

## MASTER PLAN UPDATE - AUGUST 18, 2016

- Process & Schedule Overview
- Vision & Guiding Principles
- Plan Evolution
- Neighborhood Plan
- Housing Program
- Phasing
- Design Overlays
- Next Steps



## STUDIES COMPLETED TO DATE

- Environmental Site Assessment Update - October 2015
- Natural Resource Issues and Indicators - March 2011
- Water Distribution System Conceptual Design Study - October 2015
- Traffic Impact Study - November 2015
- Housing Needs Assessment - 2013



## STUDIES IN PROCESS BY OTHERS

- Frisco Sanitation District Capacity Study
- Housing Needs Assessment Update



# PLANNING PROCESS & SCHEDULE OVERVIEW

## Task 1: Project Initiation, Inventory, Analysis and Programming

- Two Advisory Committee meetings (C)
- Seven Focus Group meetings (C)
- Individual stakeholder meetings (C)
- Public Open House (C)



## Task 2: Conceptual Master Plan

- Design Charrette - May 6 (C)
- Advisory Committee - June 1 (C)
- BOCC Worksession - June 14 (C)
- Town of Frisco Council Worksession - June 14 (C)
- Second Public Open House - June 29 (C)
- Field Trip - July 14 (C)
- Advisory Committee Meeting - August 15 (C)



## Task 3: Final Master Plan

- BOCC Work-session - August 16 (C)
- Town of Frisco PC / Council Work-session - August 18
- Third Public Open House - September 7
- Ten Mile PC Work-session - September 9
- Frisco Development Review Committee - September 14
- Frisco Open House - Late September, TBD
- BOCC / Frisco Town Council Joint Work-session - September
- Finalize Mater Plan - September



(C= Completed)

## COMMUNITY INPUT THEMES

### Sustainability

- LID, Passive Solar Design, Energy Efficient Buildings, Renewable Energy, Sustainable Landscape Design
- Well Planned Pedestrian Connections to Trails, Transit and Open Space (Limit Need for Cars)

### Community Facilities

- Adequate Parking
- Child Care Facility, Shared Workspace, Senior Amenities, Indoor Play Space
- Open Space: Outdoor Grills, Picnic Tables, Year-round Accessible Play Areas, Gathering Spaces, Dog Park, Fire Pit, Community Gardens

### Safety

- Lighting
- Fencing at I-70 Overlook
- Traffic Calming on Roads
- Safe Pedestrian Access Across Dillon Dam Road
- Safe Bus Stops

### Housing & Neighborhood

- Provide Housing for Residents and Include Non-Workforce Members, like Seniors
- Incorporate Senior, Adaptive, Accessible, Independent Living Units
- Housing Types: Townhomes, Apartments, Tiny Homes, Micro Units, Small Housing Units with Shared Amenities
- Mix of Density Throughout Neighborhood
- Create Eclectic Style Buildings with Diverse Look
- Workforce Housing Leased by Employers
- Long Term Occupancy Required
- Housing Amenities: Laundry, Pantry, Private Storage, Private Spaces, Covered Parking, Pet Friendly, Mudroom

### Affordability

- Affordable Rental and Mortgages for Residents
- Consider Current AMI Issues with New Development
- Rental Rates to Meet Current Need and Close Gap



## VISION AND GUIDING PRINCIPLES

### Housing:

*Lake Hill will be a workforce housing neighborhood for residents who live and work in our community.*

- Mix of Housing Styles with Rental and Ownership Opportunities
- Housing Choices Affordable to a Variety of Income Levels
- Mobility within Neighborhood



### Neighborhood:

*Lake Hill will be a model community and set the bar for a well-planned, well-designed, high quality workforce housing neighborhood where people want to live.*

- Maximize Housing Units while Providing Sense of Place and Neighborhood Livability
- Open Space Network with Access to Recreation and Trails
- Well Connected to Surrounding Community with Transit Access and Network of Biking and Walking Trails
- Sustainable Design Principals and Encourage Renewable Energy
- Design for Accessibility and Adaptability
- Design to Fit with the Frisco Aesthetic



### Implementation:

*Lake Hill Master Plan will be Developed with Deliberate Consideration of Financial Viability and the Fiscal Requirements for Implementation.*

- Executable Phasing, Financing, and Implementation Plan
- Each Phase to provide its own operational needs (such as snow storage and parking)



