



November 3, 2023

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

Re: Preliminary Planned Unit Development for 101 West Main Street

INTRODUCTION

The applicant is pursuing a Planned Unit Development PUD. This designation is required for the development of workforce housing, a community related use which is consistent with the policies of the Master Plan, is in the public interest, and is necessary to promote the public welfare in Frisco.

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 1546 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/office space focused on meeting the needs of our community.

Currently, this 0.83-acre lot, Lot B-1 of the West Frisco 70 Subdivision Filing 2 comprises the Westmain Professional Building, a 1979 building with approximately 20 office spaces. 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/office space and new deed-restricted residential units to revitalize the western end of Main Street. With an internal parking lot along West Main Street, the current property does not conform 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, and 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.

To best serve the needs of Frisco’s workforce and help meet the Community Plan, Trails Master Plan, and strategic housing goals, the proposed development is seeking this Planned Unit Development designation. 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. Because of changing conditions in a



particular area [the economy] and in the Town generally, it is in the public interest and reasonably necessary in promotion of the welfare to rezone a property to encourage redevelopment.

PROPOSED USES

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/office 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. 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.

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.

REQUIRED PARKING TABLE

	#of units	Parking Required	Provided*
STUDIOS	24	12	12
1 BR	17	8.5	9
2 BR	11	11	11
Total	52	31.5	32



Visitor	1/7 Units	8	8
Residential Parking		40	40
Office Parking (1/450sf):		3	
Total parking required:		43	

PROPOSED PARKING TABLE, WITH LOCATIONS

*Parking locations		
proposed on site:	21	
(E) on-street	11	existing spots on Main Street
proposed on street:	20	new spots on Main Street
	0	new spots on Creekside
Total parking spaces:	52	

PUD PLAN

The vision for this site is to redevelop 101 W. Main Street by activating an underutilized property along Frisco’s main street corridor with 100% workforce housing units and attractive, new commercial/office 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 proposed rental housing units will be affordable for households earning between 30-80 percent of the area median income (AMI).

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. NHPF seeks to keep their housing affordable in perpetuity and partner with local governments, churches, nonprofits, and service providers to build local capacity and amplify their 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, and essential workers.



With Mixed Use zoning and its location on Main Street, the building will also set aside a portion of its square footage for nonresidential (office) space. The Planned Unit Development will enable enhanced utility of the property in combination with the underlying Mixed-Use Zoning, creating a more attractive project to attain grant funding for construction and development. 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 (LIHTC)—that are not allowed to cover office/commercial space, any non-residential space must be financed by other sources. The proposed development strives to meet the intent of the Mixed-Use zoning district and extend pedestrian-friendly uses down the Main Street corridor while also prioritizing the Town’s desire to provide affordable workforce housing. The office space proposed in the preliminary site plan application provides an active corner space for a tenant like the Colorado Workforce Office while ensuring the site can also accommodate the number of workforce housing units needed.

PUD Requirements:

- Generally, where each type of use will be located in the PUD and the total acreage devoted to each use:
 - The approximately 1,546 square feet of leasable non-residential space will be located in the southwest corner of the 39,800 square foot mixed-use building. The approximately 32,534 square feet of leasable residential space will be dispersed throughout the 39,800 square foot building. The remaining square footage is dedicated to circulation, bike parking, and common/amenity space.
- Maximum number of dwelling units per gross acre to be permitted:
 - 62.65 du/acre of density with current site plan.
- The minimum acreage to be dedicated to common open space, plus the proposed use and location of open space:
 - The current site plan offers less than 40% building coverage on the site, and over 20% open space.
- Internal circulation systems:
 - The internal circulation will provide pedestrian connectivity between the parking lot, the building, Tenmile Creek, and the adjacent right-of-way (Creekside Drive and West Main Street). This internal circulation system will offer greater pedestrian connectivity than the existing condition, including the development of creek-side access to members of the public, in alignment with the comprehensive plan.
- Development schedule:
 - This project is proposed to be developed in one phase, with construction documents and building permit application to closely follow the planning entitlement process.
- Underlying zoning districts:
 - This property falls within the Mixed-Use zoning district, with frontage along West Main Street.
- Development standards to be applied to each proposed use or structure:
 - This project will be subject to development requirements from both the residential and non-residential development standards.
- Written and graphic material that speak to the reason for modified standards:



