



TOWN OF FRISCO
COLORADO

COMPREHENSIVE PLAN



DRAFT EXISTING CONDITIONS MAP ATLAS
May 2024

INTRODUCTION

Nestled in the heart of Colorado's great outdoors, Frisco is a special mountain community with much to offer—from boating on Dillon Reservoir, to skiing at the Frisco Nordic Center, to a hike in the surrounding public lands.

At the same time, the town faces key challenges—rising housing prices, traffic from front range visitors, and risk related to climate change and natural hazards. This Comprehensive Plan will be a forward looking document to articulate the needs and priorities of the community and an actionable guide in decision-making. Goals, strategies, and actions within the plan will facilitate sustainable growth and development, with particular attention to quality of place, economics, mobility, equity, services and social networks.

What is a Comprehensive Plan?

A Comprehensive Plan is required by the State of Colorado to serve as a guide for growth and development. It reflects the community's vision and goals for the future and should address different elements including land use, transportation, economy, and the natural environment, but it is not zoning or regulations. The Comprehensive Plan can be leveraged as a long-range tool for planning to guide town-wide policy decision-making.

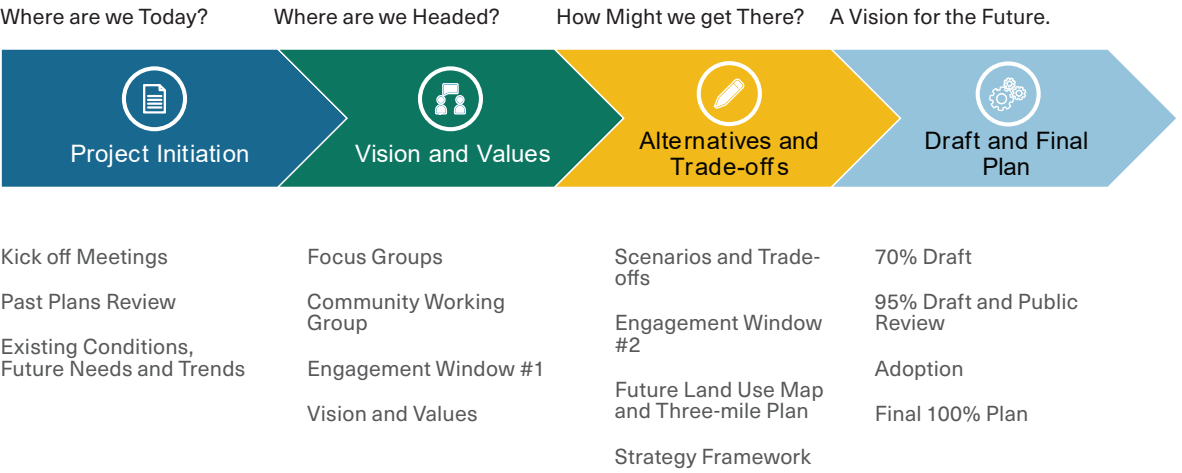
This plan seeks to meet all the requirements of the Department of Local Affairs (DOLA). Robust engagement will ensure a plan that is supported by the community and can be referenced in the decision-making process.

About this Document

This Existing Conditions Map Atlas is an initial assessment of the current conditions in Frisco. This provides a preliminary foundation of understanding for the Frisco Comprehensive Plan, including maps describing existing conditions.