## LOCAL'S SANCTUARY:

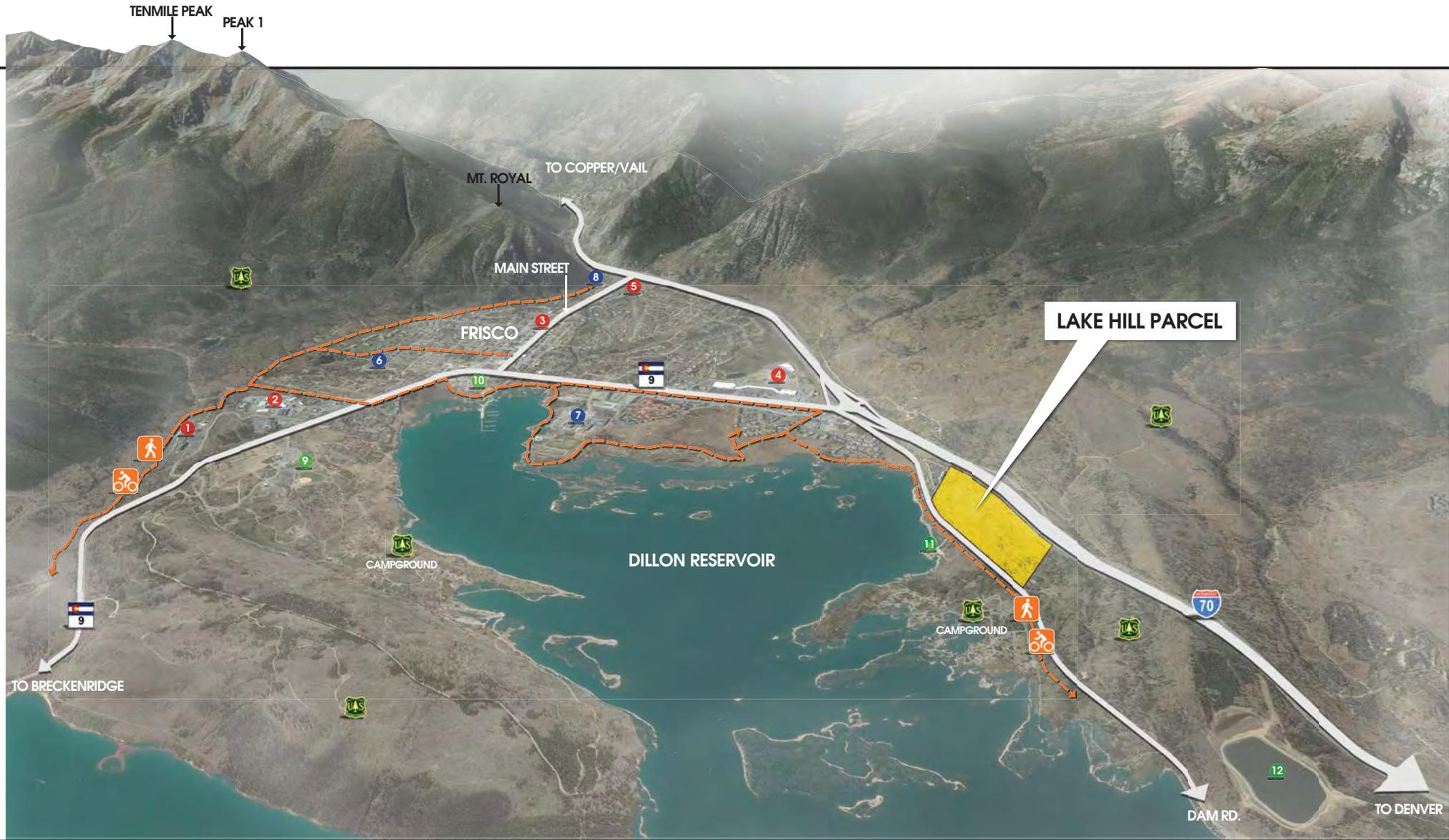
*A genuine community comprised of all local residents where a diverse network of people have a place to call home in Summit County.*

Real People Living  
and Working  
Together in One  
Community

Diversity Attained  
Through a Range of  
Housing Options,  
Something for All  
Ages and Income  
Groups

Quality  
Community  
Amenities





### Community Services

- 1 Hospital/Medical Campus
- 2 County Commons (County Offices & Recycle Center)
- 3 Central Business District
- 4 Commercial Center/Transit Facility
- 5 Post Office/Town Hall

### Schools

- 6 Frisco Elementary
- 7 Summit Middle School
- 8 Summit County Preschool

### Parks & Open Space

- 9 Frisco Adventure Park/Peninsula Recreation Area
- 10 Marina Park
- 11 Giberson Bay
- 12 Old Dillon Reservoir