- Because of changed or changing conditions in a particular area [the economy] and in the Town generally, it is in the public interest and reasonably necessary in promotion of the welfare to rezone a property to encourage redevelopment. A full-length PUD draft ordinance and associated site plan are also included.
- Graphic and written explanations on how the PUD addresses specific constraints and opportunities of the site:
 - Graphic and written explanations have been included to enumerate the constraints and opportunities on this site, as a part of the submittal package. A full-length PUD draft ordinance and associated site plan are also included.

SUMMARY TABLE

Note: The summary table is provided as an exhibit to understand current and proposed changes to the site.

Project Address & Unit Number	101 W Main St, Frisco, CO 80443
Property Legal Description	LOT B-1, AMENDED WEST FRISCO 70, FILING NO. 2, ACCORDING TO THE PLAT FILED APRIL 16, 1974 UNDER RECEPTION NO. 140796, COUNTY OF SUMMIT, STATE OF COLORADO
Owner Name/Address	NHPF West Main, LLC 122 E. 42 nd St, Ste 4900, New York, NY 10168
Applicant Name/Address	The NHP Foundation 122 E. 42 nd St, Ste 4900, New York, NY 10168
Description of Work	PUD rezoning designation for proposed project to demolish existing 22,000 square-foot office building and construct approximately 39,800 square-foot building consisting of 52 deed-restricted rental apartments and approximately 1,546 square feet of commercial/office space, and required parking.
Zoning District	Underlying Zoning Mixed-Use Proposed: PUD
Lot Size	36,248 sq ft
Lot Coverage	80%
Parking Spaces	Existing: 36 Proposed: 52 (including street parking)
Number of residential units	Existing: 0 Proposed: 52
Non-residential GFA	Existing: 16,275 sq ft Proposed: 1,546 sq ft

**101 W Main Housing Planned Unit Development Designation
Summary of Requests for Adjustments from Current Code**

The following requests are included in the PUD Designation for 101 W Main to enable the site to be successfully developed for deed-restricted affordable rental housing in the current environment of high construction costs, high interest rates, competitive state financing, and high demand for workforce housing.

1. Reduction of requirement for 20% of the GFA to be set aside for non-residential use in the Mixed Use district

We are requesting a reduction of this requirement on 101 W Main Street to require no more than 1,500 square feet of non-residential space on the site. We seek to fulfill Town Council's direction to provide affordable housing units for Frisco residents on the site, which requires us to prioritize competing goals. Meeting the 20% requirement would make income-restricted housing on the site infeasible. The tax credit and state financing programs available to fund affordable housing cannot be used to finance non-residential uses. Further, the competitive financing sources we are seeking require any non-residential components to be fully funded at time of application. The amount of non-residential space proposed reflects 1) our need to identify and secure financing for this space in time to apply for the affordable housing funding we need and 2) our need to build enough affordable units to achieve economies of scale in their operation long-term. We recognize that having non-residential space on Main Street is important to the Town and feel that by providing long-term affordable housing units for workers close to Main Street employment, we can support the Town's existing businesses who are struggling to retain workers.

2. Building height increase of 10%

To comfortably include a third story of apartments on the site, we request the ability to increase the height restriction by 10% above current code (i.e. 4 ½ feet). Without this adjustment, we will lose 18 homes, significantly impacting the viability of the project and preventing us from serving more Frisco residents.

3. Reduction of side and front yard setbacks and increase in maximum lot coverage

We request a reduction to 5' for side yard setbacks and 3' for the front yard setback, and an increase in maximum lot coverage to 80% to accommodate the building and on-site parking. These adjustments still allow for the necessary space to meet health, safety, and access requirements while making a better use of the site and creating a more inviting pedestrian atmosphere along West Main, in keeping with the Town's goals to activate this side of Main Street for pedestrians. The Town's Affordable Housing Development Incentive Program allows for 80% lot coverage for workforce housing developments currently.