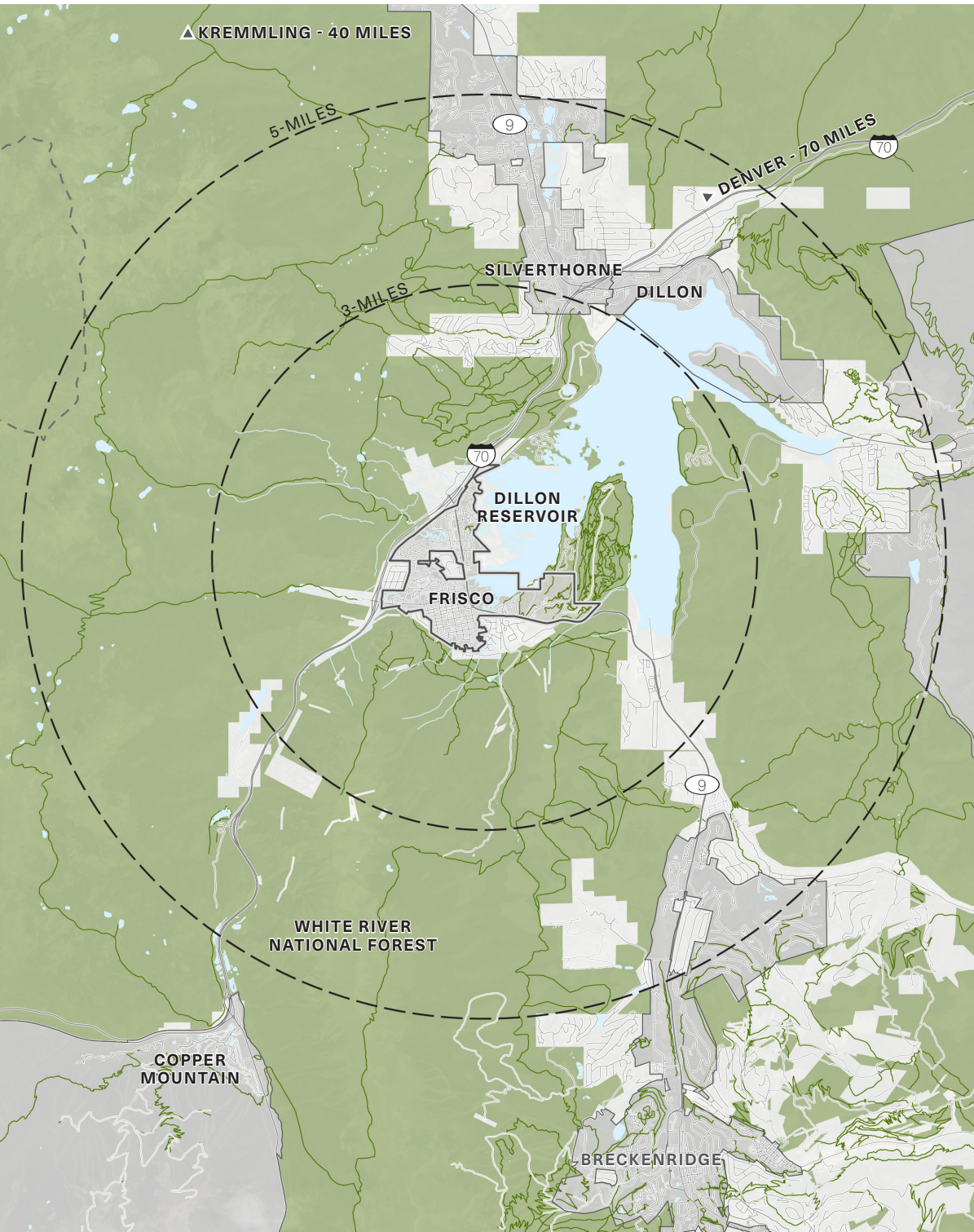
Process

The project starts with an understanding of current conditions followed by engaging the voices of the community to identify the vision and values for Frisco. These will be used to explore trade-offs for development, which will be captured in a Land Use Map (FLUM) and the Three-Mile Plan. The draft and final plans will identify strategies to take action. The final plan will be shared with Planning Commission and Town Council for review and adoption.



The Town of Frisco Context

Frisco is located along the I-70 corridor, in the heart of Summit County, Colorado. Just 70 miles from Denver, Frisco offers easy access from the Interstate to recreational areas and ski resorts. Breckenridge is located about 10 miles south on Highway 9. Copper Mountain is located about 5 miles east on I-70. Silverthorne and Dillon are located about 3 miles east on I-70. This central location among the Summit County communities is influential to the local businesses, residents and visitors to Frisco.



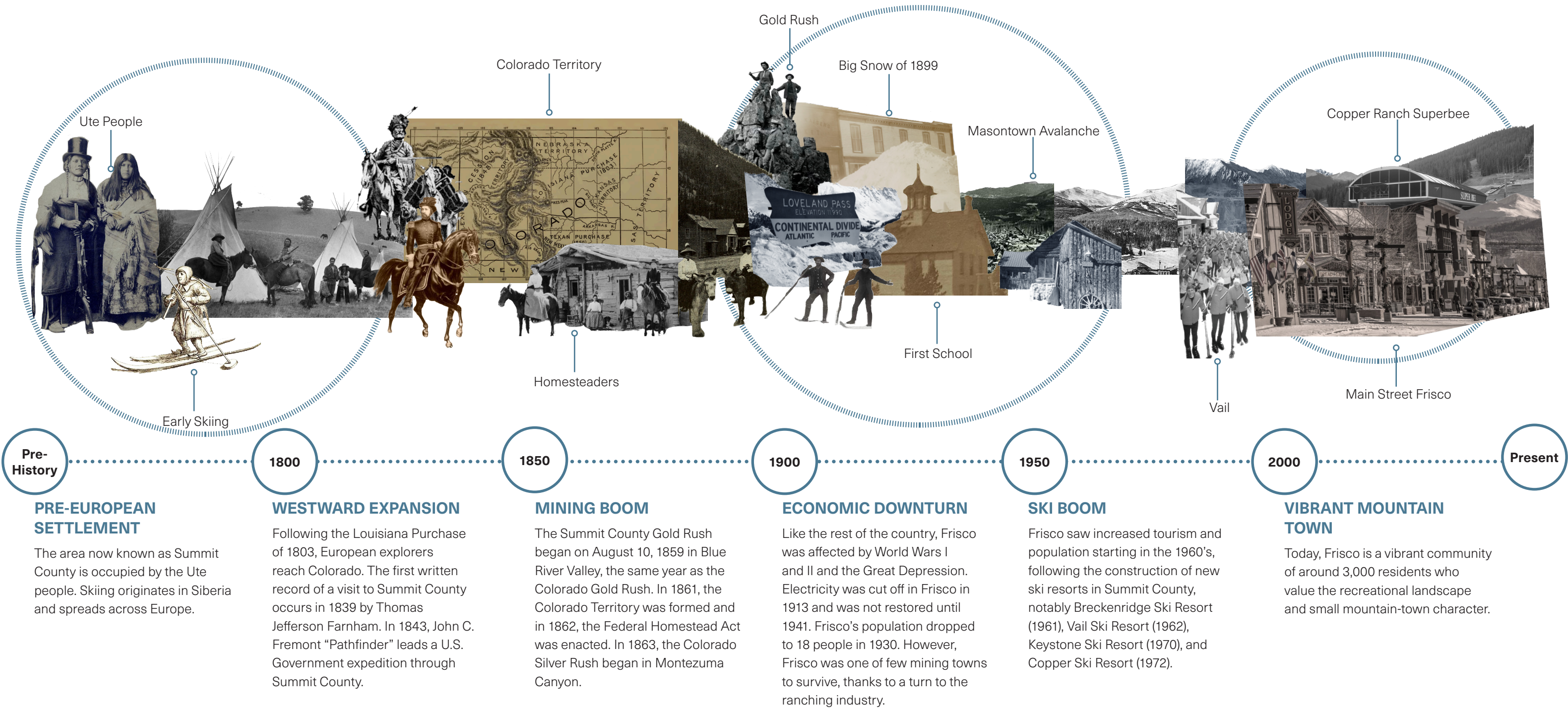
HISTORIC TIMELINE

The Value of History

Frisco has a rich history, beginning as ancestral lands of the Ute people, to a bustling mining community in the turn of the century, to the introduction of skiing in the mid-1960's and becoming 'Colorado's Playground'. In 1875 Henry Learned, a railroad agent, identified Frisco for possible expansion of The Frisco Line, although the railroad never made it all the way. The 1870's brought the Mining Boom, followed by the Silver Bust and the Great Depression. The mid-part of the 19th century was focused on ranching, before the ski industry sparked tourism, attracting millions.

