



PLANNING COMMISSION STAFF REPORT

March 21, 2024

AGENDA ITEM: Planning File No. **MAJ-23-0007**, a final review of the Major Site Plan application for a proposed 54 unit multifamily, deed-restricted 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 54-unit multifamily residential building located at 602 Galena Street. The applicant is proposing that all units be deed restricted, affordable units available for rent at 120% of the Area Median Income.

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. The site to the north consists of the Scattered Pines condo development, built in 1981.

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

The applicant previously presented a sketch plan to the Planning Commission on July 6, 2023, where they proposed two (2) buildings containing 24 units each for a total of 48 deed-restricted, affordable units available for rent. The previous proposal also included underground parking. The applicant then redesigned the site to include one (1) building with surface parking on site and off site within the public ROW. The applicant went back to the Planning Commission on August 17, 2023, where they received feedback on the new design. The Planning Commission made the following comments:

- Commissioners acknowledged that they understood the comments about flipping the plans but noted that there are pros and cons to that.
- Commissioners agreed there is a need for rentals and are happy to see a rental project.
- Commissioners noted the architectural duplication is repetitious and requested the applicant address with modifications.
- Commissioners agreed they are okay with bulk the plane encroachment.
- Commissioners agreed they would rather see visitor parking on Galena Street.
- Commissioners noted that they would like the community parking to be part of the deal.
- Commissioners do not have a problem on the waiver request to reduce the access distance to the street intersection.
- Commissioners noted that something really interesting could be done at the intersection of the sidewalks.
- Commissioners stated that they would like to see solar on the building.

Minutes from the August 17th Planning Commission meeting are attached to this staff report.

FINAL MAJOR SITE PLAN REVIEW

The Major Site Plan application requires Planning Commission review and decision. The proposal is reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC).

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 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 Frisco Community Plan by providing 54 units of workforce housing. The applicant is proposing that all units be deed-restricted and offered for rent to households at 120% 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 finds that they are meeting the Frisco Community Plan.

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

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| <p style="text-align: center;">ANALYSIS CENTRAL CORE (CC) DISTRICT [§180-3.11] and AFFORDABLE HOUSING DEVELOPMENT INCENTIVE PROGRAM [§180-5.5.1]</p> |
|---|

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 120% 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, all units are available for rent, and they are proposing that all units be deed-restricted with an average AMI not to exceed 120% 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.”

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 **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 **54** total units, all of which are to be deed restricted, rental units with an AMI of 120%.

Based on the Density Bonus Criteria for approval outlined in §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.*”

If the Planning Commission finds that the additional units do not detract from the character of the neighborhood and Frisco’s small mountain character as outlined in Section 180-5.5.B.3, then the application meets this standard.

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.

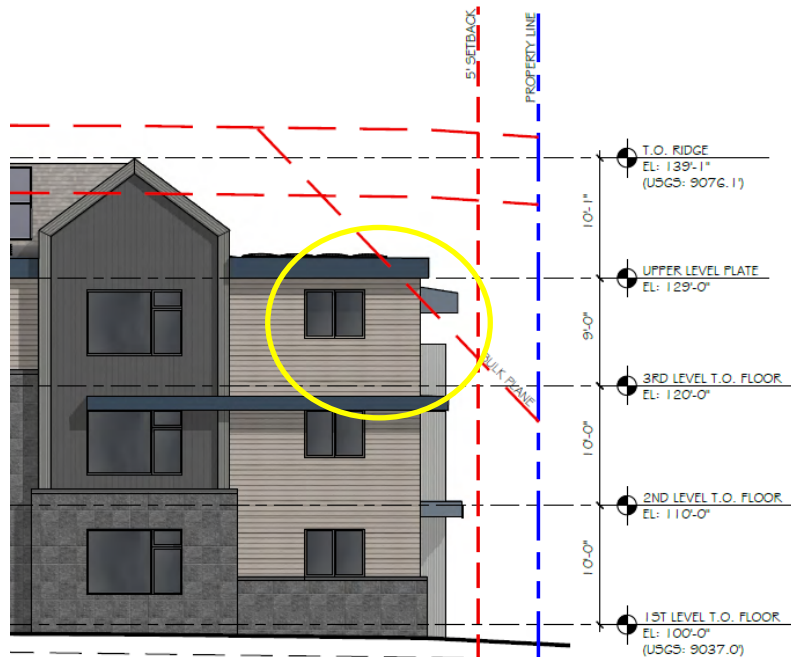
Maximum Lot Coverage: Maximum lot coverage in the CC District for any use other than one (1) or two (2) residential units is 100%. The application materials show 82.7% of lot coverage, meeting the requirements.

