.2-a:** Explore new avenues for effective public participation and education such as social media dedicated to local government issues and other innovative outreach methods. | **Lead:** Marketing and Events<br>**Partners:** Community Development | Ongoing | Staff Time |

# Mobility

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Goal 4.1: Provide a safe and efficient multimodal transportation system.** | | | |
| **Strategy 4.1-a:** 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. | **Lead:** Public Works<br>**Partners:** Community Development | Long-term | Staff Time |
| **Strategy 4.1-b:** Explore Frisco Flyer-type shuttle for around town movement. | **Lead:** Public Works<br>**Partners:** Community Development | Long-term | Staff Time, General fund |
| **Strategy 4.1-c:** In collaboration with CDOT, develop a plan for improved crossings of SH 9 at the Marina, School Road, and Lusher Court. Explore a range of possible solutions, including the concept of an overpass in the vicinity of Tenmile Creek. | **Lead:** Public Works<br>**Partners:** CDOT | Long-term | Staff Time, Capital Improvement Fund |
| **Strategy 4.1-d:** Begin enforcement of established time limits for on street parking and consider expanding time limits in areas adjacent to a Summit Stage stop. | **Lead:** Police | Ongoing | Staff Time |
| **Strategy 4.1-e:** Improve wayfinding signage to direct drivers to public lots and offer alternative options for all day parking for skiers and workers. | **Lead:** Public Works<br>**Partners:** Community Development | Short-term | Staff Time, General Fund |
| **Strategy 4.1-f:** Launch a public information campaign to help Main Street businesses guide employees to use low-occupancy parking areas. | **Lead:** Marketing and Events<br>**Partners:** Community Development | Short-term | Staff Time, General Fund |
| **Strategy 4.1-g:** Complete the installation of diagonal parking and curb, gutter, sidewalk on the numbered avenues between Main Street and Granite/Galena. | **Lead:** Public Works<br>**Partners:** Community Development | Short-term | Capital Improvement Fund |
| **Goal 4.2: Promote walking, bicycling, and other alternative modes of travel.** | | | |
| **Strategy 4.2-a:** Develop and implement 'complete street' plans for Granite and Galena. | **Lead:** Public Works<br>**Partners:** Community Development | Short-term | Staff Time |
| **Strategy 4.2-b:** Revise development regulations to require private developments build sidewalk and multi-modal path connections in accordance with Town plans. | **Lead:** Community Development<br>**Partners:** Public Works | Short-term | Staff Time |
| **Strategy 4.2-c:** Implement the 2017 Frisco Trails Master Plan. | **Lead:** Public Works | Ongoing | Capital Improvement Fund |
| **Strategy 4.2-d:** Continue to maintain the Town's paved recreational pathway system. | **Lead:** Public Works | Ongoing | Capital Improvement Fund |
| **Goal 4.3: Continue to expand regional transportation options for Frisco residents and visitors.** | | | |
| **Strategy 4.3-a:** Develop and adopt a 1041 plan to improve and protect the Summit Boulevard corridor. | **Lead:** Public Works<br>**Partners:** Community Development | Short-term | Staff Time |



# Vibrant Recreation

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Goal 5.1: Provide high quality, year-round recreational amenities that appeal to both residents and visitors.** | | | |
| **Strategy 5.1-a:** Periodically review existing facilities to assess community needs and identify opportunities for improvements. | **Lead:** Public Works<br>**Partners:** Town Manager's Office | Ongoing | Staff Time |
| **Strategy 5.1-b:** Develop master plans for park facilities to guide improvements and reinvestment. | **Lead:** Recreation and Culture, Community Development<br>**Partners:** Public Works | Ongoing | Staff Time |
| **Strategy 5.1-c:** Evaluate current and future uses for the Peninsula Recreation Area to ensure compatibility with community vision and values. | **Lead:** Recreation and Culture, Community Development<br>**Partners:** Public Works | Short-term | Staff Time |
| **Strategy 5.1-d:** Prioritize the implementation of the Marina Master Plan. | **Lead:** Recreation and Culture<br>**Partners:** Public Works | Short-term | Marina Enterprise Fund, Capital Improvement Fund |
| **Strategy 5.1-e:** Evaluate community needs for gathering spaces and ensure that they are incorporated as part of future parks improvements. | **Lead:** Recreation and Culture, Community Development<br>**Partners:** Public Works | Ongoing | Staff Time, General Fund |
| **Strategy 5.1-f:** Coordinate with Summit County, US Forest Service (USFS), and Denver Water to maintain and improve local and regional trail network. | **Lead:** Recreation and Culture<br>**Partners:** Community Development, Summit County, USFS | Ongoing | Capital Improvement Fund, Regional Coordination |
| **Strategy 5.1-g:** Develop design standards for wayfinding and identification of parks, trails, open space, and public facilities. | **Lead:** Recreation and Culture<br>**Partners:** Community Development, Public Works | Short-term | Staff Time |
| **Goal 5.3: Create more opportunities, and improve the quality of our interaction with the natural environment.** | | | |
| **Strategy 5.3-a:** Leverage trail and open space expansion opportunities by collaborating with Summit County Government and neighboring land agencies. | **Lead:** Recreation and Culture<br>**Partners:** Community Development, Summit County | Ongoing | Capital Improvement Fund, Outside support |

# Sustainable Environment

| Strategy | Responsibility | Timing | Resource |
|---|---|---|---|
| **Goal 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.** | | | |
| **Strategy 6.1-a:** Continue to participate in regional efforts to support energy efficiency and sustainability. | **Lead:** Town Manager's Office<br>**Partners:** Summit County | Ongoing | Regional Coordination |
| **Strategy 6.1-b:** Develop a program to reduce the use of single-use plastics including single-use bags and bottles | **Lead:** Town Manager's Office | Long-term | Staff Time, General Fund |
| **Strategy 6.1-c:** Continue to update regulations to ensure access to new, sustainable building and development technologies. | **Lead:** Community Development<br>**Partners:** Public Works | Ongoing | Staff Time, General Fund |
| **Goal 6.2: Protect the quality and health of the natural environment in Frisco and the surrounding area.** | | | |
| **Strategy 6.2-a:** Implement the Climate Action Plan. | **Lead:** Public Works | Ongoing | General Fund, Capital Improvement Fund |
| **Strategy 6.2-b:** Implement the Water Efficiency Plan. | **Lead:** Public Works | Ongoing | General Fund, Capital Improvement Fund |
| **Strategy 6.2-c:** Review development regulations to ensure high water quality standards both during and after construction. | **Lead:** Community Development<br>**Partners:** Public Works | Short-term | Staff Time |
| **Strategy 6.2-d:** Prioritize implementation of multi-modal trail improvements in accordance with the Trails Master Plan over expansion of automobile infrastructure. | **Lead:** Public Works<br>**Partners:** Community Development | Ongoing | Capital Improvement Fund |
| **Goal 6.3: Minimize risks to property, infrastructure, and lives from natural hazards and disasters.** | | | |
| **Strategy 6.3-a:** Regularly review regulations to ensure compliance with the latest hazard resiliency practices and standards. | **Lead:** Community Development<br>**Partners:** Public Works | Ongoing | Staff Time |





## PLAN AMENDMENTS

The Town Charter requires that the Community Plan be updated every five years. However, interim updates may be necessary. This section outlines the types of changes to the Community Plan that may arise and a process for evaluating potential changes.

### Minor Amendments

Minor amendments may be completed on an as-needed basis, but typically not more than once a year. Minor updates may include:

- Updates to inventory maps to incorporate new or updated data, or changes to the Town boundary.
- Correction of typographical errors and/or omissions.
- Revisions to lists of related plans and studies to reflect the adoption of new plans or updates to existing plans and studies.
- Technical updates to the Community Profile.
- Future Land Use Plan map amendments related to an annexation or rezoning application.

Minor amendments are subject to review and approval through a resolution from the Planning Commission.

### Major Update (Every Five Years)

Major updates include a comprehensive review of, and updates to, the Community Plan in conjunction with a community engagement process that allows for multiple opportunities for input. Major updates may include:

- Review of and updates to vision and values.
- Updates to goals and policies to support the vision and values.
- Comprehensive review and update of the strategies.
- Updates to the Future Land Use Plan.
- Other updates as necessary and/or directed by the Planning Commission and Town Council.

Major updates are subject to review by the Planning Commission. The Planning Commission must determine if the proposed changes are in the best interests of the Town and hold a public hearing regarding the amendment. An amendment to the plan may only be approved through a resolution from the Planning Commission, and a corresponding resolution by the Town Council.

### Future Land Use Plan Amendments

The Future Land Use Plan map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Town of Frisco. A Future Land Use Plan map amendment may be evaluated at any time by the Planning Commission if it is related to a proposed change in zoning or annexation and meets all of the following criteria:

- The proposed change is consistent with the policies and overall intent of the Community Plan.
- The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the Town.
- The proposed change does not materially affect the adequacy or availability of urban facilities and services within the Town of Frisco or the surrounding Three-Mile Area.
- Stand-alone requests to amend the Future Land Use Plan map—i.e., amendments that are not related to a proposed change in zoning or annexation—may only be initiated through the Minor Amendments process or in conjunction with a major update.

Any property owner whose property would be affected by a proposed change in the Future Land Use Plan and/or, contractions or boundary changes should receive timely public notice that such change or changes will be considered.

# frisco community plan

envision our future

# APPENDIX A:
# COMMUNITY PROFILE

# EXECUTIVE SUMMARY

## ABOUT THIS REPORT

This Community Profile presents data relevant to the Town of Frisco's ongoing Community Plan process. The information in this report should inform the goals, actions, and policies of the plan. The data should also serve as a benchmark for Frisco to measure its progress towards goals developed in the Community Plan. The report is organized into the following topic areas:

- Demographics
- Land Use and Development
- Housing
- Economy
- Arts Culture and Historic Preservation
- Community Services and Infrastructure
- Parks and Recreation
- Transportation and Mobility

### About the Data

The data in this report is the best available data as of January 2019. U.S. Census Bureau data, the primary data used in this report, was last released in 2017. When available, data was collected for Town of Frisco and surrounding communities, although some data is only available at the county level. Data sources in this report include: U.S. Census Bureau American Community Survey and Decennial Census, Bureau of Labor Statistics, Colorado State Demography Office data and reports, Town of Frisco reports and budgets, Summit County reports and assessor information, and Breckenridge reports and budgets, and Colorado Department of Transportation Traffic Data.

## KEY OBSERVATIONS

- Frisco has a fast-growing population. The town's population has grown by 16% in the last seven years, a faster rate than the surrounding area. This growth will require thoughtful planning for where and how to accommodate growth.
- Frisco's new population largely consists of an older demographic. The town has attracted many retirees and middle-aged residents in recent years. Meanwhile, fewer young people are residing in Frisco than in the past. The town should think about how accommodate these new residents while working on strategies to attract more younger residents.
- Frisco's median household income has declined significantly in the past decade. This decline is likely due to a variety of factors (additional retirees, affordable housing development, etc.) and should be monitored closely. This is especially alarming considering the increase in home prices during the same time period.
- Frisco is approaching full build-out. As growth continues, housing new residents will be increasingly difficult.

- Only a third of Frisco's housing units are occupied year-round. Most of the housing units in town are in seasonal use, or vacation homes. On average, these homes have a similar value to those occupied by year-round residents.

- The housing values in Frisco are well above what is considered affordable based on the median income of residents. As a result, a high percentage of Frisco homeowners are cost-burdened. Frisco also has the highest median rent in the area. Frisco has a significant demand for additional units of affordable workforce housing.

- Unemployment is extremely low in Frisco and the surrounding area. Given the tourism economy, many residents are employed in multiple, seasonal, low-paying jobs.

- Based on housing costs, job availability, and other preferences, many Frisco residents work outside the town and much of the town's workforce lives outside Frisco. If it is an important part of the Community Plan vision, the town should work to provide jobs for its residents and affordable housing for its workforce. Working from home is also very popular in Frisco and the town should continue to facilitate remote workers choosing to live in Frisco.

- The town sales tax revenues have grown considerably in recent years with grocery and other retail as a huge component.

- Town services (water, sewer, schools, etc.) meet the needs of the current population but may require expansion with future development and population growth.

- The town's recreational assets are very important to residents, visitors, and the town coffers. Recent planning efforts, once implemented, will further enhance the local recreational landscape.

- Commercial growth and development as well as regional tourism have increased traffic and travel on Summit Boulevard (State Highway 9). Maintaining and enhancing a walkable, bikable, connected town while continuing to grow and develop will be Frisco's transportation challenge in the future.

# DEMOGRAPHICS

## POPULATION AND GROWTH

The current population of Frisco, Colorado is 3,123. The town's population, along with that of the surrounding county (Summit County, Colorado), is growing. Since 2010, Frisco's population has grown by 16%, or 2.3% annually. Meanwhile, the population of Summit County has grown by 9.2%, or 1.3% annually (U.S. Census Bureau, American Community Survey 2013-2017). This growth requires Frisco to plan thoughtfully for its future.

Table 1 below shows Frisco's population growth over the previous decades, along with that of Summit County and the surrounding communities. The percent growth over the previous decade is listed in parentheses. Future population forecasts from the State Demography Office are available for counties.

Table 1. Past Growth and Projections for Future Growth 1980-2050

| | Frisco | Summit County | Silverthorne | Breckenridge |
|---|---|---|---|---|
| 1980 | 1,221 | 8,848 | 989 | 818 |
| 1990 | 1,601 (24%) | 12,881 (46%) | 1,768 (79%) | 1,285 (57%) |
| 2000 | 2,443 (53%) | 23,548 (83%) | 3,196 (81%) | 2,408 (87%) |
| 2010 | 2,683 (9.8%) | 27,994 (19%) | 3,887 (22%) | 4,540 (89%) |
| 2017 | 3,123 (16%) | 30,585 (9.2%) | 4,639 (19%) | 4,900 (7.9%) |
| 2020 | -- | 31,122 (11% since 2010) | -- | -- |
| 2030 | -- | 35,972 (16%) | -- | -- |
| 2040 | -- | 40,478 (15%) | -- | -- |
| 2050 | -- | 44,747 (10.5%) | -- | -- |

**Source**: State Demography Office, Population Estimates

Over the past seven years, Frisco has grown more rapidly than nearby Breckenridge and faster than Summit County. Only Silverthorne has grown more rapidly in this time period.

Of the municipalities and county considered, only Frisco has experienced a rate of population growth this decade higher than that of the previous decade.

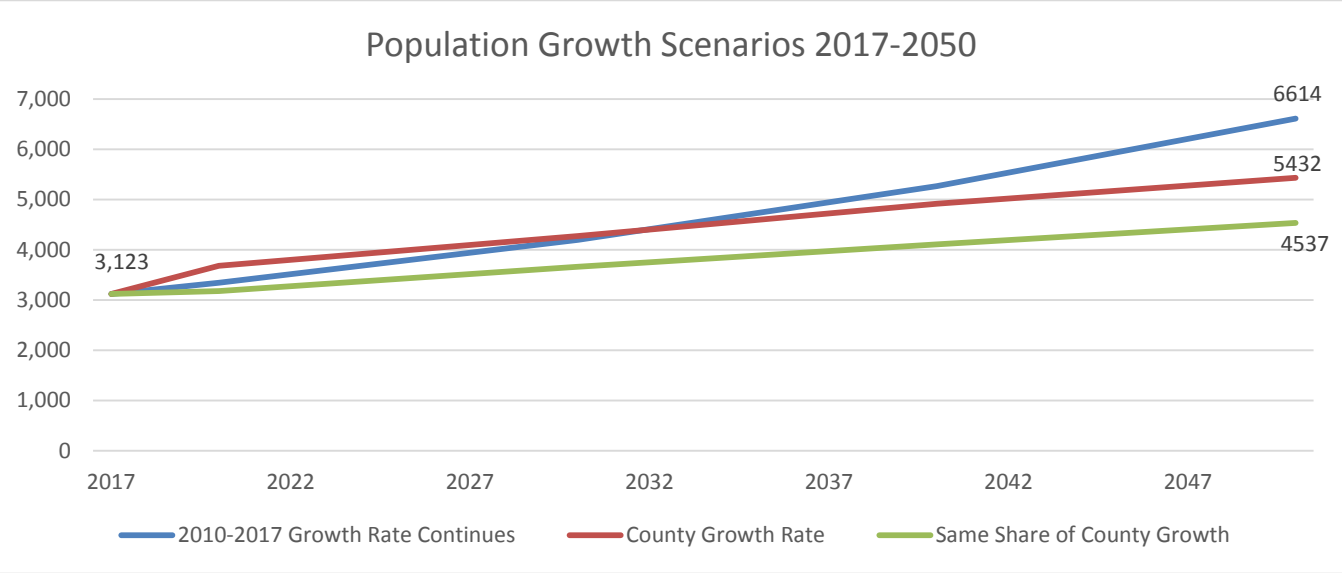
Summit County is expected to have strong growth in the future, with 10-15% population increases per decade. This suggests that the population of Frisco will continue to increase, along with the population that relies on Frisco as a regional commercial center.

The Denver metropolitan area is one of the fastest-growing areas in the nation and as it continues to grow, the number of visitors to Frisco is likely to increase as well.

### *Forecasting Frisco's Future Growth*

The Colorado State Demography Office does not produce population forecasts for municipalities. However, Frisco's future growth is estimated below using three growth scenarios.

Figure 1. Forecasted Population Growth




- **2010-2017 Growth Rate Continues:** In this scenario, the Town of Frisco will continue to experience the same annual rate of growth as it has between 2010 and 2017 (2.3%). By 2050, Frisco's population would reach 6,614 residents, more than doubling the current population.
- **County Growth Rate:** In this scenario, Town of Frisco would grow at the same rate forecasted for Summit County by the State Demography Office. By 2050, the population would reach 5,432, an increase of 74% from 2017.
- **Same Share of County Growth:** In this scenario, the Town of Frisco will capture the same amount of county growth as it has, on average, since 1980 (roughly 10%). By 2050, the Town's population would reach 4,537, an increase of 45%.

While Frisco's population growth over the next 30+ years is uncertain, these scenarios depict a range for the future population of the town. However, Frisco's population growth may be limited by constraints such as the Town's limited land area, and the surrounding NFS lands.

*Sources of Growth and Migration*

Information on population change and migration is available at the county-level by the State Demography Office. The Town of Frisco is about 10% of the county's population and a major commercial center of the county.

In Summit County, the natural increase (births minus death) is the primary source for population growth. Migration in and out of the county has been variable. Between 2000 and 2010, 656 more people left the county then moved to Summit County. However, from 2010 to 2016, 912 more people moved to Summit County than left, making migrants approximately 40% of new residents, with natural population increase the other 60%.

Overall, Summit County's is one of the most transient counties in the state. In 2017, only 79% of Summit County's residents lived in the same residence as the year before. This percentage is lower than other rural mountainous counties around the state (Garfield, Eagle, Lake) and on-par with urban counties such as Boulder, Denver, El Paso, and Larimer. Over half of those changing residences (53%) moved within Summit County; 23% moved from elsewhere in Colorado; 18% moved from elsewhere in the United States; and 6% moved from abroad. The percentage moving within the county is significantly

higher than in Eagle County, Lake County, and metropolitan counties such as Denver and Boulder, and on-par with Garfield County. Likely, this is due to the seasonal nature of the housing market (i.e., winter rentals), but it shows the county residents move frequently between Summit County towns.

## AGE

The median age of Frisco residents is 48.1. This is well above the statewide median of 36.9 years. See Table 2 below for a comparison to surrounding communities over time.

Table 2. Median Age 2000, 2010, and 2017.

| | Frisco | Summit County | Silverthorne | Breckenridge |
|---|---|---|---|---|
| 2000 | 33.4 | 30.7 | 30.3 | 29.4 |
| 2010 | 39.8 | 36.4 | 37.1 | 32.5 |
| 2017 | 48.1 | 39.2 | 46.6 | 30.7 |

Source: U.S. Census and ACS Community Survey 2013-2017

The Town of Frisco's median age has risen significantly since 2000. Table 3, below, shows the change in age distribution and helps explain the sources of this rise. Summit County as a whole has aged since 2000, although not to the same extent as Frisco. The median age of Silverthorne has risen, similar to Frisco, while Breckenridge's median age has stayed very low. Breckenridge is not aging like the rest of the county likely due to the large service industry around the ski area and more affordable housing options for young families.

The State Demography Office predicts that the Summit County median age will level out at 40, reaching 40.7 by 2050.

Table 3. Age Groups by Percentage of Frisco 2000, 2010, and 2017

| | 2000 | 2010 | 2017 |
|---|---|---|---|
| 19 years and under | 16.2% | 13.5% | 13.8% |
| 20-34 years | 36.9% | 17.8% | 8.8% |
| 35-49 years | 27.0% | 23.6% | 33.3% |
| 50-64 years | 14.8% | 24.1% | 32.7% |
| 65 years and over | 5.0% | 11.7% | 13.5% |

Source: U.S. Census Bureau, 2000 Decennial Census; U.S. Census Bureau, 2006-2010 American Community Survey; U.S. Census Bureau, 2013-2017 American Community Survey

Since 2000, the population of 20 to 34-year olds living in Frisco has dropped dramatically, from 36.9% of the total population to 8.8%. The population between 50 and 64 years has increased dramatically as well, from 14.8% of the population to 32.7%. Increasingly, Summit County's younger population has chosen to live elsewhere in the county, while the middle-aged population has chosen to settle in Frisco or remained in Frisco as they've aged. The population of those 65 years and over, typically retirees, has increased as well.

## RACE AND ETHNICITY

Table 4. Race and Ethnicity of Frisco and Surrounding Area

| | Frisco | Summit County | Silverthorne | Breckenridge |
|---|---|---|---|---|
| White Alone | 90.1% | 90.1% | 78.1% | 97.1% |
| Black or African American Alone | 0% | 1.0% | 5.0% | 0.6% |
| American Indian and Alaskan Native Alone | 0% | 0.3% | 0% | 0% |
| Asian Alone | 1.7% | 0.4% | 0% | 0% |
| Native Hawaiian and Other Pacific Islander | 0% | 0.2% | 0% | 0% |
| Other Race | 0% | 6.0% | 15.1% | 1.0% |
| Two or More Races | 8.2% | 2.0% | 1.8% | 1.3% |
| Hispanic or Latino (Of Any Race) | 3.8% | 14.0% | 30.1% | 3.0% |

Source: U.S. Census Bureau, 2013-2017 American Community Survey

The population of Frisco is predominantly white. Hispanic or Latino (of any race) make up a small portion of the population (3.8%).

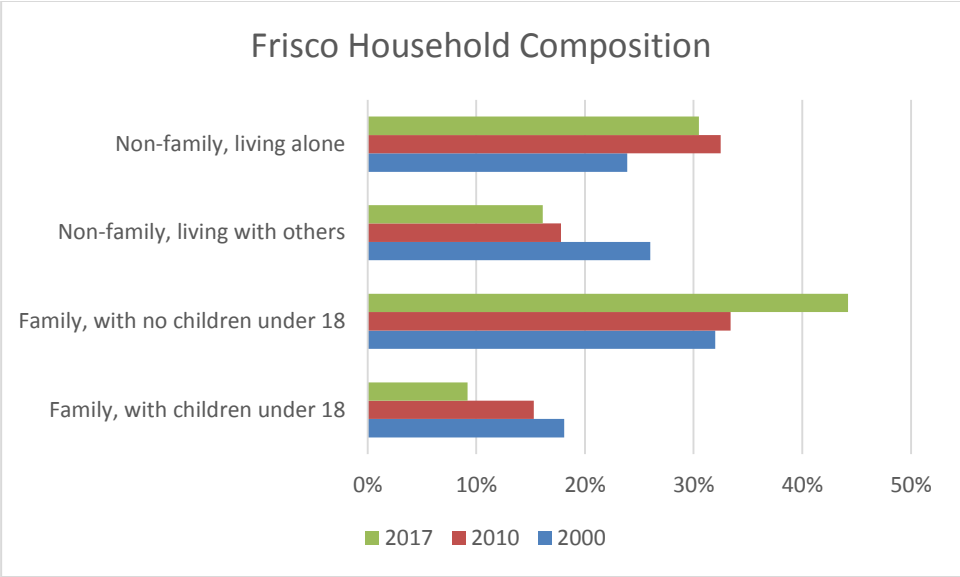
Across Summit County, 14% of the population is of Hispanic or Latino origin, largely concentrated in Silverthorne.

Of the Frisco residents of two or more races, most are a combination of White and American Indian and Alaskan Native.

## HOUSEHOLDS

In Frisco, the average household size at the 2010 Census was 2.07 persons. The average family size is 2.55 persons where a family household is a householder and one or more other people related to the householder by birth, marriage, or adoption.

Figure 2. Frisco Household Composition 2000, 2010, 2017




Source: U.S. Census Bureau, 2000 Decennial Census; U.S. Census Bureau, 2006-2010 American Community Survey; U.S. Census Bureau, 2013-2017 American Community Survey

In 2017, fewer Frisco family households have children under 18 than in the past. This is unsurprising given the increase in retirees residing in Frisco (see Table 3 – Age distribution).

Of non-family households, more residents are living alone, without roommates.

Between 2000 and 2017, the percentage of family households has remained around 50%.
The following table compares these statistics to the surrounding area communities.