### Regional Trails



# Frisco Neighborhood Context



MOUNTAINSIDE



FRISCO BAY HOMES



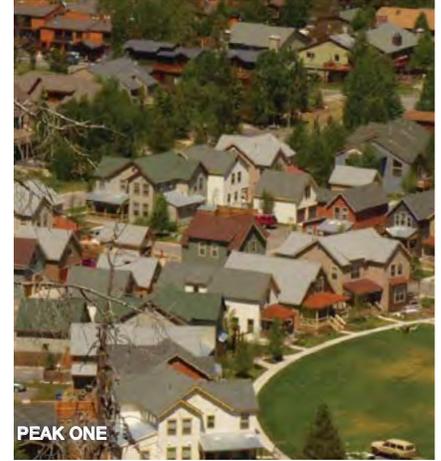
PROSPECT POINT



EMILY LANE



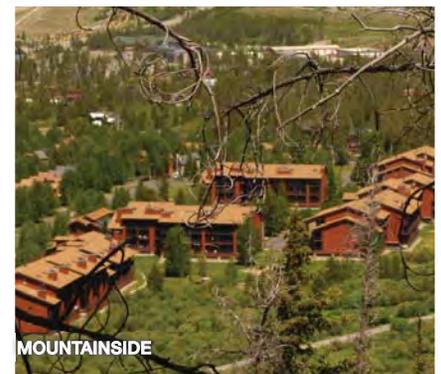
LAKE FOREST



PEAK ONE

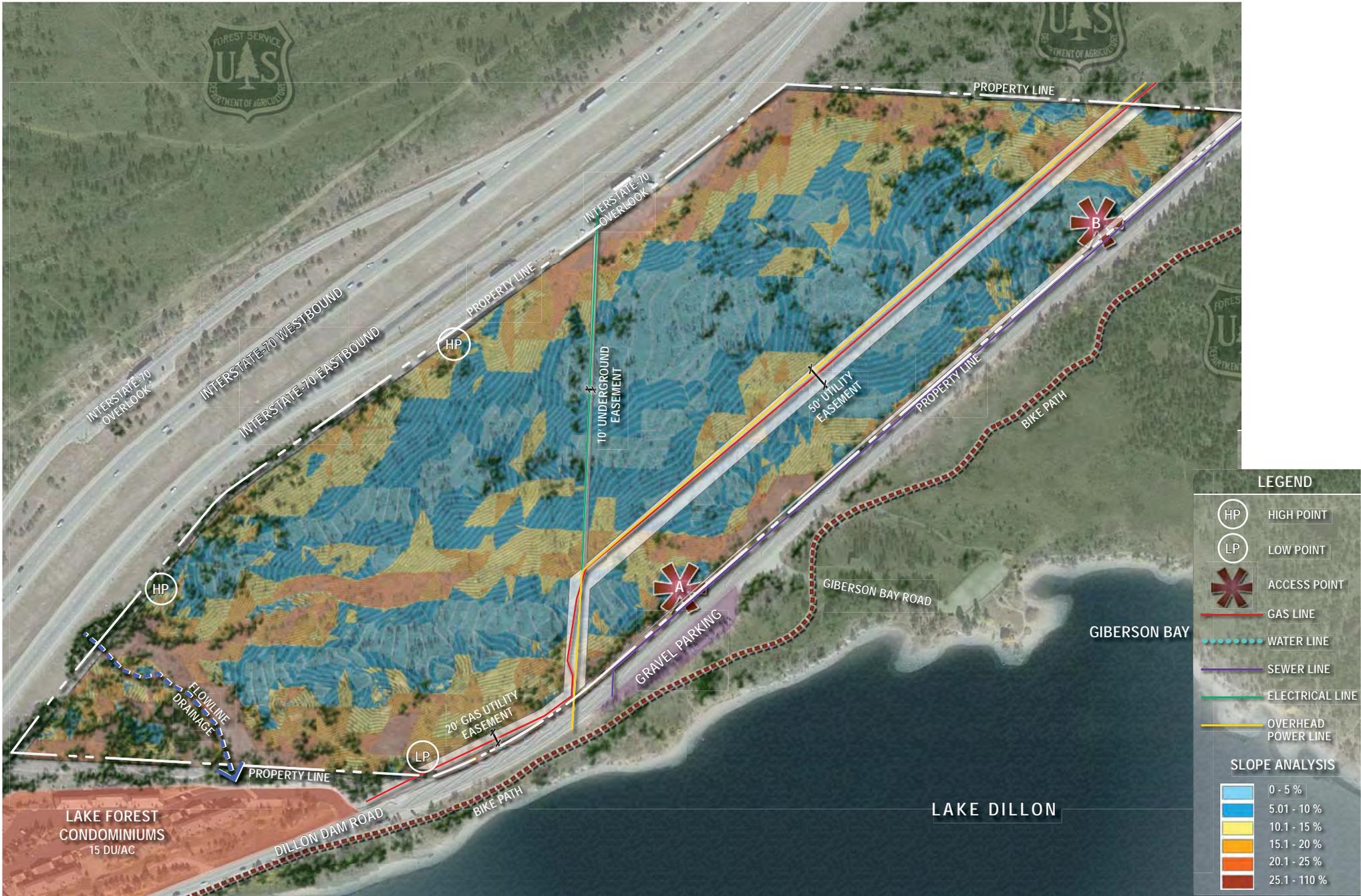


BILL'S RANCH



MOUNTAINSIDE

# Opportunities and Constraints



## PLAN EVOLUTION



May 6  
Design Charrette



June 29  
Community Open House



August  
Refined Neighborhood Plan

## KEY INPUT - PLAN CHANGES

- Maximize density on the upper loop road
- Create opportunity for diverse housing mix in each phase
- Minimize neighborhood traffic through well planned street network
- Layout buildings to create sense of community through shared courtyards
- Transition between multi-family and single family homes with strategic placement of townhomes and potential integration of duplex style homes
- Maintain flexibility in the plan through potential conversion of parking lots and building height increases
- Centrally located community center sized for multiple uses
- Create private yards for townhomes and single family homes
- Designate snow storage areas
- Consider future uses and access to the north
- Maintain parking ratio of two spaces per unit