Frisco Today

Today, Frisco is home to about 3,000 residents and a beloved destination of visitors world-wide. In recent years, population growth, increased tourism and economic shifts have impacted the Frisco landscape. The impacts of the COVID-19 pandemic are still being felt, as housing prices and stressed housing supply compound long standing issues around rentals, roadway congestion and access to affordable housing. The increased visitation and recreational use has stressed the trails and waterways in and around Frisco. The Comprehensive Plan process is an opportunity to pro-actively plan for the future of the Frisco community.



PRE-EUROPEAN SETTLEMENT

The area now known as Summit County is occupied by the Ute people. Skiing originates in Siberia and spreads across Europe.

WESTWARD EXPANSION

Following the Louisiana Purchase of 1803, European explorers reach Colorado. The first written record of a visit to Summit County occurs in 1839 by Thomas Jefferson Farnham. In 1843, John C. Fremont "Pathfinder" leads a U.S. Government expedition through Summit County.

MINING BOOM

The Summit County Gold Rush began on August 10, 1859 in Blue River Valley, the same year as the Colorado Gold Rush. In 1861, the Colorado Territory was formed and in 1862, the Federal Homestead Act was enacted. In 1863, the Colorado Silver Rush began in Montezuma Canyon.

ECONOMIC DOWNTURN

Like the rest of the country, Frisco was affected by World Wars I and II and the Great Depression. Electricity was cut off in Frisco in 1913 and was not restored until 1941. Frisco's population dropped to 18 people in 1930. However, Frisco was one of few mining towns to survive, thanks to a turn to the ranching industry.

SKI BOOM

Frisco saw increased tourism and population starting in the 1960's, following the construction of new ski resorts in Summit County, notably Breckenridge Ski Resort (1961), Vail Ski Resort (1962), Keystone Ski Resort (1970), and Copper Ski Resort (1972).

VIBRANT MOUNTAIN TOWN

Today, Frisco is a vibrant community of around 3,000 residents who value the recreational landscape and small mountain-town character.

REGIONAL CONTEXT

The regional context map highlights the regional relationships of Frisco to Summit County and other communities of influence including Denver, Kremmling and Vail. This maps also identifies the significant USFS lands of the White River National Forest throughout the region.