Table 5. Comparative Household Composition

| | Frisco | Summit County | Silverthorne | Breckenridge |
|---|---|---|---|---|
| Average Household Size | 2.07 | 2.36 | 2.68 | 2.28 |
| Percentage of Family Households | 53.4% | 56.4% | 64.9% | 50.8% |
| Percentage of Non-Family Living Alone | 30.5% | 31.0% | 26.7% | 29.3% |

Source: U.S. Census Bureau, 2010 Decennial Census; U.S. Census Bureau, 2013-2017 American Community Survey

The average household size in Frisco is below that of the surrounding area.

Frisco is relatively similar to the other communities in terms of percentage of family households and percentage of non-family living alone.

## INCOMES

The table below shows the median household income for Frisco, Summit County, Colorado, and surrounding municipalities in 2000, 2010, and present (2017). Incomes for 2000 and 2010 were adjusted for inflation to be comparable to 2017.

Table 6. Median Household Incomes in 2000, 2010, and 2017

| | 2000 | 2010 | 2017 |
|---|---|---|---|
| Frisco | $88,221 | $90,303 | $67,938 |
| Summit County | $80,174 | $77,505 | $73,538 |
| Silverthorne | $83,364 | $80,821 | $50,727 |
| Breckenridge | $62,252 | $60,877 | $76,774 |
| Colorado | $68,391 | $63,646 | $65,458 |

Source: U.S. Census Bureau, 2000 Decennial Census; U.S. Census Bureau, 2006-2010 American Community Survey; U.S. Census Bureau, 2013-2017 American Community Survey

The median household income for Frisco decreased significantly between 2010 and 2017, especially when adjusted for inflation. This change is likely due to a variety of sources including an increase in retirees, new affordable housing development, and a variety of other factors.

Silverthorne also saw a sizeable decline in real household incomes. Incomes across the state of Colorado and Summit County remained more constant.

The median household income of Frisco is lower than the median across all Summit County households.

Table 7. Household Income Distribution

| | Frisco | Summit County | Difference |
|---|---|---|---|
| Less than $10,000 | 0% | 4.4% | -4.4% |
| $10,000 to $15,000 | 3% | 3.3% | -0.3% |
| $15,000 to $24,999 | 4.6% | 3.6% | +1% |
| $25,000 to $34,999 | 7.6% | 11.3% | -4.7% |
| $35,000 to $49,999 | 20.2% | 10.1% | +10.1% |
| $50,000 to $74,999 | 25.6% | 18.9% | +6.7% |
| $75,000 to $99,999 | 17.4% | 15.1% | +2.3% |
| $100,000 to $149,999 | 20.5% | 19.1% | +1.4% |
| $150,000 to $199,999 | 1.0% | 6.8% | -5.8% |
| $200,000 or more | 0% | 7.4% | -7.4% |

Source: U.S. Census Bureau, 2013-2017 American Community Survey

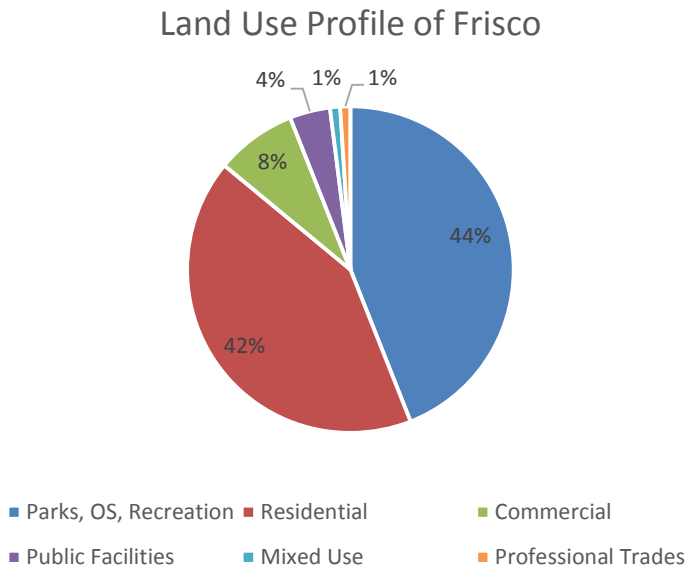
Compared to Summit County, the Town of Frisco has more households making moderate incomes (i.e., $35,000 to $149,999) and fewer households at either the low or high end of the spectrum (i.e., above $150,000 or below $34,999).

In Frisco, only 2.7% of people have incomes below the poverty level. Across Summit County, 10.3% of people have incomes below the poverty level while statewide, 11.5% of people are below the poverty line.

# LAND USE AND DEVELOPMENT

The 2015 Land Use Profile prepared by the Town of Frisco analyzed the current land use on Town of Frisco's 1,137 acres.

Figure 3. Frisco Land Use Profile

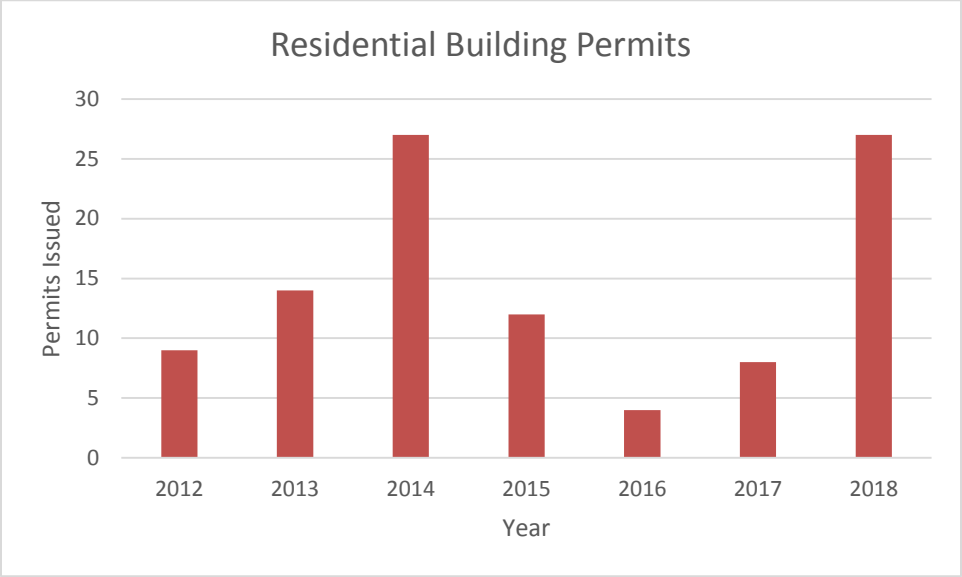



Source: 2015 Frisco Land Use Profile

The largest portion of Frisco land area is Parks, Open Space, and Recreation. While some parkland is scattered through Town, much of the Parks, Open Space, and Recreation land area is on the Peninsula Recreation Area (PRA) or part of the Dillon Reservoir. Much of the town's land area is also dedicated to residential use. Only 24.2 acres of undeveloped/vacant land exist within the town limits. Most of that land area is in the Mixed Use, Residential Single Family, or Accommodations zoning district.

In the 2015 Land Use Profile, total residential build-out was set at 3,302 units. According to the 2013-2017 ACS Survey, there are 3,505 housing units in Frisco presently, surpassing full build-out. In the Land Use Profile, total commercial build-out was set at 1,985,585 square feet of commercial floor area. As of 2015, 52% of that commercial floor area was built out.

Figure 4. Frisco New Construction Residential Building Permits Awarded by Year




Source: Town of Frisco Building Permit Reports

The number of building permits issued for the new construction of residential units in Frisco has fluctuated in recent years. Around 2014, the Peak One Neighborhood was being developed and many permits were issued. After the completion of the neighborhood, new construction slowed. In 2018, construction picked up and the number of permits issued returned to 2014 levels.

# HOUSING

## HOUSING STOCK AND TENURE

Table 8. Housing Units and Occupancy

| | Frisco | Summit County | Silverthorne | Breckenridge |
|---|---|---|---|---|
| Total Housing Units | 3,505 | 30,652 | 2,239 | 7,082 |
| % Occupied Housing Units | 33.8% | 30.8% | 61.5% | 20.1% |
| % of Occupied Housing Units Occupied by Renter | 39.8% | 33.5% | 45.9% | 40.4% |
| % of Occupied Housing Units Occupied by Owner | 60.2% | 66.5% | 54.1% | 59.6% |

Source: U.S. Census Bureau, 2013-2017 American Community Survey

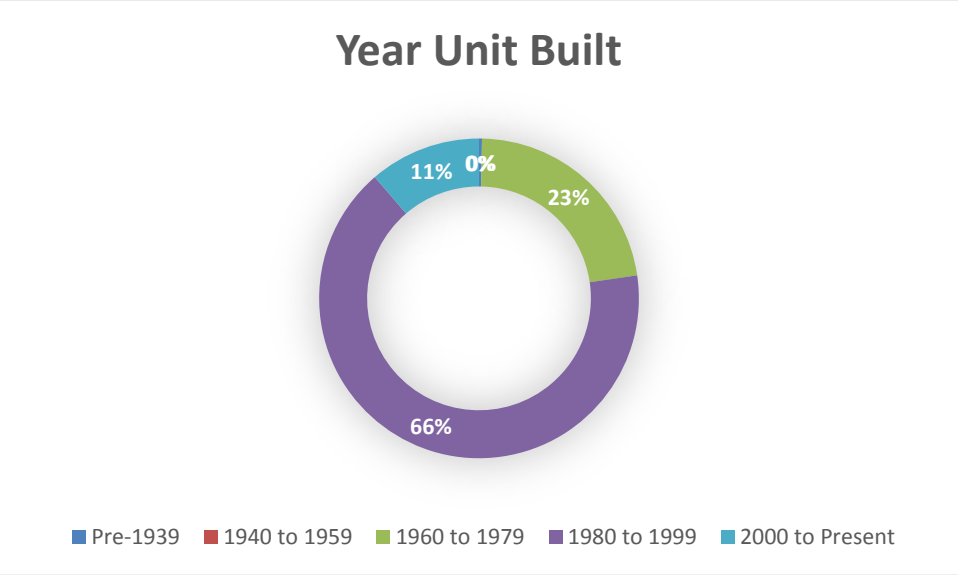
Only 33.8% of Town of Frisco housing units are occupied as a primary residence. The vacant units are either for rent, rented but not occupied, for sale, sold but not occupied, or for seasonal, recreational, or occasional use. The seasonal, recreational, or occasional use units, or vacation/second homes, are 86.1% of the vacant housing units – approximately 57% of all housing units in Frisco (U.S. Census Bureau, 2010 Decennial Census). This is an increasing trend - between 2006 and 2012, 50% of

housing units sold by locals were purchased by non-residents (2013 Summit County Workforce Housing Needs Assessment).

Frisco's percentage of occupied units is very close to the percentage across all of Summit County. It is well lower than the percent occupied in Silverthorne but higher than the percentage of Breckenridge housing units. The percentage of the occupied housing units occupied by an owner vs. a renter in Frisco is close to that of the surrounding area.

The chart below shows the period when the housing units in Frisco were constructed.

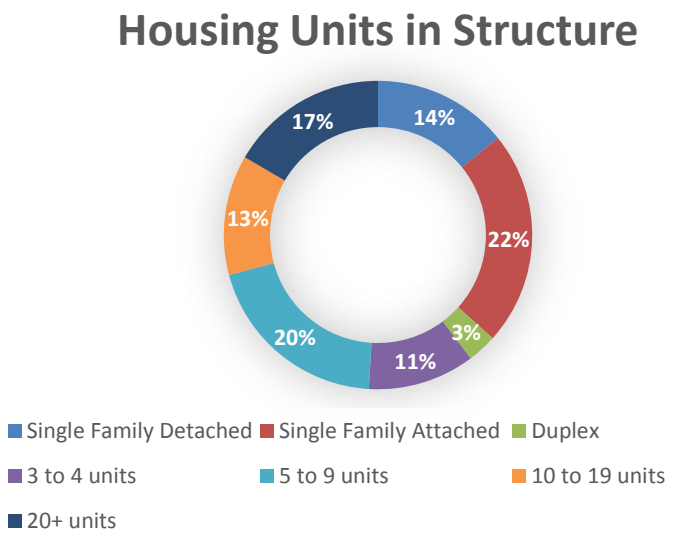
Figure 5. Frisco Housing Units Period of Construction




Source: U.S. Census Bureau, 2013-2017 American Community Survey

Few houses in Frisco (0.4%) were constructed before 1939. No units remain that were constructed between 1940 and 1959. While construction did pick up in the 1960s and 1970s, the majority of Frisco homes were constructed between 1980 and 1999. Since 2000, new housing construction has slowed. Comparatively, across Summit County, more units remain from the 1960s and 1970s and more units (~16% of total units) were constructed since 2000.

Figure 6. Frisco Housing Units in Structure




Source: U.S. Census Bureau, 2013-2017 American Community Survey

In Frisco, the majority of housing units are in multi-unit complexes. Single family detached units are only 14% of total units. Across all of Summit County, most housing units are single family detached or within 20+ unit buildings.

## HOUSING COSTS

The median value of a Frisco housing unit whose owner's primary residence is Frisco is $487,547 (see Table 9). The median value of homes where the owner's primary residence is not Frisco is only slightly higher - $490,049. Those housing units would be both second homes and rental units where the owner/landlord does not live in town. The median square footage of these housing units is comparatively smaller, suggesting that many of these units are condos. On the opposite end of the spectrum, a high proportion of homes valued over a million dollars are owned by people who do not list their primary residence as Frisco.

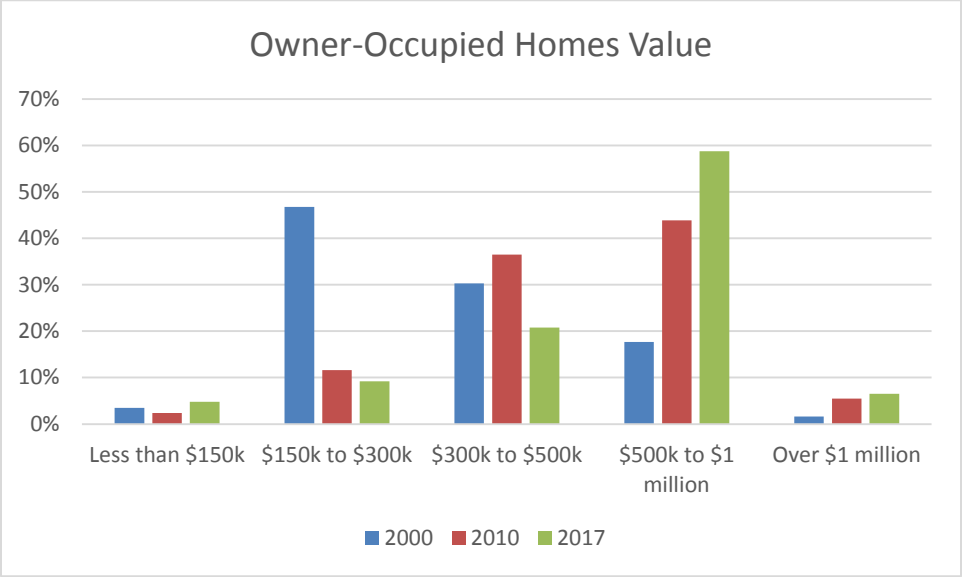
Table 9. Home Values and Characteristics by Ownership Type

| | All Homes | Frisco as Primary Residence | Non-Frisco Primary Residence |
|---|---|---|---|
| Total Homes | 3,081 | 819 | 2,262 |
| Median Home Value | $489,420 | $487,547 | $490,049 |
| Average Home Value | $548,873 | $538,979 | $552,455 |
| Homes above $1 million | 170 | 39 | 132 |
| Median SF of Living Space | 1383 square feet | 1454 square feet | 1357 square feet |

Source: Summit County Tax Assessor Data, 2018

The following chart shows the distribution of owner-occupied home values, and how that has changed over time.

Figure 7. Owner-Occupied Homes Value 2000, 2010, 2017

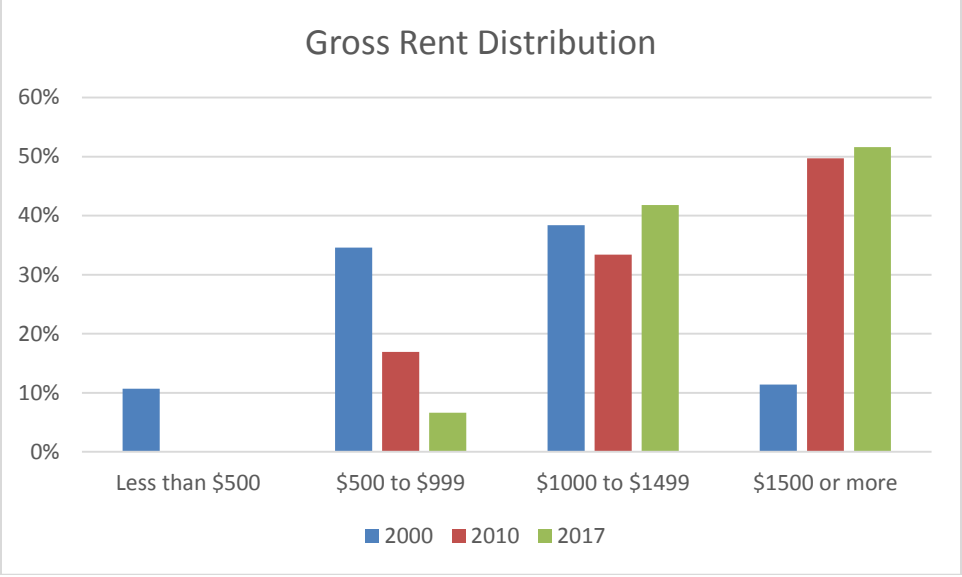



Source: U.S. Census Bureau, 2000 Decennial Census; U.S. Census Bureau, 2006-2010 American Community Survey; U.S. Census Bureau, 2013-2017 American Community Survey

Home values in Frisco have risen significantly since 2000. The percentage of homes valued between $150k and $300k has declined sharply, with a rising number of homes between $500k and $1 million. More homes are now valued over a $1 million, although they are still a small portion of Frisco's owner-occupied homes. According to Trulia.com, the median sales price for a home in Frisco was $502,000 in May 2018, up from $405,000 in May 2014, an increase of 24%. That price point is well above what is considered affordable for area households – for a household earning 150% of Area Median Income (AMI), an affordable home is $407,000.

The change in gross rent distribution is shown below.

Figure 8. Frisco Gross Rents 2000, 2010, 2017




Source: U.S. Census Bureau, 2000 Decennial Census; U.S. Census Bureau, 2006-2010 American Community Survey; U.S. Census Bureau, 2013-2017 American Community Survey

Since 2000, gross rents in Frisco have increased significantly. As of 2010, nearly all rentals are above $1000 per month, with an increasing number above $1500. Supply of rental units in Summit County is low, with vacancy below 2%. In the county, on average, rentals are affordable only for households earning at least 110% of AMI.

The following table compares housing values and costs in Frisco to the surrounding area and communities.

Table 10. Comparative Housing Values and Costs

| | Frisco | Summit County | Silverthorne | Breckenridge |
|---|---|---|---|---|
| Median Value of Primary Residence Units | $487,547 | $427,191 | $508,360 | $468,254 |
| % of Primary Residence Units Valued above $1 million | 4.8% | 8.1% | 11.9% | 14.9% |
| Median Rent | $1,533 | $1,343 | $1,275 | $1,353 |
| % of Owners Cost-Burdened* | 51.9% | 41.7% | 45.1% | 39.5% |
| % of Renters Cost-Burdened* | 36.7% | 48.8% | 66.1% | 52.4% |

*Cost-Burdened is defined by HUD as households paying more than 30% of income towards housing
Source: U.S. Census Bureau, 2013-2017 American Community Survey; Summit County Tax Assessor Data, 2018

The median value of a primary residence unit in Frisco is higher than the median of Breckenridge units and across Summit County. Yet Frisco has a significantly lower percentage of primary residence units valued above $1 million. While Breckenridge has more luxury homes, its lower median value suggests that more of its housing stock is in lower-priced, more affordable units. As shown in the Owner-Occupied Homes Value Chart above, almost 60% of Frisco's owner-occupied housing units are valued between $500k and $1 million, well above what is considered affordable based on AMI. As a result, Frisco has the highest percentage of cost-burdened homeowners in the area.

In contrast, for rental units, Frisco has the highest median rent but the lowest percentage of cost-burdened renters. As Frisco is older than the surrounding communities, its renters may have a different profile than renters in the surrounding communities.

## WORKFORCE HOUSING

Deed-restricted, or workforce housing, is key to affordable housing in Summit County. As of 2016, approximately 2,452 housing units in the county were restricted for occupancy (either ownership or rental) by the local workforce. Restrictions include employment, income, price, or some combination thereof. Approximately 14% of Summit County's year-round households live in restricted workforce housing (2013 Summit County Workforce Housing Needs Assessment).

The highest concentration of workforce housing units is in the Upper Blue basin (Breckenridge and its surroundings) with 983 units. The significant amount of workforce housing around Breckenridge explains their lower rate of cost-burned homeowners. In comparison, as of 2013, there were 90

workforce housing units in the Town of Frisco. Of those units 88% were for ownership rather than rental. The 2016 Summit County Workforce Housing Demand Update identified a need for 560 new workforce housing units to be constructed in the Ten Mile Basin (Frisco, its immediate surroundings, and Copper Mountain) by 2020. Of these units, the Housing Update recommended that over 60% be rental units. The new workforce housing units would house existing commuters who would prefer to move to Summit County, new workers hired to replace retiring workers, workers needed to fill new jobs in Summit County, and the existing workforce needing below-market rental and ownership options. (2013 Summit County Workforce Housing Needs Assessment; 2016 Summit County Workforce Housing Demand Update).

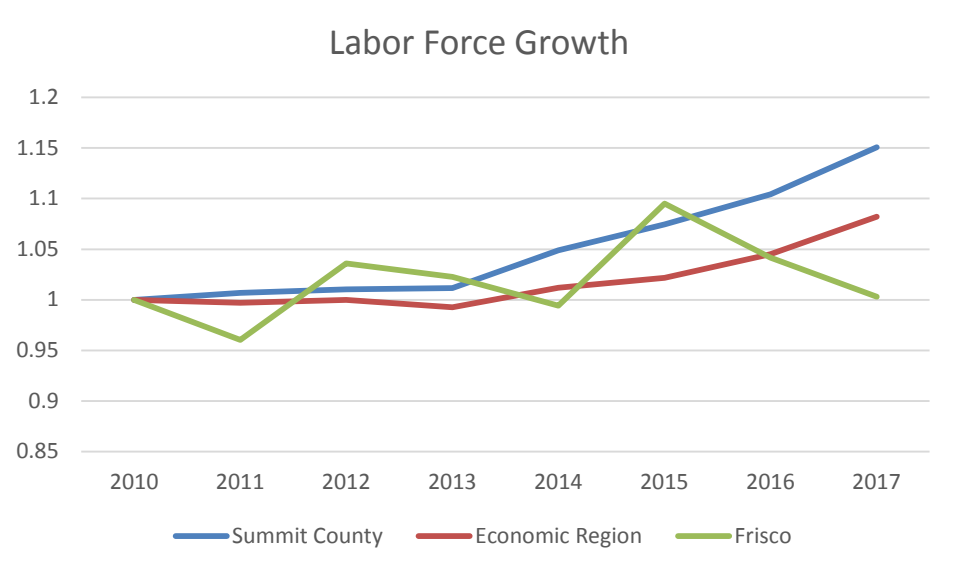
The following projects would create additional workforce housing units in the town: 18 ownership units at Basecamp; nine units in the Mary Ruth Place Project; 15 rental units between the Boatyard, Conoco, and Foote's Rest; and five units at 317 Granite Street.

## ECONOMY

The following section provides charts and tables around the economy of the Town of Frisco. Town of Frisco data is compared to Summit County and Colorado's Economic Region 12. Region 12 includes Summit, Grand, Pitkin, Eagle, and Jackson Counties.

### EMPLOYMENT

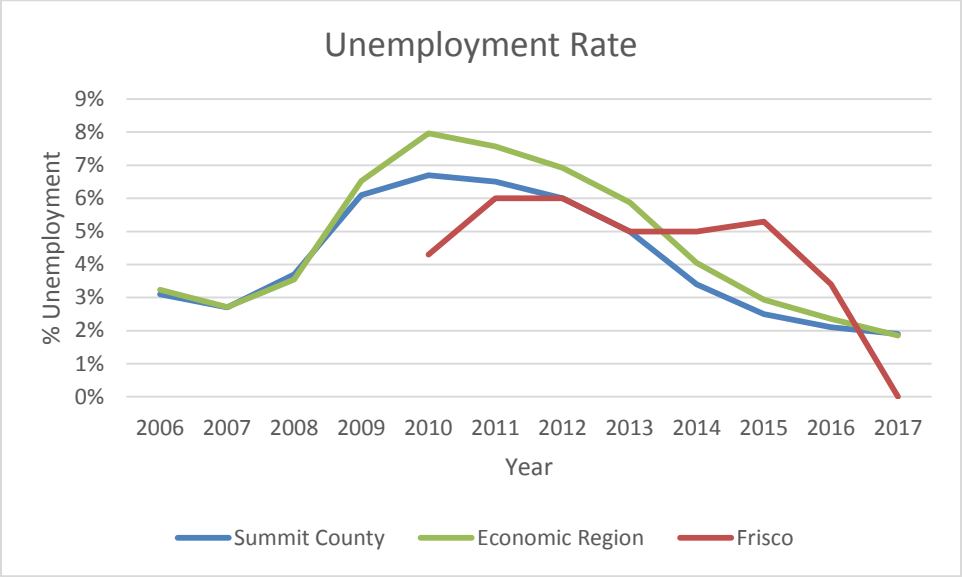
Figure 9. Labor Force Growth 2010-2017




*Source: U.S. Census Bureau, 2010-2017 American Community Survey; State Demography Office, Economic Forecasts*

The above chart shows the relative growth in Summit County's, the region's, and Frisco's labor force since 2010. While Summit County and the region's labor force stayed constant and then grew steadily since 2013, the size of Frisco's labor force has fluctuated. Despite the town's recent population growth, its 2017 labor force is nearly identical to 2010 levels, likely given the increase in retirees residing in Frisco.

