



November 3, 2023

Town of Frisco
Katie Kent
Town Hall
1 Main Street
Frisco, CO 80443

Re: Draft Parking Management Plan Proposal for 101 W Main Housing Planned Unit Development

INTRODUCTION

This document proposes a draft framework to guide the creation of a Parking Management Plan for on-street parking stalls that will serve the proposed development at 101 W Main Street, Frisco, CO 80443. Any Parking Management Plan or regulations must be approved by the Town of Frisco.

A total of twenty (20) new on-street parking stalls are proposed to be constructed as part of the development of the 101 W Main Housing Planned Unit Development project. These parking stalls are proposed to be constructed in the W Main Street right-of-way. In addition to these 20 parking stalls, eleven (11) existing parking stalls located in the portion of W Main right-of-way that fronts 101 W Main Street are also proposed to be used to meet the project's parking requirement.

The 101 W Main Housing project proposes to use twenty-two (22) of the on-street parking stalls for users of the Planned Unit Development, while the other nine (9) on-street parking stalls shall be constructed as a community benefit providing new vehicular parking for the public.

The 101 W Main site is constrained and unable to accommodate all required parking on-site. This configuration will allow the 101 W Main Housing project to meet the number of parking spaces required by code while also providing additional parking for the community at large.

Parking Location	Number
On-site at 101 W Main	21 (car share allowance provides 8 spaces)
New on-street parking	20
Existing on-street parking	11
Total parking spaces	52
Total parking spaces required for 101 W Main	43
Total parking spaces for the public	9

CONSTRUCTION

The Owner/Developer will construct twenty (20) parking spaces within the Town of Frisco's right-of-way along W Main Street as part of the off-site infrastructure improvements for the 101 W Main Housing Planned Unit Development project.

OPERATION AND MAINTENANCE

Signage: Signage will be installed as part of the construction of the 101 W Main Housing project's off-site improvements. Signage will display designated hours for parking and which parking stalls require parking permits. Signage will also display towing information for any vehicles improperly parked. Any replacement, upgrade, or maintenance of the signage after initial installation will be the exclusive right and responsibility of the Town of Frisco.



Permit parking and towing: To park in the 22 spaces dedicated to the users of 101 W Main, a vehicle must display a valid parking permit at all times. Parking permits will be issued by property management and may be subject to per-unit limits. Property management will also oversee towing of vehicles that are improperly parked or parked without a permit. The Town of Frisco may tow or ticket improperly parked vehicles in those spaces as well.

Visitors to 101 W Main who choose to park in marked visitor spaces will also be required to obtain a parking permit from property management if they choose to park overnight. Vehicles improperly parked in visitor spaces are also subject to towing.

Parking procedures and requirements, including permit requirements, will be included in all lease agreements. Repeated parking violations will be considered lease violations subject to standard remedies including fines and/or eviction.

Overnight parking: Overnight parking will be allowed in the 22 spaces dedicated to the users of 101 W Main. However, vehicles that do not display the proper parking permits may be towed (see above). Overnight parking will not be allowed in the 9 on-street parking stalls open to the public, except at the discretion of the Town of Frisco.

Snow Removal: The removal of snow from the public right-of-way will continue to be the sole duty and responsibility of the Town of Frisco. Parking restrictions to allow for the removal of snow are permitted; the strategies and procedures for snow removal will be determined and executed by the Town. Strategies for efficient snow removal could include but are not limited to alternate side street parking, zone parking, and snow emergency declarations.

The Town may restrict parking in the right-of-way between the hours of 7am and 6pm to allow for regular maintenance of the right-of-way, including snow removal. To allow for snow removal, all vehicles must be moved from the on-street parking spaces during posted times. Any vehicles that have not been removed are subject to towing, regardless of whether they are parked in the 22 parking stalls dedicated to 101 W Main or in the 9 parking stalls available for public parking.

Maintenance: Maintenance of the right-of-way, including parking stalls constructed in association with the 101 W Main Housing Planned Unit Development, shall be the sole right and responsibility of the Town of Frisco. Maintenance may include, but is not limited to resurfacing, snow removal, and signage maintenance.

The Town of Frisco may enforce parking regulations for all the on-street spaces constructed through the 101 W Main Housing project through any appropriate legal means, including the ticketing of vehicles, the towing of vehicles, and the disabling of vehicles pursuant to Colorado state law.