

101 WEST MAIN STREET

SKETCH PLAN SUBMITTAL

November 3, 2023

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Introduction

The proposed Planned Unit Development at 101 West Main will comprise a mixed-use development in the Town of Frisco that seeks to bring online 52 deed restricted residential dwelling units and 1,546 square feet of leasable nonresidential space. Located at 101 West Main Street, we propose redeveloping an under-utilized parcel of land to provide fully deed-restricted workforce housing and commercial space focused on meeting the needs of our community.

Overall Site Conditions and Existing Land Uses

Currently, this 0.832-acre lot, Lot B-1 of the West Frisco 70 Subdivision Filing 2 comprises the Westmain Professional Building, a 1979 building with approximately 20 business tenants. The underlying zoning of the property falls in the Mixed-Use (MU) District, office use is fully permitted by right. Per Section 180-3.12.1 of the Unified Development Code, the purpose of the Mixed-Use District is “to increase the efficiency of land use, the number of residents and the diversity of commercial activities in those transition areas between the core commercial districts and residential districts, and to emphasize and encourage pedestrian and bicycle circulation”. Currently, the property does not maximize the efficiency of land use on this centrally located site, and merely offers commercial use in the form of office space; consequently, the current land use does not meet Section 180-5.2.13 of the Unified Development Code, which requires a mixture of uses in the Mixed-Use zoning district. This Planned Unit Development seeks to maximize the utility of the property with modernized commercial space and new residential units to revitalize the western end of Main Street. With an internal parking lot along West Main Street, the property does not conform



Existing Site - Facing Northeast

to the existing development standard as listed in Section 180-3.12.2 B (1) Development Standards, which states “for properties with frontage on Main Street on-site parking shall not be located along the part of the property abutting Main Street”. The existing structure on the property is set back from West Main Street with surface parking separating the primary use on the property from the streetscape, as a result, the site deemphasizes street-level activation as well as pedestrian and bicycle circulation. Furthermore, the existing building exceeds the height limit for the MU District and is located within the 25-foot creek setback, yet the existing development does not provide public access to Tenmile Creek. On the whole, the existing development does not meet the purpose, goals, or standards of the Mixed-Use (MU) District, the development standards in the Code, or the Comprehensive Plan’s vision for this property.

This Planned Unit Development will bring the property into greater conformance with the Comprehensive Plan goals for West Main Street, activating the streetscape, engaging with Tenmile Creek, and importantly developing attainable and attractive housing for Frisco’s workforce.

Surrounding Neighborhood

While the West Main corridor includes a range of uses, residential is the primary nearby land use. The Tenmile Creek defines the northern boundary of the site with Ten Mile Island Condominiums located further to the north. A variety of commercial/office and residential uses exist to the west of the project including medical offices, townhome and condominium developments, retail/office space, the Summit Daily newspaper, and Tavern West. To the east are paired homes and townhomes, with the Post Office located at the end of the block. The southern edge of the property is bounded by West Main Street with residential, institutional, and commercial uses across the street, including townhome and multi-family development, a preschool, and The Peak School. This site directly connects to the Summit County Rec. Path, providing



Existing Site - Facing Southwest



Photo Credit: Town of Frisco

direct access to this public amenity for pedestrian and recreational users alike. Bus stops along Summit Stage's Copper Mountain route are located across the street from the site, while stops for the Breckenridge route are approximately a half-mile east on Main Street. Dozens of businesses are located within a half-mile radius of the property along Main, Galena, and Granite streets.

Vision

The vision for this site is to redevelop 101 W. Main Street by activating a crucial property of Frisco's main street corridor with 100% workforce housing units and new commercial space. The goal of the project is to provide deed restricted, rental workforce housing in perpetuity to support the fabric of the community. By embracing Frisco's multi-modal transportation network, tenants will have direct access to nearby bus stations and the walkability of the town. Providing desirable and affordable housing resources to the local workforce will activate the western end of Main Street and meet local needs to maintain healthy and affordable living.

The site is being developed by the NHP Foundation in partnership with the Town of Frisco. Active since 1989, the NHP Foundation is a nonprofit affordable housing developer, owner, and operator with a current portfolio of approximately 10,000 units across 16 states. NHPF's mission is to create sustainable, service-enriched housing that is affordable to low- and moderate-income families and seniors, and beneficial to their communities. We seek to keep our housing affordable in perpetuity and partner with local governments, churches, nonprofits, and service providers to build local capacity and amplify our impact.

Like many mountain resort communities, Frisco is struggling to retain its workforce as housing prices soar. This impacts local businesses, who are unable to keep their doors open without staff. Residents of all income levels are in turn negatively affected as they lose access to important services. NHPF has heard numerous stories of teachers sleeping in their cars, employers

who lose their best employees, workers who sleep in the woods. The proposed development will help address these needs by providing 52 units of long-term affordable rental housing. A mix of studios, one-bedrooms, and two-bedrooms will be provided at rents affordable to households earning from 30 – 80% AMI, making them affordable to hospitality/resort workers, retail employees, school staff, public servants, and healthcare workers.

