



## PLANNING COMMISSION STAFF REPORT

August 17, 2023

**AGENDA ITEM:** Planning File No. **MAJ-23-0007**, a sketch plan review of the Major Site Plan application for a proposed fifty-four (54) unit affordable, multi-family residential development.

**LOCATION:** 602 Galena Street / Lots 13 through 21, Block 3, Frisco Townsite

**ZONING:** Central Core (CC) District

**APPLICANT & ARCHITECT:** Tim Sabo  
Allen-Guerra Architecture  
PO Box 5540  
Frisco, CO 80443

**OWNER:** The Town of Frisco

**TOWN STAFF:** Emily Weber, Principal Planner  
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### PROJECT DESCRIPTION

The applicant, Allen-Guerra Architecture on behalf of the property owner, Town of Frisco, is proposing a residential development consisting of a fifty-four (54) unit multi-family development located at 602 Galena Street. The applicant is proposing that all units be deed restricted, affordable units available for rent.

The applicant previously presented a sketch plan to the Planning Commission on July 6, 2023, where they were proposing two buildings containing twenty-four (24) units each for a total of forty-eight (48) deed restricted, affordable units available for rent. The previous proposal also included underground parking. The applicant has since redesigned the site to include one building and surface parking is now proposed on site and within the public right-of-way (ROW).

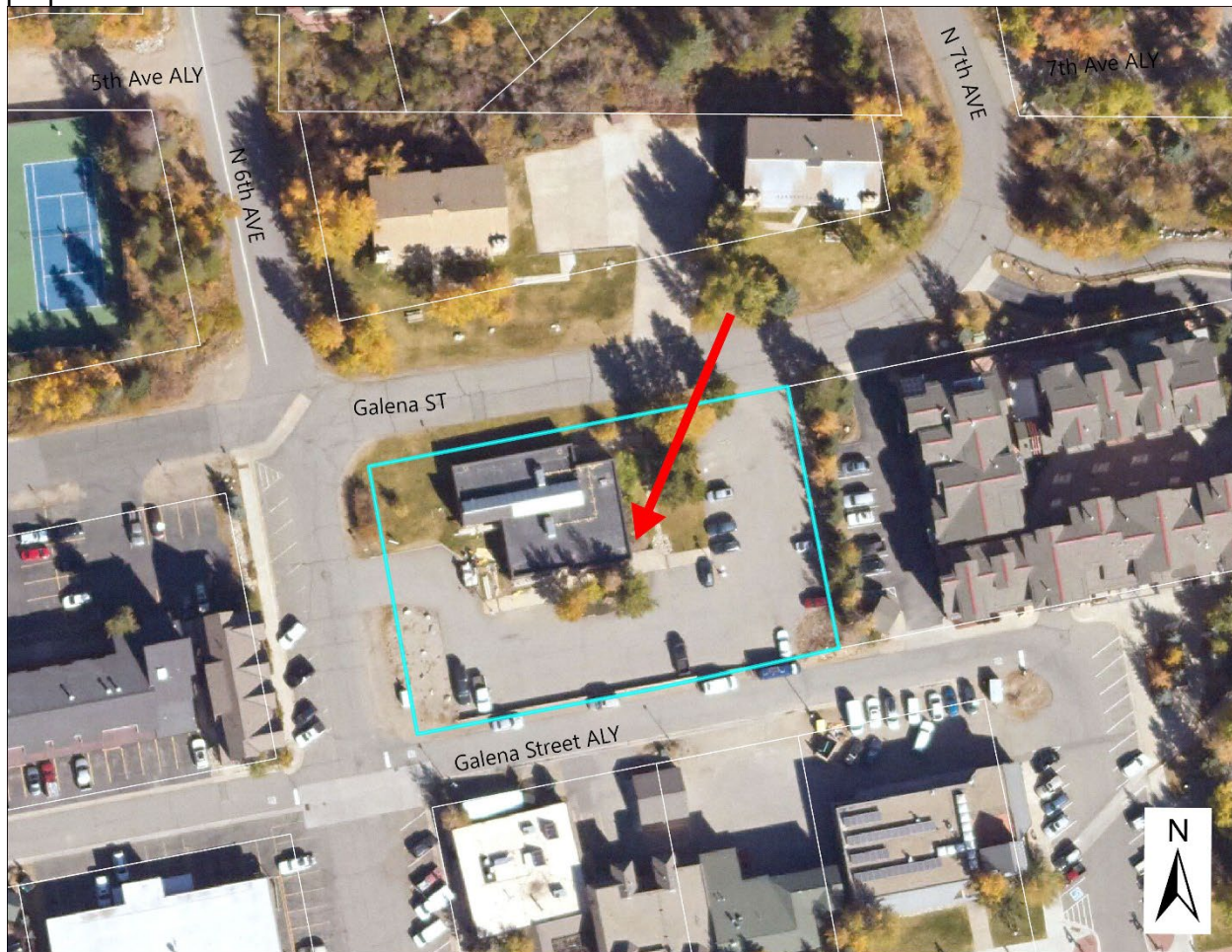
For a more complete project description, please refer to the attached application materials.