Setbacks: 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 |
|---|---|--------------------------------|
| Front | 5 feet | 5 feet |
| Side, East | 5 feet | >5 feet |
| Side, West | 5 feet | >5 feet from proposed lot line |
| Alley Facing Yard | 3 feet | >3 feet |
| Minimum stepback for the third and above floors of street-facing wall facades (10 feet) | Affordable Housing Developments are exempt from stepbacks on alley-facing facades per <u>§180-5.5</u> | |

While the development is exempt from stepback requirements along alleyways, the building is still required to have a 10-foot stepback along the façade that faces 6th Avenue Alley. The code states that stepbacks shall be taken from the third and above floors of street-facing wall facades, as taken from the floor below. The application materials do not meet this requirement. Staff has spoken to the applicant about making modifications to meet the stepback requirement on the western building façade. Staff recommends the Planning Commission add a condition of approval stating that the applicant shall be required to meet the 10-foot stepback requirement on the western building façade prior to building permit submittal.

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



Maximum Building Height: Maximum height in the CC District is 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 to have a height of 44 feet. All roof height measurements are taken from the existing elevation on site and the highest roof height proposed is 39.1 feet, meeting the requirements.

An Improvement Location Certificate (ILC) will be required during construction to ensure the structure meets the height requirements.

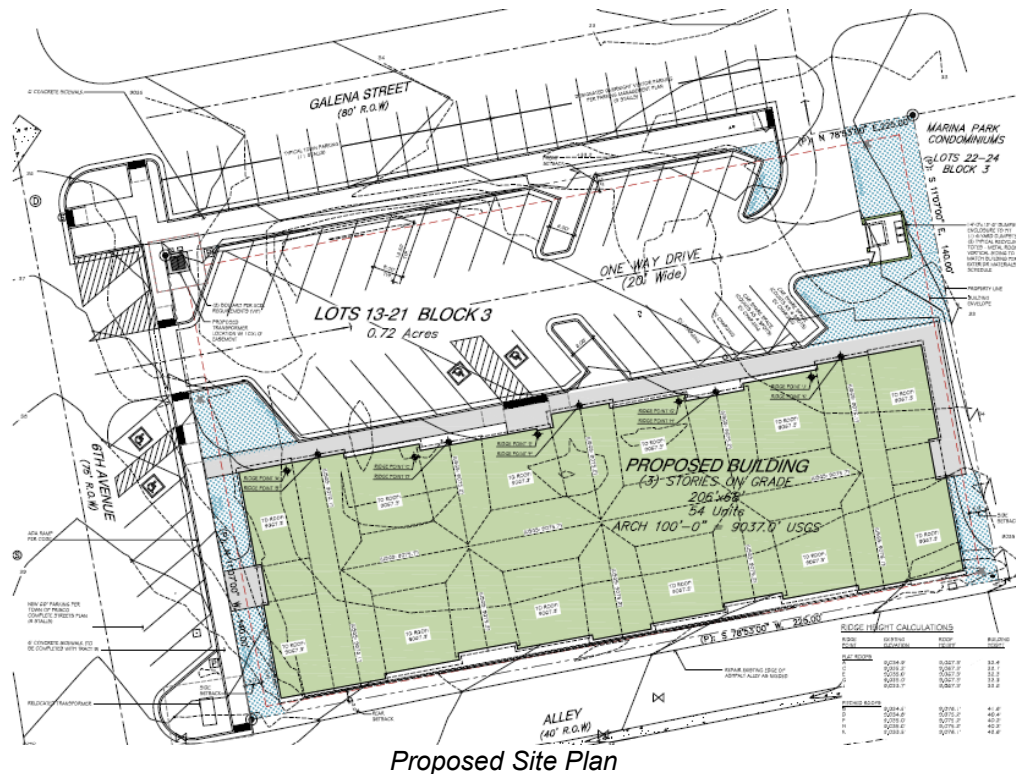
ANALYSIS – USE STANDARDS [§180-5]

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]

Grading Plan and Drainage Plan (§180-6.5 and §180-6.6): Site plan approval is required for all developments including any grading or soil disturbance over 500 square feet in area. Drainage plans including design standards and erosion and sediment control are also required with site plan submittal. The Town Engineer has reviewed the submitted plans and provided revisions required to the applicant. The applicant has since revised the civil plans and received approval from the Town Engineer. The application meets this standard.

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 one-way access entering from 6th Avenue and exiting onto Galena Street. Each access onto the public right-of-way is 20 feet in width, meeting the width requirements.