4. Adjustments to plant material quantities and species mix and caliper size requirements

To provide flexibility in selecting the best plants and landscaping design for the site, we request the ability to reduce the plant material quantities up to 20% from current requirements, increase the species mix up to 50%, and reduce tree caliper size by up to 50% from the current requirement. We also request the ability to substitute ornamental grasses for shrubs and to prioritize native plants. These adjustments will allow us to provide the best placement and selection of plantings

**101 W Main Housing Planned Unit Development Designation
Summary of Requests for Adjustments from Current Code**

to complement the site design while not impacting visibility or long-term maintenance of the landscaping.

5. Increase in the amount of on-street parking that can serve the development and reduction in the number of visitor spaces required

101 W Main will comply with the parking requirements of the Town's Affordable Housing Development Incentive Program. We request two adjustments to the code: 1) allowing for a greater percentage of parking to be accommodated on-street, and 2) allowing for 1 visitor space for every 7 housing units, rather than every 5.

101 W Main will serve households earning no more than 80% of the area median income in studio, one-bedroom, and two-bedroom units. With its central location on W Main Street, the site is unique in its access to transit, its walkability, and its proximity to many amenities. To accommodate as many units as possible, we propose to allow 22 of the parking spaces to be provided on-street along W Main, rather than on-site, and allow for 1 visitor space per 7 housing units. The proposed parking will be sufficient to serve the development for the following reasons:

- A. The target population is likely to have fewer cars than market-rate households or households that need multibedroom units.
- B. The site is walkable and well served by transit.
- C. The development will include a car-sharing program where residents can rent a vehicle on-site when they need to drive.

The development plan proposes that 20 new on-street parking spaces will be constructed. Eleven of those parking spaces will combine with the existing 11 spaces to meet the development's parking requirement. The other 9 spaces will be provided as a community benefit for public use. A Parking Management Plan approved by the Town will govern how the on-street parking spaces are used. Permits will be required for parking in the spaces allotted for the development and vehicles will be required to move for snow removal and maintenance.

6. Creation of public easement for access to Ten Mile Creek

In addition to the public on-street parking and affordable housing community benefits, the 101 W Main development will also include a public access easement to Ten Mile Creek. This will allow the Town to realize its goal of providing a creekside trail at a later date, as laid out in the Town's Master Trail Plan.

7. Adjustments to design guidelines, including bulk plane encroachment

Although 1,500 square feet of non-residential space is proposed as part of the redevelopment of 101 W Main, it is primarily a residential building. Further, design standards such as roof ridgeline requirements and building articulation that apply to non-residential buildings significantly increase the cost of construction. Therefore, we are requesting the ability to comply with residential development standards (as listed in UDC Section 180-6.22), while still providing the varied articulation of wall surfaces and variation in roof planes/forms that contribute to attractive buildings.

**101 W Main Housing Planned Unit Development Designation
Summary of Requests for Adjustments from Current Code**

The proposed development will include indoor bicycle storage for residents. However, due to the constrained nature of the site and the need to prioritize space for residential units, we request to comply with the Town's non-residential bicycle parking requirements. We propose to provide both indoor and outdoor bike parking/storage.

The request to provide 9' ceilings on the ground floor rather than 10' ceilings is required to prevent needing a larger height increase. Again, this is required to allow for a full third floor of the building, as discussed in number 2 above. The non-residential space is being designed as office space for community services such as the Colorado Workforce Office; the intent of the 10' ceiling code requirement was originally developed to accommodate restaurant and retail uses.

The Affordable Housing Development Incentive Program allows up to 500 cubic feet of bulk plane encroachments per 10,000 square feet of lot area. To provide space for 7 housing units, we request the ability to go up to 1,000 cubic feet per 10,000 square feet of lot area.

8. Alternative plan for snow storage

Because we are maximizing the building footprint to accommodate as many residential units as possible while also setting aside space for non-residential uses, some flexibility is needed for snow storage locations. We propose to accommodate some of the required snow storage on-site and some in the right-of-way adjacent to Creekside Drive as documented in the major site plan. This approach is allowed in other communities in Summit County and would be approved by the Town as part of the Planned Unit Development Designation.