



## PLANNING COMMISSION STAFF REPORT

June 19, 2025

**APPLICATION:** Planning File No. MODSP-25-0002: Modification adjustment to MAJ-23-0007

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

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

**APPLICANT:** Brett Ruby, NHP Foundation

**OWNER:** Town of Frisco

**TOWN STAFF:** Kris Valdez, AICP, Principal Planner  
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**NATURE OF REQUEST:** Brett Ruby, hereinafter referred to as the "Applicant," is submitting a request for a modification to the major site plan approval pertaining to the property located at 602 Galena Street, herein referred to as the "Property." The Applicant seeks a modification to amend the materials, colors, and architecture of the building, herein referred to as the "Application." It is important to clarify that no additional changes or adjustments are being requested in conjunction with this Application.



The Applicant, in partnership with the Town of Frisco, requests a modification to the previously approved Major Site Plan for the property located at 602 Galena Street. The Major Site Plan, approved on March 21, 2024, includes the redevelopment of the former Colorado Workforce Center site into a 100% workforce housing development with 54 deed-restricted rental units.

This Application is limited in scope to the building's exterior materials, colors, and architectural elements. Per the Applicant, it responds directly to feedback provided by the Planning Commission during the March 21, 2024, hearing regarding the duplicative nature of the

building's façade. The Application addresses these specific aesthetic concerns through changes to material type, color palette, placement on the building, and architectural elements to add variation to the building.

**ANALYSIS:** The approved plans featured a mix of materials, including 'Coffee' Diamond Kote siding and grey CMU. The Applicant proposes substituting portions of these materials with 48"x18" Hardi panels in 'Evening Blue', a cool gray-blue tone that provides visual contrast and breaks up the duplicative nature of the building. This accent siding introduces variation in texture and tone, enhancing architectural interest while remaining consistent with the building's overall design.

MATERIALS SCHEDULE PLANNING SET (02/29/24)			MATERIALS SCHEDULE PERMIT SET (04/10/25)		
			CHANGES		
LABEL	ITEM	DESCRIPTION	ITEM	DESCRIPTION	
M1	CORRUGATED METAL ROOFING	1 1/2" CORRUGATED STEEL PANELS DARK GREY, NON-REFLECTIVE FINISH	M1	METAL ROOFING	24" STANDING SEAM PANELS CHARCOAL, NON-REFLECTIVE FINISH
M2	FASCIA	DIAMOND KOTE FASCIA: 'CASCADE'	M2	FASCIA	DIAMOND KOTE FASCIA: 'CASCADE'
M3	SOFFIT	DIAMOND KOTE VENTED SOFFIT: 'CLAY'	M3	SOFFIT	DIAMOND KOTE VENTED SOFFIT: 'CLAY'
M4	HORIZONTAL SIDING	DIAMOND KOTE HORIZONTAL SHIPLAP: 'SAND'	M4	HORIZONTAL SIDING	DIAMOND KOTE HORIZONTAL SHIPLAP: 'SAND'
M5	VERTICAL SIDING	DIAMOND KOTE VERTICAL SHIPLAP: 'COFFEE'	M5	VERTICAL SIDING	DIAMOND KOTE VERTICAL SHIPLAP: 'COFFEE'
M6	BASE VENEER	SPLIT FACED CMU TILES: DARK GREY	M6	BASE VENEER	BASALITE 4"x16"x16" SPLIT FACED CMU COLOR: 'DARK GREY' GROUT TO MATCH TILES
M7	DOORS & WINDOWS	ALUMINUM CLAD WOOD: JELD-WEN 'BLACK'	M7	DOORS & WINDOWS	PRIME PREMIER VINYL: COLOR: 'ALMOND'
M8	DOOR & WINDOW TRIM	DIAMOND KOTE TRIM: 'GRAPHITE'	M8	DOOR & WINDOW TRIM	5/4" DIAMOND KOTE SMART TRIM PER DETAILS COLOR - 'COFFEE'
			M9	ACCENT SIDING	JAMES HARDIE PANEL: 'EVENING BLUE'

Additional updates include the replacement of black aluminum windows with almond vinyl windows and the incorporation of the panel accent siding. Additional architectural modifications are illustrated in the elevation comparisons below. Per the applicant, the modifications are intended to improve façade articulation and material integration based on Planning Commissioner feedback.



NORTH ELEVATION - PLANNING SET (02/29/24)



NORTH ELEVATION - PERMIT SET (04/10/25)



SOUTH ELEVATION - PLANNING SET (02/29/24)



SOUTH ELEVATION - PERMIT SET (04/10/25)



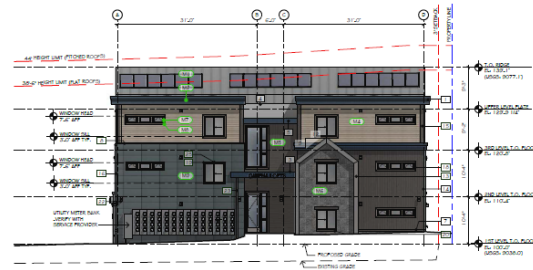
EAST ELEVATION - PLANNING SET (02/29/24)



WEST ELEVATION - PLANNING SET (02/29/24)



EAST ELEVATION - PERMIT SET (04/10/25)



WEST ELEVATION - PERMIT SET (04/10/25)

**Residential Development Standards (§180-6.22):** The proposed modifications are required to be reviewed in compliance with applicable parts of the UDC.