Driveways accessing Town ROW near an intersection shall be minimum of 35 feet from the intersecting street ROW as measured from the nearest edge of the driveway. The access on 6th Avenue is meeting this requirement.

Summit Fire reviewed the site plan and provided comments. The applicant has revised the plans to meet the width requirement for emergency access per Summit Fire's comments.

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 pathway out to the public right of way, meeting the non-vehicular access requirements.

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.*

A traffic study has been submitted and reviewed by the Town Engineer. The proposed project anticipates a total of 400 vehicle trips per day on an average weekday, which is a significant increase from the existing use. However, the traffic study states that the proposed residential use is expected to be successfully incorporated into the existing roadway network. All intersections are anticipated to operate at an acceptable overall level of service.

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 parking analysis based on the proximity to transit incentives:

| Residential Unit | Parking Standard | # of Units | Required Spaces |
|-----------------------|-----------------------------------|------------|------------------|
| Studio | 0.5 per unit | 21 | 10.5 |
| 1 Bedroom | 0.5 per unit | 21 | 10.5 |
| 2 Bedroom | 1 per unit | 12 | 12 |
| Visitor Spaces | 1 visitor space per every 5 units | 54 | 10.8 |
| Total Required | | | 43.8 = 44 |

The required number of parking spaces is 44 for the proposed project. The applicant is showing 29 parking spaces on-site, 20 spaces within Galena Street ROW, and eight (8) spaces within 6th Avenue ROW.

Based on incentive IV listed above, the applicant is proposing that two (2) spaces on-site be a car-sharing space, which shall count for four (4) spaces each or eight (8) spaces total. That brings the total number of on-site parking spaces to 35 by adding 27 to eight (8). The applicant is also proposing to utilize incentive II listed above, which allows for 20 percent of the required overnight parking to 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 44 spaces.

The applicant has provided a parking management plan for the nine (9) overnight residential spaces provided on Galena Street. The additional 11 parking spaces proposed on Galena Street, and eight (8) parking spaces proposed on 6th Avenue are to be constructed and managed by the Town for public benefit. The proposed parking management plan has been reviewed and approved by the Town Engineer.

Accessible Parking Space Requirements (§180-6.13.3.H): All multifamily 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 this 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 (EV) charging stations for new construction. The application materials show an EV charging station with two associated parking spaces located on the property. The project 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 multifamily residential developments must provide 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 66 bicycle parking spaces. The application materials show 66 enclosed bicycle parking spaces, meeting the requirements. Additionally, the applicant shows outdoor bicycle parking spaces to be utilized by the development.

Parking Standards and Criteria (§180-6.13.6): Parking stall dimensions shall be 9 x 18.5 feet and accessible stall dimensions shall be 8 x 18.5 feet plus a minimum accessibility aisle area of five (5) feet for each space. Additionally, the minimum aisle width for one-way aisles with 60-degree parking shall be 18 feet. The proposed aisle width is 20 feet to meet Summit Fire & EMS requirements. The application materials meet 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 12,493 square feet of hardscaped area, requiring 3,124 square feet of snow storage. The application materials show 3,137 square feet of snow storage provided, meeting the snow storage quantities.

The UDC states that “*all snow storage areas shall be located lengthwise adjacent to the applicable paved area in order to facilitate snow removal.*” Staff questioned whether the application meets this standard based on the locations highlighted below.



The applicant responded with a supplemental narrative addressing the snow storage requirements. In their narrative, the applicant states that “*snow storage is not shown in right-of-way or adjacent private property. Snow storage is shown adjacent to paved areas including sidewalks. We anticipate snow to be removed from driveways and parking areas with large loaders, while walkways and smaller paved areas will be maintained by skid-steer loaders, snowblowers, and hand shoveling or a combination thereof. It is our interpretation that, in the case of heavy snowfall events, snow will be plowed and removed from paved areas into adjacent snow stack/snow storage areas using small skid steer loaders. The average lift on a skid-steer loader is approximately eleven (11) feet in height from the ground, allowing for vertical stacking of snow, and maximization of dedicated snow storage adjacent to paved areas.*”

The applicant requested the opportunity to present their case to the Planning Commission on meeting snow storage requirements. If the Planning Commission finds that the proposed snow storage plan meets the intent of Section 180-6.13.7, then the application meets this standard.

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 application meets the quantity, diversity, and size standards for 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 (8) feet in width and length and contain at least one (1) tree. The application meets this requirement.

The applicant is proposing additional landscaping within the public ROW to enhance the visual appearance of the development. This has been discussed internally with staff and Public Works supports the proposed landscaping within the public ROW. A revocable license agreement will be required prior to issuance of a building permit.