### BACKGROUND

The subject property is a 0.72-acre lot located in the Central Core zone district. The property is owned by the Town of Frisco, who leases the property to the Colorado Department of Labor and Employment to operate the existing Workforce Center on site. The building on site was

constructed in 1984 and the property was purchased by the Town in 2022. The properties to the west, south and east are also zoned Central Core, with the property to north zoned Residential High Density.

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



Vicinity Map

### SKETCH PLAN REVIEW

A sketch plan review is the first step in the Major Site Plan review process and is an opportunity for Planning Commission to comment on the various aspects of a development proposal including proposed uses, parking and traffic circulation, architecture, landscape design, and compatibility with the neighborhood. It is also an opportunity for the applicant to listen to Commissioners' comments and make changes to the proposal prior to the final stage of the major site plan application review.

The Planning Commission will have the opportunity to review the project again at the final review step in the Major Site Plan review process. The proposal will be reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC) at that time.

## ANALYSIS - FRISCO COMMUNITY PLAN

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

### Vision and Guiding Principles (excerpts)

*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 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.*

### **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 complements 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.**

As referenced in 1.1A, the Plan references Area Specific Policies/Design Principles. Included in these are design principles for infill and redevelopment in established neighborhoods. As noted in the Community Plan, these include:

- *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.*

Recognizing that these are guiding principles, and not Town Code requirements; Staff did review and finds that the proposed development is overall meeting the design principles for Infill/Redevelopment.

### **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.*

### **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.*

The applicant provided the following statement in their narrative in regard to mobility:

“This redevelopment encourages the use of Frisco’s multi-modal transportation network with its proximity to bus stations on several local bus lines, proposed bike storage on-site, and the walkability of Main Street. With the improvements to the site, this project will contribute to the “Central Core for the construction of more developed, urban streetscape.” By improving the site to include sidewalks and on-site pedestrian walks, the proposed site plan helps to improve neighborhood and commercial area connections in the central core.”

The proposed application appears to further the highlighted statements above by providing 54 units of workforce housing. The applicant is proposing that all units be deed-restricted and offered for rent to households at or below the 100% AMI. By providing workforce housing, the proposed project helps to support local businesses, employees, and residents. As mentioned in their narrative, the applicant states that “providing workforce housing resources in the Central Core will increase the year-round vitality of the Frisco economy by supporting workers and consumers who will live in the community and engage with the economy year-round.” The applicant’s full narrative is provided with the staff report and outlines how the applicant thinks they are meeting the Frisco Community Plan.

Based on the materials submitted, staff thinks that the application is meeting the goals of the Frisco Community Plan.

<p style="text-align: center;"><b>ANALYSIS</b> <b>AFFORDABLE HOUSING DEVELOPMENT INCENTIVE PROGRAM</b> <b>[\$180-5.5.1]</b></p>
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The Affordable Housing Development Incentive Program encourages the voluntary preservation or development of new housing units, or preservation of existing dwelling units, for the local workforce through residential development incentives, in exchange for deed restriction of all of the housing units in the property. In order to be eligible to receive the incentives in this program, each dwelling unit within the development shall be deed restricted with an average AMI not to exceed 100% for the project. The applicant is applying for an Affordable Housing Development designation and therefore the proposal shall meet the criteria outlined in Section 180-5.5.1.

The Affordable Housing Development designation is available in the GW, CC, MU, RH, RM, and RL zone districts, with the underlying zone district still in effect. Because the subject property is located in the CC zone district and they are proposing that all units be deed restricted with an average AMI not to exceed 100% for the development, it qualifies for this designation and the applicant is proposing to utilize the incentives available.