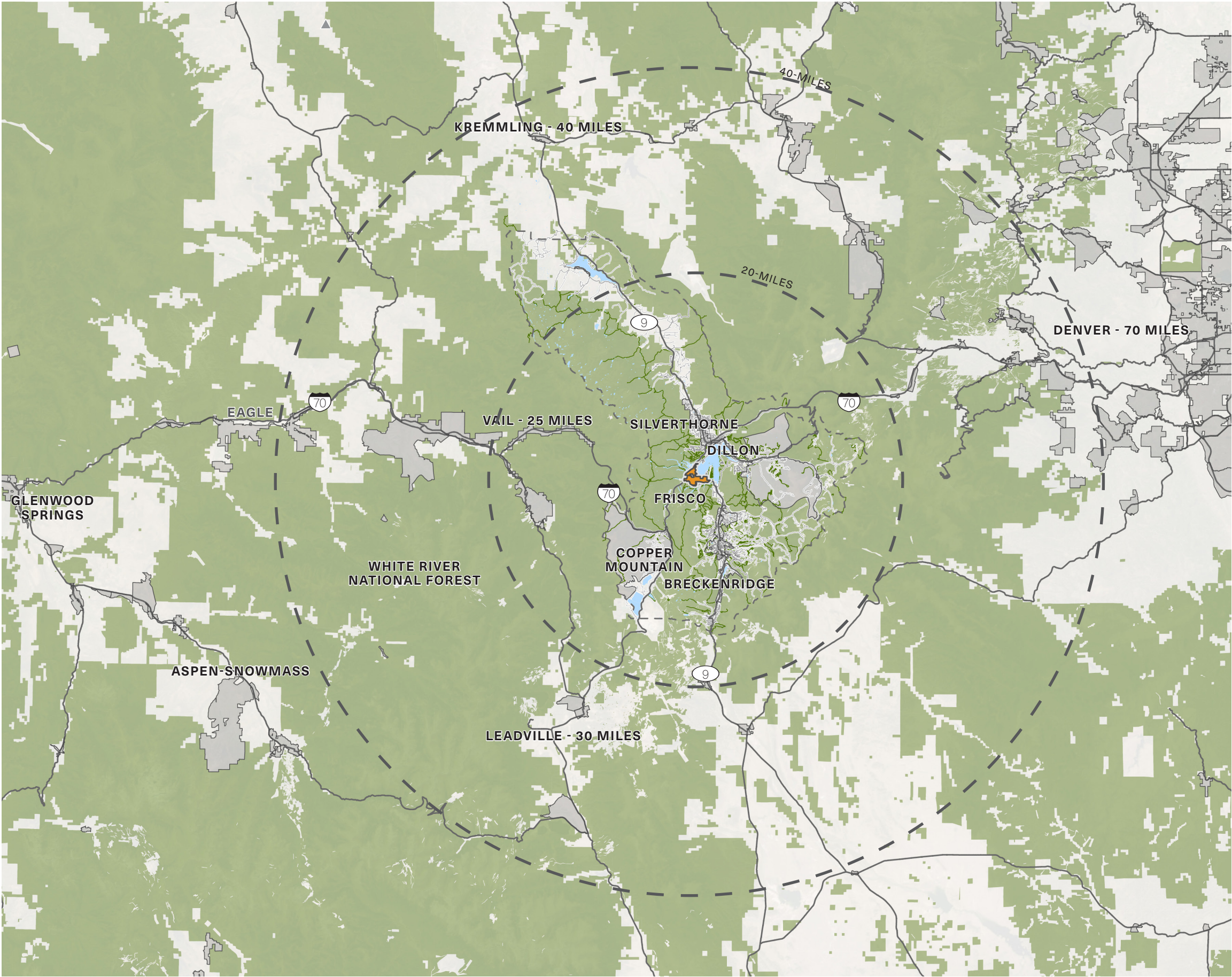
LEGEND

Frisco Town Boundary

Streams and Water bodies

USFS




SOURCES: Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Town of Frisco



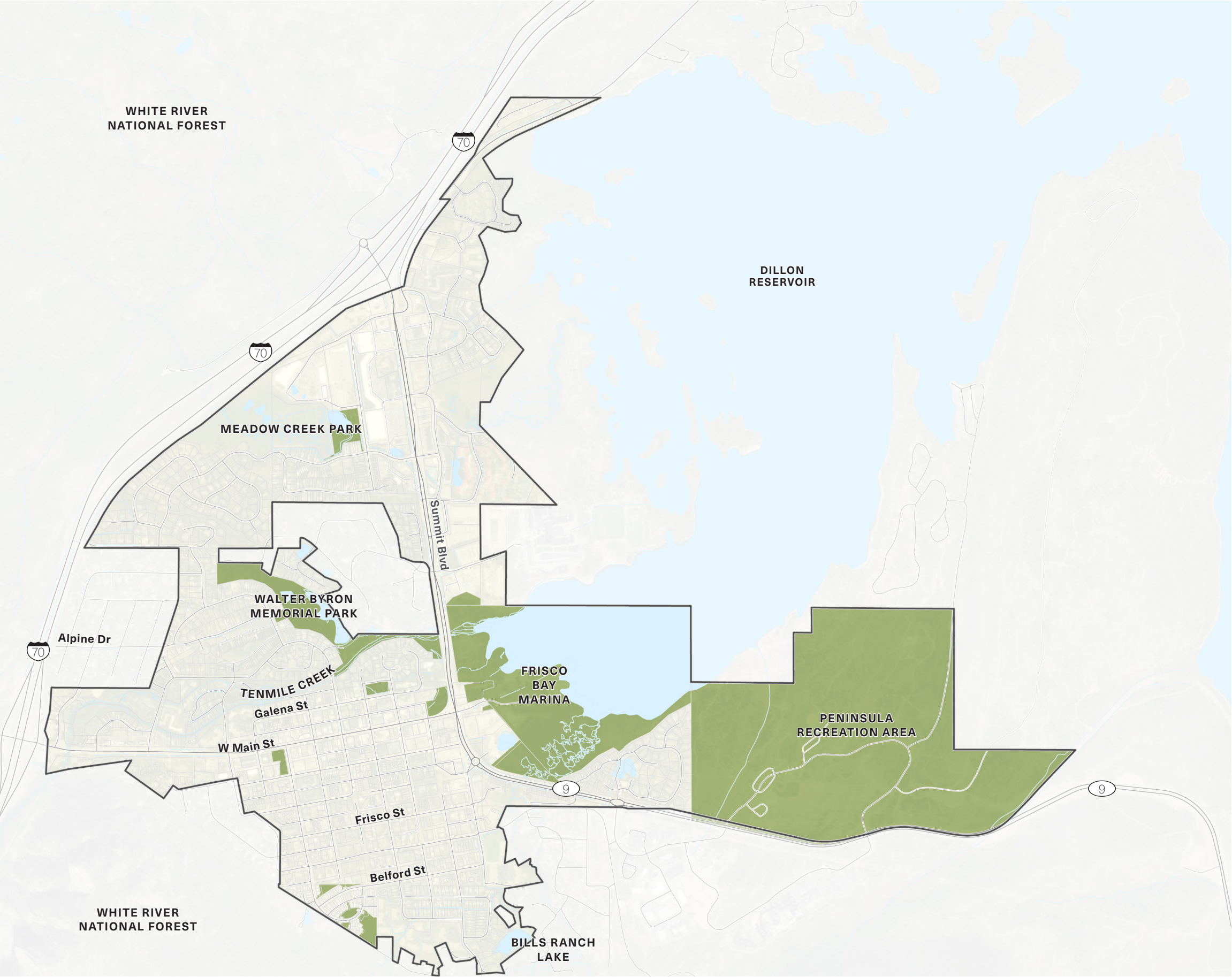
BASEMAP

The basemap highlights the geography of Frisco, about two square miles, with Historic Main Street and Marina at the heart of the community. At just over 9,000 feet in elevation, the town is surrounded by public land on three sides, Dillon Reservoir to the east, and Royal Mountain framing the backdrop of the town to the west. Tenmile Creek runs west to east through the community.

LEGEND

-  Frisco Town Boundary
-  Streams and Water
-  Parks

SOURCES: Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Town of Frisco



CONNECTIVITY

I-70 runs to the northwest of Frisco, with two primary exits into the community, Exit 203 and Exit 201. Highway 9 runs north to south leading into Breckenridge. The street network in Town is based off the Main Street grid where areas north and south of town are less formally connected. The transit center is located off Meadow Drive, north of Main Street, near the shopping areas off Hwy 9 and I-70.

