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## MEMORANDUM

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P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**

**FROM: DON REIMER, COMMUNITY DEVELOPMENT DIRECTOR**  
**EVA HENSON, HOUSING COORDINATOR**  
**SUSAN LEE, PLANNER**

**RE: 619 GRANITE STREET WORKFORCE HOUSING PROJECT – CONCEPT DESIGN**  
**UPDATE**

**DATE: MARCH 23, 2021**

**Summary and Background:** The Town of Frisco (Town) and Colorado Department of Transportation (CDOT) have partnered to develop a workforce housing project on the lot owned by CDOT located at 619 Granite Street, Lots 18-24, Block 12 in the Town of Frisco. On January 26, 2021 the Town approved Resolution 21-04, to enter into a contract with Studio Architecture to develop plans and cost estimates for the workforce housing project. The first phase, as outlined in their contract, is to establish program goals and create conceptual development scenarios for review and recommendation by the project team and Town Council.

The project team is comprised of the Studio Architecture consultants, Town staff, representatives from CDOT, and Council members Andrew Aeronson and Melissa Sherburne. The project team has met over the past several weeks to establish the program goals, review and refine proposed development scenarios, and create a recommendation for the conceptual building and site design.

**Analysis:** As a first step in establishing a program for the development the project team reviewed the Town and CDOT's overall goals for the project. The team identified main goals including affordability, in terms of both construction and long term maintenance; maximizing the number of units; livability, particularly in terms of parking availability for CDOT's employees; and sustainability. These goals help to guide decision making and evaluation of potential development scenarios.

With the high-level goals established, the project team's next major consideration is compliance with Town regulations. Development regulations are established through the Town Code, specifically, Chapter 65 regarding Building Construction and Housing Standards, Chapter 155 regarding Street Design and Access Criteria, and Chapter 180 Unified Development Code (UDC) which outlines zoning regulations and architectural requirements for building design.

Studio Architecture developed several conceptual designs which attempted to balance project goals and compliance with Town regulations. The following is a brief outline of the most relevant UDC requirements and their potential impact on the development scenarios:

*Number of Units or Density* - 619 Granite Street is located in the Central Core Zone District. This zone district has an allowed density of 16 dwelling units per acre, however, as the exclusive use of this property will be affordable housing and the Town allows density bonuses for this use, density as a land use requirement has minimal impact.

*Building height, setbacks, stepbacks, and bulk plane requirements* - The Central Core Zone District has building height, setbacks, bulk plane and stepback regulations that apply to this development. The maximum building height is 40 feet for a pitched roof. This height will accommodate a third floor, however, a 10-foot stepback is required for the third floor. This is measured from the front façade of the floors below. This requirement means that the unit types/floorplans for the third floor be unique from the floors below, which adds variety in the floor plans, but also results in added construction costs.

*Parking and Access* - Parking requirements for residential uses in the Central Core are one space per bedroom with a maximum of two required spaces per unit for deed restricted units. An additional visitor parking space is required for every five dwelling units. These parking requirements have a significant impact on the project design in terms of developable space. Typically, residential parking in the Central Core is accommodated through underground parking structure or garages. In the case of affordable housing projects, underground parking structures can be cost prohibitive as structured parking may typically cost upwards of \$30,000 per space. CDOT understands that the majority of their employees that will reside here will need reliable transportation to their place of work and therefore adequate parking is necessary for these units. In terms of access, the site plans show access from the Granite Street Alley in order to preserve on-street parking along South 7<sup>th</sup> Avenue and Granite Street.

*Design Standards* - The Residential Development Standards are intended to promote high quality design that enhances neighborhood character and contributes to a walkable streetscape. These regulations establish minimum standards related to scale, mass, architecture, materials, and overall design character of development. The concepts developed were all designed to respect the public street frontages with pedestrian scaled massing and design, building entrances, and architectural interest.

An additional important consideration in weighing the conceptual designs was unit cost. For each development scenario considered, a unit cost was generated to help weigh the potential design considerations against the cost implications.

Throughout the process of developing a preferred conceptual plan, the project team considered Code requirements and whether potential Code amendments would be desirable in order to achieve project goals. Ultimately, the team was able to agree on a preferred plan which is fully compliant with Code requirements and meets the project goals.

**Financial Impact:** The costs for the planning and development of 80% construction documents for 619 Granite Street have been budgeted in the 2021 budget. Further financial considerations for the construction of this project are not being proposed at this time.

**Alignment with Strategic Plan:** Increasing the number of workforce and affordable housing units remains one of the Town Council's highest priorities. Implementation of the Town Council's goals requires addressing housing through multiple channels including the Workforce Housing Planning Agreement between CDOT and the Town. Moving this project forward will propel the construction of a much-needed housing project in the Town's central core area.

**Environmental Sustainability:** Based on both the Town of Frisco's sustainable building and land use codes, as well as CDOT's LEED and high performance building requirements, the project will be designed to meet high standards of energy efficiency and sustainability.

**Staff Recommendation:** After a thorough review of a variety of development scenarios, the project team has identified a preferred conceptual design which best balances the identified project goals, costs, and Town Code requirements; and is requesting that Town Council consider the conceptual design recommendation presented, and provide comments and feedback.

**Approved By:**

Nancy Kerry, Town Manager  
Bonnie Moinet, Finance Director

**Attachments:**

Attachment A – Conceptual Plans