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

*“To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.”*

The proposed residential development meets the purpose statement of the Central Core district by providing residential dwelling units and enhancing the property which currently contains a large amount of surface parking and a single-floor structure.

The application meets the purpose of the CC District.

**Maximum Density:** Maximum density in the CC District is 16 dwelling units per acre. The lot is 0.72 acres in size and therefore, the allowable density is **twelve (12)** units. However, the applicant is proposing to utilize the regulations set forth in §180-5.5 Affordable Housing related to Density Bonuses. The applicant is proposing **fifty-four (54)** total units, all of which are to be deed restricted, rental units with an AMI not to exceed 100%.

The applicant is seeking feedback from the Planning Commission as to compliance with the Density Bonus Criteria for approval §180-5.5.B.3: “Bonus units may be approved by the Planning Commission upon finding that the additional units, because of the structure’s design, height, mass, and scale, do not detract from the character of the vicinity and small mountain town character.”

**Minimum Lot Area:** The minimum lot area is 3,500 square feet. The application meets this requirement.

**Minimum Lot Frontage:** There is no minimum lot frontage in the CC District.

**Maximum Lot Coverage:** Maximum lot coverage in the CC District for any use other than one or two residential units is 100%. The application materials show 72% of lot coverage, meeting the requirements.

**Setbacks:** With the Affordable Housing Development Incentive Program, the minimum required setbacks in the Central Core, for properties located between Galena Street and Galena Street Alley, and the proposed setbacks for this application are as follows:

	Required	Proposed
<b>Front</b>	5 feet	5 feet
<b>Side, East</b>	5 feet	>5 feet
<b>Side, West</b>	5 feet	>5 feet from proposed lot line
<b>Alley Facing Yard</b>	3 feet	>3 feet
<b>Minimum setback for the third and above floors of street-facing wall facades (10 feet)</b>	<i>Affordable Housing Developments are exempt from this requirement per §180-5.5</i>	

An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, do not encroach into the setback.

**Maximum Building Height:** Maximum height in the CC District is forty (40) feet for pitched roofs, however, with the Affordable Housing Development Incentive Program, there is a 10% increase in maximum building height. Therefore, the proposed building is allowed up to have a height of forty-four (44) feet. In the case where a building is proposed adjacent to two or more rights-of-way, then the building height will be calculated using the average grade of each right-of-way as measured at the edge of adjacent asphalt. The applicant has not provided the average grade of the adjacent ROWs, which will be required at the at time of final review of the Major Site Plan submittal to ensure that the building is meeting the height requirements.

A roof plan with proposed roof pitches and elevations will be required at the time of the final review of the Major Site Plan Application. Additionally, an Improvement Location Certificate (ILC) will be required during construction to ensure the structure is meeting the height requirements.



## ANALYSIS – USE STANDARDS [§180-5]

**Permitted and Conditional Uses:** In the Central Core District, a variety of commercial and residential uses are permitted, including “multi-unit dwellings” which this proposed development is classified as. The application meets this standard.

## ANALYSIS - DEVELOPMENT STANDARDS [180-6]

This project will be reviewed for compliance with all development standards of the Unified Development Code (UDC) at the time of the final stage of the major site plan.

**Grading Plan** (§180-6.5): Site plan approval is required for all developments including any grading or soil disturbance over 500 square feet in area. The grading will be reviewed by the Town Engineer at time of the final review of the Major Site Plan application.

**Drainage Plan** (§180-6.6): Drainage plan submittal requirements, design standards and erosion and sediment control will be reviewed as outlined in §180-6.6, at time of the final review of the Major Site Plan application.

**Access** (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, the location and design of access points to the road must be approved by the Frisco Public Works Director and will be reviewed by the Town Engineer. The applicant is showing access from Galena Street and from 6<sup>th</sup> Avenue. The two accesses create a one-way drive, with the entrance on 6<sup>th</sup> Avenue and the exit on to Galena Street. Each access onto the public right-of-way is eighteen (18) feet in width, meeting the width requirements.

Driveways accessing Town ROW near an intersection shall be minimum of thirty-five (35) feet from the intersecting street ROW as measured from the nearest edge of the driveway. The access on 6<sup>th</sup> Avenue is approximately twenty-four (24) feet from the intersection of the 6<sup>th</sup> Avenue and Galena Street intersection. The application does not meet the driveway proximity from intersection requirement and the applicant will be required to apply for a waiver request from Public Works. Written feedback from Public Works regarding the waiver request shall be submitted with the final application for Major Site Plan.

