



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: TOWN COUNCIL**  
**FROM: KRIS VALDEZ, AICP, PRINCIPAL PLANNER**  
**RE: COMPREHENSIVE PLAN UPDATE**  
**DATE: OCTOBER 22, 2024**

**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 as the plan wraps up, it is meeting the vision of the community.

At the October 22<sup>nd</sup> work session, Staff and Design Workshop expect Council and Commissioners to:

- Listen to a project progress update.
- Hear an update about the community engagement window #2 which occurred in September/early October
- Hold a scenarios and future land use map discussion which will provide clear direction on how to advance the three scenarios into a single Future Land Use Map, or if there is one preferred scenario which should be focused on.
- Hold a Strategies Development discussion which will provide clear direction on what strategies must be included in the Comprehensive Plan to serve as a guiding, actionable document for Frisco.

Since the last updates to the Town Council on May 28, 2024, and August 24, 2024, we have been making continuous progress toward completing the Comprehensive Plan. Refer to Attachment 1 from Design Workshop for a memo and a project management plan with a list of deliverables completed to date.

The [Comprehensive Plan website](#) continues to have the drafts of the existing conditions documents listed below if the Town Council wants to review them. All Town Council and Planning Commission members are encouraged to complete the next survey, which is also located on the website and open through October 22<sup>nd</sup>.

For the October 22<sup>nd</sup> work session, Design Workshop will facilitate two different discussions, each with a specific focus and goal in mind.

The first discussion focuses on scenario planning and the Future Land Use Map (FLUM) for Frisco. Three scenarios have been proposed for the Town to review and narrow down. These scenarios are informed by current trends and explore the potential impacts of different land use decisions using qualitative metrics, such as housing units and job numbers. The FLUM is a crucial tool for guiding long-term development and establishing land use classifications such as residential and commercial, which inform future zoning and policy decisions. At the work session, Design Workshop will inform the Councilors and Commissioners of the results of the September community outreach which received feedback on each of the scenarios. Council members and Commissioners are requested to discuss their preferred scenario, elements to incorporate into the FLUM, the balance between new development and neighborhood preservation, and how the FLUM can influence future zoning flexibility.

Staff and Design Workshop request that as a result of this work session, there is clear direction on how to advance the three scenarios into a single Future Land Use Map, or if there is one preferred scenario which should be focused on.

The second discussion focuses on the drafted goals and strategies. The Comprehensive Plan aims to establish a framework of goals and strategies to guide future community development, emphasizing the Future Land Use Map to address land use patterns and align with community values. The Comprehensive Plan could include various elements, such as enhancing community identity, promoting housing affordability, ensuring environmental resilience, improving connectivity, fostering a diverse economy, and strengthening access to nature. Each element outlines aspirational statements and goal areas, which will be further defined and supported by specific strategies to implement the goals effectively. The discussion seeks input from the Town Council and Planning Commission on the drafted vision statements, goals, and strategies to ensure robust and inclusive planning for the future of Frisco.

Staff and Design Workshop request that as a result of this work session, there is clear direction on what 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),
  - Include water conservation policies and,
  - Identify in the Comprehensive Plan water supplies and facilities sufficient to meet public and private infrastructure needs reasonably anticipated or identified in the planning process.
- The Comprehensive Plan must include an action plan that prioritizes actions necessary to implement the Comprehensive Plan, creates a timeline for implementation, and assigns responsibility for actions.

**Analysis:**

At the end of the October 22<sup>nd</sup> work session, Council and Commissioners will have received a status update and understand the results of the community engagement window #2 which occurred in September/early October. Additionally, Staff and Design Workshop anticipates receiving clear direction on:

- How to advance the three scenarios into a single Future Land Use Map, or if there is one preferred scenario which should be focused on.
- What strategies must be included in the Comprehensive Plan to serve as a guiding, actionable document for Frisco.

**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
- Leslie Edwards, Finance Director
- Diane McBride, Assistant Town Manager
- Tom Fisher, Town Manager

**Attachments:**

- Attachment 1: Design Workshop Submittal
- Attachment 2: Scenario Boards