



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: TOWN COUNCIL
FROM: KRIS VALDEZ, AICP, PRINCIPAL PLANNER
RE: COMPREHENSIVE PLAN UPDATE
DATE: JANUARY 28, 2025

Summary:

The purpose of the joint work session before the Town Council and Planning Commission is to provide a brief update on the ongoing status of the Town of Frisco Comprehensive Plan (Comprehensive Plan) and receive feedback to ensure that 80% of the draft meets the community's vision.

At the January 28th work session, Staff and Design Workshop expect Council and Commissioners to:

- Listen to a project progress update.
- Confirm the Council and Commission's priorities and direction for finalizing the Comprehensive Plan.
- Identify specific areas requiring further refinement and prioritization.
- Establish a clear path to adoption and implementation.

Since the last update to the Town Council and Planning Commission on October 22, 2024, we have been making continuous progress toward completing the Comprehensive Plan.

The [Comprehensive Plan website](#) continues to have drafts of the existing conditions documents and the outcomes of the community engagement sessions if the Town Council wants to review them prior to the work session.

Design Workshop will facilitate the discussion at the January 28th work session.

We anticipate the following 90-minute agenda:

- 1) Project Updates - 15 Minutes
- 2) Draft Document - 60 Minutes
- 3) Next Steps - 15 Minutes

Prior to the session, the Council and Commissioners are encouraged to review the [80% draft of the Plan](#) and submit any initial questions or areas of concern to staff no later than January 30, 2025.

Please review Attachment B for instructions on providing comments.

Staff and Design Workshop request that, as a result of this work session, there is clear direction on which strategies must be included in the Comprehensive Plan to serve as a guiding, actionable document for Frisco.

Background:

In the State of Colorado, a Comprehensive Plan is necessary to guide growth and development. A well-crafted Comprehensive Plan should reflect the community's vision and goals for the future and address various elements such as land use, transportation, recreation, economics, water, and the natural environment. The Comprehensive Plan can be used as a long-range tool to guide policy decisions throughout the Town. Updating the Comprehensive Plan will enhance decision-making and enable amendments to the Town's Unified Development Code (Code) in line with the community's vision.

In January 2024, the Town signed an agreement with Design Workshop to develop and finalize the 2024 Frisco Comprehensive Plan and Three Mile Plan.

The Town received a \$100,000 grant from the Colorado Department of Local Affairs (DOLA) to develop a Comprehensive Plan for the Town, including a three-mile plan. The Comprehensive Plan will comply with C.R.S. 31-23-206 and will also comply with DOLA requirements that include:

- The Comprehensive Plan must assess and address the housing needs of current and future residents at all affordability levels. It must include locally appropriate goals, strategies, and actions to promote affordable housing development. This work will use the best available data. The Comprehensive Plan is using the data from the strategic housing plan and incorporating it into the future scenario planning. The timeline for the Housing Strategic Plan has been specifically timed to be completed prior to the Comprehensive Plan and so the recommended actions of the housing plan will be carried into the Comprehensive Plan. Town staff is meeting regularly to coordinate the two plans.
- Risks of natural and human-caused hazards to life, property, and public resources, and consideration of their impact on vulnerable communities. Include goals, strategies, and/or actions to address and mitigate these hazards.
- In the spirit of the Colorado legislature's goal to engage with disproportionately impacted communities (C.R.S. 24-4-109), the Comprehensive Plan must use an environmental justice lens, particularly regarding the impacts of hazards, resources, and amenities to promote equitable outcomes.
- The Comprehensive Plan must address the Town's water supply and water quality goals. Per C.R.S. 31-23-206(1)(d) and 30-28-106(3)(a)(IV), the community must:
- Consult and coordinate with local water provider(s),

Analysis:

At the end of the January 28th work session, the Council and Commissioners will have received a status update on the Comprehensive Plan, a digital copy of the 80% version, instructions for providing comments in the PDF, and questions to consider while reviewing the Comprehensive Plan. Staff requests the Council and Commissioners consider the following questions while reviewing the Comprehensive Plan:

Future Land Use (Chapter 4)

- Does the proposed land use map and corresponding classifications align with the Town's desires for growth, preservation, and sustainability?
- What do you see as the most transformative and impactful aspect of this Comprehensive Plan?
- Are there suggestions for future land use in the Town that give you pause or feel misaligned with the Town's future direction?

Vision, Goals, and Strategies (Chapter 5)

- Does the current vision statement reflect the Town's identity and aspirations for the future? If not, what adjustments would you suggest?
- Do the proposed goals and strategies adequately address current challenges and anticipate future needs?
- Does the draft Comprehensive Plan reflect the feedback received from the community? What, if any, specific community values or priorities do you feel are underrepresented in the Comprehensive Plan?

Implementation Questions (Chapter 6)

- How well does the Comprehensive Plan support the Town's strategic priorities? What additions can bolster the Town's support for these initiatives?
- Are there specific areas where you feel improvements are particularly critical?
- What additional measures or partnerships could the Town explore?
- Are there additional resources or information to include so that the Council and Commissioners can make informed decisions?
- Would you feel confident moving forward with adopting this Comprehensive Plan pending additions and revisions from staff, the public, and leadership? If not, what needs to be done to ensure your support?

All comments are due to the Town of Frisco staff by the end of the day on **January 30, 2025**.

Environmental Sustainability:

Town staff expects that one outcome of the new Comprehensive Plan will be an increase in renewable energy goals through future modifications to the Code. Reducing the carbon footprint will be a positive side effect of the community plan and future Code modifications. These modifications would include goals and strategies for transportation, reducing parking requirements, and increasing sustainability and energy code requirements. The climate action plan reviewed the community engagement data from the Comprehensive Plan to craft questions for the

climate action plan community engagement. Since the plans are on different timelines, if strategies are available from the climate action plan, those will be incorporated into the Comprehensive Plan to carry forward as priorities for the town.

Financial Impact:

The Town received a \$100,000 grant from the Colorado Department of Local Affairs (DOLA) to develop a Comprehensive Plan for the Town, including a three-mile plan. The additional \$100,000 for the project was approved through the 2024 budget. To date, Design Workshop is still within their contracted amount and staff expects it to remain that way. After the Comprehensive Plan is approved in early 2025, Council and Staff will have discussions regarding future budgeting for action items to occur between 2026 through 2029.

Alignment with Strategic Plan: Developing and completing a Comprehensive Plan and Three-Mile Plan will support goals noted in the Town Council Strategic Plan. Additionally, the Town Charter requires that the Comprehensive Plan be updated every five years.

Reviews and Approvals:

- Katie Kent, Community Development Director
- Diane McBride, Assistant Town Manager
- Tom Fisher, Town Manager

Attachments:

- Attachment A - Design Workshop Submittal
- Attachment B - Instructions for Providing Comments