At time of final Major Site Plan review, Summit Fire will review access and drive lane width for compliance with emergency vehicle access.

### 180-6.11.2, Non-vehicular Access Requirements

*It is the purpose of this section to promote the use of non-vehicular modes of transportation through a Town- wide network of connecting non-vehicular pathways and provide safe access year-round. All site plans shall provide for and show non-vehicular access in accordance with the standards set forth in the Frisco Trails Master Plan and Chapter 155, Minimum Street Design and Access Criteria. In addition, all non-vehicular access shall meet the following standards:*

- A. *All multi-family, mixed-use, non-residential developments, and residential subdivisions shall provide safe and convenient non-vehicular access to a public street or road year-round. Developments shall install paved, year round access from and through the development to adjacent public sidewalks, bicycle and pedestrian facilities, or right of way both existing and proposed pursuant to the Frisco Trails Master Plan and in accordance with*

*the Standards of Chapter 155, Minimum Street Design and Access Criteria.*

- B. Every principal structure shall provide access to adjacent trail systems or public open space usable for recreation activities.*
- C. Developments shall integrate pedestrian ways, trails, and/or bicycle paths with similar existing and planned facilities on adjacent properties. The Frisco Trails Master Plan should be used as a reference when planning for the integration of these facilities.*

Application materials show a six (6) foot wide concrete pedestrian path out to the public right of ways along with vehicle accesses, meeting the non-vehicular access requirements. Further analysis will be done at time of final review.

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

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

If a traffic study is required, it will be submitted with the final submittal of the Major Site Plan application.

**On-Premise Parking Requirements** (§180-6.13.3.D): Using the standard code regulations, one (1) parking space is required per bedroom with a maximum of four (4) parking spaces per unit. Additionally, one (1) visitor parking space is required for every five (5) units. However, per §180-5.5 Affordable Housing, designated Affordable Housing Developments are allowed to follow the requirements below:

- 1. (0.5) parking space per unit for studios and 1 bedroom units, (1.5) parking space per unit for 2 bedroom units, and (2) parking spaces per unit for 3 bedrooms or greater. One visitor parking space is required for each five dwelling units in the development.*
- 2. If a development application includes a minimum of 20 units, and is a single-owner development in which all units will be offered for rent, the development is eligible for each of the following parking incentives which may be cumulative:*
  - i. Proximity to transit. For developments within one quarter mile of a transit stop which provides local service: (.5) parking space per unit for studios and 1 bedroom units, (1) parking space per unit for 2 bedroom units, and (2) parking spaces per unit for 3 bedrooms or greater.*
  - ii. On-street overnight parking. Within the Central Core (CC) and Mixed Use (MU) Districts, up to 20% of the required overnight parking spaces for residents and visitors may be accommodated on street frontages contiguous to the property, on a one for one basis, subject to construction of any needed improvements, Town approval of an acceptable agreement to ensure adequate maintenance and snow removal procedures, and a permit system for resident use.*
  - iii. Off-site parking. Up to 50% of the required overnight parking, excluding required accessible spaces, in the Central Core (CC) and Mixed Use (MU) Districts may be met off-site, subject to a permanent parking agreement approved by the Town. Off-site*



*parking shall be located within 1,000 feet of the proposed development, measured as a viable pedestrian path.*

- iv. *Car-sharing service: Each car-sharing space provided shall count as 4 parking spaces, up to 20% of the parking requirement. The car-sharing program details and agreement shall be provided as part of the application and shall include provisions and alternative options to ensure operation for the duration of the project.*

The applicant is proposing that all units be owned by a single developer in which all units are offered for rent, therefore the applicant is utilizing the incentives outlined in §180-5.5 Affordable Housing. The following is a preliminary parking analysis based on the proximity to transit incentives:

<b>Residential Unit</b>	<b>Parking Standard</b>	<b># of Units</b>	<b>Required Spaces</b>
Studio	0.5 per unit	21	11
1 Bedroom	0.5 per unit	21	11
2 Bedroom	1 per unit	12	12
Visitor Spaces	1 visitor space per every 5 units	54	11
<b>Total Required</b>			<b>45</b>

The required number of parking spaces is forty-five (45) for the proposed project. The applicant is showing thirty (30) parking spaces on-site, twenty (20) spaces within the Galena Street ROW, and eight (8) spaces within the 6<sup>th</sup> Avenue ROW.