This site will be zoned PUD and governed by the 101 W Main Planned Unit Development Housing agreement. The Planned Unit Development application and review will run concurrently with this site plan application. With underlying Mixed Use zoning and its location on Main Street, the building will also set aside 1,546sf of its square footage for nonresidential space for community services, predicated on financial support from Summit County and/or the Town of Frisco. Because the development is focused on providing workforce affordable housing and will be financed using affordable housing funding sources (including state funding and Low Income Housing Tax Credits) that are not allowed to cover office/commercial space, any non-residential space must be financed by other sources.



Photo Credit: Town of Frisco

Proposed Site Plan

Mixed uses are proposed on the site, including leasable non-residential space and multi-family residential uses/space. Multi-family residential is the primary proposed land use with 52 deed restricted residential dwelling units ranging from 481 to 882 square feet, averaging 626 square feet. Within the same building, a secondary use of commercial space shall comprise approximately 1,546 square feet.

The proposed building will be brought closer to W. Main Street than the existing office building. Situated nearer to the street, the structure will add critical mass to W. Main Street, embracing the streetscape to contribute to a pedestrian-friendly urban corridor. In addition to creating a more engaging, welcoming pedestrian experience along West Main Street, this site plan will provide public access through the site to the Tenmile Creek through a trail easement. In pulling the built form toward Main Street, this proposed site plan will also create an increased buffer from the Tenmile Creek, some of which will be dedicated as public easement. This will allow for future construction of the Tenmile Creek Trail, as proposed by the Frisco Master Trail Plan. The mix of uses, site layout, and future access to Tenmile Creek will activate this end of Main Street in a way that is not occurring today, fostering the Town's stated goals of expanding the pedestrian-friendly urban corridor, as well as expanding access to natural and recreational resources.

The architecture proposed on this site fits the mountain character of Frisco. The proposed building will front Main Street and hold the edge of the street in a historic grid pattern. The gabled roofs and rear courtyard create a rhythm to the building that draws from historic architecture within the town. Natural building materials and glazing reinforce the architectural language of the Main Street corridor. The building meets the spirit of the current Unified Development Code and the goal of building articulation as well as the goals of the Community Plan. The building design meets all development standards for a fully affordable, deed-restricted development in the Town of Frisco.

Previous construction has left the site with a hole in the middle,

101 W. Main Street

creating drainage issues. We are proposing to fill the site back to natural grade to attain proper surface drainage. According to the Town's Development Code, our team is using the exception to the building height calculations that states that when fill is required for drainage purposes, "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 asphalt".

We propose to use the grade at the edge of asphalt at Creekside Drive and at Main Street to create an average grade plane, from which we have taken our building height and bulk plane measurements. The exception requires that we have our solution verified by a licensed engineered and approved by the Frisco Town Engineer; both conditions will be satisfied at the time of our final submittal.

The site plan proposes twenty-one (21) parking spaces on-site, and thirty-one (31) parking spaces located adjacent to the site in the right-of-way along Main Street. This development will utilize existing parking along Main Street and further develop twenty (20) parking spaces in collaboration with the Town of Frisco's Public Works Department. Of the fifty-two (52) spaces provided, thirty-two (32) spaces are provided for residents, eight (8) are provided for visitors, and three (3) are provided for office space non-residential uses. The remaining nine (9) spaces will be developed as a community benefit. The parking plan provided is in line with the parking requirements for workforce housing developments as enumerated in the Unified Development Code and Workforce Housing Overlay. The PUD has been proposed to allow for an increase in on-street parking. On-site parking will be provided in a surface lot to the rear (northwest corner) of the property, with vehicular access off of Creekside Drive.

See the table on page 4 for a graphic breakdown of the parking provided for this project.

Parking Analysis

Residential	# of Units	Req. Parking	Provided
Studio	24	12	12
1 Bedroom	17	8.5	9
2 Bedroom	11	11	11
Residents	52	31.5	32
Visitor	1/7 Units	8	8
Total Parking		40	40
Commerical			
Office	1/450 sf	3	3
Additional Benefit			9
Total Parking		43	52

Parking Locations

On-site	21	
Existing On-Street	11	existing spots on Main Street
Proposed On-Street	20	new spots on Main Street
Total Parking	52	*existing spots on Creekside to be removed

Bike Parking

20% Bike Parking	8	60 Provided (combined Internal and External)
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Frisco Community Plan Fulfillment

Guiding Principle 1 - Inclusive Community

The primary goal of this project is to provide 100% workforce housing, significantly supporting the Inclusive Community principle. By bringing this project to fruition, an example will be set for collaboration between “community partners and the private sector to expand the reach of Frisco’s workforce housing efforts.” This redevelopment will contribute to a positive balance of full-time residents. The proposed quality architecture and landscape design will strengthen Main Street and the neighborhood character; thus, supporting “the creation of an attractive community entrance along W. Main Street to create a gateway that is inviting to visitors.” This project will enrich the character and scale of the town core. By placing the proposed building strategically closer to W. Main Street, the proposed site plan will restore Frisco’s historic street grid to “retain the character and walkability of the town core.” With a publicly accessible internal circulation and future trail access along Main Street and Tenmile Creek, the project will contribute desirable public space and create a more engaging, attractive streetscape.