Figure 10. Unemployment Rate 2010-2017



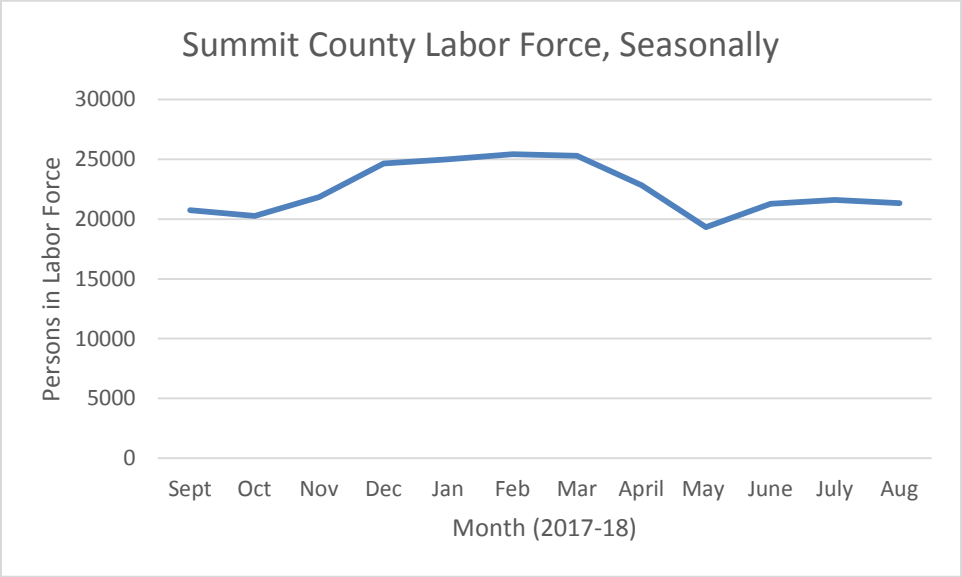

*Source: U.S. Census Bureau, 2010-2017 American Community Survey; State Demography Office, Economic Forecasts*

At present, the unemployment rate for Summit County, the region, and Frisco are all very low. Summit County and the region's unemployment rate have followed a similar trajectory, with Summit County's rate slightly below the regional rate. The County and region rates both returned to pre-recession levels around 2015. Frisco's unemployment rate remained high in the years following the recession and did not decline significantly till 2015. In 2017, the U.S. Census Bureau's American Community Survey reported 0% unemployment in Frisco. As the town and county are at or close to full employment (generally considered 1-2%), additional jobs created in the county and town will require new housing for those workers.

In Summit County, 14.7% of the labor force holds multiple jobs. Comparatively, 12.2% of the region's workforce and 6.6% of the state's hold multiple jobs (State Demography Office, Economic Forecasts). Likely, this is due to the local ski industry and tourist economy creating many seasonal service jobs.

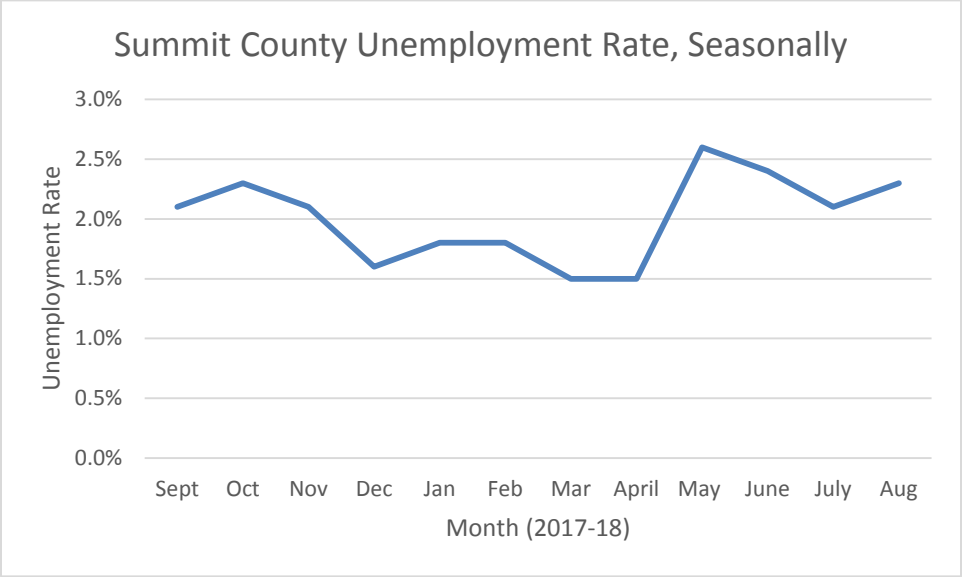
The following two charts show the monthly change in the size of the Summit County workforce and unemployment rate from September 2017 to August 2018.

Figure 11. Summit County Labor Force Size by Month 2017-2018




*Source: Bureau of Labor Statistics, Labor force data by county, not seasonally adjusted, latest 14 months*

Figure 12. Summit County Unemployment Rate by Month 2017-2018




*Source: Bureau of Labor Statistics, Labor force data by county, not seasonally adjusted, latest 14 months*

The Summit County labor force, by size, peaks in the winter, at approximately 25,000 workers. The labor force falls off somewhat in the summer, to approximately 21,500 workers, and declines to about 20,000 workers in the shoulder seasons (September, October, May).

The county unemployment rate remains low throughout the year. In 2017-18, unemployment was below 2% through the winter, and only exceeded 2.5% in May. While Summit County does have a seasonal economy, the low unemployment rate throughout the year suggests the economy is fairly strong throughout.

Table 11. Employment by Industry Sector, 2010 and 2017

| | Summit County | | Frisco | |
|---|---|---|---|---|
| | 2010 | 2017 | 2010 | 2017 |
| Agriculture, Forestry, Fishing and Hunting, Mining | 1.0% | 2.0% | 0.3% | 8.6% |
| Construction | 16.0% | 10.3% | 23.9% | 8.0% |
| Manufacturing | 2.9% | 4.5% | 10.0% | 0.8% |
| Wholesale Trade | 1.7% | 1.2% | 0.4% | 0.0% |
| Retail Trade | 9.4% | 15.4% | 8.1% | 23.0% |
| Transportation and warehousing, and utilities | 2.7% | 3.5% | 2.0% | 3.1% |
| Information | 1.1% | 0.7% | 0.5% | 0.5% |
| Finance and insurance, and real estate and rental leasing | 9.9% | 6.1% | 3.6% | 4.5% |
| Professional, scientific, and management, and administrative and waste management services | 10.2% | 9.2% | 18.5% | 3.2% |
| Education services, and health care, and social assistance | 11.3% | 10.4% | 6.6% | 13.3% |
| Arts, entertainment, and recreation, and accommodation, and food services | 28.6% | 27.0% | 18.6% | 10.1% |
| Other Services, except public administration | 2.8% | 4.9% | 4.6% | 21.9% |
| Public administration | 2.6% | 4.7% | 1.8% | 3.1% |

Source: U.S. Census Bureau, 2006-2010 American Community Survey; U.S. Census Bureau, 2013-2017 American Community Survey

Table 11 shows the employment of Summit County and Town of Frisco's labor force by sector. The Town of Frisco has a significantly lower concentration of professional workers and arts, entertainment, and recreation, and accommodation and food services workers. It has a significantly higher concentration of retail; agriculture, forestry, fishing and hunting, and mining; and other services workers.[1] Since 2010, Frisco's concentration of construction; arts, entertainment, and recreation, and accommodation and food services; and professional, scientific, and management, and administrative and waste management services workers has declined significantly. The percent of its residents in retail; other services, except public administration; and education services, and health care, and social assistance has increased significantly. The percentage of the Summit County labor force working in each sector has remained relatively constant, with some growth in retail and decline in construction.

[1] According to the North American Industry Classification System (NAICS), other sectors include equipment and machinery repairing, promoting or administering religious services, grantmaking, advocacy, pet care services, dry cleaning/laundry services, and personal care services.

According to the State Demographer's Office, 58.6% of Summit County employment is in tourism. This is higher than the economic region (52.6%) and well above the statewide percentage of 6.1%.

The following are the principal employers in and around the Town of Frisco

Table 12. Largest Employers in and around Frisco, 2017

| Employer | Employee # Range 2017 |
|---|---|
| St. Anthony Summit Medical Center* | 100-249 |
| Summit High School* | 100-249 |
| Whole Foods | 100-249 |
| KCNC TV Station | 100-249 |
| Walmart | 100-249 |
| Summit Middle School* | 50-99 |
| Best Western Lake Dillon Lodge | 50-99 |
| Holiday Inn Frisco | 50-99 |
| Safeway | 50-99 |
| Summit County Ambulance* | 50-99 |
| Summit Stage* | 50-99 |
| Town of Frisco | 50-99 |

*Business not within municipal limits of the Town of Frisco

Source: Town of Frisco Colorado Comprehensive Annual Financial Report for the Year Ended December 31, 2017

## COMMUTING

The commuting dataset from the U.S. Census Bureau's LEHD Origin-Destination Employment Statistics 2015 Data list a town workforce of about 1,000 people. Comparatively, the American Community Survey includes about 2,000 people in Frisco's workforce. The data is also based on the Bureau of Labor Statistics Quarterly Census for Employment and Wages (QCEW), which lists some workers where their company is based, rather than where the worker is located. Again, this list would not include unincorporated areas of Summit County, such as County Commons, as work locations. Due to the discrepancy in the data sources for this section, it is hard to draw strong, reliable conclusions from this data.

The majority of the Town of Frisco's workers do not live in the town itself. In 2015, 93.0% of those employed in Frisco lived outside the town. Those employed in the Town of Frisco primarily live in the following places:

1. Town of Frisco (7.0%)
2. Denver (5.3%)
3. Leadville (4.6%)
4. Breckenridge (3.1%)
5. Leadville North CDP (3.0%)

This list does not include those living in unincorporated areas of Summit County. Likely, a high percentage of Frisco's workforce lives in the residential neighborhoods in nearby unincorporated Summit County.

Most of Frisco's residents do not work in Frisco - 87.3% work outside the town. The most common locations for Frisco residents to work are:

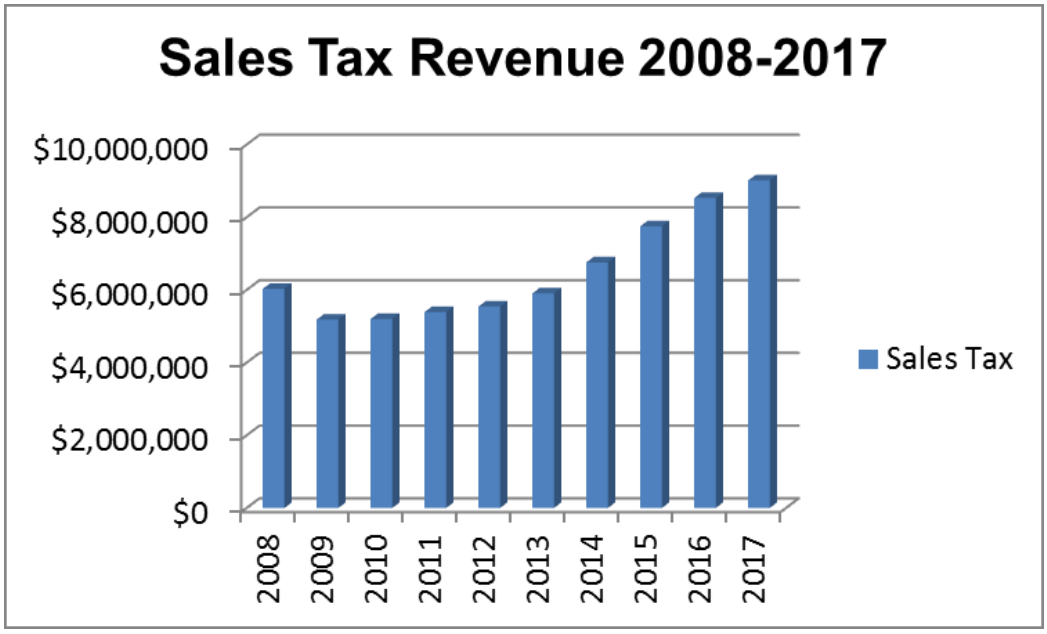
1. Copper Mountain CDP (14.0%)
2. Town of Frisco (12.7%)
3. Breckenridge (12.6%)
4. Denver (5.4%)
5. Silverthorne (4.9%)

The American Community Survey analyzed commuting patterns of Frisco working residents. For Frisco's working residents, the mean travel time to work is 9.9 minutes, with most workers driving alone to work. Factoring in to that, 11.2% of Frisco's residents work from home, with a commute time is zero minutes. As more people have the ability to work from home and people are choosing to live closer to work, the Frisco mean travel time has dropped significantly, from 15.2 minutes in 2010. Frisco's 2017 mean travel time to work is well below the county average of 16.4 minutes. Slightly more Frisco residents work from home, compared to the county average: across the county, 8.1% of county residents work from home. Across the state, the mean travel time is 25.2 minutes to work and 7.4% of people worked from home. (U.S. Census Bureau American Community Survey, 2013-2017 and 2006-2010).

## TOWN ECONOMIC ACTIVITY

The Town of Frisco's combined sales tax revenue collected (town and county) is shown below.

Figure 13. Frisco Annual Sales Tax Revenues 2008-2017

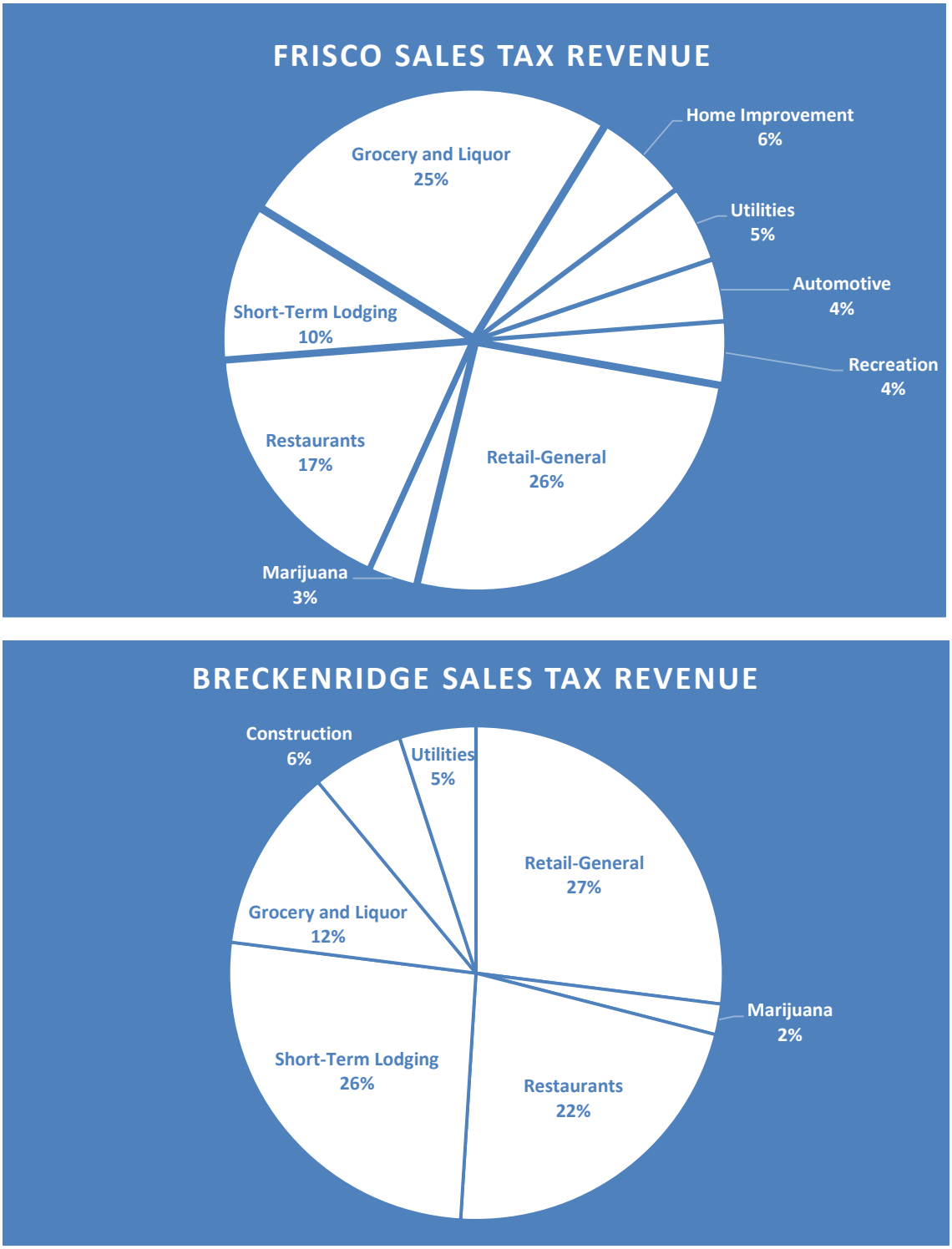



*Source: Town of Frisco Colorado Comprehensive Annual Financial Report for the Year Ended December 31, 2017*

The Town of Frisco's sales tax revenues have increased steadily since 2012. Sales tax revenues provide approximately 63% of the town's annual revenues and are the primary source for providing

income and general operations and maintenance funds for the town. The breakdown of the 2017 sales tax revenues is shown below:

Figure 14. Frisco and Breckenridge 2017 Sales Tax Revenue Breakdown




*Source: Town of Frisco 2018 budget; Town of Breckenridge Comprehensive Annual Financial Report, 2017*

With four grocery stores in town (Whole Foods, Safeway, Walmart, and Natural Grocers), the grocery business is a large component of Frisco's sales tax revenues. Other important sectors are restaurants

and general retail. Comparatively, a greater share of Breckenridge's sales tax revenues are short-term lodging and restaurants, with less coming from grocery and liquor.

Frisco also collects a lodging tax, which brought in $545,551 in 2017. These revenues are roughly evenly split between Hotels, Inns, and Bed and Breakfasts and Vacation rentals. Since 2013, annual lodging tax revenues have increased by 82% (Town of Frisco Colorado Comprehensive Annual Financial Report for the Year Ended December 31, 2017).

Real Estate Investment Fees, paid to the town upon a home sale, are another major source of town funding. In 2017, the town received $1,293,353 in real estate investment fees. This represents a 71.6% increase since 2008, but a slight decline compared to 2015 and 2016 figures (Town of Frisco Colorado Comprehensive Annual Financial Report for the Year Ended December 31, 2017).

## ARTS, CULTURE, AND HISTORIC PRESERVATION

Frisco provides many arts and culture opportunities for residents and visitors throughout the year. During the summer, the town hosts a well-attended summer concert series. The town also hosts additional music performances and street festivals with craft vendors throughout the year. The Frisco Historic Park and Museum, the town's museum about its history, had 35,965 visitors in 2017.

Historic resources help establish a sense of place and identity for residents and visitors. Historic preservation is addressed by the Town's Historic Overlay (HO) District, which encourages voluntary preservation of historic buildings and does not specify any mandatory requirements.

The 2017 Historic Property Inventory of Frisco, Colorado identified historic properties in the town's boundaries, as well as in the immediate vicinity. Within the town limits, 14 town-owned and 20 privately-owned historic properties were identified and described. The inventory also noted 30 former structures that were lost to demolition and new construction. Beyond the town boundaries, 12 historic properties were identified nearby, in Ten Mile Canyon, Giberson Preserve, and south of town. The inventory is a tool for the town to identify eligible resources for national and state historic resources listing and plan for future preservation work.

## COMMUNITY SERVICES AND INFRASTRUCTURE

### WATER AND SEWER

Frisco Water provides water to the town and some of the surrounding area. The Town sources its water from the Frisco Town Ditch and the North Tenmile Creek. The water is treated at the town's treatment plant west of I-70. The town is allowed to divert 1,413 acre feet per year and usually utilizes about half of its annual allotment. A 2016 Town Water Capacity Study recommended that the town not exceed 70% of its allotment as a drought safety factor. Without additional water dedication, the town's water supply could support buildout with nearby un-annexed county properties, at a high residential occupancy. Approximately half of current water use is residential. Water use typically peaks from November-March due to winter visitors and June-August due to summer visitors and outdoor water use. In 2017, Frisco prepared a Water Efficiency Plan to document the Town's existing and planned actions to ensure system reliability and the efficient use of available water supplies. The Town aims to keep water production volumes constant despite anticipated growth.

Frisco Sanitation District provides sewer service to all homes in the Town of Frisco. Additional housing development may require upgrades to the collection system. A Collection System Buildout Capacity

Study for the Lake Hill Development identified necessary improvements and extensions of the existing system.

## PUBLIC SAFETY, EMERGENCY SERVICES, AND HEALTH SERVICES

The Town of Frisco is served by the Summit Fire & EMS Authority. A station is located in the town on 7th Avenue and Teller Street. The Frisco Police Department provides protection to the town and is headquartered in the town offices on Main Street. The police department consists of a chief of police, three sergeants, six officers, a community service officer, and an office manager and administrative assistant.

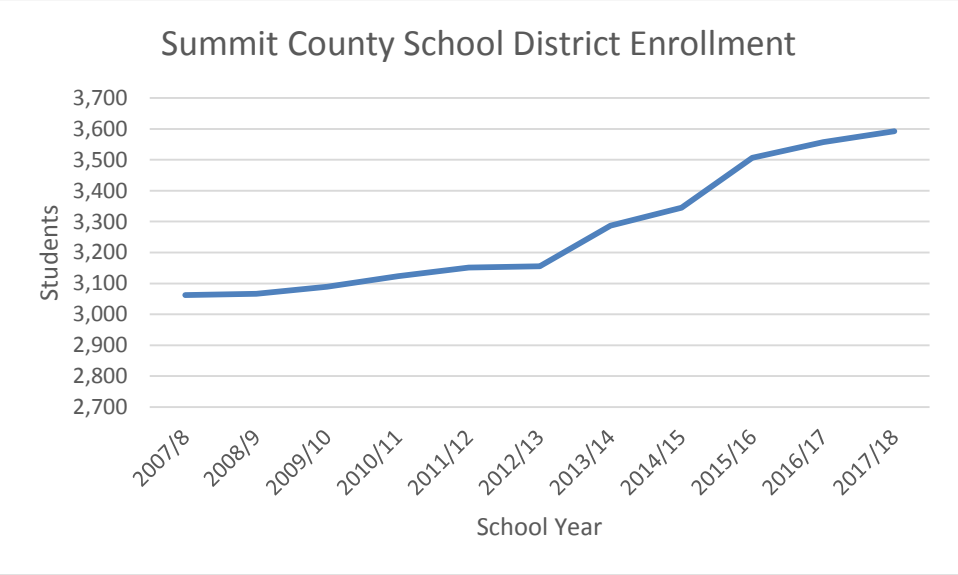
St. Anthony Summit Medical Center is located just south of the Town of Frisco in the County Commons. The hospital is a Level III trauma center and provides a full range of services. The hospital is part of the Centura Health Network.

## SCHOOLS

Town of Frisco children attend schools in the Summit County School District. Frisco Elementary School is located within the town, and Summit Middle and High School are just outside of town. During the 2017/18 school year, 260 students attended Frisco Elementary School, with about 40 students each in grades K-5 and a smaller Pre-K program (Colorado Department of Education, Membership Grade Level by School).

Across the county, school enrollment is increasing. The middle and high school have expanded recently to accommodate the growing student body. Data is not available on the growth of the student body at Frisco Elementary. Given the similarity in grade sizes at Frisco Elementary and the declining portion of the town's population under 19, school enrollment is relatively stable. However, additional affordable housing development may affect school enrollment.

Figure 15. Summit County School District Enrollment 2007-2018




*Source: Colorado Department of Education, State Trends in Colorado Public Schools*

For the 2017/18 school year, 15% of Frisco Elementary School students qualify for free or reduced lunch. Comparatively, 27% of Summit High School students are eligible for free or reduced lunch (Colorado Department of Education 2017-2018 Free or Reduced Lunch Eligibility by School)

# PARKS AND RECREATION

The parks and recreation opportunities in and around Frisco are very impressive and attractive to residents and tourists. As expressed in the 2015 Frisco Community Survey, most residents choose to live in Frisco for the recreational opportunities and protecting and enhancing the existing opportunities may be important in this Community Plan update. The Town has made progress towards efforts, completing a Trails Plan in 2017 that identified opportunities for new trails and connections in and around the town of Frisco. A 2018 Marina Master Plan laid out a new design for the Town Marina. The town has also engaged in significant planning for the Peninsula Recreation Area.

The town's parks are listed below:
Peninsula Recreation Area (PRA)
Walter Byron Memorial Park
Pioneer Park
Meadow Creek Park
Peak One Park
Post Office Park
Kayak Park
Triangle Park
Old Town Hall Park
Community Center Park

In total, the town maintains about 240 acres of park space, for a ratio of 76.8 acres of parkland per 1,000 residents. This is significantly higher than the typical park and recreation agency, which maintains 10.1 acres of parkland per 1,000 residents (National Recreation and Park Association, NRPA Park Metrics). However, 220 of these acres are the PRA, and beyond walking distance for most Frisco residents.