Based on incentive IV listed above, the applicant is proposing that one (1) space on-site be a car-sharing space, which shall count for four (4) spaces. That brings the total number of on-site parking spaces to thirty-three (33) by adding twenty-nine (29) to four (4). The applicant is also proposing to utilize incentive II listed above, which allows for twenty (20) percent of the required overnight parking be accommodated on street frontages contiguous to the property. That allows for nine (9) spaces to be within the ROW. With the additional nine (9) on-street parking spaces, the total parking count is 42 spaces. The applicant is short three (3) parking spaces.

The applicant will also be required to provide an acceptable parking plan that delineates maintenance responsibilities, snow removal, and a permit system for all spaces provided in the public ROW. The parking plan shall be approved by the Town of Frisco and will be reviewed at the time of final review of the Major Site Plan application. No parking plan has been submitted at this time.

**Accessible Parking Space Requirements (§180-6.13.3.H):** All multi-family projects with seven (7) attached units or more shall provide accessible parking. The applicant is required to have two (2) accessible parking spaces on site and is meeting that requirement.

**Electric Vehicle Charging Stations:** Chapter 65 of the Code of Ordinances of the Town of Frisco concerning Building Construction and Housing Standards, Section C405.10.1 references electric vehicle charging stations for new construction. The property will be required to comply with requirements as outlined in Section C405.10.1 at the time of building permit submittal.

**Bicycle Parking (§180-6.13.4):** All multi-family residential developments must provide both enclosed, secure bicycle parking, and outdoor bicycle parking facilities. One (1) bicycle parking space is required for every bedroom and 50% of the total spaces must be enclosed, secure bicycle

parking. Based on the total number of bedrooms on site, the applicant is required to have sixty-six (66) bicycle parking spaces. The application materials show eighteen (18) bicycle parking spaces, twelve (12) of which are enclosed.

The applicant is not meeting the bicycle parking requirements. The applicant will be required to show compliance with bicycle parking regulations at the final review of the Major Site Plan application.

**Parking Standards and Criteria** (§180-6.13.6): Parking stall dimensions shall be nine by eighteen and five-tenths (9 x 18.5) feet and accessible stall dimensions shall be eight by eighteen and five-tenths (8 x 18.5) feet plus a minimum accessibility aisle area of five feet for each space. Additionally, the minimum aisle width for one-way aisles with sixty (60) degree parking shall be eighteen (18) feet. The application materials are meeting these requirements.

**Snow Storage Areas** (§180-6.13.7): Snow storage shall be provided on premises in the amount of 25% of paved surface area and any unpaved parking and driveway area. The application materials show 12,413 square feet of hardscaped area, requiring 3,103 square feet of snow storage. The application materials show 3,358 square feet of snow storage provided, meeting the snow storage quantities.

**Landscaping and Revegetation** (§180-6.14): This proposal is subject to the landscaping requirements for a Residential Development.

- 1. For every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet.*
- 2. A minimum of one tree shall be planted within the yard setback adjacent to any public street for every 30 feet of total street frontage or fraction thereof. Street trees shall be placed at least eight feet away from the edges of driveways and alleys and to the extent reasonably feasible, be positioned at evenly spaced intervals.*

For designated Affordable Housing Developments, plant material quantities may be reduced by up to 20%, species mix may be increased to a 50% maximum for each species, and minimum tree caliper size may be reduced to 50% of the caliper size requirements.

With the plant material deduction, the applicant is required to plant twenty-nine (29) trees and seventeen (17) shrubs on site. The submitted applications materials show thirty-six (36) trees and twenty-five (25) shrubs, meeting the landscaping requirements.

Parking area landscaping is required under 180-6.14.3.F. and includes a required amount of internal parking lot landscaping. Additionally, parking lot islands shall be a minimum of eight feet in width and length and contain at least one tree. The application materials are not in compliance with parking area landscaping requirements and shall show full compliance at time of final submittal for the Major Site Plan.

At time of final submittal for the Major Site Plan application, the site shall be in compliance with all landscape regulations, including but not limited to minimum quantities, diversity, size, and parking area landscaping requirements.