# Neighborhood Plan

HOUSING TYPE	QTY	PARKING TYPE	QTY
Multi-Family	300	On-street	259
Townhome	85	Carport	153
Single Family	51	Lot	256
TOTAL	436	Alley/Driveway/ Tuck Under	272
		TOTAL	940 (2.16/unit)



# Land Use and Housing Typologies

Land Use	Acres	Units
Homes	16.9	
Multi-Family <span style="color: red;">■</span>	7.6	300
Townhomes <span style="color: orange;">■</span>	4.6	85
Single Family <span style="color: yellow;">■</span>	4.7	51
Right-of-Way (Roads, On-Street Parking, Sidewalk, Infrastructure)	6.5	-
<b>Total Development Area</b>	<b>23.4</b>	<b>-</b>
Community Center <span style="color: purple;">■</span>	1	-
Green Belt	5.5	-
Open Space / Buffers	14.9	-
<b>Total Open Space Areas</b>	<b>21.4</b>	<b>-</b>
<b>TOTAL</b>	<b>44.8</b>	<b>436</b>



LAKE FOREST  
CONDOMINIUMS

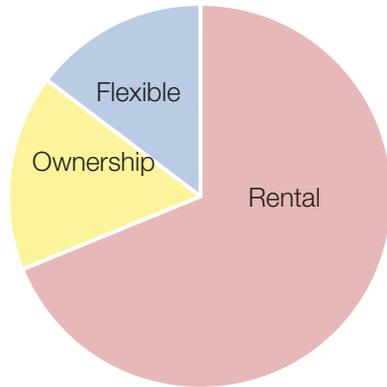
LAKE DILLON

# Housing Program

Unit Type	Ownership Units	Ownership Gap	Rental Units	Rental Gap	Flexible Owner/Rental	Total Units
Multi-Family		84-133	300	160-305		300
Townhomes	21				64	85
Single Family or Duplex	51					51
<b>Total</b>	<b>72</b>		<b>300</b>		<b>64</b>	<b>436</b>
Percent	17%		69%		14%	

Notes:

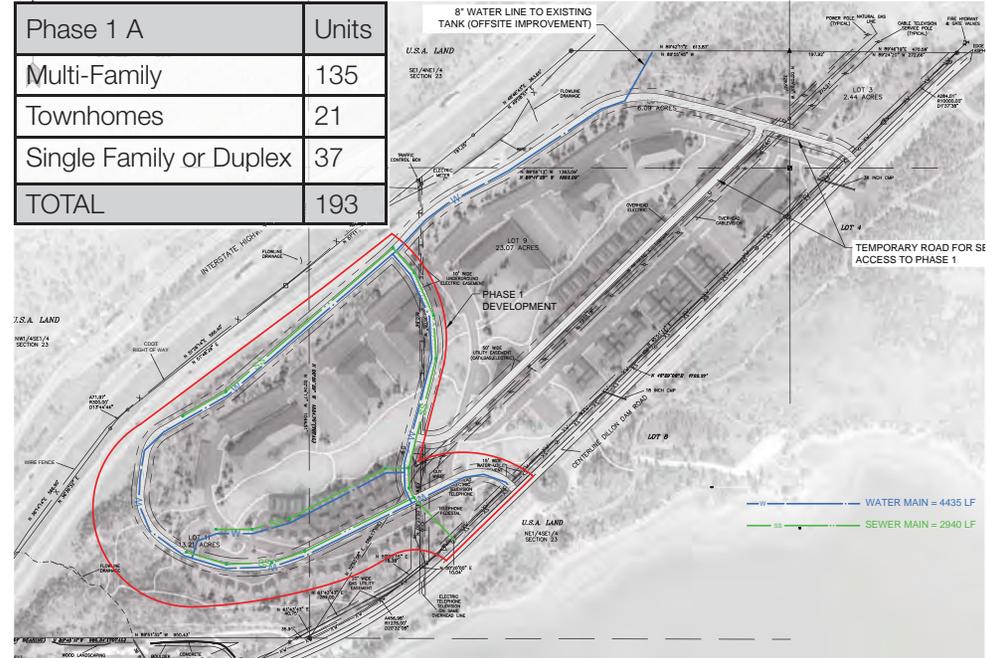
- Flexible Owner/Rental allows response to market conditions
- Gap based on 2013 Ten Mile Basin Needs Assessment
- Ownership gap reflects 80% AMI and higher
- Rental gap reflects all AMI
- Total gap (rental and ownership) for Ten Mile Basin from 2013 Study is 305-535





POTENTIAL DEVELOPMENT PARCELS

Phase 1 A	Units
Multi-Family	135
Townhomes	21
Single Family or Duplex	37
<b>TOTAL</b>	<b>193</b>



Phase 1 B	Units
Multi-Family	50
Townhomes	64
Single Family or Duplex	14
<b>TOTAL</b>	<b>128</b>