Guiding Principle 2 – Thriving Economy

The workforce housing proposed by this redevelopment will support local businesses, employees, residents, and visitors alike. A common community goal will be met by providing much needed housing for local workers. This project will support local business by providing affordable housing resources in proximity to Main Street, encouraging local workers to remain employed in Frisco or pursue employment in Frisco. This project will set another precedent for “supporting efficient regulations and processes that foster a supportive business environment.”

Guiding Principle 3 – Quality Core Services

This project will deliver a product that meets the mission of the Town of Frisco, as stated by the Community Plan:

“Frisco is a place for people to live and work...core services help businesses recruit workers, contribute to a tight knit community, and ensure the year-round vitality of our economy.”

As the developer of the proposed project and a publicly supported not-for-profit real estate organization, NHPF will deliver a product that helps develop the quality core services which support the Frisco community. Enabling workers to live in Frisco strengthens the community and makes employment in Frisco more attractive and accessible. Providing housing resources on W. Main Street will increase the year-round vitality of the Frisco economy by supporting workers and consumers who will live



Photo Credit: Town of Frisco

in the community and engage with the economy year-round.

Guiding Principle 4 – Mobility

This redevelopment encourages the use of Frisco’s multi-modal transportation network with the proximity to bus stations, proposed bike racks 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 providing an easement for the future Tenmile Creek Trail, the proposed site plan helps to improve neighborhood and commercial area connections, as well as the recreational pathway system.

Guiding Principle 5 – Vibrant Recreation

This project proposes a publicly accessible pedestrian connectivity, as well as bike racks and future trail connections to build upon the Town of Frisco’s recreation amenities. The proposed site plan will also lay the groundwork for the future Tenmile Creek Trail. With the project’s new construction, the service and network reliability of the site will be improved in relation to existing and future public infrastructure. This site already offers residents access to Frisco’s recreational resources such as the Kayak Park (0.3mi), Walter Byron Park (0.6mi), and Frisco Bay Marina (0.9mi). This site also offers direct access to the Summit County Recreation Path and lies in close proximity to ‘Frisco’s Backyard’ trail network including the North Tenmile Creek Trailhead (0.4mi) and Rainbow Lake Trailhead (0.7mi). To ensure appropriate connections to these resources, the project team will work with town staff to deliver exceptional access and quality trail signage.

Guiding Principle 6 – Sustainable Environment

The new construction will provide updated infrastructure, replacing an outdated building built in 1979. As part of this process, the development team plans to design the building to the Zero Energy Ready Home standard for multifamily structures and design an all-electric building. The site plan proposes a generous setback from Tenmile Creek to properly protect ground water and sensitive areas. Also, the proposed landscape plan intends for native plants and species to enhance the local environment and minimize irrigation needs. Located adjacent to a bus stop serving several bus routes and within walking distance of Main Street, the site offers an excellent opportunity for local employees to use alternative transportation modes. This site enables residents to be an active member of the Frisco community without the need to travel by car.



Photo Credit: Town of Frisco

101 W. Main Street



Photo Credit: Town of Frisco

Frisco Strategic Plan Contributions

This project will support the majority of the high-priority goals of Frisco's Strategic Plan. Providing 100% workforce housing will increase full-time residents. Redevelopment of the site will include infrastructure improvements that will strengthen infrastructure resiliency, including fiber/telecom system upgrades. Placing long-term housing units on this site will further develop the Main Street economy, supporting local business. Deed-restricting the rental units to households between 30% and 80% AMI will provide housing options for workers, further supporting local business and meeting the goal of building an inclusive community by ensuring there is a balance of housing options for residents of all income levels.

Workforce Housing Needs Assessment

Per the 2020 assessment released by the Summit Combined Housing Authority (SCHA), year-round business growth and retirement of resident workforce have increased the need for permanent residential housing. Additional rental units are in high demand at 80% area median income (AMI) and below. Summit County has a housing gap of approximately 725 units, which results in rising housing costs and increasing housing poverty for Summit County workers. The Ten Mile Basin area has the second largest gap of the four major basin areas identified in the assessment with a net gap of 600 housing units, a gap which is projected to grow in 2023. This project aims to address the growing issue of housing affordability and access in the Ten Mile Basin.

Conclusion

The proposed development at 101 W. Main Street offers the Town of Frisco a unique opportunity to make meaningful progress on several community goals through the redevelopment of a single site. Currently, 101 W. Main Street sits partially vacant; this proposal seeks to fill this site with residential and desirable commercial space. This project will not only provide a higher and more active utilization of this site, but improve the built environment on West Main Street, offering an attractive precedent for redevelopment in this vicinity. This project will create an engaging streetscape for pedestrians, attracting greater foot traffic further west down Main. The opportunity to bring 100% deed restricted affordable homes to Main Street will be a transformative development in the Frisco housing market. This project will provide desirable and affordable housing resources to the local workforce strengthening the fabric of the Frisco community.