**Outdoor Lighting** (§180-6.16): The application materials do not show the proposed outdoor light fixtures. All outdoor lighting shall be full cut-off fixtures. Outdoor light fixtures and a

photometric plan shall be submitted and reviewed at the final submittal of the Major Site Plan application.

**Refuse Management (§180-6.17):** All commercial, mixed-use and multi-family residential development projects containing five (5) or more units shall utilize dumpster enclosures for the storage of all refuse, recycling, grease traps, and compost collection. The application materials show a dumpster enclosure on the east side of the parking lot. Dumpster enclosure design and materials have not been provided and shall be required at the time of final submittal of the Major Site Plan application.

The applicant will be required to submit a letter from a waste disposal company showing that the proposed refuse and recycling facilities are located and sized appropriately for the proposed project. The dumpster enclosure will be reviewed for full compliance at time of the final stage of the major site plan.

**Residential Development Standards (§180-6.22):** The purpose of the residential development standards is to promote high-quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

The application shall be held to the following residential development standards:

#### **A. Facade Standards**

1. *Intent. To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.*

The proposed development includes building designs that are unique to this project and have a similar styling to other buildings in Frisco.

2. *Building Elements. All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-UU. Each façade shall be articulated through the use of at least four of the following techniques:*
  - a. *Deep eaves or overhangs, at least 24 inches in depth;*
  - b. *Balconies, porches, or patios;*
  - c. *Building elements that provide shelter from natural elements;*
  - d. *Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
  - e. *A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
  - f. *Variation in roof planes or roof forms, including dormers or gables; or*
  - g. *Variation in window sizes and shapes.*

Designated Affordable Housing Developments shall demonstrate building articulation through use of at least two (2) of the seven (7) techniques above. The application materials appear to meet this standard.

3. *Duplicate Building Design Prohibited*

- a. *Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300-foot radius of the property shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure.*
- b. *Where a project contains two or more buildings or units, not identical units, the building design shall provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition.*

The building design does not duplicate other buildings within a 300-foot radius of the property; however, the building design shows significant symmetry along the north and south facades and there is minimal architectural relief from the duplication of units.

Staff recommends that the Planning Commission comment and discuss the intent of the façade design, the building elements utilized to show varied articulation, and duplication between units.

**B. Bulk Plane Standards**

See Section 180-6.23 for bulk plane requirements.

**C. Roof Standards**

1. *Intent. To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.*

The application materials show pitched roof elements.

2. *Roof Pitch*

- a. *Pitched roofs, or flat roofs augmented with pitched roof elements, are required.*
- b. *A minimum roof pitch of 6/12 is encouraged.*
- c. *Mansard roofs are prohibited.*

The proposed building roof pitches are 9:12 pitches where the flat roof is augmented by pitched elements. The application is meeting the roof pitch requirements.

3. *Roof Design. Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas and walkways. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention will be evaluated by the Town of Frisco Building Department as part of the building permit application review process.

4. *Roof Materials*

- a. *If metal roofs are used they shall be surfaced with a low gloss finish, matte finish, or other finish proven to fade and not be reflective.*

- b. Metal roofs, asphalt and fiberglass shingles are permitted provided that they heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.*
- c. Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.*
- d. Bright colored roofs that exceed a chroma of four on the Munsell Color chart are prohibited.*

The application materials show corrugated steel panels in a dark grey, non-reflective finish for the roofing material. This meets the requirements.

#### **D. Building Material Standards**

- 1. Intent. To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.*
- 2. Primary Materials*
  - a. Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.*
  - b. Other materials that imitate natural materials are also acceptable provided their texture, shape, and size are substantially similar to the natural materials they are imitating, and are not obviously artificial materials.*
  - c. Stucco or steel are acceptable materials when used in combination with other acceptable materials.*

Proposed exterior building materials include: horizontal siding in a 'sand' and vertical siding in a 'coffee' color, as well as split faced CMU tiles in a dark grey.

- 3. Specific Material Standards*
  - a. Concrete Block. Concrete block shall not be allowed as the primary or extensive exterior finish. When used as an accent, concrete block shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building and the purpose of this section.*
  - b. Metal. Metal shall have a matte finish or a finish proven to fade and not be reflective.*
  - c. Glass. The use of mirrored or reflective glass is prohibited unless required for compliance with the voluntary green building program as administered by the Town's Building Official.*

The proposed metal materials will be of a matte finish and concrete block is not included as a primary exterior finish. The application meets this requirement.