# DESIGN REVIEW GUIDE ELEMENTS



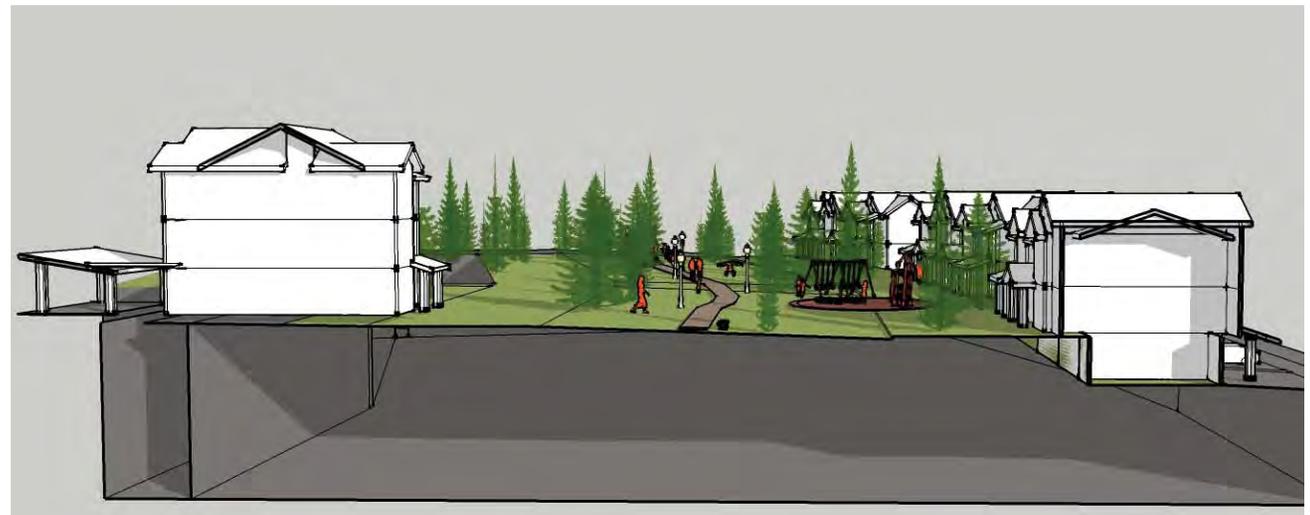
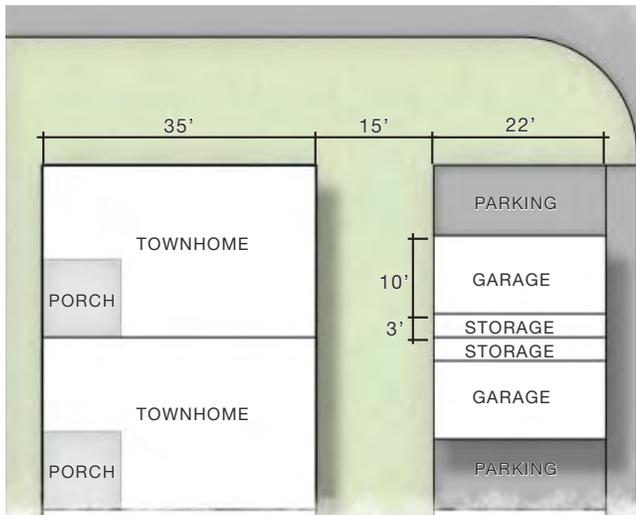
## Architectural Character

Building Typologies (Townhouse, multi-family apartment/flat, single family home, duplex, community center)

- Prototypes
- Massing, setbacks, height
- Character, shape and form - decks, porches, roofs, walls, lighting, windows, doors, etc.
- Materials
- Storage