More information on transportation and connectivity are located in the Transportation Assessment.

LEGEND

Frisco Town Boundary

Interstate/Freeway

Arterials, Collectors and Local Roads

On-Street Bike Lanes

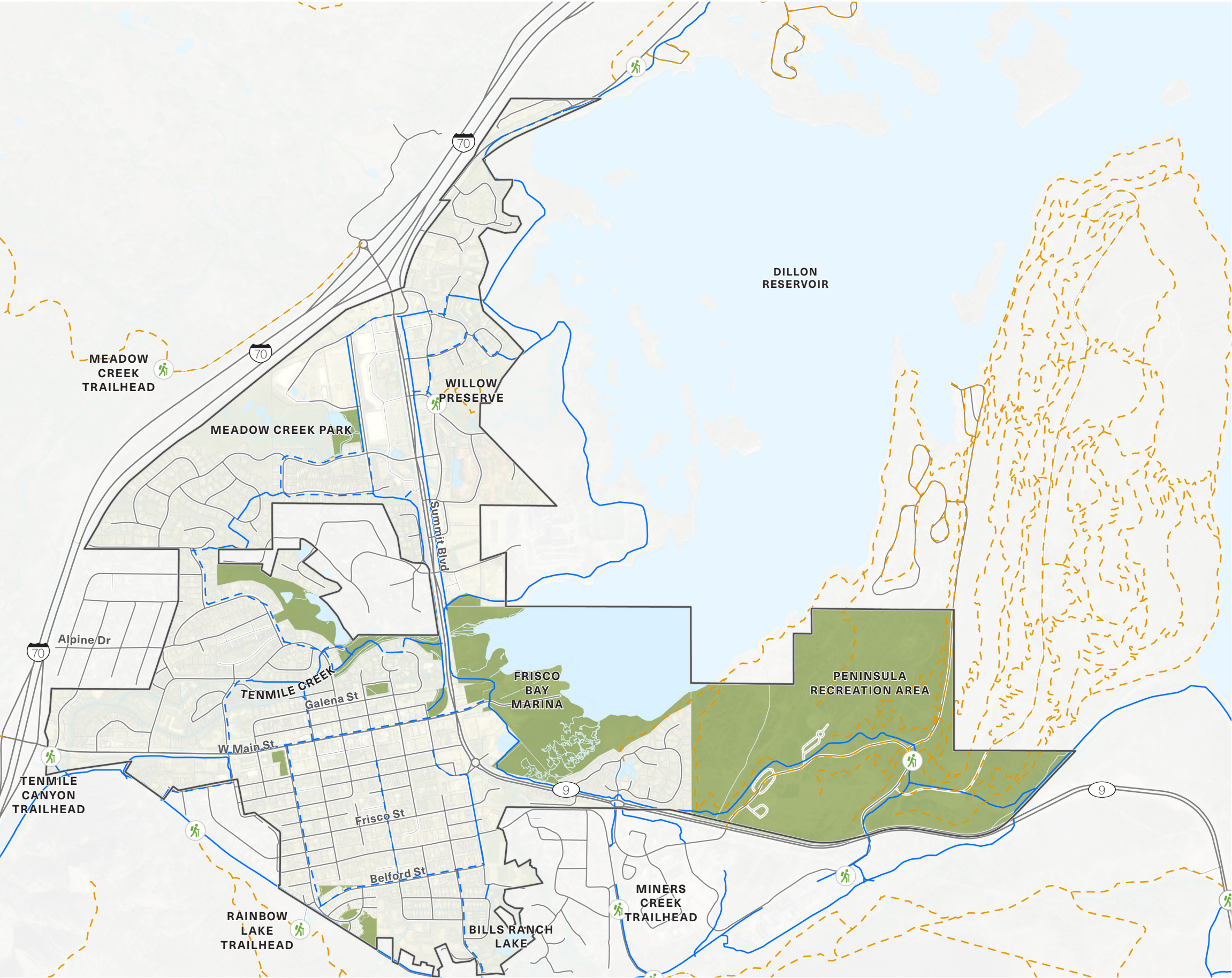
Paved Multi-Use Paths

Trails

Trailheads

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HYDROLOGY

Lake Dillon is a key feature of the Frisco landscape. The Frisco Marina and Peninsula Recreation Area are managed by the Town and interface directly with the water. In addition, Tenmile Creek runs through town, with several wetland areas, primarily located in park areas.

More information on watersheds and water infrastructure is located in the Environmental Assessment.