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 Application strongly aligns with Frisco's small mountain town character, using varied siding materials and natural colors, articulated building massing that promotes a pedestrian-friendly scale, and balconies and decks that enhance both the walking experience and overall visual interest.

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.*

Each elevation uses at least four (4) articulation techniques as required, including deep eaves and overhangs of 24 inches or more, balconies and decks on multiple levels, and sheltering elements such as covered entries and porches. The façades also feature offsets and varied wall planes, material variation including diverse siding and trim details (as noted in materials M1–M9), roof plane variation with articulated gables and dormers, and a variety of window sizes and shapes, with sills set at multiple heights. These design techniques are consistently applied on the north, south, east, and west elevations, but are not deemed duplicative. The revised Application shows greater articulation in the architectural elements than the previously approved Final Site plan.

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.*

As stated above, the Application uses design techniques that are consistently applied on the north, south, east, and west elevations, but are not deemed duplicative. The revised Application shows greater articulation in the architectural elements than the previously approved Final Site plan.

#### **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.*

### **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.*

### **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 Application meets the intent of the building material standards by using materials consistent with Frisco's small-town mountain character. Natural and natural-appearing materials dominate the design, including stone veneer, fiber cement siding in both lap and panel forms, and standing seam metal roofing. Materials identified in the schedule (M1–M9) are textured and colored to simulate the appearance of wood and stone, with no artificial finishes being proposed. The specific material standards are also met. The metal roofing features a matte finish to reduce reflectivity, no mirrored or reflective glass is included, and concrete block is not used as a primary exterior material. Additionally, a clear variety of materials are applied across all building façades, with appropriate proportions and transitions at corners, and durable materials like stone are used at the building base to enhance visual interest.

## **E. Building Colors**

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

The elevations and materials sheets show earth-toned, muted colors (wood-like browns, almond window frames, stone gray, and 'Evening Blue', a cool gray-blue tone) that are consistent with Frisco's mountain town aesthetics and compatible with the surrounding buildings.

## **FINDINGS:**

- 1. The proposed material and color revisions directly address Planning Commission feedback from March 21, 2024, specifically regarding the need to reduce architectural repetition and improve façade articulation.



2. The modification does not alter the approved building envelope, number of units, site layout, or use. The proposed changes are limited to exterior aesthetics, preserving the integrity of the original approval.
3. The revised material selections and color palette meet applicable design standards outlined in the UDC, enhancing the Application's visual quality and compatibility with the surrounding built environment.
4. The use of Hardi panel accent siding in a contrasting 'Evening Blue' tone helps to mitigate the repetitive nature of the façade, addressing the concerns raised during the initial site plan review.
5. As the proposed changes do not constitute substantive alterations to building form, density, or layout, the request is appropriate for processing as a Site Plan Modification.
6. The Application continues to meet the intent and standards of the Unified Development Code, particularly in maintaining architectural cohesion, material compatibility, and visual quality.

**STAFF RECOMMENDATION:** Based on the analysis and findings above, staff recommends approval of the Site Plan Modification for the property located at 602 Galena Street, subject to the following conditions:

1. The project shall incorporate the updated exterior materials and colors as presented, including the substitution of 'Evening Blue' Hardi panels in place of portions of the previously approved 'Coffee' Diamond Kote and grey CMU.
2. All other aspects of the previously approved Major Site Plan shall remain unchanged and in full effect.
  1. **Special Conditions:**
    - a. *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.*
    - b. *The applicant shall satisfy the conditions of Frisco Public Works and the Town Engineer.*
    - c. *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.*
    - d. *The applicant shall satisfy requirements from Xcel Energy, Frisco Sanitation, Summit Fire & EMS, and Summit County.*
    - e. *Prior to building permit submittal, the applicant shall make modifications to meet the setback requirement on the western building façade.*
    - f. *Prior to building permit submittal, the applicant shall add an addendum to the traffic study that includes the impact of the development on the intersection of 6<sup>th</sup> Avenue and Main Street. The applicant shall be responsible for addressing any recommended improvement(s) provided in the traffic study prior to Certificate of Occupancy.*
    - g. *A complete plan set with the updated changes required in these conditions shall be submitted to the Frisco Planning Department prior to submittal of a building permit.*

### **Recommended Motion**

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

***With respect to File No. MODSP-25-0002, I move that the recommended findings set forth in the June 19, 2025 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request to amend the materials, colors, and architecture of the building 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.***

Attachment A: Application

Cc: Lauren Avioli, Megan Testin, Andrew Stabile