## Parking

- Garages
- Parking structures
- Carports – design to mitigate snow drifting



# Frisco Building Character



• Incorporate historic roof scale, massing and form

• Combine natural colors and materials with articulations in massing

• Appropriate scale and form

• Create front porch with connection to street

# DESIGN REVIEW GUIDE OUTLINE



## Design Principles, Guidelines and Character



### Roadways

- Network
- Cross sections
- Parking



### Open Space

- Green belt
- Parks
- Trails

### Transit

- Within ¼ mile walking radius
- Future internal locations

### Snow storage

- Carport and snow storage

### Trash and recycle enclosures

### Landscape Design

- Streetscape
- General
- Fencing
- Recommended plant list

### Health, safety and general welfare

- Potential emergency egress
- Fencing
- Fire safety
- Wildlife
- Lighting

## Sustainability

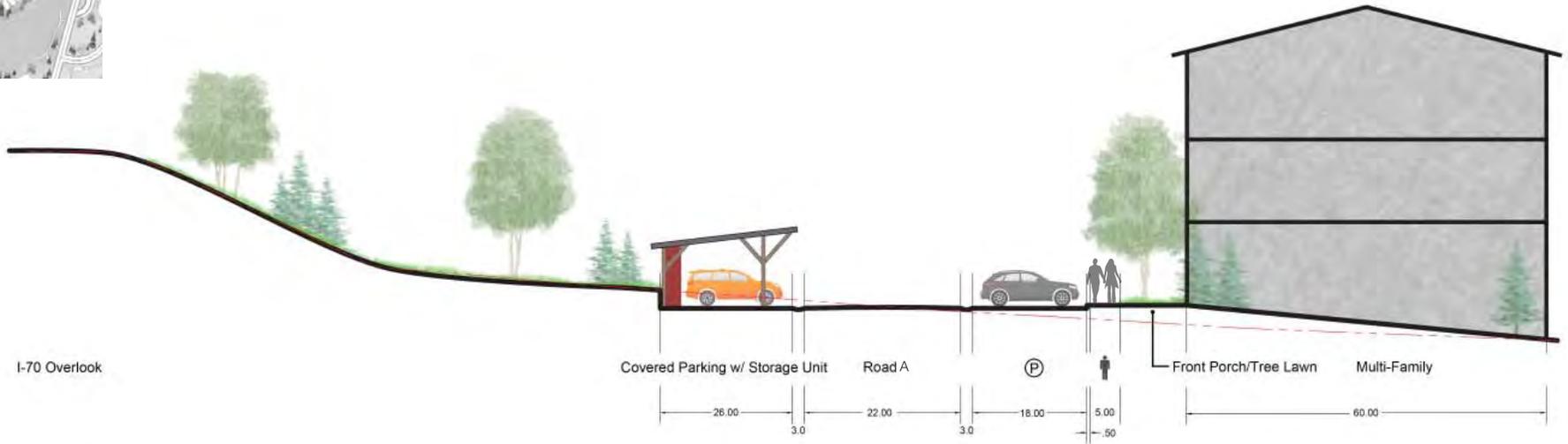
- Solar pv
- Community gardens
- Child care
- LID
- Passive snow melting techniques