The PRA plays an important role both recreationally and financially for the Town of Frisco. In the summer, the Peninsula Recreation Area (along with the adjacent public lands) draws people looking to mountain bike, hike, and play disc golf. In the winter, the PRA is home to the town tubing hill and Nordic center. In 2017, over 69,000 people went tubing. In total, PRA fees brought in $2,021,358 for the town in 2017 (Town of Frisco Colorado Comprehensive Annual Financial Report for the Year Ended December 31, 2017).

The Town Marina is also a revenue driver for the town. Boat storage rentals and boat rentals (i.e., kayaks, paddleboards, pontoon boats) have increased over the past few years. The 2018-adopted plan and design for the marina creates a more organized, inviting space and will allow the marina to be open longer each summer season.

The town's pathway system provides miles of safe walking and biking in and around town. In addition, The Summit County Recreational Pathway System (Rec Path) runs through Frisco, creating biking routes to Breckenridge, Copper Mountain, and Dillon. The Rec Path between Frisco and Breckenridge is groomed for Nordic skiing and fat biking in the winter as well.

Beyond the town's parks and trails, the national forest is a key aspect of Frisco recreational landscape. The White River National Forest surrounds the town and has many miles of hiking, biking, and skiing trails.

# TRANSPORTATION AND MOBILITY

Frisco's roadways see a high volume of traffic given the town's size due to tourism, pass-through traffic to Breckenridge, and the regional retail center in town along Summit Boulevard. Summit Boulevard (Highway 9), just north of the intersection with Main Street, has an Average Annual Daily Traffic (AADT) of 25,000. Just south of Main Street, Summit Boulevard has an AADT of 23,000. Highway 9, just south of the I-70 interchange has an AADT of 27,000 (CDOT, 2017).

The Summit Stage is the area's free bus system and services routes that connect Frisco to Breckenridge, Copper Mountain, Silverthorne, and Leadville. The bus does not have many in-town stops and is primarily used by residents and visitors to reach work or recreational activities in surrounding towns. The bus system's hub is the Frisco Transfer Center. A new master plan for the transfer station was completed in 2016 and construction is set to begin in 2019. Other transportation services such as Bustang, airport shuttles, and car rental services also use the Transfer Center. It is estimated that between 800-1,000 people pass through the Frisco Transfer Center each day, either to change buses or get to and from work in Frisco.

Aside from sidewalks on Main Street and its adjacent side streets, Frisco has few sidewalks. In many places, the roads are wide and people feel relatively safe walking on the edge of the roadway. The Frisco pathway system is a mix of attached and separated walking/biking paths throughout town. The town is relatively compact and most town residents live within easy walking distance of Main Street shops and restaurants. Pathways do exist towards the Summit Boulevard commercial area but the commercial strip itself is not a pleasant walking experience.

Of Frisco residents commuting to work, 87.6% reported driving alone to work. No workers reported carpooling, 8% reported taking the bus to work and only 4.2% walked to work. Many workplaces may be within easy walking distance, as 63.6% of workers reported that it takes them less than 10 minutes to get to work (U.S. Census Bureau, American Community Survey 2013-2017).

The Town of Frisco recently inventoried the parking supply, surveyed residents and visitors, and explored potential partnerships for parking spaces and management. In town, there are 756 public parking spaces, 315 private parking spaces, and the potential for 640 additional parking spaces. These potential parking spaces are where the Right-of-Way enables the town to develop diagonal and parallel parking spaces in the core of downtown and along West Main Street. Potential parking partnerships were identified with Summit County, St. Anthony's Medical Center, and the Post Office. In the associated survey, residents, employers, and visitors largely felt that parking was not an issue yet, but it may become one soon. Respondents were interested in greater parking enforcement but wanted to refrain from charging for parking. As parking is not a major issue in Frisco yet, this is an opportune moment to plan for the future.

A Highway 9 Traffic Study performed in 2017 recommended the following changes and designs are currently underway:

- Construction of a sidewalk between Main Street and County Commons
- Installation of a pedestrian underpass under Highway 9 between the PRA and the Summit Stage stop near the library
- Construction of a roundabout at 8$^{th}$ street and Highway 9
- Reconstruction the Main Street intersection to reduce the width of the southbound turn lane
- Adjusting summer signal timing at Main Street to accommodate pedestrian crossings without the signal stepping out of coordination

## WHAT DOES THIS MEAN FOR FRISCO?

The information presented in this report depicts a town changing both demographically and economically. Frisco's population is growing quickly; the population has aged significantly in the past few years; and household median incomes have declined while housing prices have increased. The intent of this report is to document these trends so that appropriate goals and policies can be created to address them during the Community Plan process. It is important to monitor and update the data collected in this report every few years so that progress towards Community Plan goals may be measured. For example, if it is a Town goal to create more affordable long-term rentals, it will be important to track the percentage of cost-burdened renters. If it is a town goal to increase the number of families with children in town, tracking the age demographics will be essential.

# APPENDIX B: COMMUNITY INPUT SUMMARIES

- Community Wide Kickoff (7/11/18)
- Joint Community Resource Group and Planning Commission Meeting on Value and Vision Synthesis (8/8/2018)
- Focus Group Meetings on Frisco's Economy; Community Character, Design, and Land Use; and Housing Diversity (8/28/2018)
- Focus Group on Community Design and Walkability (9/18/2018)
- Community Open House on Parks (11/7/2018)
- Joint Community Resource Group and Planning Commission Meeting on Plan Policies and Goals (1/23/2019)
- Community Open House on Community Plan- Guiding Principles, Goals and Policies (3/6/19)
- Joint Community Resource Group and Planning Commission Meeting Review of Final Draft Document (6/26/19)
- Community Open House on Draft Plan- Final Goals, Policies, and Strategies (7/11/19)

# Community Wide Kickoff July 11, 2018

**Summary Methodology**

- On July 11th, 2018 the Frisco community was asked to share their thoughts on their priorities for the town's future
- Over 250 participants attended, providing valuable insight and feedback
- The mapping and street imagery station (Frisco Designs) asked for comments on recommendations for change or preservation in the town
- What follows are the distilled and compiled key themes and action-oriented takeaways, which will eventually inform strategy and policy development in the plan

**Town Map**

- Increased affordable and workforce housing supply
- Attracting good paying jobs/employers
- Investing in telecommunications infrastructure (internet and cell coverage)
- Improved and larger entrance welcome signage, 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 waterfront
- Addressing light pollution, noise along roadways, and trail etiquette
- Investing in playgrounds, dog parks, community recreation centers, sports facility, stream/creek crossings
- Maintaining preservation areas, increasing forest health efforts
- Enforcing short term rental ordinances/statutes/laws



**Main Street – General Takeaways**

- Improve entrance, welcome and wayfinding signage
- Extend Main Street character towards interchange
- Invest in public art, consider creation of an Arts District
- Embrace and enhance Tenmile Creek, protect environment
- Add waste receptacles
- Provide more walking, biking and transit options, consider trolley
- Preserve historic character and design, maintain existing heights
- Create consistent parking strategy (differing views of how this is accomplished)




**Main Street – I-70 Interchange to Streamside Lane**

- Welcome signage upgrades
- Entrance parking lot reorganization
- More planting and vegetation
- Public art
- Embrace and enhance Tenmile Creek

**Main Street- Streamside Lane to Creekside Drive**

- Extending Main Street character towards interchange
- More waste management receptacles (trash, recycling, compost)
- Consider additional parking for tourists/shoppers (differing views on necessity)
- More consistent sidewalks and bike lanes/trails
- Public street art, consider creation of an arts district




**Main Street – Creekside Drive to Madison Ave**

- Encourage/incentivize businesses to locate here
- Investing in streetscape improvements
- Consider rearranging street configuration (e.g. sidewalks, bike lanes, parallel/angled parking, then vehicle lanes)
- Invest into a trolley that runs down Main St
- Maintaining local government offices on Main St (differing opinions)



**Main Street – Madison Ave to 4th Ave**

- Create signage for surrounding mountains/views
- Potential for right-sized parking garage (differing views of the necessity)
- Maintain existing height limits
- More pedestrian/bicycle friendly
- Preserve historic character/design

**Main Street – 4th Ave to 7th Ave**

- Enhance Summit intersection, encourage better uses, preserve farm stand/market
- Provide assistance to keep small, local businesses located here
- Consider noise impacts and mitigation after hours
- Disallow building/construction that impedes scenic views
- Invest in bike/pedestrian underpass under Summit intersection




**Summit Boulevard – General takeaways**

- Invest in pedestrian and bicycle connectivity and crossings, make intersections safer
- Improve entrance and wayfinding signage
- Encourage and incentivize affordable/workforce housing development
- Protect natural environment and scenic views
- Encourage commercial or community serving uses, discourage big box stores with large surface parking lots

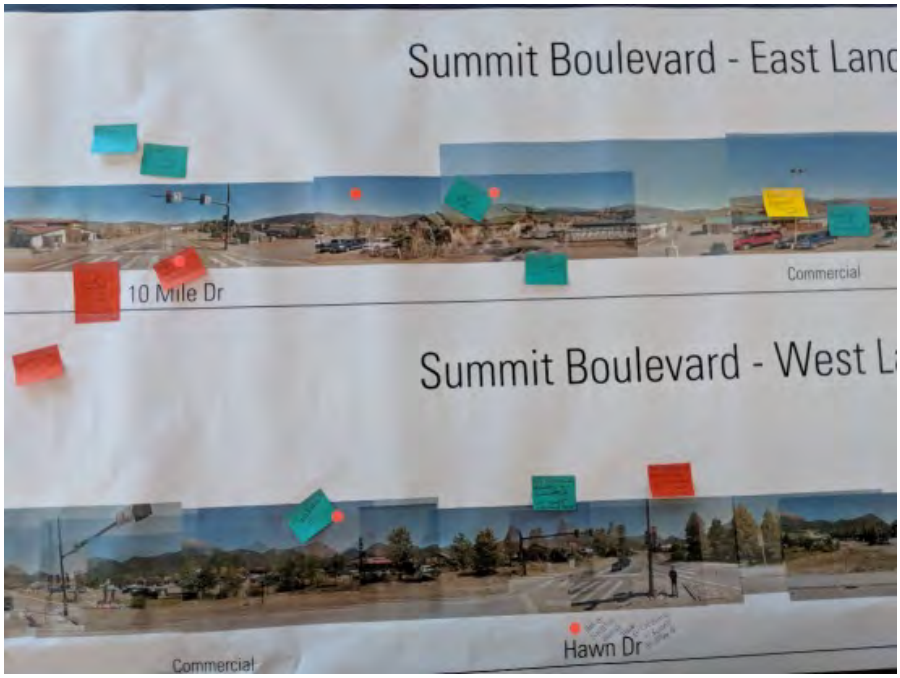
**Summit Boulevard – I-70 Interchange to Lakepoint Drive**

- Improve entrance, welcome signage
- Encourage affordable housing development here
- Have more restrictive uses (e.g. fewer gas stations and parking lots)
- Increase pedestrian/bicycle connectivity and crossings



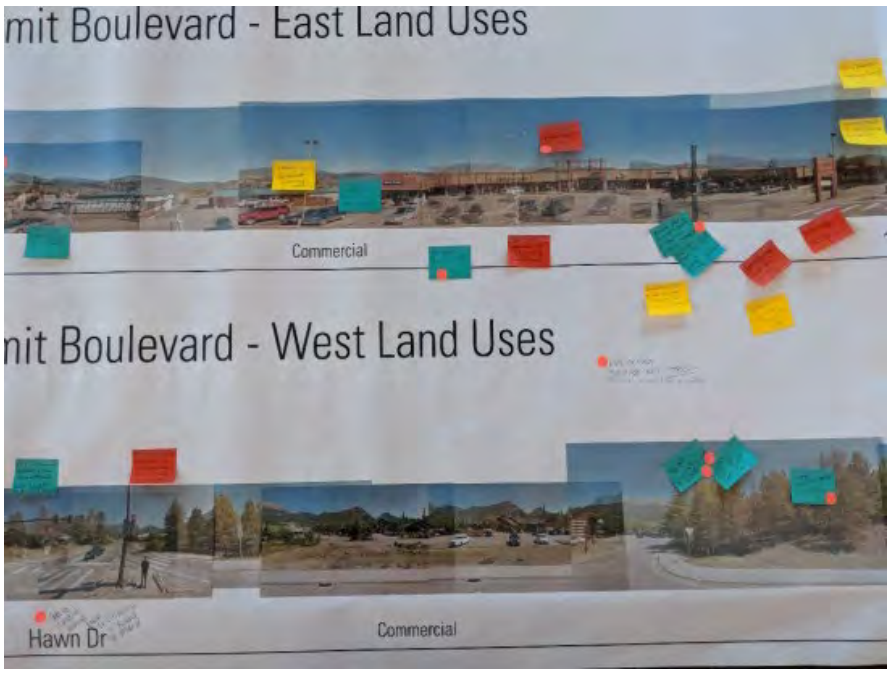
**Summit Boulevard – Lakepoint Drive to Hawn Drive**

- Enhance intersection lighting and signage
- Enforce trail etiquette and ordinances
- Encourage more commercial uses
- Address transient populations (e.g. panhandling)




**Summit Boulevard – Hawn Drive to Lagoon Drive**

- Discourage traditional "big box" stores
- Upgrade/enhance sidewalks and intersections
- Invest in wildlife habitat development, street medians
- Incentivize employee housing on second floors of commercial uses
- Maintain scenic views
- Invest in wayfinding signage on pathways/trails



**Summit Boulevard – Lagoon Drive to School Road**

- Preserve natural vegetation, protect wetlands
- Encourage community uses (e.g. community pool, affordable daycare)
- Invest in streetscape improvements
- Invest in pedestrian/bicycle connectivity and crossings

**Summit Boulevard – School Road to Tenmile Creek**

- Consider incentives for redeveloping land (e.g. old hospital site)
- Consider annexing county land into Frisco
- Increase safety of intersection crossing for schoolkids
- Invest in pedestrian/bicycle connectivity and crossings
- Invest in Summit and Main intersection, encourage better uses



# Joint Community Resource Group and Planning Commission Meeting on Values and Vision, August 6, 2018

**Event Summary**

A group of around 30 people gathered at the Frisco Town Hall on Monday, August 6, 2018 to help define our shared community values. The meeting was hosted by the Town's Community development staff and facilitated by Summit local, Mike McCarthy who specializes in a collaborative, group facilitation method called Appreciative Inquiry.

Postcards, listing things people love about Frisco, had been filled out by 100 community members at previous public outreach events for the Community Plan Update. The postcards were distributed to participants in packs of 5. Then participants were then asked to pick out key words and themes they felt captured the essence of Frisco. Some of the key words that were shared out loud included:

- Access
- Welcoming
- Safe
- Authentic
- People
- Neighbors
- Charming
- Unique
- Local
- Outdoors
- Beautiful
- Small Town Feel

Participants were then asked to think about their own story, or experience while living in Frisco, that could help to connect with the values they feel make Frisco special and unique. People wrote down their stories, then shared them in small groups, and discussed them with the group at large. The groups then continued their progression by writing down the 2 or 3 values that are most important to them.

Once participants had written down their 2 or 3 most important values, participants reorganized into groups of 6 people. Each person took turns placing their values on post-it notes on a large flip chart.

Together the groups organized the values into categories by theme. They were then tasked with developing a title for each of the values represented by their group. The goal was for each group to produce 3 or 4 values to share with the larger group.

After sharing, each of the 3 or 4 value statements were combined on to the white board and grouped again by common themes. Participants then voted, by drawing a small dot, on the values they felt were most important.

**Frisco's Values - Outcome Summary**

*These value statements provide the basis for our Community Plan goals, they help us to determine the core values that our resident's would like to protect and enhance.*

History is Important

> As the town moves to the future and change is inevitable, we need to be rooted in past and present.

Cherish History (********)

> Preserving and understanding our history while allowing or accepting change. Being thoughtful about our future, respectful of our past. It's guiding our future.

Identity (**)

- Main Street Character
- Marina
- Community pride
- Togetherness
- Families/ friends

Environmental Care (********)

> A community that is sustainable and cares and preserves the beauty and solitude of the nature that surrounds us

Environment (**)

- Beautiful scenery
- Water/ air quality
- Connection to environment
- Waste reduction
- Climate change

Healthy Living (****)

> Promotion and access to open space, activities and healthy food to help bodies and minds flourish.

Frisco is a Home to Many

> We care about our neighbors, visitors, and the whole of our community. We are locals and care about staying that way and our quality of life.

Connectivity – Community Connections (**)

- Families

- Long-time friends
- Trails/ walkability
- Know your neighbors
- Support
- To the outdoors and environment
- Citizens communicate with Council and the Town responds

Human Connection (*)

Building belonging and compassion for those that are in and of our community.

Sense of Community (*****)

- Supportive of each other
- Inclusive
- Caring about our neighbors
- Viewing each person as equal
- Humans are our most valuable resource

*Came for the Nature, stay for the people.*

*The roots have trees but so do we.*

Culture of Kindness (*******)

- Supporting others in need
- Celebrating together
- Pulling together during hard times
- Caring for our environment
- Active and engaged citizens

Community Balance (***)

Work towards providing the economic, recreational, and housing opportunities to achieve an active and sustainable balance for locals and part time residents.

Balance (******)

- Open to change, but feel there are limits to preserve what we value and love
- Both Highway 9 and Main Street
- Locals and 2nd home owners

Thoughtful Ongoing Dialogue (***)

Inclusive community outreach to promote our collective consciousness.

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**Focus Group on Frisco's Economy, Community Character Design and Land Use, and Housing Diversity Meetings Summary**
**August 28, 2018**

**Focus Group Description:** Three Focus Group meetings were conducted August 28th to inform the initial stages of understanding current conditions and to identify issues for the Frisco Community Plan. Approximately 60 subject matter experts and community members representing a variety of perspectives were invited to attend and provide their insight. Discussion sessions were organized around the following topics:

1. Frisco's Economics: Now and the Future
2. Community Design, Character and Land Use
3. Housing Diversity and Livability

**Discussion Summary:** Each topical focus group was provided a list of potential discussion items used to help direct conversation. The following summary combines the main discussion points of these three groups and captures the primary themes they expressed.

## 1. Frisco's Economics: Now and the Future

<u>Frisco's economy has experienced sustained growth over the past 10 years.</u>

- TOF has experienced record growth in sales tax revenue and more stability for the past 10 years. Government revenue growth shows the strength of the local economy.
- Sales tax trends reveal:
    - Businesses along Summit Blvd. are the greatest contributors (groceries).
    - Vacation rentals are growing while lodging is decreasing in revenue share.
    - Frisco has more variety in local businesses as compared to previous years.

<u>Visitors are attracted to the feel of this community</u>

- Frisco's identity as "low key", "real town" and "friendly" keeps visitors coming back.
- Retaining locals is key to continuing to provide services to visitors and maintaining Frisco's identity as a "real town". Projects like Peak One have contributed to retaining locals and keeping a strong sense of community.
- Visitor data and trends are difficult to track, but this data would be helpful to decision-making.

<u>Frisco is the center of a larger community</u>

- Frisco has a shared economy with other communities in Summit County. Frisco benefits as other communities prosper. Amenities and services of Frisco are centrally located and accessed by the region.
- Differences in opinion exist between how Frisco invests in its own economy versus surrounding communities in terms of housing, tourism and community services.

<u>Many factors will influence Frisco's economic future:</u>

- Cost of housing in Frisco and other communities.
- Infrastructure capacity and reaching build-out potential with no place to expand.
- Low wages that haven't risen like the rate of housing prices.
- Transportation and the I-70 corridor.

- Need to consider how we provide commercial space

A diverse economy is a sustainable economy.

- Frisco should plan to grow slow, balancing population growth and retaining character.
- Other industries or opportunities to diversify include; IT campus, health services, recreation technology, education campus and arts and culture.

## 2. Community Design, Character and Land Use

Frisco's character is defined by the people of Frisco's past and present community.

- Character isn't defined by buildings alone; people and social engagements bring character. Frisco's community creates a different identity from other mountain towns.
- Frisco's character is defined by diversity in ages, income levels and backgrounds. Many generations have left their finger prints on what Frisco is today. This diversity is important to maintain in the future as future individuals will shape the future character.

Frisco's history defines today's community design including:

- Preservation of the historic grid.
- Old cottages and residential character of the central core.
- History as a regional transit hub (still a regional transit hub).
- Views from Downtown. Views from peninsula look back at town.
- Few historic buildings remain that require action for preservation.

Frisco's community design is shaped by the surrounding natural environment.

- The surrounding ridgelines, water courses and bodies and natural ecosystems set natural limits on the town's development pattern.
- As growth continues, Frisco should plan for alternative modes of transportation to decrease the small land area's reliance on vehicles.
- More pathways to the natural environment are needed to incorporate this value

Character of the Main Street central core is an element to preserve.

- Character of the central core is described as "small town."
- Under today's development code, the central core could redevelop at higher density and building heights. This would be a significant character change.
- Maybe a thought that greater regulation, design review and height limits are along Main Street to imbue desired character, but with greater height directed to the side streets and areas adjacent to Main Street.
- The smaller scaled projects desired typically are a result of singular property ownership. More consolidated property ownership is the trend.
- Ground floor uses which encourage pedestrian vitality are not being enforced in the central core, decreasing the opportunities for community interaction. More land use opportunities which allow for "neighbors to run into each other" should be encouraged.
- Street trees contribute to a smaller-scale streetscape and friendlier pedestrian environment on the ground level.
- Small spaces for public gathering should be encouraged.
- New development tends to maximize development code allowances rather than be focused on good design.

Character of Summit Boulevard is an opportunity for change.

- Gateways are important introductions to the community
- Summit Blvd is the appropriate place for density in town. (Housing, mixed-uses, etc.)
- The roadway does not feel pedestrian friendly. Any opportunity to improve appeal for pedestrians would strengthen character.
- Views to parking fronting the roadway should not define the corridor in the future.

## 3. Housing Diversity and Livability

Housing diversity and services which support locals maintain a sense of community inclusivity.

- To be an inclusive community we must embrace the local workforce, families, and people of different ethnicities/cultures
- Vacancy of second homes detract from the feel of the community.
- Increasing housing options for locals working in Frisco is a must.
- Livability (and employee retention) is improved with increased options in daycare.
- Other elements to support livability include urgent care, access to affordable food, walkability, senior living and housing for emergency service workforce.

Trends affecting housing diversity in Frisco:

- Rise of free market housing prices.
- Population growth in Frisco, the surrounding region and Front Range.
- Increasing cost of construction.
- Today's calculations for AMI doesn't reflect all of Frisco's housing needs.
- The next market cycle will correct pricing inflation to some degree, however, pricing will likely continue to rise.
- Market rental rates are not matching costs to construct new units.
- Frisco is land locked with fewer opportunities to develop housing.
- There is a need for more housing in all categories.

Increasing housing diversity will only be achieved through multiple strategies.

- Incentives to convert short-term rentals to long-term rentals. (Frisco's property manager program is one example).
- Allowing for more ADU's.
- Zoning is a great tool to increase density in some areas to encourage housing.
- AMI formulas should be evaluated.
- Buy-down programs.
- Incentives to include units with redevelopments.
- Regional approach to housing solutions, while acknowledging people living and working in the same place builds community.
- Homes built to last and with energy efficiency

## Elements of the Community Plan

Participants from all Focus Group Meetings indicated the following possible elements of the Community Plan require the most emphasis:

- Mobility and Transportation
- Recreation and Tourism
- Land Use and Density
- Affordable Housing
- Economic Diversity/Sustainability
- Environment and Sustainability (Snow, Water and Climate Change)
- Parks, Trails and Open Space
- Community Design and Character

The following elements received less support as areas for emphasis in the Community Plan:

- Natural and Cultural Resources
- Historic Preservation
- Strategic Growth
- Hazard Mitigation
- Capital Improvements
- Water Supply and Conservation
- Government Efficiency/Transparency
- Energy

**Next Steps:** The key themes and ideas that emerged in the Focus Group meetings provide valuable insight for themes which will be tested in the upcoming community open house.

## Focus Group on Community Design and Walkability Summary
## September 18, 2018

**Summary of quotes from our 08/28/2018 Focus Group on Community Design, Character, and Land use:**

*close-knit community*

*diverse and inclusive*

*make sure we're growing in the right direction*

*growth without loss of character - responsible development*

*preserve our character, preserve our views, preserve our history*

*not much history left to preserve*

*need to look at creative opportunities for adaptive re-use*

*built environment is dictated by our natural environment*

*preserve our connection to nature*

*the alleys have become caverns*

*loss of eclectic-ness*

*had a railroad crossing now Wal Mart is our crossroads*

*need to create an experience along Summit Boulevard: build a there, there*

*need to encourage diverse commerce*

*Main Street - how commercial do we want to be?*

## Design Walk Summary

West Main Street

- Area is disconnected from East Main Street due to land use, and setback patterns (i.e. stretches of residential development, post office's landscaping, wide ROW, setback and elevation of first floor level on newer projects)
- Need to recognize creating an extension of East Main (with buildings up to the sidewalks and commercial vitality) may not be possible in a 10 to 20 year time frame. Need to build upon what we have.
- Celebrate the Ten Mile Creek and existing trailhead. Create opportunities to interact with the river. Enhance the kayak park. Create a destination.
- Utilize the wide ROW by creating a linear park that flows into Town and draws people along West Main. Art walk, recreational path, water feature, etc.
- Need to incentivize maintaining commercial along West Main in order to extend Main Street.