Outdoor Lighting (§180-6.16): All outdoor lighting shall be full cut-off fixtures. Additionally, parking lot standards require that the maximum light spillage onto adjacent properties and rights-of-way shall not exceed 0.9 footcandles. The outdoor light fixtures and photometric plan meet the outdoor lighting requirements.

Refuse Management (§180-6.17): All commercial, mixed-use and multifamily residential development projects containing five (5) or more units shall utilize trash enclosures for the storage of all refuse, recycling, grease traps, and compost collection. The application materials show a trash enclosure on the east side of the parking lot and state that the materials are to match the materials of the principal building on site.

Staff recommends that a condition of approval be added requiring that the applicant provides elevations of the proposed trash enclosure to ensure wildlife proofing and a letter from a waste disposal company at time of building permit submittal.

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 meet this requirement.

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 some duplication between units. While there are similarities between units, there is some architectural relief from duplication through the use of building materials.

At sketch plan review, the Planning Commission commented that the architectural elements appeared repetitive. The applicant did not modify the façade of the building in between sketch and final submittal.

Staff finds that there is some architectural relief from the duplication of units by the use of building materials. If the Planning Commission finds that the building façade meets the intent of Section 180-6.22, then the application meets this standard.

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 and flat 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 meets 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' color and vertical siding in a 'coffee' color, as well as split faced CMU tiles in a dark grey. The application meets this requirement.

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 the proposed concrete block is compatible with the other building materials proposed. 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 meets this requirement.

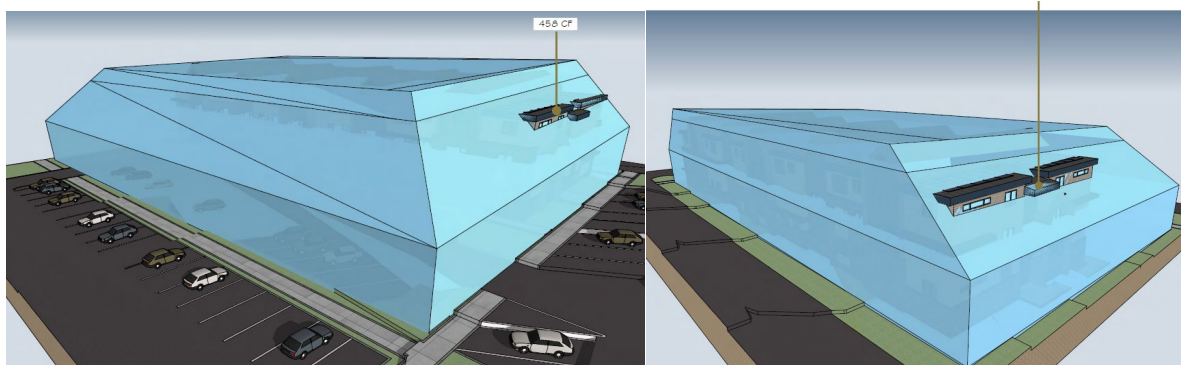
E. Building Colors

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, meeting the requirements.

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.



If the Planning Commission finds that the proposed bulk plane encroachments provide substantial architectural relief and advance the intent of Section 180-6.23, then the application meets this standard.

ANALYSIS – AGENCY REVIEWS

For all referral agency comments, see Attachment 4. The applicant has responded to all agency comments and made revisions appropriately. All comments have been addressed.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of March 13, 2024.

STAFF RECOMMENDATIONS

Recommended Findings

Should the Planning Commission determine that the application meets the criteria of approval pertaining to the Major Site Plan application for the proposed multifamily, affordable housing development located at 602 Galena Street / Lots 13 through 21, Block 3, Frisco Townsite, staff recommends the following findings:

Based upon the review of the Staff Report dated March 21, 2024, and the evidence and testimony presented, the Planning Commission finds:

- 1. The site plan application is in general conformance with the principles and policies in the Frisco Community Plan, and residential development of this lot is supported by the Frisco Community Plan Guiding Principles of Inclusive Community and Thriving Economy. The proposed development includes a building design that is unique to this project but that is*

also reflective of the architectural elements and styling of other buildings in Frisco. The location and orientation of this building creates a design that enhances the overall character of the community. This application facilitates the construction of new, affordable residential units that add variety to the sizes and types of homes in this neighborhood.