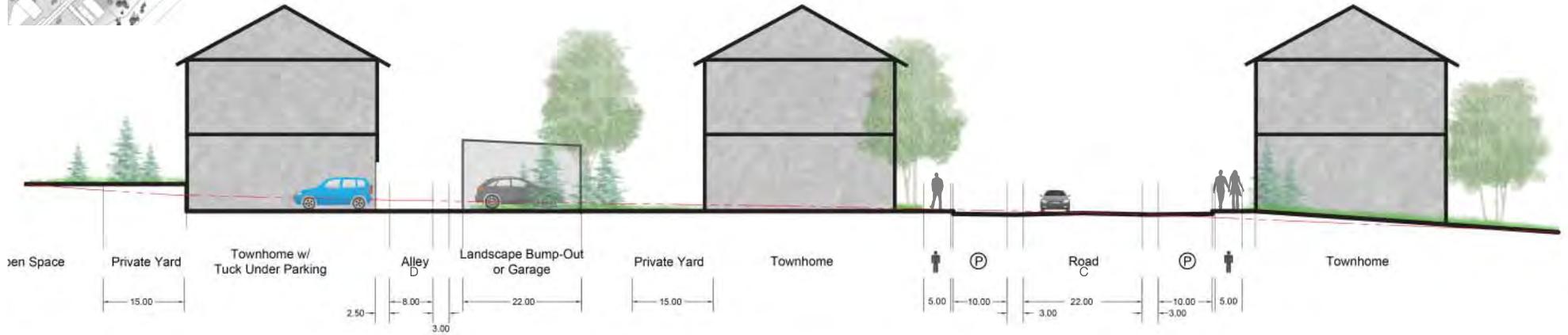
Roadways



# Road Sections



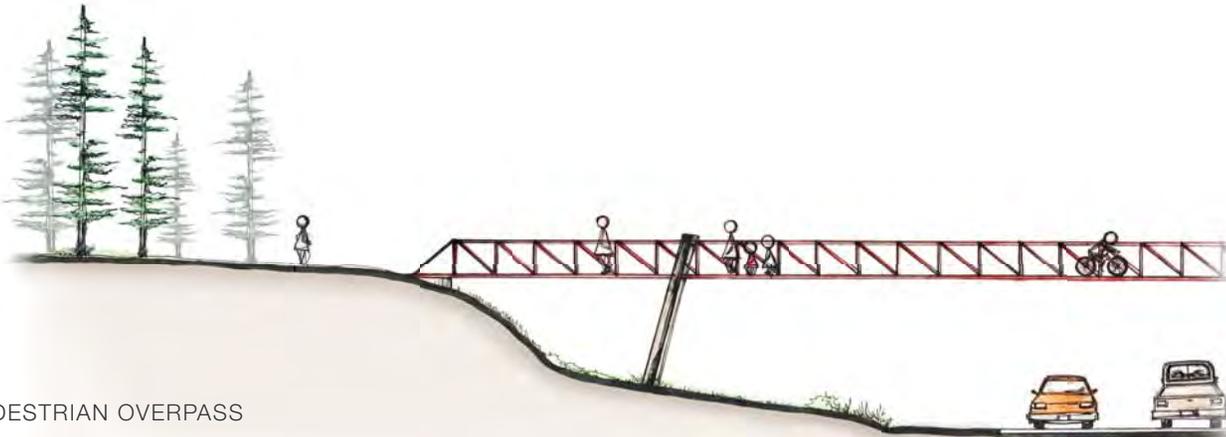
# Road Sections



# Open Space and Trails Plan



# Open Space Character Images



PEDESTRIAN OVERPASS



COMMUNITY PAVILION



COMMUNITY FIRE PIT



MULTI-PURPOSE FIELD



COMMUNITY GARDEN



OFF-LEASH DOG PARK



PLAYGROUND



PASSIVE OPEN SPACE

# DESIGN REVIEW GUIDE ELEMENTS



## Community Center

Proposed Program  
Size

-Approximately 7,500 SF building

Multi-use / Flexible Space

- Child Care
- Shared Workspace
- Community Room
- Indoor Play Space
- Leasing
- Storage

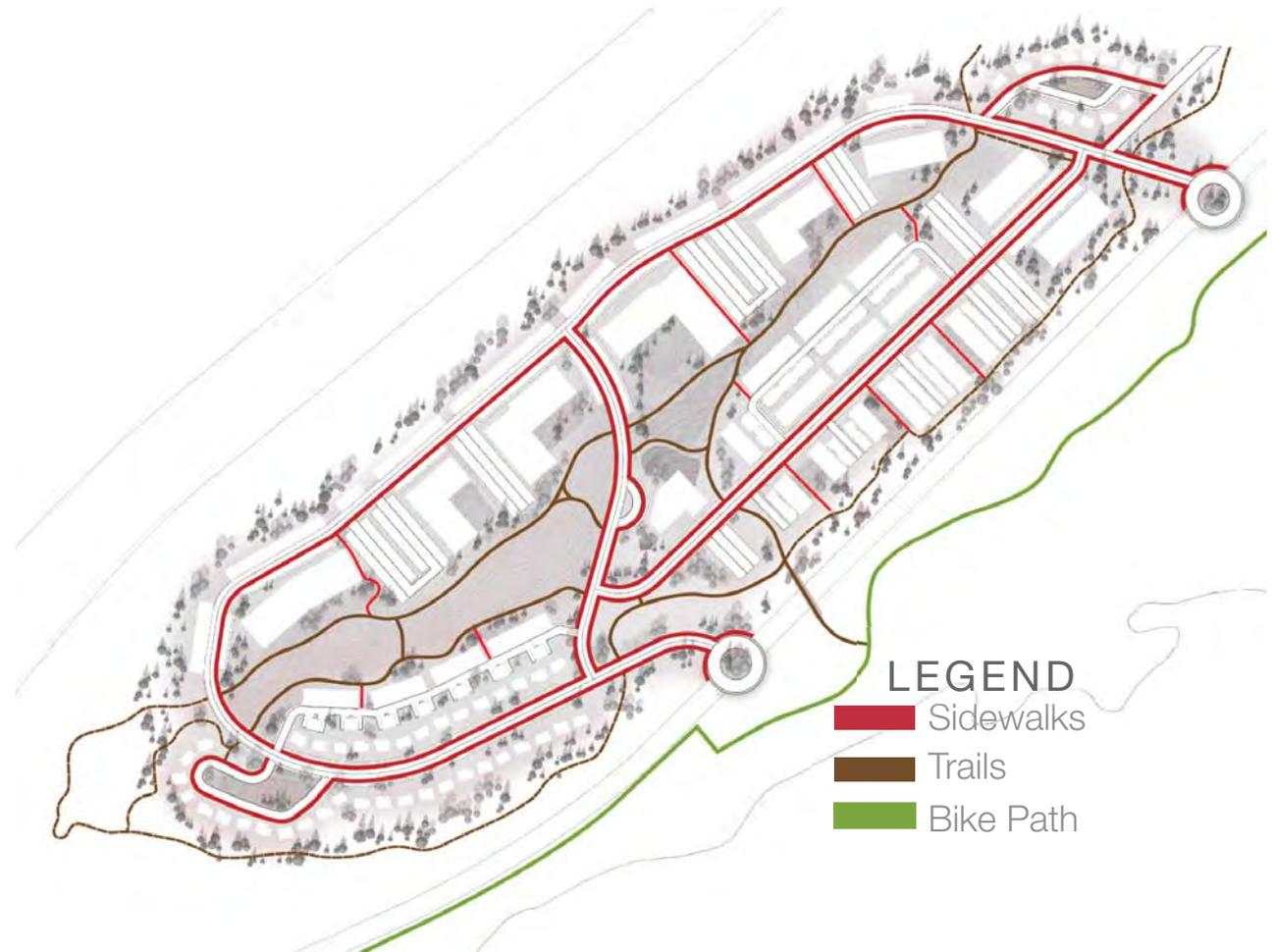
Multiple outdoor spaces

- Playground
- Lawn
- Function Pavilion
- Fire Pit
- Barbecue Area



## Trail Connections

- Build a cohesive network of safe pedestrian circulation through the site and to adjacent trails and paths
- Design streets to be pedestrian friendly with safe road crossings and sidewalks
- Link neighborhood to pedestrian overpass through internal trail system