- 4. Variety of Materials on All Building Elevations*
  - a. There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.*
  - b. Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.*

The applicant is proposing a variety of exterior building materials that are proposed to wrap the building corners. The application will be reviewed for full compliance with the building material standards at the final review of the Major Site Plan application.

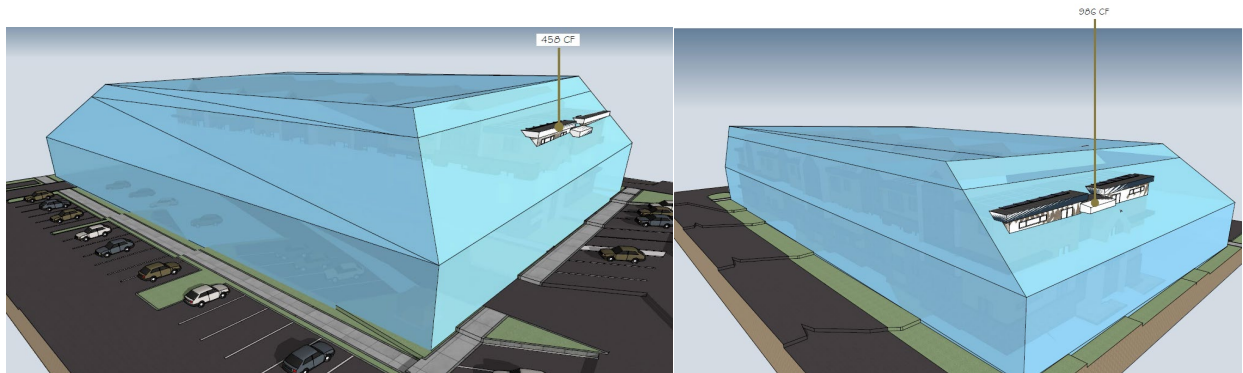
### ***E. Building Colors***

#### ***1. Intent. To promote building colors compatible with the site and surrounding buildings***

Per UDC requirements, pure white or black may not be utilized as the primary building color. The primary proposed colors are clay, coffee, and sand. The applicant is not proposing pure white or black as the primary building color.

### **Bulk Standards (§180-6.23):**

Table 6-K of the UDC outlines bulk plane requirements. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. The Affordable Housing Development incentives allow bulk plane encroachments up to the ratio of 500 cubic feet per 10,000 square feet of lot area. The application materials show 1,444 cubic feet of bulk plane encroachments, where 1,574 cubic feet is allowed. The application is meeting this requirement only if building height is met.



Staff requests the Planning Commission provide the applicant feedback regarding if they think that the bulk plane encroachments provide substantial architectural relief.

### **PUBLIC COMMENT**

The Community Development Department has not received any formal public comments concerning this project as of August 10, 2023.

### **STAFF RECOMMENDATIONS**

The application materials submitted for the final review of the Major Site Plan application shall show the proposed development in compliance with all dimensional requirements including, but not limited to, setbacks and height. Parking and landscaping requirements shall also be in compliance with the UDC.

Staff recommends the Planning Commission provide the applicant feedback on the sketch plan application submitted for the 602 Galena Street Affordable Housing Development and associated

improvements in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code:

1. Staff recommends the Planning Commission provide feedback as to compliance with the Density Bonus Criteria for approval §180-5.5.B.3: *"Bonus units may be approved by the Planning Commission upon finding that the additional units, because of the structure's design, height, mass, and scale, do not detract from the character of the vicinity and small mountain town character."*
2. Staff recommends the Planning Commission comment on the proposed access of the site and if they support the applicant pursuing a waiver request from Public Works.
3. Staff recommends the Planning Commission take this opportunity to comment on the proposed parking of the site. The applicant will be required to comply with parking requirements.
4. Staff recommends that the Planning Commission comment on the proposed landscaping. The applicant will be required to comply with landscaping requirements.
5. Staff recommends that the Planning Commission comment and discuss the intent of the façade design, the building elements utilized to show varied articulation, and duplication between units.
6. Staff recommends that the Planning Commission comment on the proposed bulk plane encroachment and if it provides architectural relief.

<b>ATTACHMENTS</b>
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Attachments:

- Ordinance 23-10, which includes the Affordable Housing Development Incentive Program
- Applicant Narrative
- Site Plan and Landscape Plan

cc: Allen-Guerra Architecture