- 2. The site plan application is in general conformance with the Town of Frisco's Unified Development Code, specifically Section 180-3.11, Central Core (CC) District and associated incentives as outlined in Section 180-5.5.1, Affordable Housing Incentive Program since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including lot area, lot frontage, setbacks, stepbacks, building height, density and lot coverage requirements. The Planning Commission finds that the additional affordable, deed restricted units do not detract from the character of the neighborhood and Frisco's small mountain town character as outlined in Section 180-5.5.B.3.*
- 3. The site plan application is in general conformance with the Town of Frisco's Unified Development Code; specifically Section 180-6.22 Residential Development Standards and associated incentives outlined in Section 180-5.5.1 Affordable Housing Incentive Program because all applicable requirements have been met by the submittal and the recommended conditions of approval; including: that the development is designed in a manner compatible with the neighborhood and the small mountain town character of Frisco, the development includes the required building elements, the building is designed to relieve the feeling of mass, building façade and roof lines are broken up, exterior materials and colors are compatible with the surrounding neighborhood and meet specific standards, roof forms and design are compatible with the surrounding area and a variety of standards, and the other recommendations and standards of the Residential Design Standards. The Planning Commission finds that the building façade meets the intent of Section 180-6.22.*
- 4. The site plan application is in general conformance with the Town of Frisco's Unified Development Code; specifically Section 180-6.23, Bulk Standards and associated incentives outlined in Section 180-5.5.1 Affordable Housing Incentive Program. The Planning Commission finds that the proposed 1,444 cubic feet of encroachments into the bulk plane provide substantial architectural relief and advance the intent of the bulk standards.*
- 5. The site plan application is in general conformance with the Town of Frisco's Unified Development Code; specifically Section 180-6 Development Standards since all applicable requirements have been met by the submittal and the recommended conditions of approval, including: grading and drainage plan, snow storage and snow shedding, vehicular access, non-vehicular access, traffic studies, and refuse management.*
- 6. The site plan application is in general conformance with the Town of Frisco's Unified Development Code, specifically Section 180-6.13, Parking and Loading Regulations and associated Section 180-5.5.1 Affordable Housing Incentive Program, since all applicable*

requirements have been met by the submittal and the recommended conditions of approval; including: parking, parking dimensions & design, and snow storage areas. The Planning Commission finds that the snow storage meets the intent of Section 180-6.13.7.

7. *The proposed site plan application is in general conformance with the Town of Frisco's Unified Development Code, specifically Section 180-6.14 Landscaping and associated 180-5.5.1 Affordable Housing Incentive Program, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
8. *The site plan application is in general conformance with the Town of Frisco's Unified Development Code, specifically 180-6.16 Outdoor Lighting since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: exterior light fixtures, light emissions, design, and energy savings.*

Recommended Action

Based upon the findings above, Staff recommends APPROVAL of the proposed Major Site Plan application for the proposed fifty-four (54) unit multifamily, deed-restricted residential development located at 602 Galena Street / Lots 13 through 21, Block 3, Frisco Townsite, subject to the following conditions:

1. *Prior to issuance of a Certificate of Occupancy, the applicant shall cause to be executed a final plat to vacate the property lines between Lots 13-21, Block 3, Frisco Townsite in accordance with Section 180-6.3.2 of the Frisco Unified Development Code.*
2. *The applicant shall satisfy the conditions of Frisco Public Works and the Town Engineer.*
3. *Prior to issuance of a building permit, the applicant shall apply for, and be issued, the required revocable license agreement for landscaping within the ROW.*
4. *The applicant shall satisfy requirements from Xcel Energy, Frisco Sanitation, Summit Fire & EMS, and Summit County.*
5. *At time of building permit submittal, the applicant shall provide elevations of the proposed trash enclosure to ensure wildlife proofing and a letter from a waste management disposal company to confirm accessibility of the trash enclosure location.*
6. *Prior to building permit submittal, the applicant shall make modifications to meet the setback requirement on the western building façade.*

Recommended Motion

Should the Planning Commission choose to approve this Major Site Plan application, the Community Development Department recommends the following motion:

With respect to File No. MAJ-23-0007, I move that the recommended findings set forth in the March 21, 2024 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for the Major Site Plan application for the proposed fifty-four (54) unit multifamily, deed-restricted residential development located at 602 Galena Street / Lots 13 through 21, Block 3, Frisco Townsite.

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| ATTACHMENTS |
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Attachments:

1. August 17, 2023 Planning Commission Minutes
2. Ordinance 24-03, Amendments to Section 180-5.5, Affordable Housing
3. Section 180-5.5, Affordable Housing
4. Referral Comments
5. Applicant Narratives
6. AMI Chart
7. Draft Covenant
8. Traffic Study
9. Site Plan
10. Parking Exhibits

cc: Allen-Guerra Architecture