Galena Street and Granite and Galena Alleys

- Need to protect "historic density" in order for preservation of historic structures to work.
- Galena Street has a different feel than Granite. Galena still has history worth preserving. Need to protect differences, lower density along Galena.

- Bulk plane along Alleys should be examined to prevent walls of development creating cavernous, wind tunnels along the alley (i.e. Condos off Main, Town Centre, Bears Den).

East Main Street

- Good example of the bulk plane working is the Rivers/Century 21/Backcountry Apothecary building (Mountain Commerce Exchange Bldg). Second and third floor residential are separated and removed from pedestrian and traffic on Main St.

Summit Boulevard

- Pedestrian connections between Main and Summit Blvd need to be "knitted back together"
- Ten Mile Creek should be a recreation pathway link from West Main all the way to Summit Blvd.

**Community Open House on Parks Meeting Summary**
**November 11, 2018**

**Meeting Description:** A community open house on parks was held on November 8, 2018. The purpose of this meeting was to gain community insight on the challenges and opportunities at each of our parks with an emphasis on smaller, neighborhood parks. Presentation materials were designed to inform and elicit comments from the public on each of the following parks: Pioneer Park, Walter Byron, Meadow Creek, Community Center Park, Old Town Hall Park, Triangle Park, Post Office Park, Kayak Park, and Peak One Park.

The following information is a summary of the main themes and discussion points represented at the meeting.

## Overall Themes

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

- Frisco has natural assets including surrounding landscape, trails, and world class skiing. Recreation facilities should be designed to strengthen and diversify the amenities available here.
- Frisco should continue to reinvest in and enhance our existing park facilities with a broad range of new, innovative amenities that keep up with current trends.
- Park facilities should be maintained and upgraded to achieve a high level of quality, safety, aesthetic appeal, and function.
- Strive to provide safe and convenient access to all parks and recreation facilities. New facilities should be coordinated with the Trails Master Plan to ensure appropriate connections and access.

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, as appropriate for each park.
- Park facilities and amenities should utilize consistent visual cues (signage, site furnishings, and maintenance standards) to communicate public accessibility to users.
- Signage and hardscape elements should communicate linkage to the larger park network.
- New developments should dedicate appropriate space for trails and recreation facilities necessary to meet the needs of the development and its future users.
- Park programming should be consistent with the park's character.
-

Frisco is the center of a larger community.

- Frisco should coordinate with other agencies (i.e. USFS, Summit County) to meet community park, trails, open space, and recreation needs in a cohesive and efficient manner.

## Specific Park Themes and Ideas

Pioneer Park:

- Quiet character defined by tennis courts and forested, natural area.
  *"Highlight the tennis courts and showcase the quiet nature of the park."*
- Strong support for maintaining as a natural oasis and adding a nature play area with possible connection to the small wetland area. Some support for a basketball court.
- Needs upgraded signage and site furnishings. Landscaping should be opened up to make park more inviting. Pedestrian connections should be improved.

Walter Byron:

- Park is viewed as a place for active recreation, social gatherings, and more developed park amenities.
- Strong support for improved restrooms, community gathering space, improved playground with updated amenities. Develop additional seating along the river.
- Some support for improved water interaction (fishing pier on pond, kayaking, etc)
- Add interpretive signage to wetlands to keep out disturbance and designate Kayleigh's Pond for more active water uses.

Meadow Creek:

- Character somewhat defined by surrounding uses (transfer center). Use appears to be primarily shorter duration/pass-through in summer and ice hockey in winter.
- Programming to increase year round usage and perception of safety – eyes on the park.
- Hockey users were supportive of lights, better ice, and boards. Possibly a warming hut/restroom facility.
- Adding a dog park to increase use and perception of safety (has limitations).

Community Center and Old Town Hall Pocket Parks:

- Primarily seen as an underutilized gathering space or passive use park for sitting, reading, talking with friends. Areas of refuge for Main Street visitors. Parks need to develop a new identity.
- Some support for affordable housing:
  *"The land is too valuable for an uninteresting pocket park next to an old, outdated building."*
- Most people commented that both parks feel too private. Revamping of the hard and softscape to promote feeling of openness and develop into a more of an urban plaza.
- Multiple people posed the idea that the 3rd Avenue right of way be converted to a green space or plaza.
- Possible location for farmer's market or beer garden.

Triangle Park:

- Current character defined by entry feature. Viewed as a gateway to the community and Main Street. Sets tone and expectation for Main Street visitors.
- General comments are it is an attractive and appropriate entry feature.
  *"Keep open and uncluttered as gateway to Main Street."*
- Support for adding more art, and redesigning entry feature to allow more room for landscaping/park features. Work on this park should be scheduled to coincide with the completion of intersection improvements by CDOT in 2020.

Post Office Park:

- A garden oasis on Main Street. This area is appreciated and enjoyed by users passing through to the post office.
- Some support for connecting to the trail along the creek, demonstration garden, and adding picnic tables.

Kayak Park:

- Somewhat unknown by many community members.
- Strong support for programming to promote and better utilize the park and create opportunities for engagement with the river. Kayak demos, toy boat races, kids play area (during low flows), deck overlook.
- This area is viewed as an important gateway to Main Street and should be upgraded with welcoming signage and landscaping.
- Improve pedestrian connectivity between park, parking area and Main Street.

Peak One Park:

- Viewed as a private, neighborhood green space. Most commented that it should be maintained as an open lawn area, possibly adding a small playground for neighborhood use.

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## Joint Community Resource Group & Planning Commission Meeting on Plan Policies and Goals Summary January 23, 2019

**Meeting Description:** The Community Resource Group (CRG) and Planning Commission (PC) met on January 23, 2019 for a discussion on the proposed goals and guiding principles for the Community Plan update. Approximately 16 people attended this meeting, including six members of the Planning commission. In addition to the discussion on goals and guiding principles, the consultant team gave an update on the following topics:

1. Land use capacity analysis
2. Market observations – baseline data and trends
3. Parking strategies
4. Connectivity analysis

## Guiding Principles and Goals



Guiding Principles

- Are the high level vision for the Town
- Represent overall core values
- The final plan will include goals, policies, and implementation strategies to support these values

Land Use/Market Analysis

- Frisco's identity as "low key", "real town" and "friendly" keeps visitors coming back.
- Retaining locals is key to continuing to provide services to visitors and maintaining Frisco's identity as a "real town". Projects like Peak One have contributed to retaining locals and keeping a strong sense of community.
- Visitor data and trends are difficult to track, but this data would be helpful to decision-making.

Frisco is the center of a larger community

- Frisco has a shared economy with other communities in Summit County. Frisco benefits as other communities prosper. Amenities and services of Frisco are centrally located and accessed by the region.
- Differences in opinion exist between how Frisco invests in its own economy versus surrounding communities in terms of housing, tourism and community services.

Many factors will influence Frisco's economic future:

- Cost of housing in Frisco and other communities.
- Infrastructure capacity and reaching build-out potential with no place to expand.
- Low wages that haven't risen like the rate of housing prices.
- Transportation and the I-70 corridor.
- Need to consider how we provide commercial space

A diverse economy is a sustainable economy.

- Frisco should plan to grow slow, balancing population growth and retaining character.
- Other industries or opportunities to diversify include; IT campus, health services, recreation technology, education campus and arts and culture.

## 2. Community Design, Character and Land Use

Frisco's character is defined by the people of Frisco's past and present community.

- Character isn't defined by buildings alone; people and social engagements bring character. Frisco's community creates a different identity from other mountain towns.
- Frisco's character is defined by diversity in ages, income levels and backgrounds. Many generations have left their finger prints on what Frisco is today. This diversity is important to maintain in the future as future individuals will shape the future character.

Frisco's history defines today's community design including:

- Preservation of the historic grid.
- Old cottages and residential character of the central core.
- History as a regional transit hub (still a regional transit hub).

- Views from Downtown. Views from peninsula look back at town.
- Few historic buildings remain that require action for preservation.

Frisco's community design is shaped by the surrounding natural environment.

- The surrounding ridgelines, water courses and bodies and natural ecosystems set natural limits on the town's development pattern.
- As growth continues, Frisco should plan for alternative modes of transportation to decrease the small land area's reliance on vehicles.
- More pathways to the natural environment are needed to incorporate this value

Character of the Main Street central core is an element to preserve.

- Character of the central core is described as "small town."
- Under today's development code, the central core could redevelop at higher density and building heights. This would be a significant character change.
- Maybe a thought that greater regulation, design review and height limits are along Main Street to imbue desired character, but with greater height directed to the side streets and areas adjacent to Main Street.
- The smaller scaled projects desired typically are a result of singular property ownership. More consolidated property ownership is the trend.
- Ground floor uses which encourage pedestrian vitality are not being enforced in the central core, decreasing the opportunities for community interaction. More land use opportunities which allow for "neighbors to run into each other" should be encouraged.
- Street trees contribute to a smaller-scale streetscape and friendlier pedestrian environment on the ground level.
- Small spaces for public gathering should be encouraged.
- New development tends to maximize development code allowances rather than be focused on good design.

Character of Summit Boulevard is an opportunity for change.

- Gateways are important introductions to the community
- Summit Blvd is the appropriate place for density in town. (Housing, mixed-uses, etc.)
- The roadway does not feel pedestrian friendly. Any opportunity to improve appeal for pedestrians would strengthen character.
- Views to parking fronting the roadway should not define the corridor in the future.

## 3. Housing Diversity and Livability

Housing diversity and services which support locals maintain a sense of community inclusivity.

- To be an inclusive community we must embrace the local workforce, families, and people of different ethnicities/cultures
- Vacancy of second homes detract from the feel of the community.
- Increasing housing options for locals working in Frisco is a must.
- Livability (and employee retention) is improved with increased options in daycare.
- Other elements to support livability include urgent care, access to affordable food, walkability, senior living and housing for emergency service workforce.

Trends affecting housing diversity in Frisco:

- Rise of free market housing prices.

- Population growth in Frisco, the surrounding region and Front Range.
- Increasing cost of construction.
- Today's calculations for AMI doesn't reflect all of Frisco's housing needs.
- The next market cycle will correct pricing inflation to some degree, however, pricing will likely continue to rise.
- Market rental rates are not matching costs to construct new units.
- Frisco is land locked with fewer opportunities to develop housing.
- There is a need for more housing in all categories.

<u>Increasing housing diversity will only be achieved through multiple strategies.</u>

- Incentives to convert short-term rentals to long-term rentals. (Frisco's property manager program is one example).
- Allowing for more ADU's.
- Zoning is a great tool to increase density in some areas to encourage housing.
- AMI formulas should be evaluated.
- Buy-down programs.
- Incentives to include units with redevelopments.
- Regional approach to housing solutions, while acknowledging people living and working in the same place builds community.
- Homes built to last and with energy efficiency

## Elements of the Community Plan

Participants from all Focus Group Meetings indicated the following possible elements of the Community Plan require the most emphasis:

- Mobility and Transportation
- Recreation and Tourism
- Land Use and Density
- Affordable Housing
- Economic Diversity/Sustainability
- Environment and Sustainability (Snow, Water and Climate Change)
- Parks, Trails and Open Space
- Community Design and Character

The following elements received less support as areas for emphasis in the Community Plan:

- Natural and Cultural Resources
- Historic Preservation
- Strategic Growth
- Hazard Mitigation
- Capital Improvements
- Water Supply and Conservation
- Government Efficiency/Transparency
- Energy

**Next Steps:** The key themes and ideas that emerged in the Focus Group meetings provide valuable insight for themes which will be tested in the upcoming community open house.

# COMMUNITY WORKSHOP: SUMMARY

March 6, 2019
5:00pm-7:00pm
Frisco Adventure Park Day Lodge

## Overview

Following a brief introductory presentation, participants were asked to review materials at the six stations around the room (one for each guiding principle). Responses to specific questions at each station are provided below, along with a summary of general comments received. Approximately 60-70 people were in attendance. Photos of the meeting boards are attached to this summary.

## GP 1: Vibrant Neighborhoods and Thriving Main Street with an Eclectic Small, Mountain Town Character

**How well do the preliminary policy directions for GP1 align with your vision for Frisco? (Scale of 1-5, "1- not well at all" to "5-very well")**[1][2]

- 5 – 0 dots
- 4 – 0 dots
- 3 – 4 dots
- 2 – 2 dots
- 1 – 2 dots

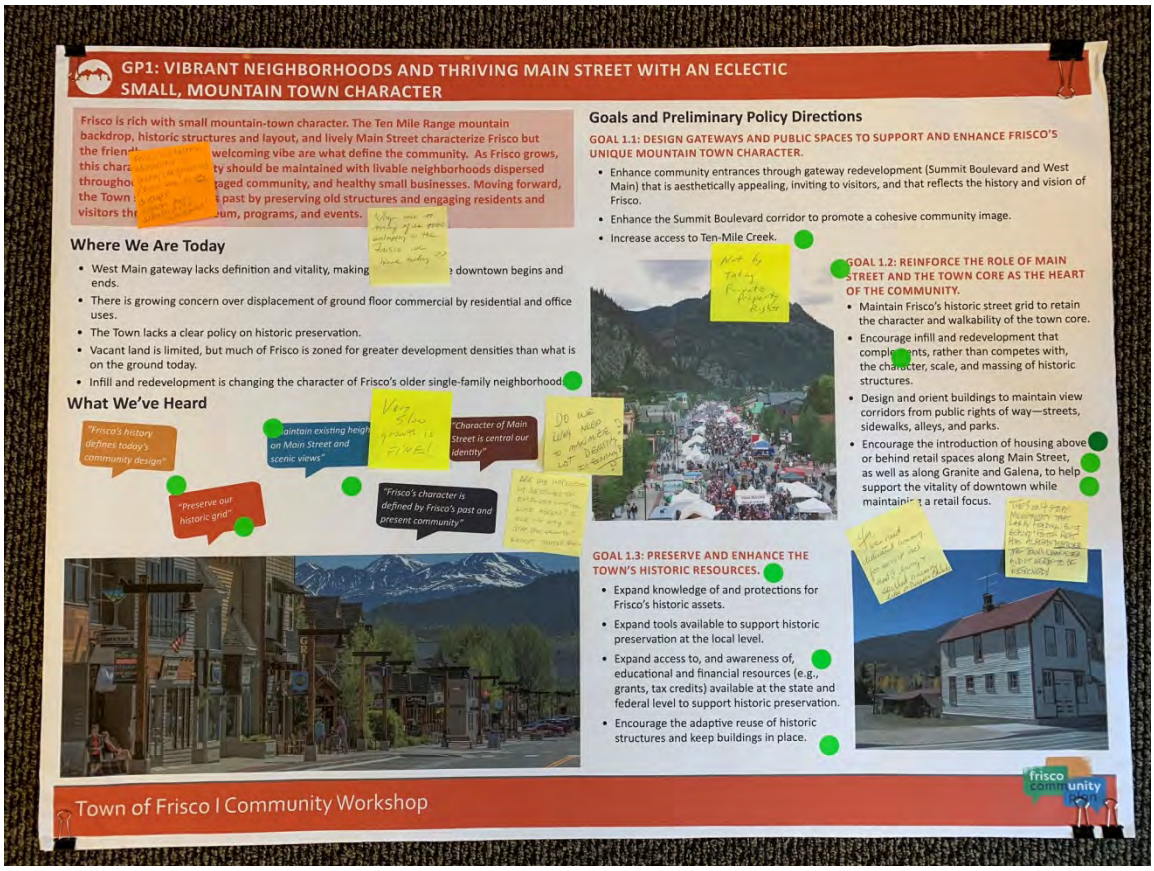
**General Comments**

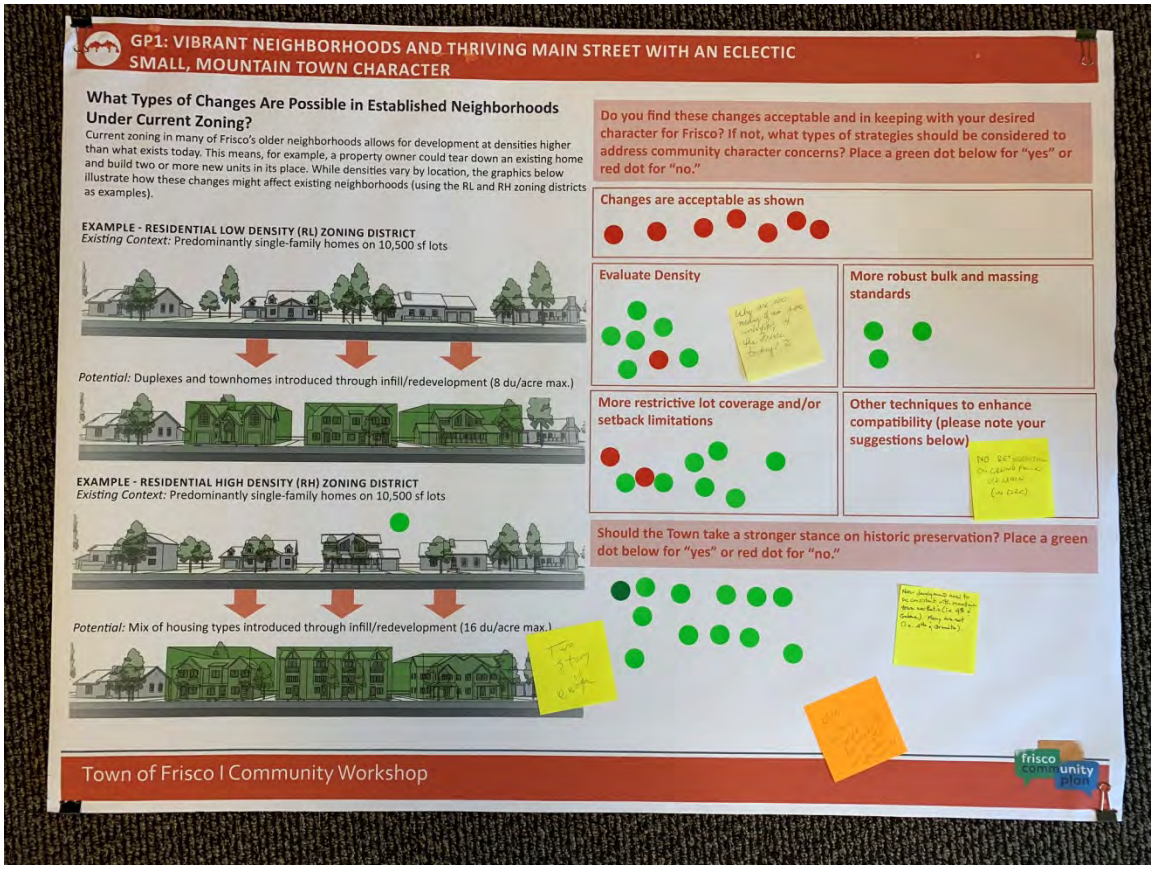
- The 3 or 4 story monstrosity that was built behind "Footes Rest" has already destroyed the Town's character and it needs to be removed
- Yes, we need dedicated housing for seniors including assistant living and skilled nursing like in Denver and
- Don't increase access to ten-mile creek by taking private property rights
- Do we really need to maximize lot density
- Are we hopelessly destined to endless infill like Aspen? I see no way to stop the growth. Except tighter growth
- Very slow growth is fine
- Why are so many of us so unhappy with the Frisco we have today?

---

[1] Facilitator note: Participants at this station were asked for clarification as to why their scores on the goals and preliminary policy directions were "middle of the road" or low. Most of the concerns cited related specifically to the infill imagery that was used on the boards versus the goals or policy directions themselves.
[2] 10 additional green dots placed on specific goals and policies in this section to express support for particular topics.

- Frisco's charm and character is being compromised – lost due to one developer. Tighten your architectural standards
- Impressed with how the Peaks PUD turned out. Young families a plus.
- I was apprehensive at first but Peaks look great! It is maintained well, brings young families into town, school etc.
- Must clearly define "small mountain town character" so that everyone understands and results are measured against it. All are "on the same page" with expectations
- How do you define "small town character"?





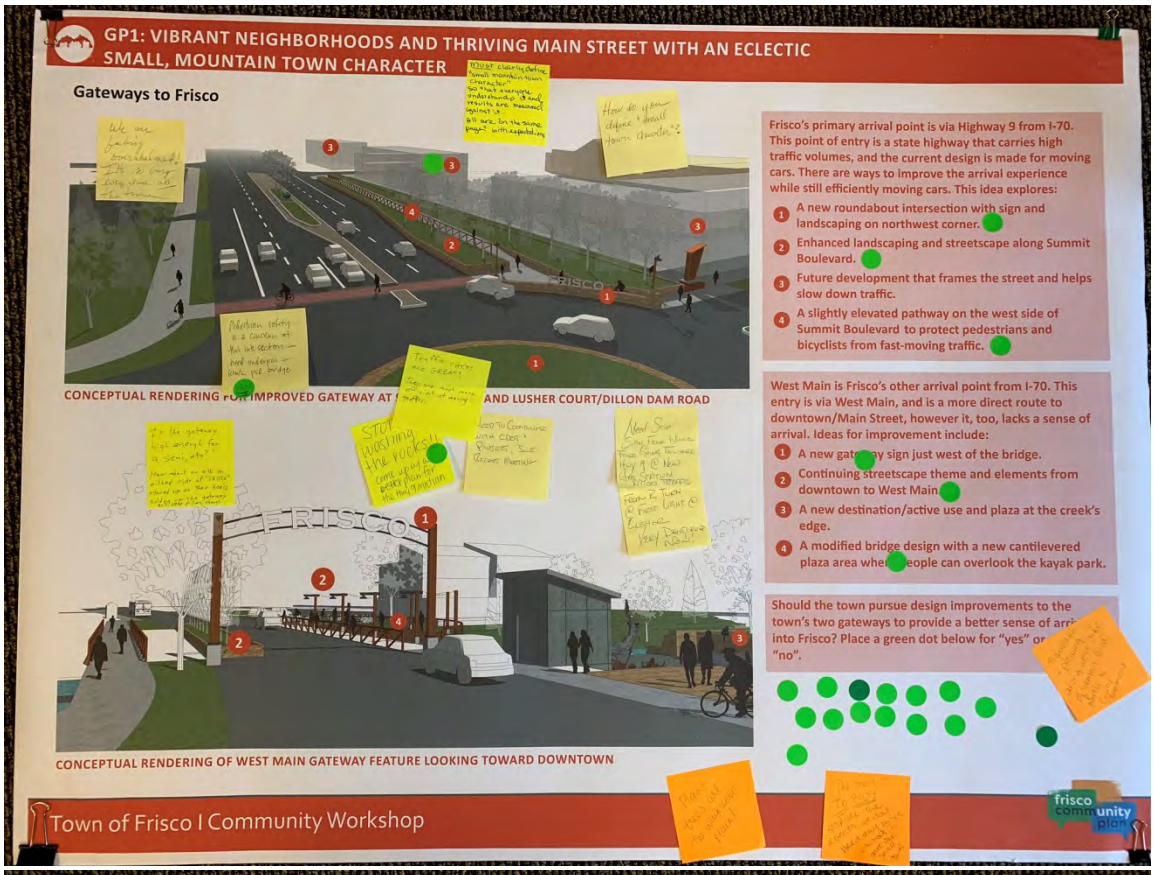

**Tenmile Creek**

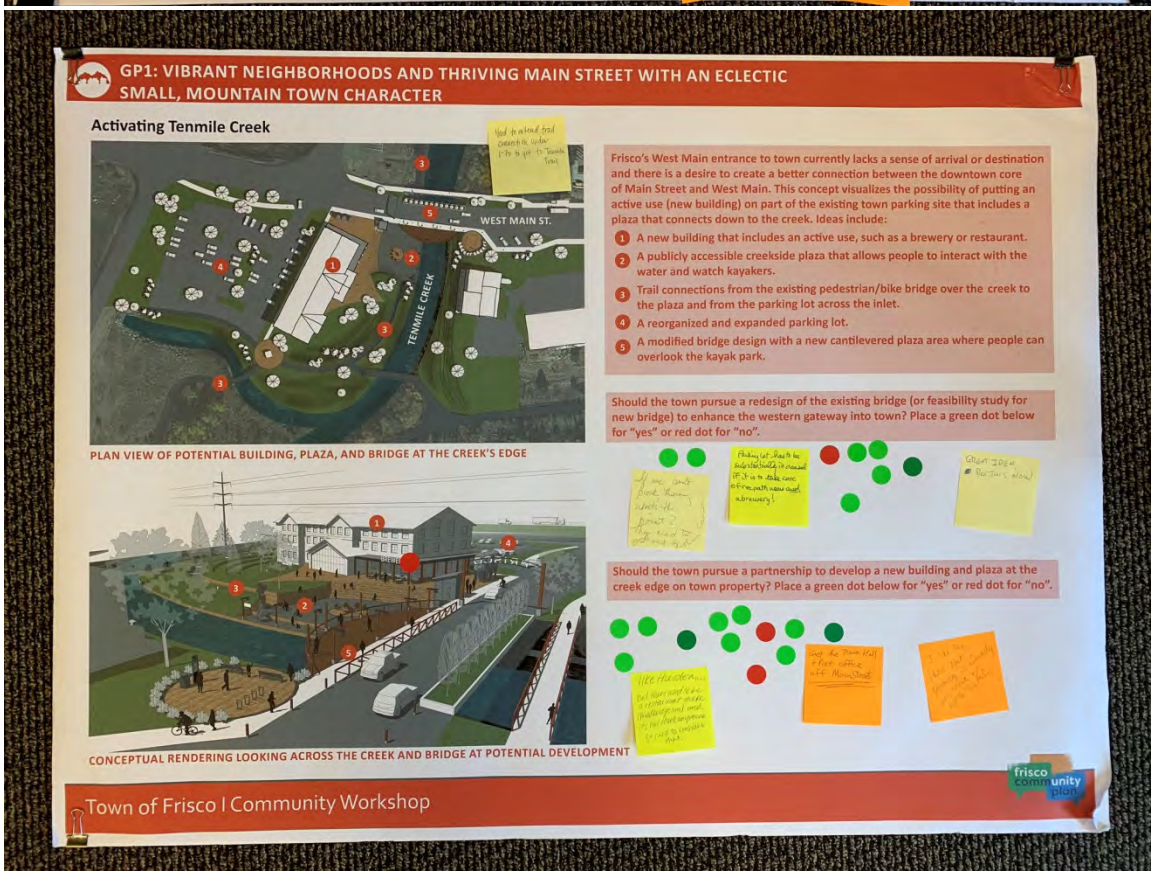
- Should the town pursue a redesign of the existing bridge (or feasibility study for new bridge) to enhance the western gateway into town?
    - Yes – 7 dots
    - No – 1 dot
    - General comments:
        - Parking lot has to be substantially increased if it is to take care of rec path uses and a brewery
        - Great idea, do this now
        - If we can't park them, what's the point? They need to get out of their cars
- Should the town pursue a partnership to develop a new building and plaza at the creek edge on town property?
    - Yes – 10 dots
    - No – 2 dots
    - General comments:
        - I like the idea but parking is already an issue with North Tenmile
        - Get the Town Hall and Post Office off Main Street
        - Like the idea but there used to be a restaurant there (Woodbridge Inn) and it's not there anymore. So need to consider that.
        - Need to extend trail connection under I-70 to get to Tenmile Trail

