



## MEMORANDUM

---

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**

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

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

**DATE: JULY 13, 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 design team presented the program goals and conceptual development scenarios to Town Council on March 23, 2021. Based on feedback received during that meeting, the project team, comprised of the Studio Architecture consultants, Town staff, representatives from CDOT, and Council members Andrew Aerenon and Melissa Sherburne, continued to revise and develop plans for a 22 unit, three story, apartment style development.

At the May 20, 2021 Planning Commission meeting, the Commission reviewed the Major Site Plan Application for the 619 Granite Street Workforce Housing Project at the sketch plan review level. The sketch plan review is intended to provide an informal review of an application in order to provide feedback on compliance with the Town's Unified Development Code requirements. The Commissioners gave the applicants feedback on compliance with §180-6.22 Residential Development Standards including comments on the façade, bulk plane, roof, building materials, and building color.

**Analysis:** During the Design Development project phase, as outlined in the approved contract, the project team continues to revise and refine the project design to comply with Town Code requirements, integrate feedback from Town Council and the Planning Commission, and align with the established project goals, including affordability, in terms of both construction and long term maintenance; maximizing the number of units; livability, particularly in terms of personal storage for tenants and parking availability; and sustainability.

The current design includes 22 units in two buildings, each building is three stories tall. The 22 unit types consist of five (5) studio units, eleven (11) one-bedroom units, and six (6) two-bedroom units. The buildings are oriented to align with the street frontages along Granite Street and 7<sup>th</sup> Avenue. Units will be made available at affordable rent levels for CDOT employees, and for employees that work for other businesses in the Frisco area. The design meets or exceeds all requirements in the Town Code.

As part of the Planning Commission review, and during the past several months that the project has been in the design stage, staff has received comments from the public on various aspects of the design, including number of units, parking requirements, and whether a commercial component should be included. The project location in the Central Core Zone District allows for residential as well as a variety of commercial uses, however, the property owner has made it clear that they are not interested in pursuing any type of commercial development on this property. Further, commercial development for this parcel is not a requirement of Town Code. The project team believes that the presented design including a balance of number and variety of unit types, sustainable design, and parking and storage best reflects the interests of the community and CDOT and Town goals for the project.

The cost estimates provided at this time are as follows:

Cost per unit: \$267,271.00

Cost per square foot: \$303.00

Total estimated construction costs: \$5,879,978.00

*\* Please note that the numbers above do not reflect land costs or sewer/tap fees.*

**Financial Impact:** Per the Town of Frisco and Colorado Department of Transportation Workforce Housing Planning Agreement, dated April 14, 2020, the Town and CDOT have agreed to share costs for the planning and development of 80% construction documents for 619 Granite Street. These costs have been budgeted in the 2021 budget. Once construction estimates for the project have been obtained, CDOT and the Town shall determine whether the project should be built. If the parties agree that the project should be built then an agreement concerning the allocation of the costs of construction, as well as the ownership, of the units will be negotiated.

**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 workforce housing development 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. The Town's requirement for this project to be Zero Energy Ready Home (ZERH) certified is driving the sustainability aspect of the project, which impacts design and construction costs.

**Staff Recommendation:** After a thorough review of various design considerations, the project team has developed the preferred design which best balances the identified project goals,

costs, and Town Code requirements; and is requesting that Town Council consider the design presented, and provide comments and feedback on the next steps in the project.

**Approved By:**

Jeff Durbin, Interim Town Manager  
Bonnie Moinet, Finance Director  
[[Insert Department Director here]]

**Attachments:**

Attachment A – Design Development Plans