LEGEND

Frisco Town Boundary

Streams and Water bodies

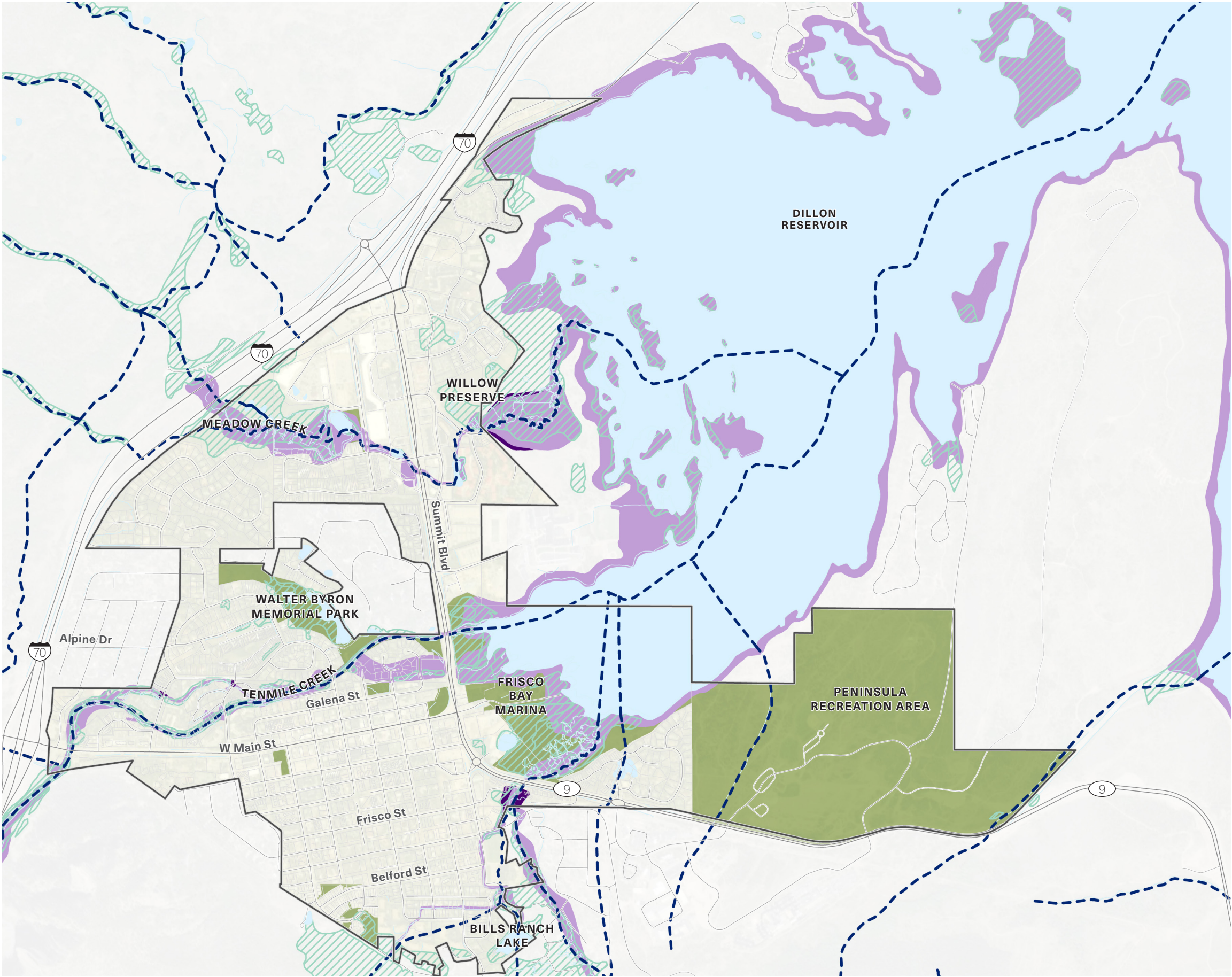
100-year floodplain

500-year floodplain

Wetlands

Flowlines

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











PARKS AND OPEN SPACES

The Town of Frisco maintains and operates 16 miles of recreation paths throughout town and 240 acres of park space, including a tennis court, a sand volleyball court, a baseball field, a pickleball court and disc golf course. Playgrounds are located at Walter Byron Park, Marina Park and Meadow Creek Park.

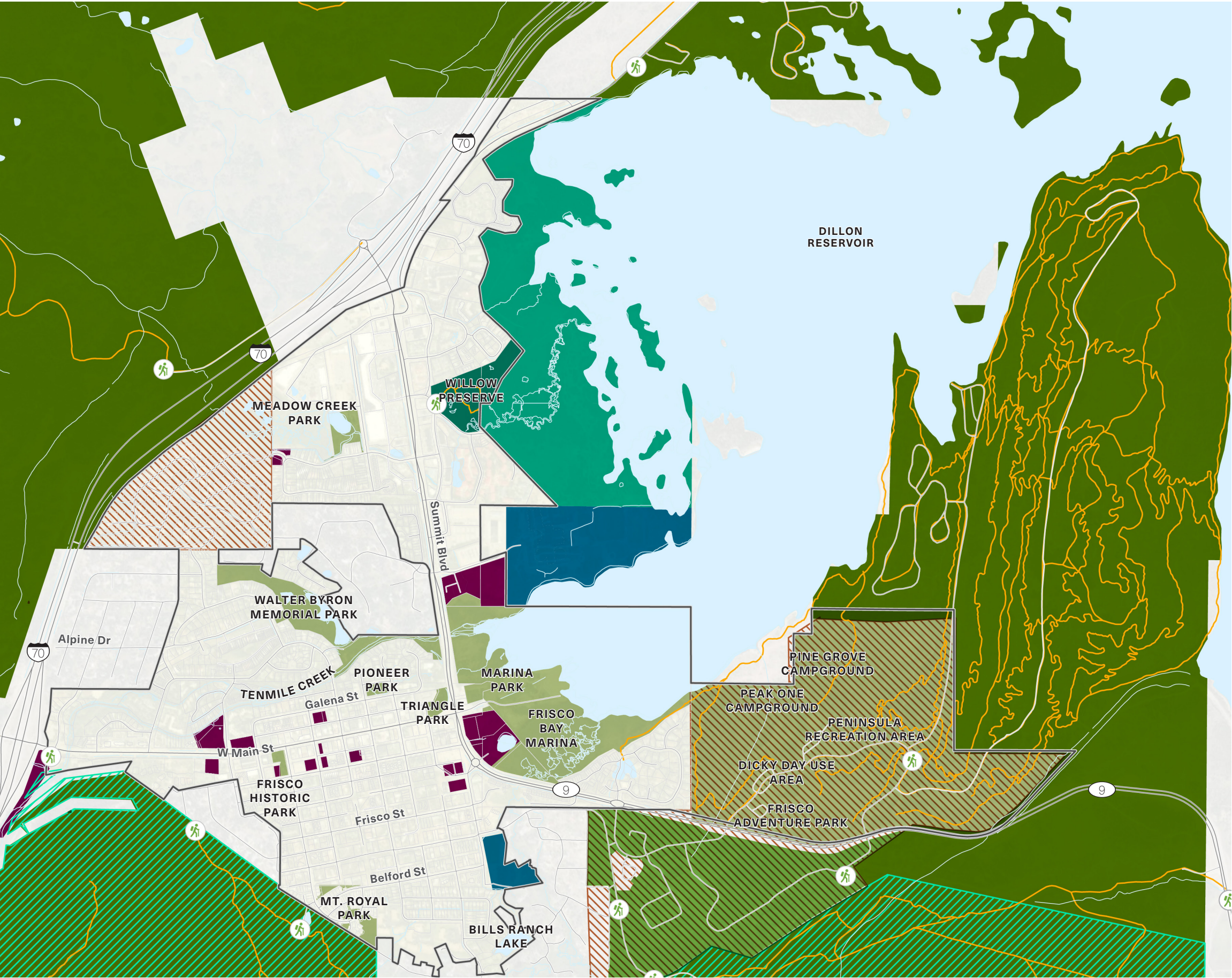
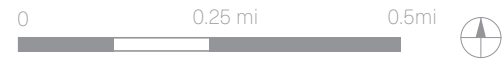
The White River National Forest (USFS) surrounds a significant portion of Frisco with several trailheads and trails originating in Frisco and drawing regional visitation.