**Gateways to Frisco**

- General Comments:
    - Traffic circles are great! They are much more efficient at moving traffic.
    - Pedestrian safety is a concern at this intersection – need underpass or iconic pedestrian bridge
    - We are feeling overwhelmed! It's so busy everywhere all the time
    - Is the gateway high enough for a semi, etc.?? How about an elk on either side of "Frisco" reared up on their heels holding up the gateway still keep pillars, though
    - Stop washing the rocks. Come up with a better plan for the Hwy 9 median
    - Need to coordinate with CDOT's project, see recent meeting
    - Need stop sign from Whole Foods going toward Hwy 9 at new gas station allow traffic
    - To flow freely from right turn at first light at Lusher – very dangerous now!
    - Plant trees all the way down Main!
    - The town is too busy. Stop all the events. We don't need any more visitors. Save our small town.
    - Sidewalk and plowing along west side of Summit Blvd. north to County Commons
- Should the town pursue design improvements to the town's two gateways to provide a better sense of arrival into Frisco?[3]
    - Yes – 15 dots
    - No – 0 dots

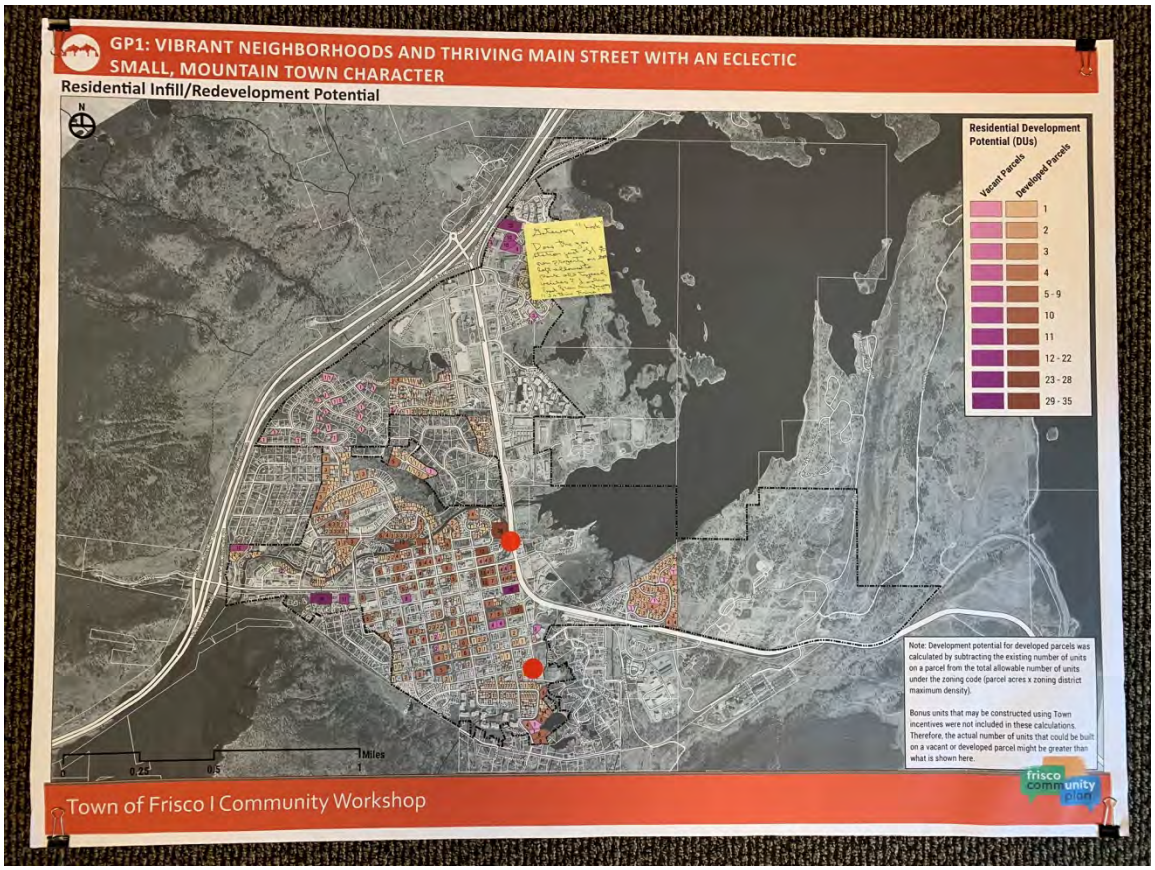
[3] 7 additional green dots placed on graphics or accompanying list to express support for particular concepts.

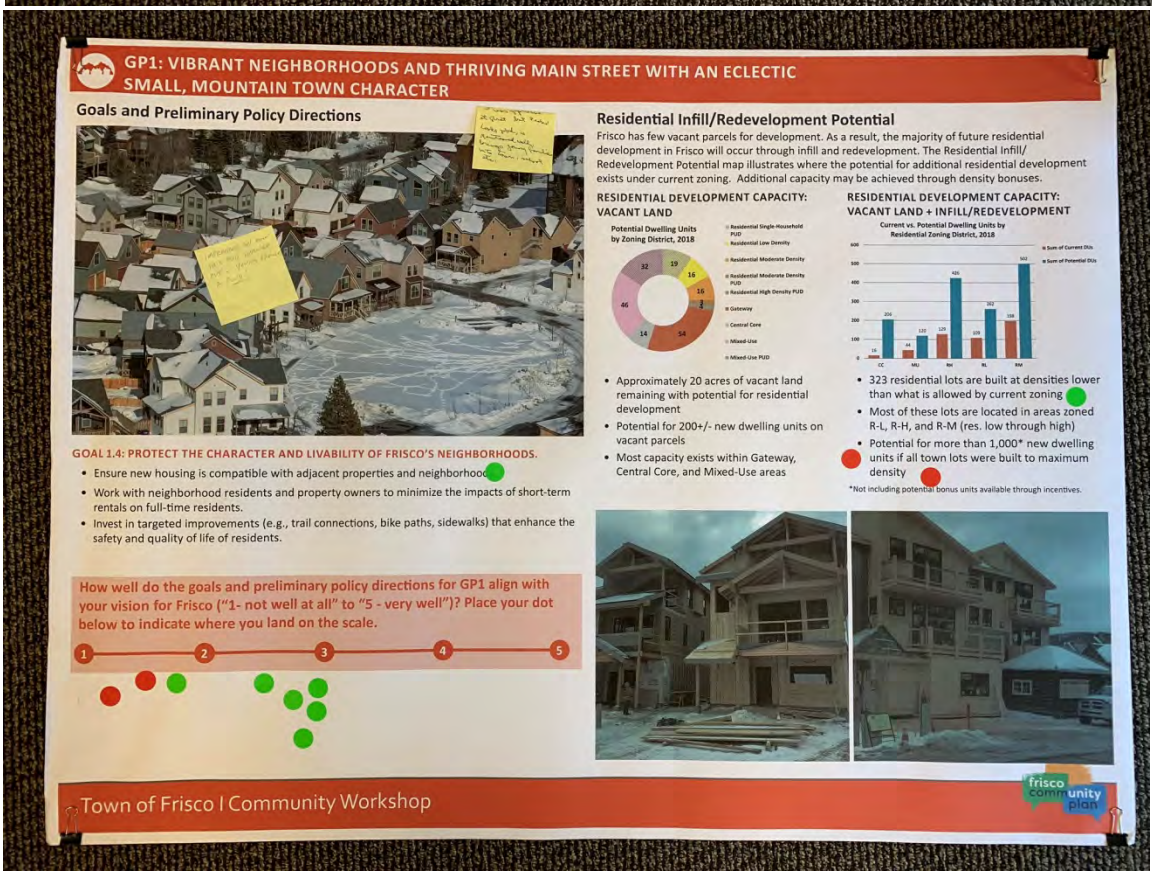

GP1: VIBRANT NEIGHBORHOODS AND THRIVING MAIN STREET WITH AN ECLECTIC SMALL, MOUNTAIN TOWN CHARACTER
Gateways to Frisco
Frisco's primary arrival point is via Highway 9 from I-70. This point of entry is a state highway that carries high traffic volumes, and the current design is made for moving cars. There are ways to improve the arrival experience while still efficiently moving cars. This idea explores:
1 A new roundabout intersection with sign and landscaping on northwest corner.
2 Enhanced landscaping and streetscape along Summit Boulevard.
3 Future development that frames the street and helps slow down traffic.
4 A slightly elevated pathway on the west side of Summit Boulevard to protect pedestrians and bicyclists from fast-moving traffic.
CONCEPTUAL RENDERING FOR IMPROVED GATEWAY AT
AND LUSHER COURT/DILLON DAM ROAD
West Main is Frisco's other arrival point from I-70. This entry is via West Main, and is a more direct route to downtown/Main Street, however it, too, lacks a sense of arrival. Ideas for improvement include:
1 A new gateway sign just west of the bridge.
2 Continuing streetscape theme and elements from downtown to West Main.
3 A new destination/active use and plaza at the creek's edge.
4 A modified bridge design with a new cantilevered plaza area where people can overlook the kayak park.
Should the town pursue design improvements to the town's two gateways to provide a better sense of arri
into Frisco? Place a green dot below for "yes" or
"no".
CONCEPTUAL RENDERING OF WEST MAIN GATEWAY FEATURE LOOKING TOWARD DOWNTOWN
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GP1: VIBRANT NEIGHBORHOODS AND THRIVING MAIN STREET WITH AN ECLECTIC SMALL, MOUNTAIN TOWN CHARACTER
Activating Tenmile Creek
WEST MAIN ST.
TENMILE CREEK
Frisco's West Main entrance to town currently lacks a sense of arrival or destination and there is a desire to create a better connection between the downtown core of Main Street and West Main. This concept visualizes the possibility of putting an active use (new building) on part of the existing town parking site that includes a plaza that connects down to the creek. Ideas include:
1 A new building that includes an active use, such as a brewery or restaurant.
2 A publicly accessible creekside plaza that allows people to interact with the water and watch kayakers.
3 Trail connections from the existing pedestrian/bike bridge over the creek to the plaza and from the parking lot across the inlet.
4 A reorganized and expanded parking lot.
5 A modified bridge design with a new cantilevered plaza area where people can overlook the kayak park.
Should the town pursue a redesign of the existing bridge (or feasibility study for new bridge) to enhance the western gateway into town? Place a green dot below for "yes" or red dot for "no".
PLAN VIEW OF POTENTIAL BUILDING, PLAZA, AND BRIDGE AT THE CREEK'S EDGE
Should the town pursue a partnership to develop a new building and plaza at the creek edge on town property? Place a green dot below for "yes" or red dot for "no".
CONCEPTUAL RENDERING LOOKING ACROSS THE CREEK AND BRIDGE AT POTENTIAL DEVELOPMENT
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**Residential Infill/Redevelopment**

- General Comments:
  - Gateway "look" – Does the gas station just off I-70 own property on left allowed to park all types of vehicles? Looks bad from highway. "Is this Frisco?"
  - Why are so many of us too unhappy with the Frisco today?
  - Two story is enough
- Do you find these changes acceptable and in keeping with your desired character for Frisco?
  - Changes are acceptable as shown: Yes – 0 dots; No – 7 dots
  - Evaluate density: Yes – 6 dots; No – 1 dot
  - More robust bulk and measure standards: Yes – 3 dots; No – 0 dots
  - More restrictive lot coverage and/or setback limitations: Yes – 7 dots; No – 2 dots
  - Other techniques to enhance compatibility:
    - No residential on ground floor on Main (in core)
- Should the Town take a stronger stance on historic preservation?
  - Yes – 12 dots
  - No – 0 dots
  - General comments:
    - Yes! Historic preservation combined with new architecture with historic character
    - New development needs to be consistent with mountain town aesthetics (i.e., 4th and Galena). Many are not (i.e. 4th and Granite)


GP1: VIBRANT NEIGHBORHOODS AND THRIVING MAIN STREET WITH AN ECLECTIC SMALL, MOUNTAIN TOWN CHARACTER
Residential Infill/Redevelopment Potential
N
Residential Development Potential (DUs)
Vacant Parcels
Developed Parcels
1
2
3
4
5 - 9
10
11
12 - 22
23 - 28
29 - 35
Note: Development potential for developed parcels was calculated by subtracting the existing number of units on a parcel from the total allowable number of units under the zoning code (parcel acres x zoning district maximum density).
Bonus units that may be constructed using Town incentives were not included in these calculations. Therefore, the actual number of units that could be built on a vacant or developed parcel might be greater than what is shown here.
Miles
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GP1: VIBRANT NEIGHBORHOODS AND THRIVING MAIN STREET WITH AN ECLECTIC SMALL, MOUNTAIN TOWN CHARACTER
Goals and Preliminary Policy Directions
GOAL 1.4: PROTECT THE CHARACTER AND LIVABILITY OF FRISCO'S NEIGHBORHOODS.
• Ensure new housing is compatible with adjacent properties and neighborhoods
• Work with neighborhood residents and property owners to minimize the impacts of short-term rentals on full-time residents.
• Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks) that enhance the safety and quality of life of residents.
How well do the goals and preliminary policy directions for GP1 align with your vision for Frisco ("1- not well at all" to "5 - very well")? Place your dot below to indicate where you land on the scale.
1
2
3
4
5
Residential Infill/Redevelopment Potential
Frisco has few vacant parcels for development. As a result, the majority of future residential development in Frisco will occur through infill and redevelopment. The Residential Infill/ Redevelopment Potential map illustrates where the potential for additional residential development exists under current zoning. Additional capacity may be achieved through density bonuses.
RESIDENTIAL DEVELOPMENT CAPACITY: VACANT LAND
Potential Dwelling Units by Zoning District, 2018
Residential Single-Household PUD
Residential Low Density
Residential Moderate Density
Residential Moderate Density PUD
Residential High Density PUD
Gateway
Central Core
Mixed-Use
Mixed-Use PUD
• Approximately 20 acres of vacant land remaining with potential for residential development
• Potential for 200+/- new dwelling units on vacant parcels
• Most capacity exists within Gateway, Central Core, and Mixed-Use areas
RESIDENTIAL DEVELOPMENT CAPACITY: VACANT LAND + INFILL/REDEVELOPMENT
Current vs. Potential Dwelling Units by Residential Zoning District, 2018
Sum of Current DUs
Sum of Potential DUs
• 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 (res. low through high)
• 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 incentives.
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## GP 2: A Sustainable Economy with Diverse, Year-Round Opportunities

**How well do the preliminary policy directions for GP2 align with your vision for Frisco? (Scale of 1-5, "1- not well at all" to "5-very well")[4]**

- 5 – 2 dots
- 4 – 2 dots
- 3 – 2 dots
- 2 – 0 dots
- 1 – 0 dots

**General Comments**

- Can't sustain if workers can't afford to live here
- Build and support small businesses but no need to attract more tourists

**Should the Town pursue programs to support local/small business development and retention?**

- Yes – 5 dots
- No – 0 dots

**Comments Regarding the Summit Boulevard Gateway Area**

- Safe pedestrian/bike crossing on Hwy 9
- Problem – dogs not on leash on bike path
- Good bike route on Ten Mile Drive; enforce parking! Improve signage and markings. Semis parked in bike lane
- More resting points for tourists so they don't rest in the middle of the sidewalk or bike path
- Find a better home for community garden (previously on Main) within town core
- The homeless people hanging out in our "gateway area" do not enhance Frisco's appeal. What can we do about it?

**Is creating a new connection from Frisco Station to the Transit Center important to you?**

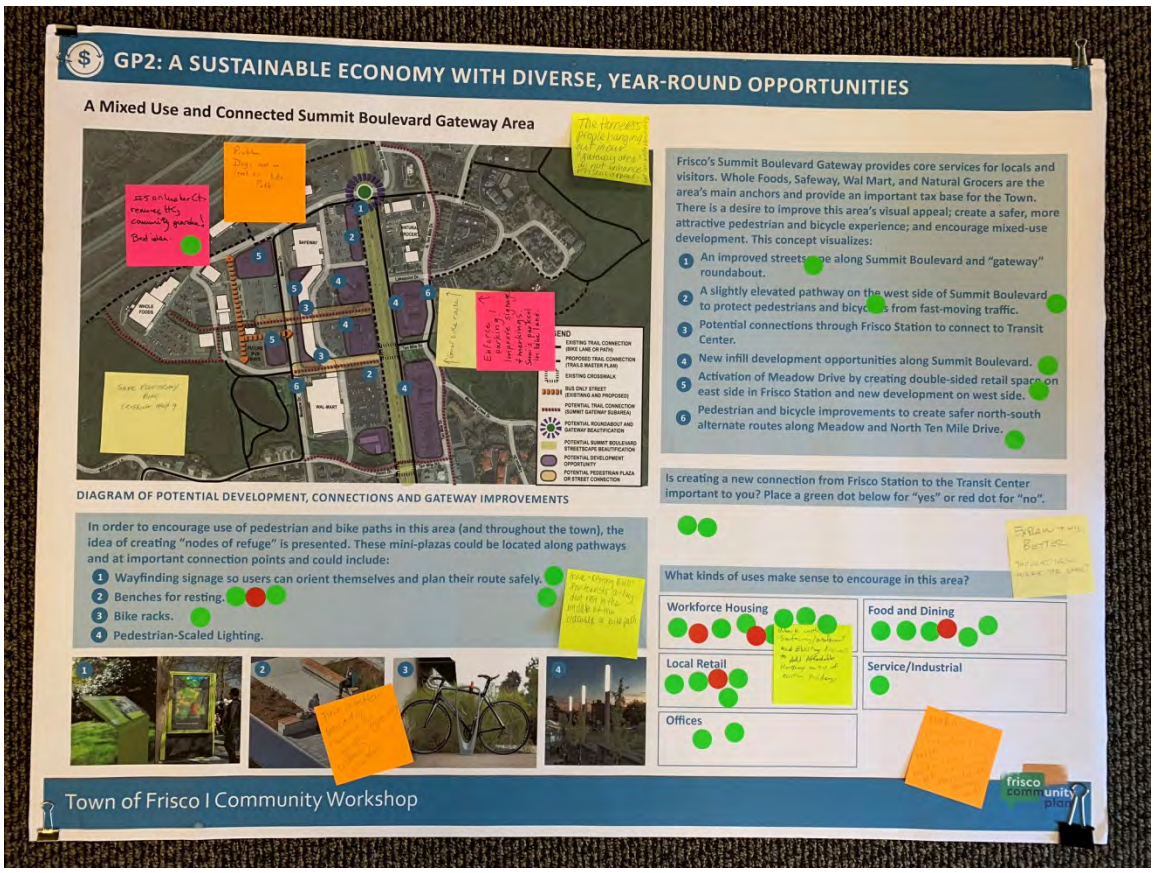
- Yes – 2 dots
- General Comment: Explain this better – though these were the same?

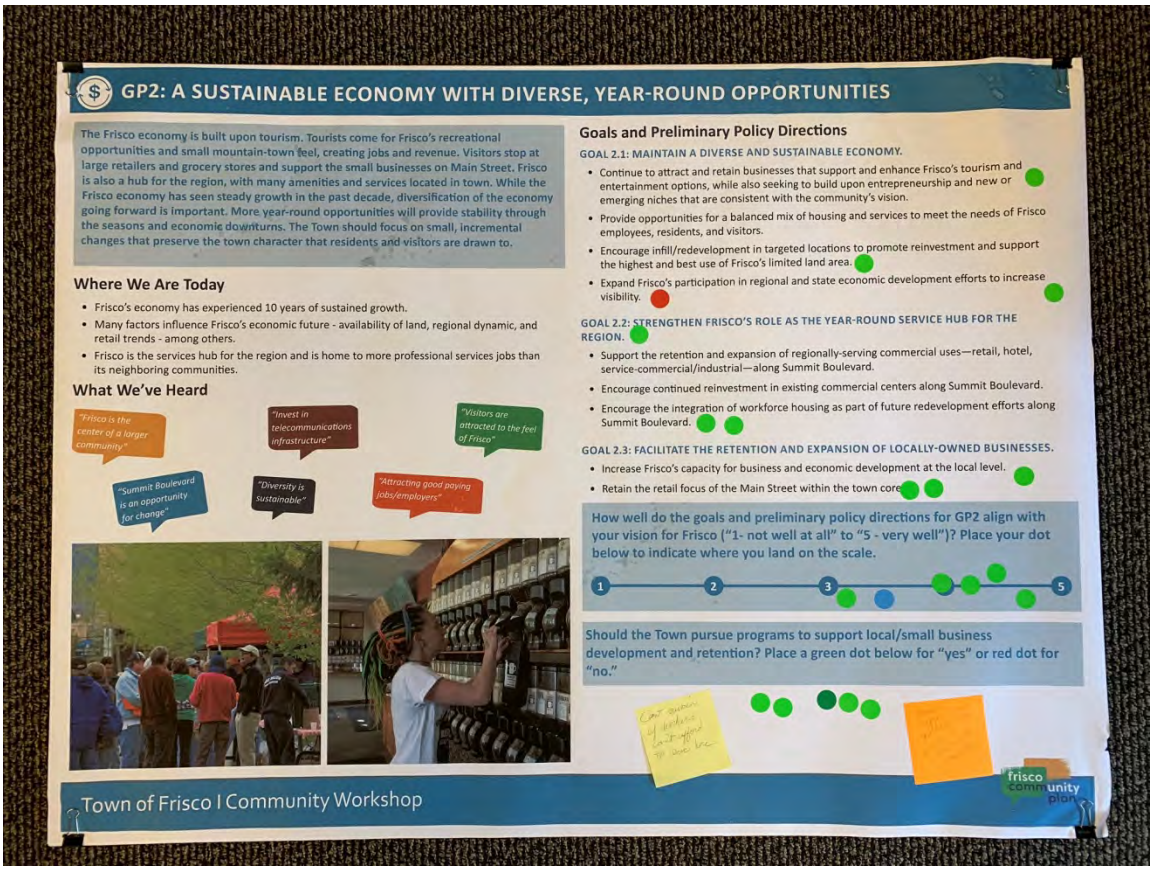
**What kinds of uses make sense to encourage?**

- Workforce Housing – 9 dots
- Local Retail – 5 dots
- Offices – 2 dots

[4] 9 additional green dots placed next to particular policy recommendations under this guiding principle to express support. One red dot was placed next to recommendation to expand Frisco's participation in state and regional economic development efforts.

- Food and Dining – 6 dots
- Service/Industrial – 1 dot
- General Comment:
    - Work with Safeway/Walmart and existing businesses to add affordable housing on top of existing buildings
    - Double sided retail on Meadow Drive with walk thru for pedestrian access from Walmart to Whole Foods






## GP 3: Housing Opportunities and Robust Community Services for Workers and Residents

**How well do the preliminary policy directions for GP3 align with your vision for Frisco? (Scale of 1-5, "1- not well at all" to "5-very well")** [5]

- 5 – 0 dots
- 4 – 2 dots
- 3 – 0 dots
- 2 – 0 dots
- 1 – 2 dots

**General Comments**

- Senior housing
- Assess surcharge for non-resident homeowners who do not participate in community and use energy
- Strict vetting for dead residential units – only allow 1 unit per owner
- Incentives for existing building/owners to add affordable rental units
    - Add apartments over Safeway and Walmart - example

[5] 5 additional green dots placed next to particular policy recommendations under this guiding principle to express support. One red dot was also placed here.

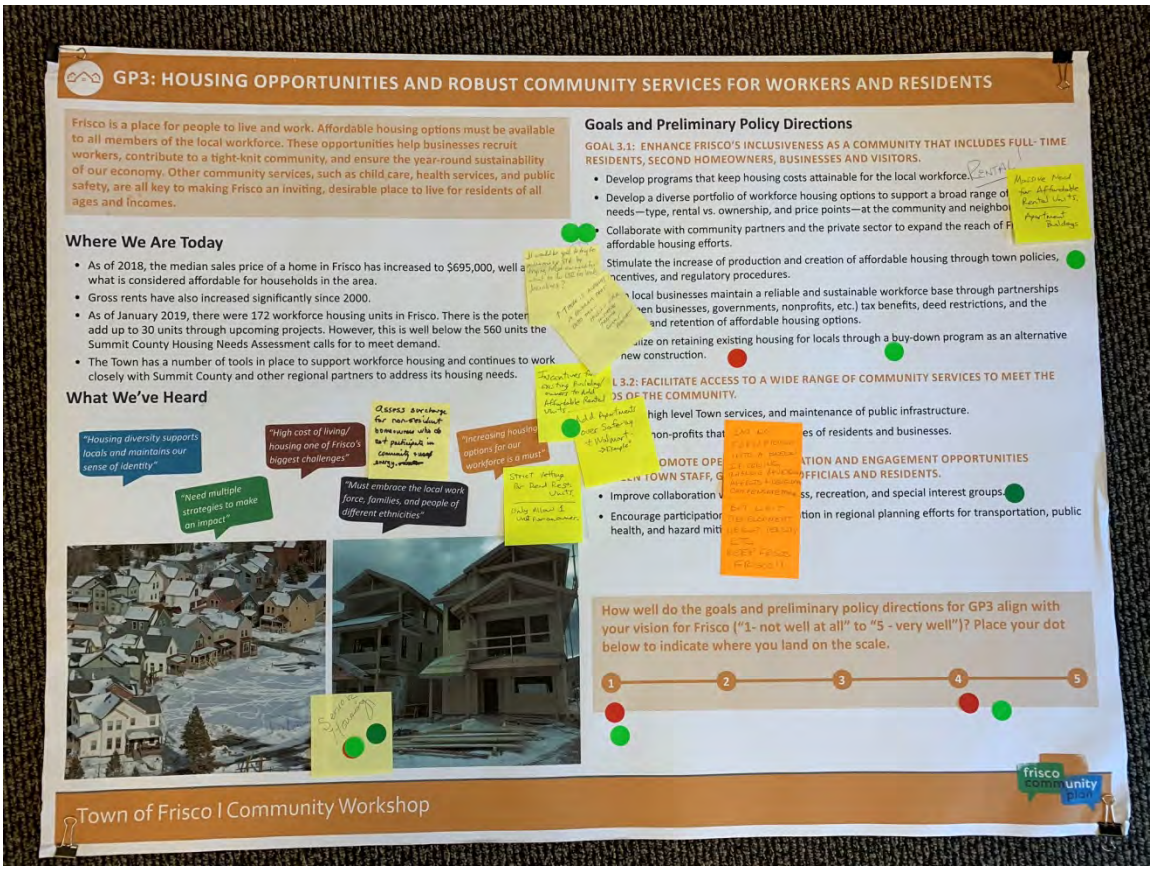
- It would be good to try to minimize STR by trying to get owners to want to do LTR for locals. Incentives?
    - There is already a program that does this – housing work initiative through Summit Foundation
- Do not turn Frisco into a Breck! If zoning change adversely affects a developer – compensate them. But limit development, height, density, etc. Keep Frisco, Frisco!
- Massive need for affordable rental units – apartment buildings

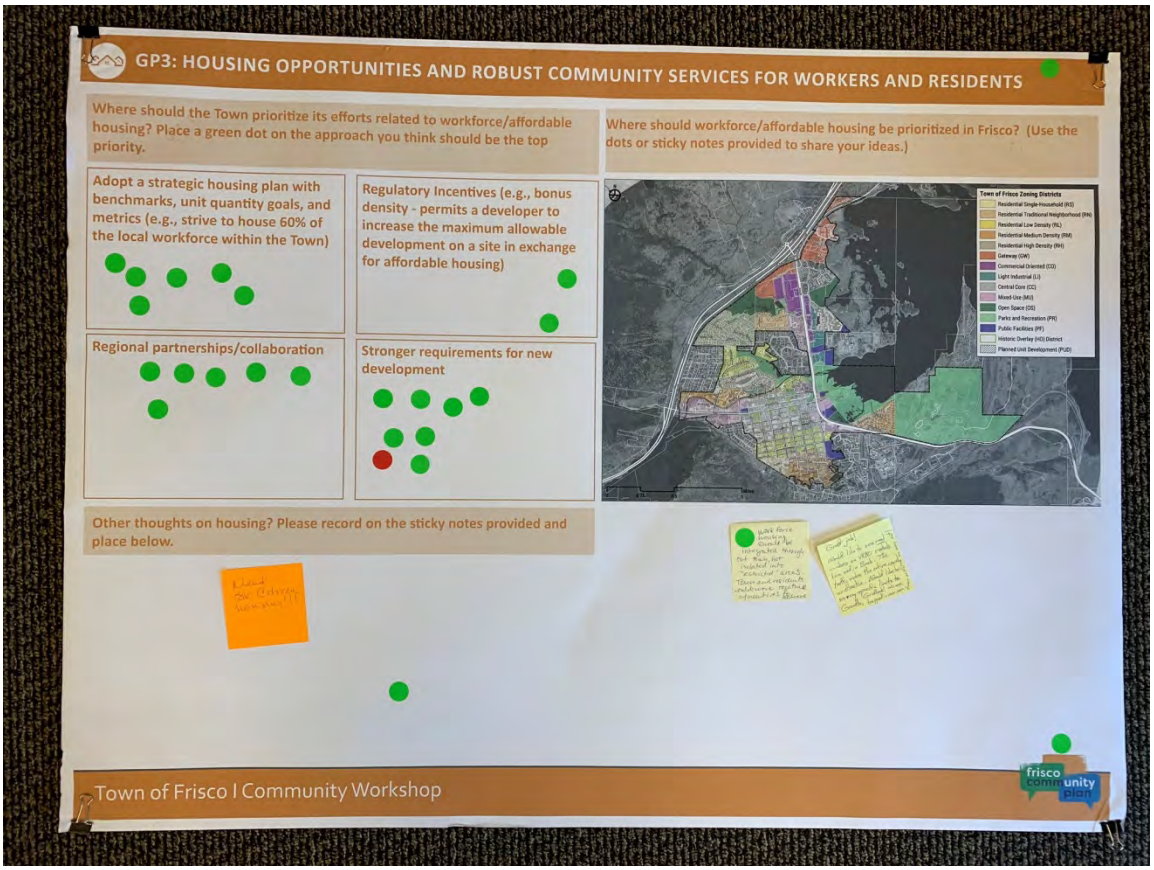
**Where should the Town prioritize its efforts related to workforce/affordable housing?**

- Strategic housing plan – 6 dots
- Regulatory incentives – 2 dots
- Regional partnerships/collaboration – 6 dots
- Stronger Requirements – 8 dots
- General Comments:
    - Need senior housing!

**Where should workforce/affordable housing be prioritized in Frisco?**

- No dots placed on the map
- General Comments
    - Workforce housing should be integrated throughout the town, not isolated into "restricted" areas. Town and residents could work together with incentives to achieve.
    - Great job! Would like to see real numbers on VRBO rentals here and in Breck. The traffic makes the entire county unattractive. Would like to see very specific limits to growth. Gridlock! We are trapped in our own town with no way out!


GP3: HOUSING OPPORTUNITIES AND ROBUST COMMUNITY SERVICES FOR WORKERS AND RESIDENTS
Frisco is a place for people to live and work. Affordable housing options must be available to all members of the local workforce. These opportunities help businesses recruit workers, contribute to a tight-knit community, and ensure the year-round sustainability of our economy. Other community services, such as child care, health services, and public safety, are all key to making Frisco an inviting, desirable place to live for residents of all ages and incomes.
Where We Are Today
As of 2018, the median sales price of a home in Frisco has increased to $695,000, well a
what is considered affordable for households in the area.
Gross rents have also increased significantly since 2000.
As of January 2019, there were 172 workforce housing units in Frisco. There is the poter
add up to 30 units through upcoming projects. However, this is well below the 560 units the
Summit County Housing Needs Assessment calls for to meet demand.
The Town has a number of tools in place to support workforce housing and continues to work
closely with Summit County and other regional partners to address its housing needs.
What We've Heard
"Housing diversity supports locals and maintains our sense of identity"
"High cost of living/ housing one of Frisco's biggest challenges"
"Need multiple strategies to make an impact"
"Must embrace the local work force, families, and people of different ethnicities"
"increasing housing options for our workforce is a must"
Goals and Preliminary Policy Directions
GOAL 3.1: ENHANCE FRISCO'S INCLUSIVENESS AS A COMMUNITY THAT INCLUDES FULL- TIME RESIDENTS, SECOND HOMEOWNERS, BUSINESSES AND VISITORS.
Develop programs that keep housing costs attainable for the local workforce.
Develop a diverse portfolio of workforce housing options to support a broad range of
needs—type, rental vs. ownership, and price points—at the community and neighbo
Collaborate with community partners and the private sector to expand the reach of F
affordable housing efforts.
Stimulate the increase of production and creation of affordable housing through town policies,
ncentives, and regulatory procedures.
local businesses maintain a reliable and sustainable workforce base through partnerships
en businesses, governments, nonprofits, etc.) tax benefits, deed restrictions, and the
and retention of affordable housing options.
ize on retaining existing housing for locals through a buy-down program as an alternative
new construction.
L 3.2: FACILITATE ACCESS TO A WIDE RANGE OF COMMUNITY SERVICES TO MEET THE
OS OF THE COMMUNITY.
high level Town services, and maintenance of public infrastructure.
non-profits that
es of residents and businesses.
OMOTE OPE
ATION AND ENGAGEMENT OPPORTUNITIES
TOWN STAFF, G
FFICIALS AND RESIDENTS.
Improve collaboration
ss, recreation, and special interest groups.
Encourage participatio
tion in regional planning efforts for transportation, public
health, and hazard miti
How well do the goals and preliminary policy directions for GP3 align with your vision for Frisco ("1- not well at all" to "5 - very well")? Place your dot below to indicate where you land on the scale.
1
2
3
4
5
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GP3: HOUSING OPPORTUNITIES AND ROBUST COMMUNITY SERVICES FOR WORKERS AND RESIDENTS
Where should the Town prioritize its efforts related to workforce/affordable housing? Place a green dot on the approach you think should be the top priority.
Adopt a strategic housing plan with benchmarks, unit quantity goals, and metrics (e.g., strive to house 60% of the local workforce within the Town)
Regulatory Incentives (e.g., bonus density - permits a developer to increase the maximum allowable development on a site in exchange for affordable housing)
Regional partnerships/collaboration
Stronger requirements for new development
Where should workforce/affordable housing be prioritized in Frisco? (Use the dots or sticky notes provided to share your ideas.)
Town of Frisco Zoning Districts
Residential Single-Household (RI)
Residential Traditional Neighborhood (RN)
Residential Low Density (RL)
Residential Medium Density (RM)
Residential High Density (RH)
Gateway (GW)
Commercial Oriented (CO)
Light Industrial (LI)
Central Core (CC)
Mixed-Use (MU)
Open Space (OS)
Parks and Recreation (PR)
Public Facilities (PF)
Historic Overlay (HO) District
Planned Unit Development (PUD)
Other thoughts on housing? Please record on the sticky notes provided and place below.
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## GP 4: A Well-Connected, Multimodal Transportation Network that Encourages Active Uses.

**How well do the preliminary policy directions for GP6 align with your vision for Frisco? (Scale of 1-5, "1- not well at all" to "5-very well")**

- 5 – 1 dot
- 4 – 5 dots
- 3 – 0 dots
- 2 – 0 dots
- 1 – 0 dots

**General Comments**

- No e-bikes on rec path – it is already too crowded
- Synchronize the traffic lights on Summit Blvd. Also, how do we deal with traffic metering on I-70 E?
- More sidewalks
- We need an inter-Frisco bus
- Don't let Frisco become a parking lot for Copper and Breck
- More funding from Frisco to increase Summit Stage service and offer drivers higher pay (otherwise difficult to retail bus operators)
- Galena Street needs to be graded, drained with sidewalk

**General comments on the LTS Map**

- Need safe crossing at 7th and Granite (think of children)
- Need safe, easy crossing for pedestrians and cyclists at 1040 Main and 1004/Peak One
- Bike safety publication distributed by local bike shops and got branded
- Nice work! I think the level of traffic stress on HWY 9 is higher than "4"; it should be 9 or 10 and then addressed as such!
- Prohibit strongly – bikes on the sidewalk
- Pedestrian and cyclist safety very poor during high volume events
- *Note: More detailed comments/recommendations for specific areas can be found on the map*

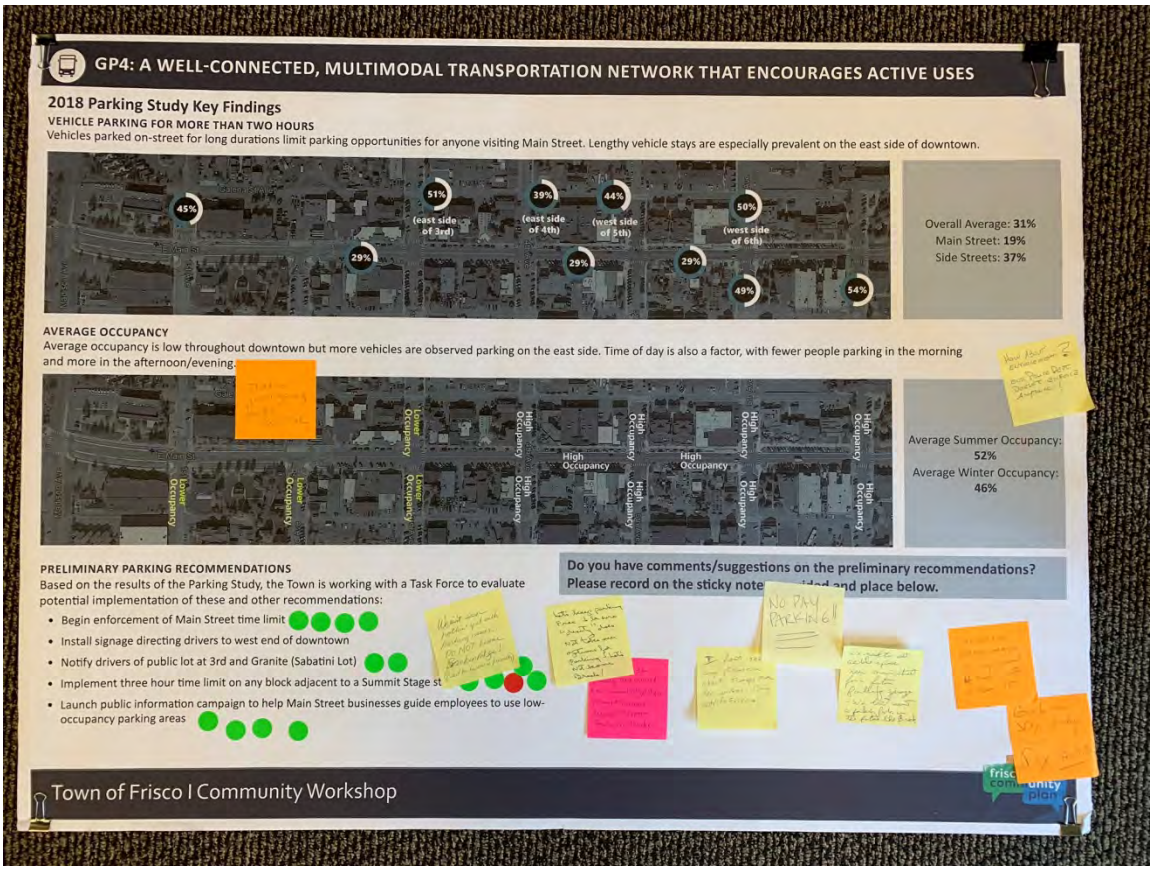
**Which of the streets leading in to the Central Core should be prioritized for multimodal enhancements?**

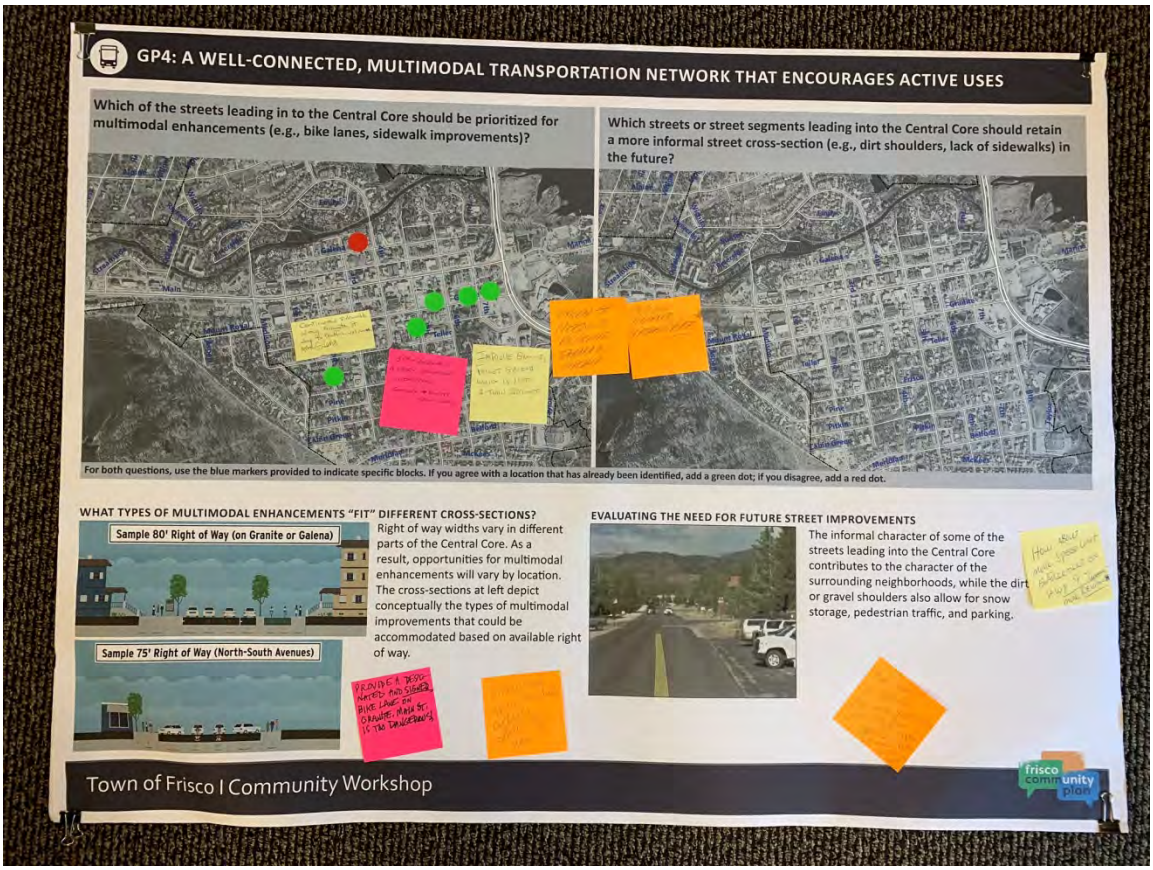
- Dots concentrated along Granite between 5th and 8th street; other identified areas include 5th street between Teller and Granite, and 2nd between Pine and Teller
- General Comments:
    - Continuous sidewalk along Granite and Galena Street due to traffic volume
    - 5th and Granite is a very dangerous intersection – consider 4-way stop signs
    - Improve Granite, forget Galena which is not a thru street

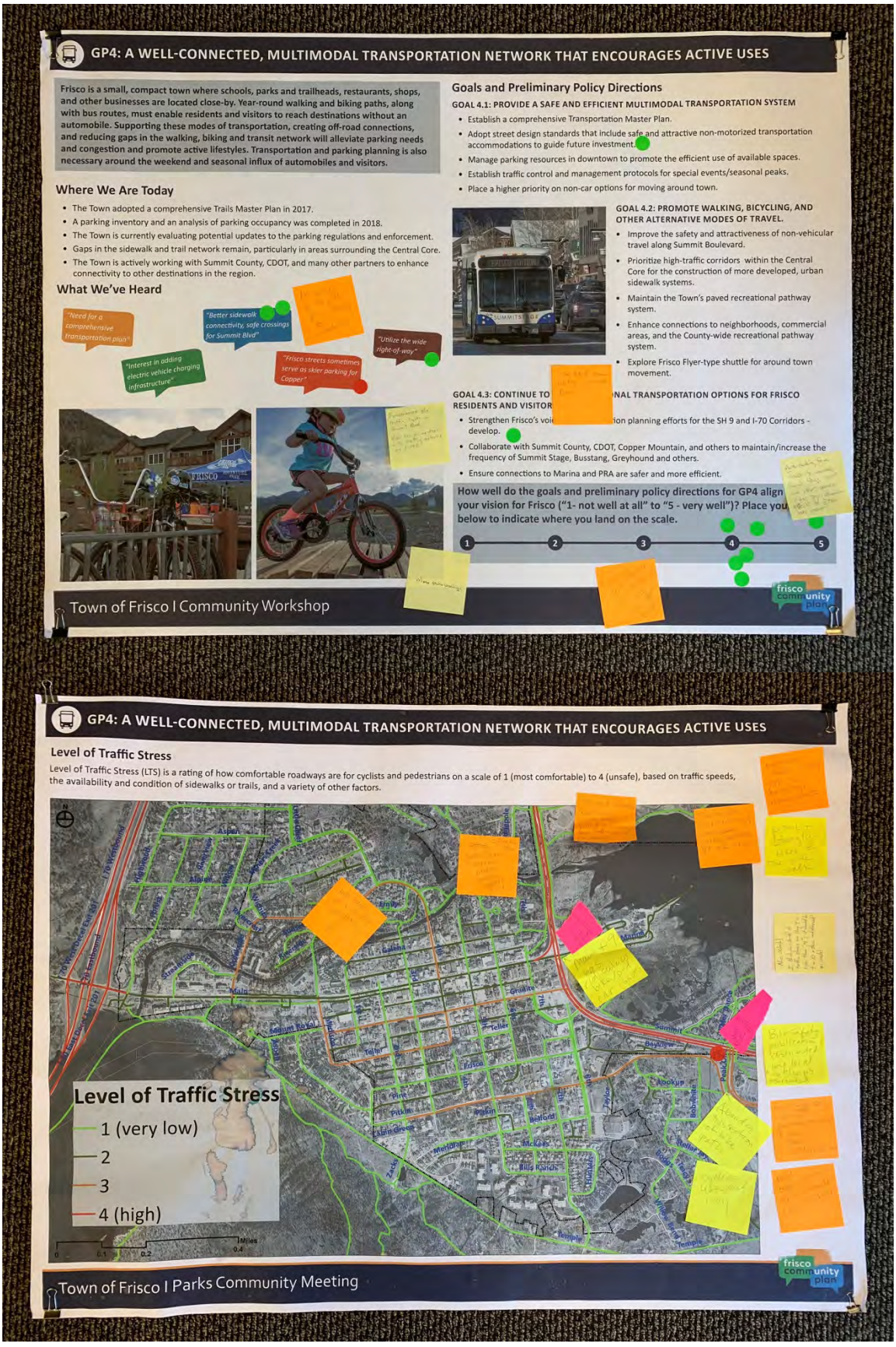
- Galena needs to be graded, drained with sidewalk

**Do you have comments/suggestions on the preliminary recommendations?**

- Goal – stay away from pay parking
- We need a parking garage and enforcement time limits on Main St.
- We need to set aside space near Main Street for a future parking garage – we don't want a future parking problem like Breckenridge.
- No pay parking
- I don't see any discussion about transportation for workers living outside of Frisco
- I think if 3 hr parking were enforced near summit stage shops, it might increase driving to Copper and Breckenridge for the day.
- Let's keep parking free and be sure density does not take over options for parking. Let's not become Breckenridge
- We ain't seen nothing yet with parking issues. Do not become Breckenridge (need to be more friendly)
- 4 green dots placed next to recommendation to "begin enforcement of Main Street time limit"
- 2 green dots placed next to recommendation to "Notify drivers of public lot at 3rd and Granite (Sabatini Lot)
- 4 green dots and one red dot placed next to recommendation to "Implement 3-hour time limit on any block adjacent to a Summit Stage stop"
- 4 green dots placed next to recommendation to "Launch public information campaign to help Main Street businesses guide employees to use low-occupancy parking areas"


GP4: A WELL-CONNECTED, MULTIMODAL TRANSPORTATION NETWORK THAT ENCOURAGES ACTIVE USES
2018 Parking Study Key Findings
VEHICLE PARKING FOR MORE THAN TWO HOURS
Vehicles parked on-street for long durations limit parking opportunities for anyone visiting Main Street. Lengthy vehicle stays are especially prevalent on the east side of downtown.
45%
51%
(east side of 3rd)
39%
(east side of 4th)
44%
(west side of 5th)
50%
(west side of 6th)
29%
29%
29%
49%
54%
Overall Average: 31%
Main Street: 19%
Side Streets: 37%
AVERAGE OCCUPANCY
Average occupancy is low throughout downtown but more vehicles are observed parking on the east side. Time of day is also a factor, with fewer people parking in the morning and more in the afternoon/evening.
Lower Occupancy
High Occupancy
Average Summer Occupancy: 52%
Average Winter Occupancy: 46%
PRELIMINARY PARKING RECOMMENDATIONS
Based on the results of the Parking Study, the Town is working with a Task Force to evaluate potential implementation of these and other 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 st
• Launch public information campaign to help Main Street businesses guide employees to use low-occupancy parking areas
Do you have comments/suggestions on the preliminary recommendations? Please record on the sticky note and place below.
NO PAY PARKING!
Town of Frisco I Community Workshop