More information on open space is located in the Environmental Assessment.

LEGEND

-  Frisco Town Boundary
-  Streams and Water bodies
-  White River National Forest
-  Big Game Corridor Decision Area
-  Camp Hale - Continental Divide
-  Trails
-  Trailheads
-  Parks
-  County Park
-  DWB
-  Public Use
-  Open Space
-  School

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EXISTING ZONING

Development in the Town of Frisco is overseen by the Community Development Department (CDD). The mission of the CDD *is to enhance quality of life, promote sustainable development and environmental stewardship, and encourage compatible building design throughout the Frisco community.* Within this Department is the Building Division and the Planning Division. The Planning Commission is a recommending body to the Town Council.

Zoning in Frisco includes both Zone Districts and a Historic Overlay District. These are regulated based on [The Unified Development Code](#) (UDC).

LEGEND

Frisco Town Boundary

ZONE CLASS

Central Core

Commercial-Oriented

Gateway

Light Industrial

Mixed Use

Open Space

Public Facilities

Parks and Recreation

PUD Overlay

Residential High Density

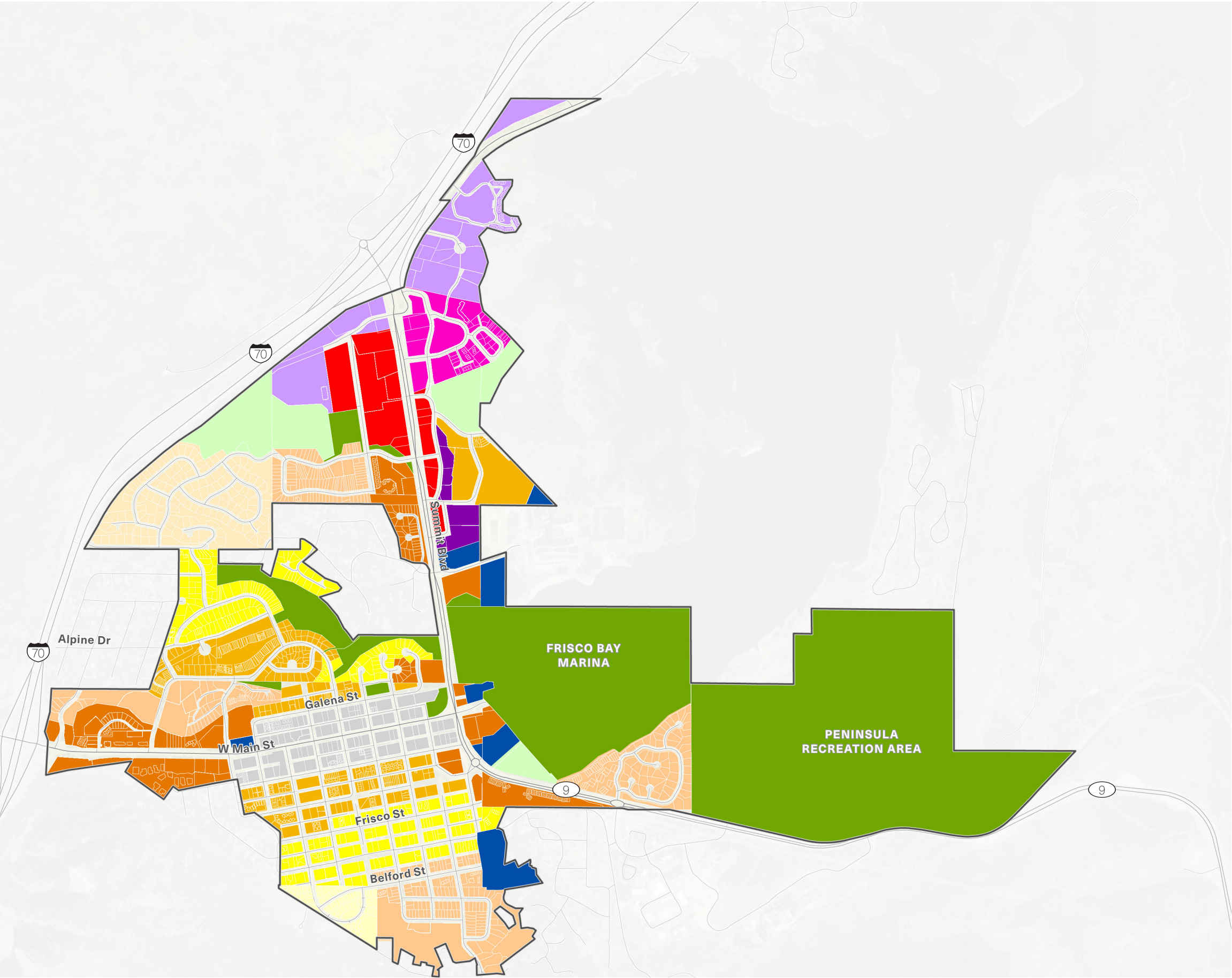
Residential Low Density

Residential Medium Density

Traditional Neighborhood

Residential Single Household

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COMMUNITY FACILITIES

Frisco offers four schools, from Pre-K to Summit Middle Schools. Summit High School is located 5 miles south on Highway 9.

There is a police station, two fire stations and multiple healthcare clinics. The Summit County Library and St. Anthony Hospital are immediately south, outside Frisco's Town Boundary.

LEGEND

Frisco Town Boundary

Streams and Waterbodies

Parks

Healthcare Facilities

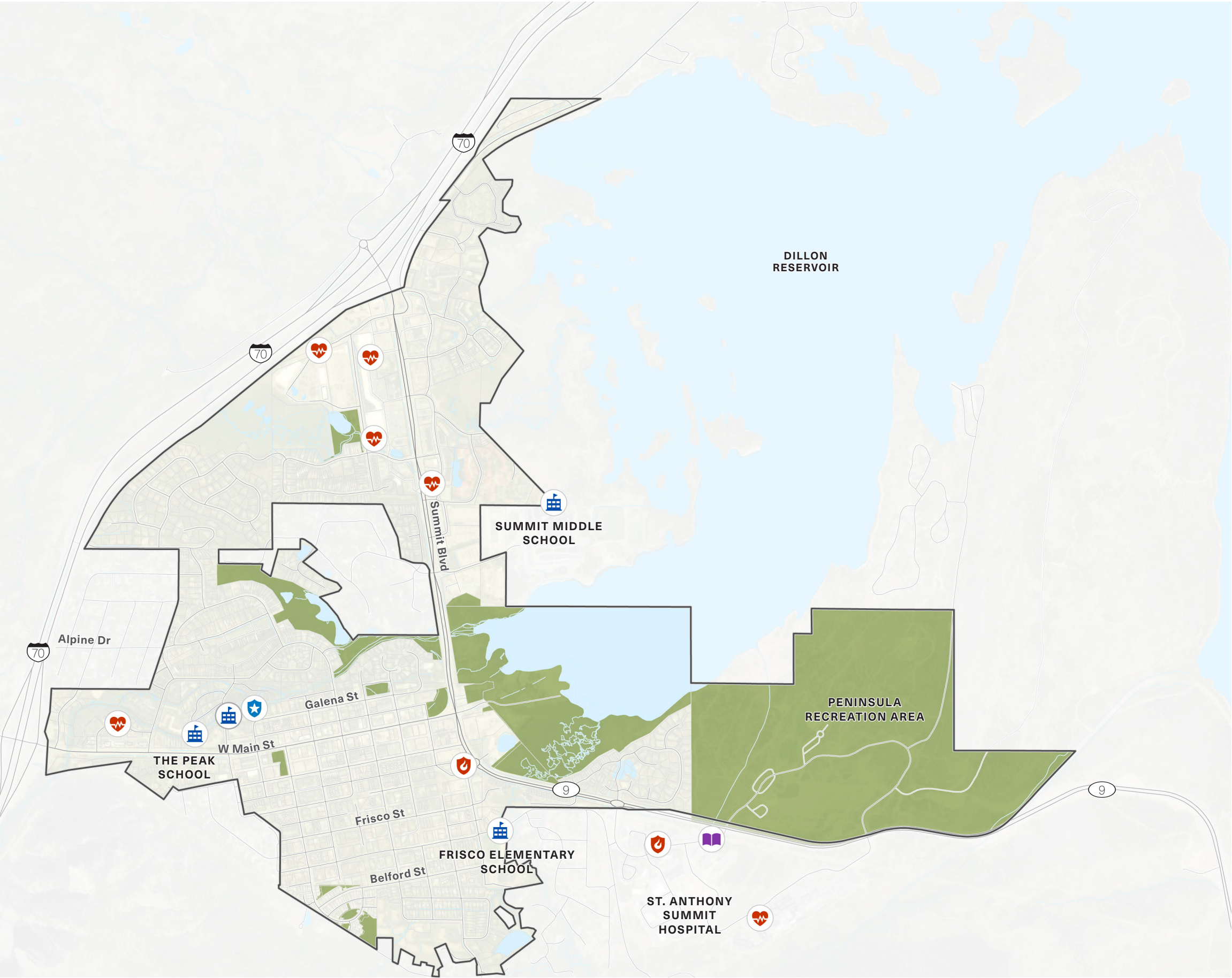
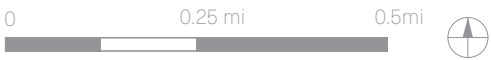
Libraries

Fire Stations

Schools

Police Stations

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HISTORIC SITES



1 Old Town Hall



2 Frisco Historic Park & Museum



3 Foote's Rest



4 Staley-Rouse House



5 Cemetery



6 Frisco Bay Marina

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