GP4: A WELL-CONNECTED, MULTIMODAL TRANSPORTATION NETWORK THAT ENCOURAGES ACTIVE USES
Which of the streets leading in to the Central Core should be prioritized for multimodal enhancements (e.g., bike lanes, sidewalk improvements)?
Which streets or street segments leading into the Central Core should retain a more informal street cross-section (e.g., dirt shoulders, lack of sidewalks) in the future?
For both questions, use the blue markers provided to indicate specific blocks. If you agree with a location that has already been identified, add a green dot; if you disagree, add a red dot.
WHAT TYPES OF MULTIMODAL ENHANCEMENTS "FIT" DIFFERENT CROSS-SECTIONS?
Sample 80' Right of Way (on Granite or Galena)
Sample 75' Right of Way (North-South Avenues)
Right of way widths vary in different parts of the Central Core. As a result, opportunities for multimodal enhancements will vary by location. The cross-sections at left depict conceptually the types of multimodal improvements that could be accommodated based on available right of way.
EVALUATING THE NEED FOR FUTURE STREET IMPROVEMENTS
The informal character of some of the streets leading into the Central Core contributes to the character of the surrounding neighborhoods, while the dirt or gravel shoulders also allow for snow storage, pedestrian traffic, and parking.
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GP4: A WELL-CONNECTED, MULTIMODAL TRANSPORTATION NETWORK THAT ENCOURAGES ACTIVE USES
Frisco is a small, compact town where schools, parks and trailheads, restaurants, shops, and other businesses are located close-by. Year-round walking and biking paths, along with bus routes, must enable residents and visitors to reach destinations without an 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. Transportation and parking planning is also necessary around the weekend and seasonal influx of automobiles and visitors.
Where We Are Today
The Town adopted a comprehensive Trails Master Plan in 2017.
A parking inventory and an analysis of parking occupancy was completed in 2018.
The Town is currently evaluating potential updates to the parking regulations and enforcement.
Gaps in the sidewalk and trail network remain, particularly in areas surrounding the Central Core.
The Town is actively working with Summit County, CDOT, and many other partners to enhance connectivity to other destinations in the region.
What We've Heard
"Need for a comprehensive transportation plan"
"Better sidewalk connectivity, safe crossings for Summit Blvd"
"Utilize the wide right-of-way"
"Interest in adding electric vehicle charging infrastructure"
"Frisco streets sometimes serve as skier parking for Copper"
Goals and Preliminary Policy Directions
GOAL 4.1: PROVIDE A SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM
Establish a comprehensive Transportation Master Plan.
Adopt street design standards that include safe and attractive non-motorized transportation accommodations to guide future investment.
Manage parking resources in downtown to promote the efficient use of available spaces.
Establish traffic control and management protocols for special events/seasonal peaks.
Place a higher priority on non-car options for moving around town.
GOAL 4.2: PROMOTE WALKING, BICYCLING, AND OTHER ALTERNATIVE MODES OF TRAVEL.
Improve the safety and attractiveness of non-vehicular travel along Summit Boulevard.
Prioritize high-traffic corridors within the Central Core for the construction of more developed, urban sidewalk systems.
Maintain the Town's paved recreational pathway system.
Enhance connections to neighborhoods, commercial areas, and the County-wide recreational pathway system.
Explore Frisco Flyer-type shuttle for around town movement.
GOAL 4.3: CONTINUE TO
NAL TRANSPORTATION OPTIONS FOR FRISCO RESIDENTS AND VISITOR
Strengthen Frisco's voi
develop.
ion planning efforts for the SH 9 and I-70 Corridors -
Collaborate with Summit County, CDOT, Copper Mountain, and others to maintain/increase the frequency of Summit Stage, Busstang, Greyhound and others.
Ensure connections to Marina and PRA are safer and more efficient.
How well do the goals and preliminary policy directions for GP4 align
your vision for Frisco ("1- not well at all" to "5 - very well")? Place you
below to indicate where you land on the scale.
1
2
3
4
5
Town of Frisco | Community Workshop
frisco community plan
GP4: A WELL-CONNECTED, MULTIMODAL TRANSPORTATION NETWORK THAT ENCOURAGES ACTIVE USES
Level of Traffic Stress
Level of Traffic Stress (LTS) is a rating of how comfortable roadways are for cyclists and pedestrians on a scale of 1 (most comfortable) to 4 (unsafe), based on traffic speeds, the availability and condition of sidewalks or trails, and a variety of other factors.
Level of Traffic Stress
1 (very low)
2
3
4 (high)
Miles
Town of Frisco | Parks Community Meeting
frisco community plan

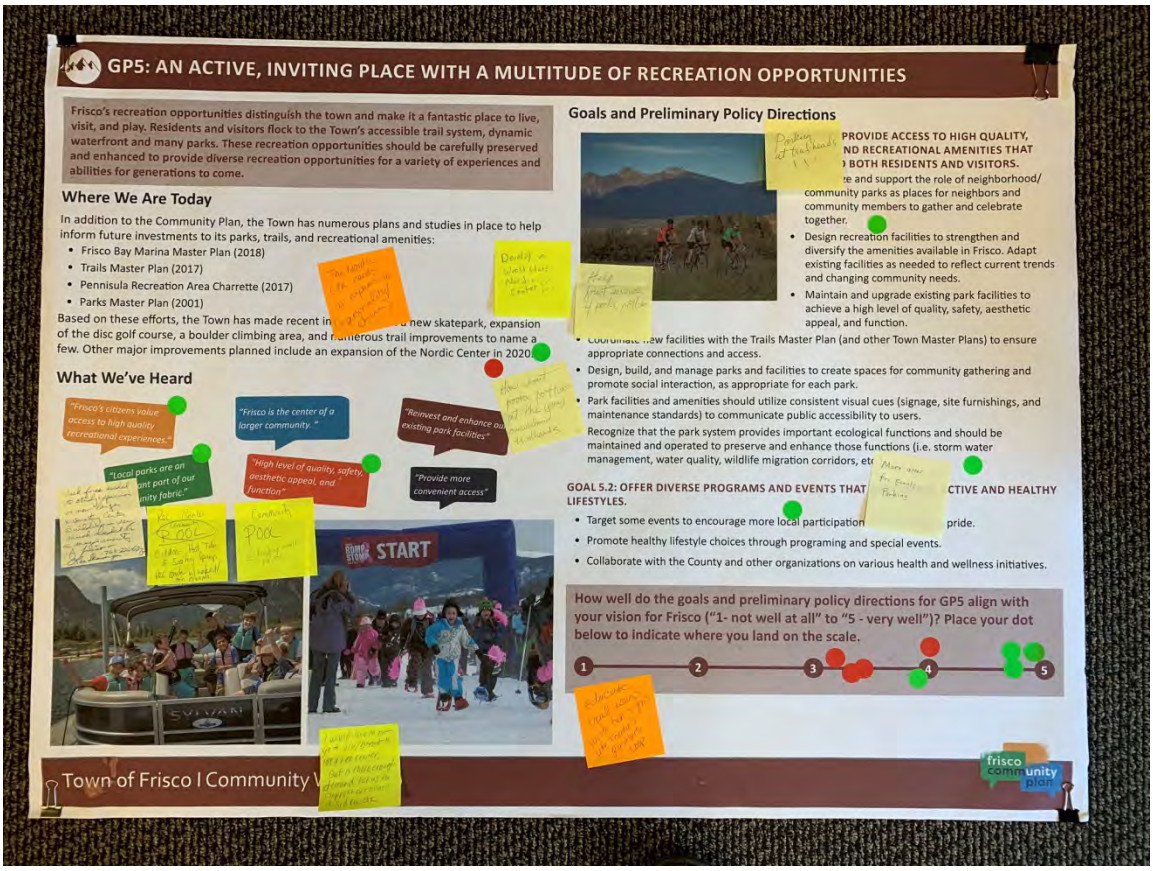
## GP 5: An Active, Inviting Place with a Multitude of Recreation Opportunities

**How well do the preliminary policy directions for GP5 align with your vision for Frisco? (Scale of 1-5, "1- not well at all" to "5-very well")**

- 5 – 3 dots
- 4 – 2 dots
- 3 – 3 dots
- 2 – 0 dots
- 1 – 0 dots

**General Comments**

- I would love to not go to Silv/Breck to use a rec center, but is there enough demand for us to support our own? A third rec center
- Task force needed to study expansion of new large and country center. Building – very much needed as a major amenity of Frisco
- Community pool and climbing wall (35' min)
- How about porter potties at the overwhelmed trailheads
- Rec center community pool – outdoor hot tub and soaking springs. Rec center with workout gym equipment
- Parking at trailheads!
- Help forest service with porter potties
- The Nordic LTR needs an expansion (and personality charm)
- Develop a world class Nordic Center!
- Educate trail users with fun signs like Fruita's Rustlers Loop
- More areas for event parking




## GP 6: Protection of the Natural Resources that Define and Support Frisco.

**How well do the preliminary policy directions for GP6 align with your vision for Frisco? (Scale of 1-5, "1- not well at all" to "5-very well")**[6]

- 5 – 14 dots
- 4 – 5 dots
- 3 – 2 dots
- 2 – 0 dots
- 1 – 0 dots

**General Comments**

- Make sure water quality is addressed.
- Does financial gain from our tourism offset the environmental impacts through mitigation? Enhancement, upgrades
- Ban single-use plastic bags!
- The Town can play a key part in educating re: moose, trail etiquette, etc.
- Main Street is not so great for bikes – people ride on the sidewalks! And no good crossing pattern from Marina

[6] 8 additional green dots placed next to particular policy recommendations under this guiding principle to express support.

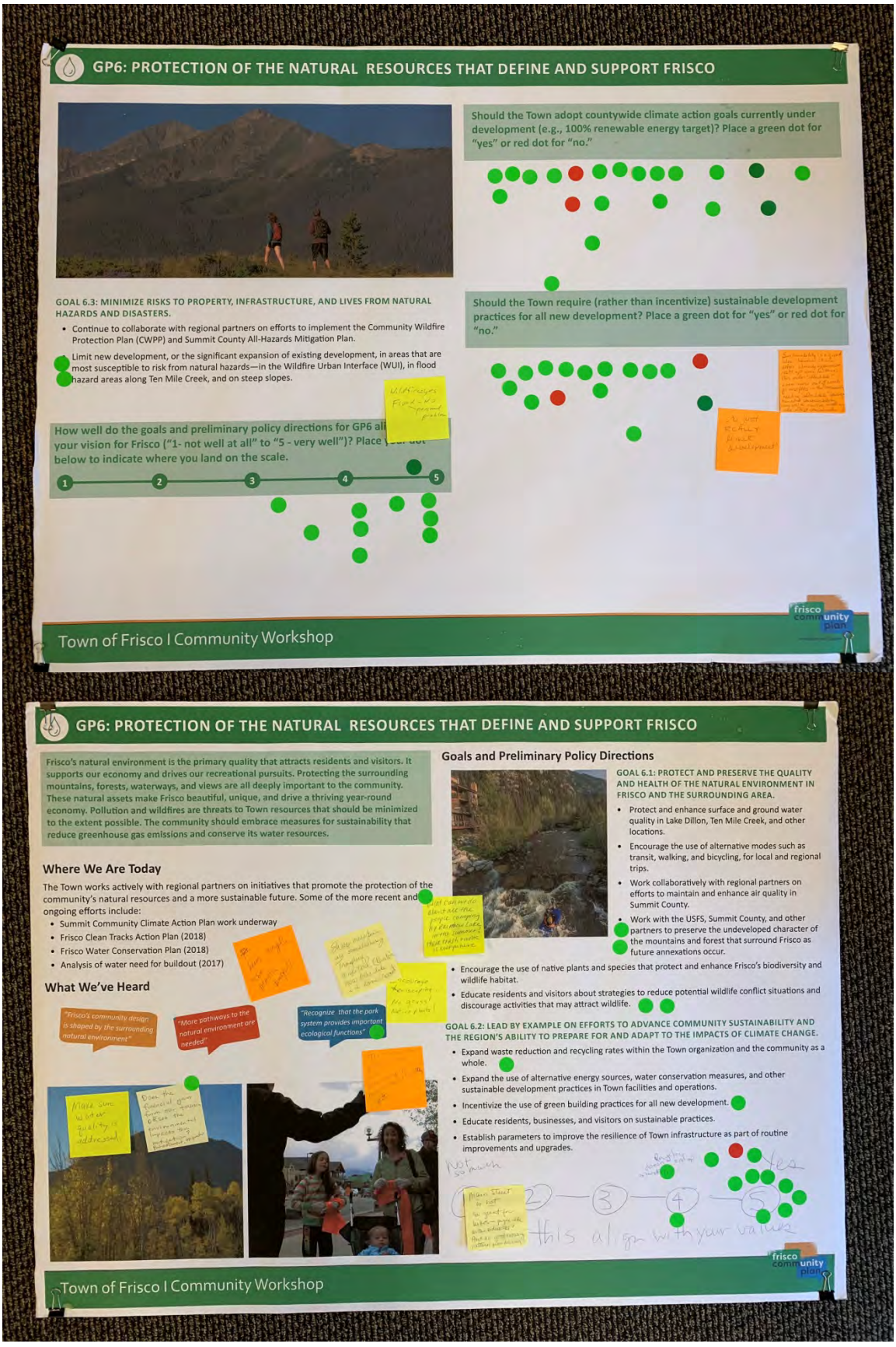
- Encourage xeriscaping. No grass! Native plants!
- What can we do about all the people camping by Rainbow Lake in the summer? Their trash and waste is everywhere!
- Wild fire needs to be addressed; Flood – no – personal problem
- Sheer numbers are overwhelming. Trampling, single track (Rainbow) now looks like a 2 lane road

**Should the Town adopt countywide climate action goals currently under development (e.g., 100% renewable energy target)?**

- Yes – 19 dots
- No – 2 dots

**Should the Town require (rather than incentivize) sustainable development practices for all new development?**

- Yes – 14 dots
- No – 2 dots
- General Comments
    - Really limit development
    - Sustainability is a good idea; however, it can drive already expensive costs up even further. This makes "affordable" even more out of reach for most folks in the community needing "affordable" housing. Mandated sustainability may lead to creating even a more elitist community.


GP6: PROTECTION OF THE NATURAL RESOURCES THAT DEFINE AND SUPPORT FRISCO
Should the Town adopt countywide climate action goals currently under development (e.g., 100% renewable energy target)? Place a green dot for "yes" or red dot for "no."
GOAL 6.3: MINIMIZE RISKS TO PROPERTY, INFRASTRUCTURE, AND LIVES FROM NATURAL HAZARDS AND DISASTERS.
Continue to collaborate with regional partners on efforts to implement the Community Wildfire Protection Plan (CWPP) and Summit County All-Hazards Mitigation Plan.
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.
Should the Town require (rather than incentivize) sustainable development practices for all new development? Place a green dot for "yes" or red dot for "no."
How well do the goals and preliminary policy directions for GP6 al your vision for Frisco ("1- not well at all" to "5 - very well")? Place below to indicate where you land on the scale.
1
2
3
4
5
Town of Frisco I Community Workshop
frisco community plan
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 and wildfires are threats to Town resources that should be minimized to the extent possible. The community should embrace measures for sustainability that reduce greenhouse gas emissions and conserve its water resources.
Where We Are Today
The Town works actively with regional partners on initiatives that promote the protection of the community's natural resources and a more sustainable future. Some of the more recent and ongoing efforts include:
Summit Community Climate Action Plan work underway
Frisco Clean Tracks Action Plan (2018)
Frisco Water Conservation Plan (2018)
Analysis of water need for buildout (2017)
What We've Heard
"Frisco's community design is shaped by the surrounding natural environment"
"More pathways to the natural environment are needed"
"Recognize that the park system provides important ecological functions"
Goals and Preliminary Policy Directions
GOAL 6.1: PROTECT AND PRESERVE THE QUALITY AND HEALTH OF THE NATURAL ENVIRONMENT IN FRISCO AND THE SURROUNDING AREA.
Protect and enhance surface and ground water quality in Lake Dillon, Ten Mile Creek, and other locations.
Encourage the use of alternative modes such as transit, walking, and bicycling, for local and regional trips.
Work collaboratively with regional partners on efforts to maintain and enhance air quality in Summit County.
Work with the USFS, Summit County, and other partners to preserve the undeveloped character of the mountains and forest that surround Frisco as future annexations occur.
Encourage the use of native plants and species that protect and enhance Frisco's biodiversity and wildlife habitat.
Educate residents and visitors about strategies to reduce potential wildlife conflict situations and discourage activities that may attract 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.
Expand waste reduction and recycling rates within the Town organization and the community as a whole.
Expand the use of alternative energy sources, water conservation measures, and other sustainable development practices in Town facilities and operations.
Incentivize the use of green building practices for all new development.
Educate residents, businesses, and visitors on sustainable practices.
Establish parameters to improve the resilience of Town infrastructure as part of routine improvements and upgrades.
1
2
3
4
5
this align with your values
Town of Frisco I Community Workshop
frisco community plan

# Joint Community Resource Group & Planning Commission Meeting to Review Final Draft of Plan Summary, June 26, 2019

**Meeting Description:** The Community Resource Group (CRG) and Planning Commission (PC) met on June 26, 2019 for a discussion on the final draft of the Community Plan update. Approximately 18 people attended this meeting, including six members of the Planning commission and planning staff.
The following information is a summary of the main themes and discussion points represented at the meeting.

## Overall Themes

Complete Streets/Bicycling

- Show future scenario of separated bike lane on Galena should not be sharrow in future (show alternative in plan to allow different option in future)
- Would prefer bike traffic off Main Street
    - More bike parking/gateways to encourage people to park their bike then walk to Main Street
    - Make this a recommendation in plan

Historic Preservation

- Historic Inventory should be made a priority. Identify what is really worth keeping; there is a difference between “historic” and “old”
- Stop providing incentives and make mandatory; provide more weight in document on historical preservation
- Historic Resources outside town limits should be recognized and celebrated (such as coke ovens on Recpath)
- More signage/information to incorporate a narration of historic features so people recognize and understand it better

Housing Component

- Lake Hill should be added to action items
- Reference the annexation information in the Three Mile Area Plan

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**Community Open House on Draft Plan**
**Meeting Summary, July 11, 2019**

**Meeting Description:** On Thursday, July 11, 2019, from 4:00 – 7:00 pm staff hosted an Open House for community members to review and provide feedback on the final draft of the Community Plan Update. The meeting was held at the First and Main Building, located at 108 East Main Street, and the Thursday evening Concert in the Park was taking place next door at the Historic Park. Participants were asked to view presentation boards and share their feedback on the Community Plan's Guiding Principles, proposed policies, and action items. Approximately 40 community members attended and provided feedback.

## Public Comments

Guiding Principle 1

- 1.2 – Follow Brecks example of increasing number of bike trails
- 1.4D – Walkability on Granite too please

Guiding Principle 1 Implementation Strategies

- 1.1-c – Consider making main street "pedestrian only"
- 1.2-b – When the Dam Rd and I70 close – dealing with the backup of traffic onto Summit Blvd
- 1.3-a – So many new builds to maximize lots tower over town. Consider impact on character of town
- 1.3-b – And availability to all income levels
- 1.5-a – prepare a comprehensive "Useable" Inventory of historic resources

General Comments:

- Prevent housing density from becoming over crowded. We don't want "Breck" Crowding
- Please make a plan to keep town cute and stop the huge and ugly projects
- Emergency plan for hosing homeless families

Guiding Principle 2

- Work on the Fireworks! BOOM

Guiding Principle 2 Implementation Strategies

- 2.2-a – Cell and internet services during high capacity affects safety and tourism

Guiding Principle 3 Strategies

- 3.1-a – Maintain consistent standards through Town

- 3.2-a – Move beyond email as communication – social Pres

General Comments:

- Transit center needs to be re-thought, move away from Basecamp residence
- Charge for CMC, grayhound, Bustang, for us
- Bustang and transit center ought to be as good/quiet as stage bus
- More clean energy requirement for bustang/grahounds
- Mental health services and physical health services should be its own goal/guiding principle
- Cell service in town is not reliable and needs to be addressed

Guiding Principle 4

- 4.1 – Consistent bike rules state wide. Idaho – stop dismount at crosswalks etc.
- 4.1 General – enforce riles on overnight parking and time limits if you are going to have them
- 4.2 – Connect bike paths across highway 9 without crosswalks (bridge or raise 10 mile creek bridge)
- 4.3 –RT 9 is not very tough to cross

General Comments:

- Let's explore strategies to get people out of their cars / reduce the number of people who drive here from the Front Range. Educate the Front Range about alternative transportation options and make it more expensive to drive with paid parking and congestion pricing. Partner with the Summit County Climate Action Collaborative and CDOT to execute this.

Guiding Principle 4 Strategies

- IF better path this isn't needed
- Last time no one used the flyer
- 4.1-f – And on other streets
- 4.2-c – Continue trail in Peninsula, ground fat bike trails in winter
- 4.2-d – Plow or groom paths through town
- 4.3-a – How can the Town use this area to keep people here for economic benefits?

General Comments:

- Biking down Main Street is a bit scary
- Bike lane on Granite
- Plan for Traffic breaking up onto Summit Blvd when I70 and Dam close with Lake Hill

Guiding Principle 5

- Pickle ball infra like Silverthorne. Dedicated Pickle Ball Facility
- Pretty darn good! Over all. RT 9 is now though tough in Summer ☹
- Bridge underpass over Hwy 9 and groom Peaks Trail

Guiding Principle 5 Strategies

- 5.1-b –Meadow Creek need the most help & priority
- 5.1-c – Groom for Fat Bikes on Penn - with Dogs
- 5.1-d – Report cost of this plan vs benefit
- 5.1-f – Add to MTB trail network

General Comments:

- Can true locals get discount Nordic passes
- Zipline peninsula
- Consider mental health as part of plan
- Additional SUP Launch on lakeshore
- Meadow Creek Becomes a dog park to keep the “rif”raff” dwellers down
- Need a dedicated “dog park”
- Nordic center ski loop for skiers and dogs
- No dogs (or a leash law) on the new beach at marina
- Create a “highway” access from marina into lake for rowing/sup/kayak access. Currently this is not enough room for someone rowing to pass (needs 10 feet) to row properly) through moored boats

Guiding Principle 6 Strategies

General Comments:

- Reduce single (eliminate) use plastic at the marina bar
- Create a program for locals to bring reusable mugs to Town Events/Bars/restaurants
- Town water to the tax
- Pollution plan needs to review bustang/grayhound
- Groom town trails to ski/fat bike, don’t let them dominate the winter
- More trash recycling at events (4th of july)
- Hire a full time sustainability coordinator! This is an important work and residents support the Town dedicating the time and money to prioritize it

Over all General comments:

- Look at the back of Frisco Station

- Frisco needs plan for homeless shelter and support for mental illness

# APPENDIX C:
## REFERENCE MAPS

# EXISTING LAND USE MAP

**EXISTING LAND USE**

- Commercial
- Community Facilities
- Mixed Use
- Recreation/Open Space
- Residential
- Sanitation Plant
- Unincorporated Residential
- Town Boundary

N

0 0.25 0.5 Miles 1

The information hereon is approximate and is intended for display purposes only. For additional information, please contact the Town of Frisco Community Development Department.

# HISTORIC SITES MAP

Historic Sites
Parks and Open Space
Town Boundary

CEMETERY
LUND HOUSE AND DILLON RESERVOIR
ROUSE-STANLEY HOUSE
FOOTE'S REST
HISTORIC PARK
OLD TOWN HALL
MASONTOWN
COKE OVENS

I-70 West Accel Exit 203
I-70 West Decel Exit 203
I-70 East Accel Exit 203
I-70 East Decel Exit 203
I-70 West Decel Exit 201
I-70 East Accel Exit 201
I-70 Westbound
I-70 Eastbound
Meadow Creek
Lakeview
Dillon Dam
Giberson
Point
Berino
Beaver Lodge
9000 Divide
Lusher
Lakepoint
Summit
Basecamp Meadow
Hawn
Meadow Creek Lagoon
Ten Mile
Lupine
Windflower
Rose Crown
Chiming Bells
Primrose
Larson
Highwood
Aspen
Riverview
Willow
Alpine
Little Chief
Miners Creek
Mallard
Shoshone
Gold Dust
School
Forest
Wichita
Emily
Creekside
Sunset
Riverside
Streamside
5th Ave
Galena
6th
7th
Marina
Ten Mile
Main
1st Galena Street
2nd
4th
Granite
Teller Street
Teller
Mount Royal
Madison
Aspen
Frisco
3rd
4th
Pine
Pitkin
6th
Belford
8th
Taylor
Lookup
Bobwhite
Nancys
County Shops
Miners Creek
Peak One
Iron Springs
State Hwy 9
Cabin Green
Meridian
Recen
Garden
Zack
McKees
Bills Ranch
7th
Miners
Ophir Lake
Stellar Jay
Tracy
Willow Bend
Goldfinch
Temple
Vierling
Back
Bayview
Water Dance
Hammerstone
Recreation
Peninsula
Crown Point
Peak One Campground
Peak One Campground B

N
0
0.25
0.5
1 Miles

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