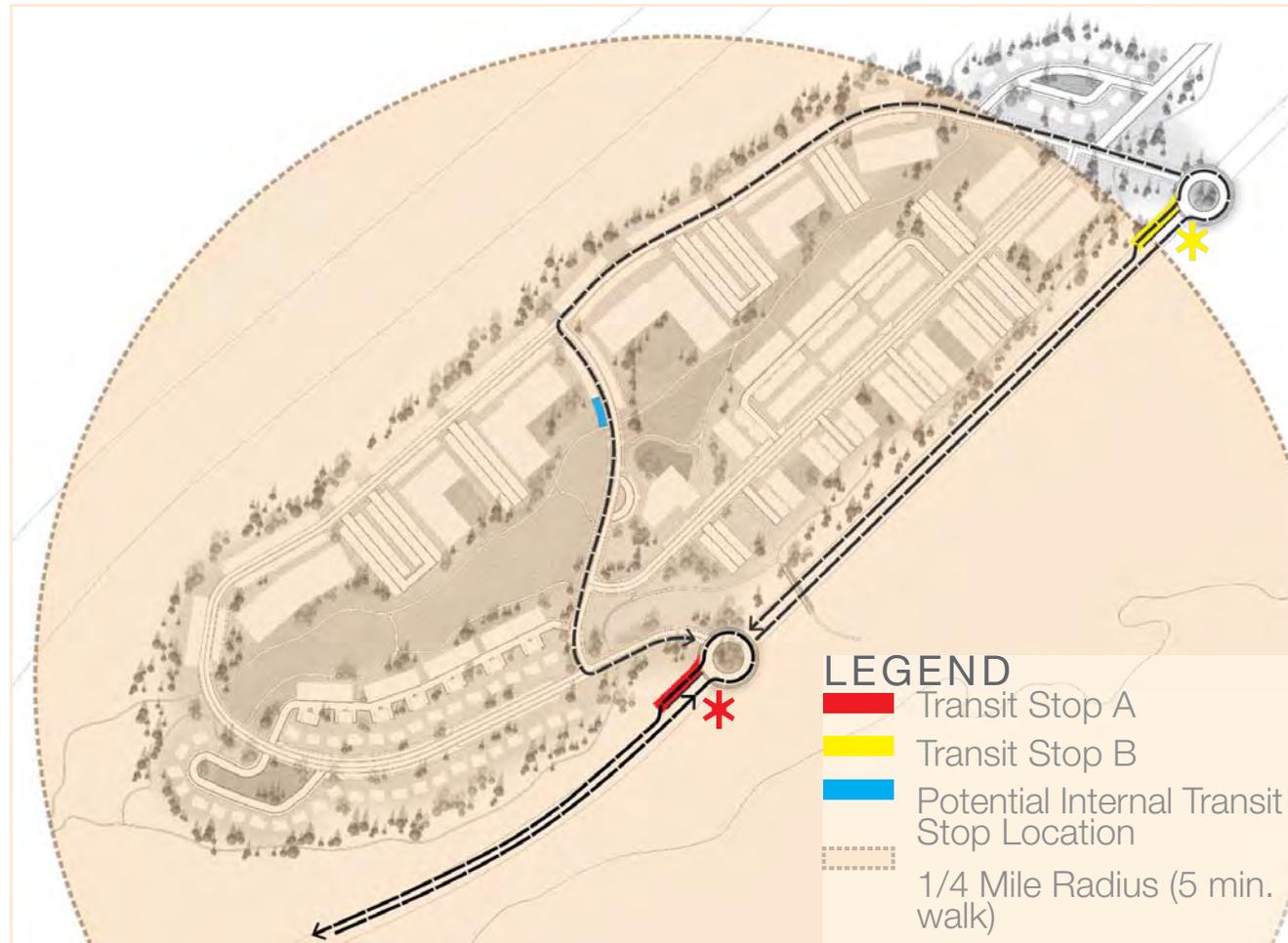
## Transit Access

- Summit Stage

- Four Summit Stage stops on Dillon Dam Road
- Two north bound, two south bound
- North bound stops require agreement with Denver Water to allow buses to cross the dam
- All homes within quarter mile or five minute walk

- Future Internal Transit Loop

- Plan for additional potential stops within community



## Snow Storage & Parking

Snow Storage Calculations	
Provided	Approx. 2 Acres
Required	25% Paved Area

- Locate snow storage in common sense locations
- Incorporate passive solar strategies
- Roof orientation and snow shedding
- Provide large open space zones for hauling and storage
- Each phase of development to provide required quantity

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On-street	259
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<b>TOTAL</b>	<b>940 (2.16/unit)</b>



## NEXT STEPS

- Community Open House - September 7
- Ten Mile Planning Commission Work Session - September 9
- Town of Frisco Development Review Committee - September 14
- Town of Frisco Open House - Late September, TBD
- BOCC / Frisco Town Council Joint Work-session - September
- Finalize Master Plan - September
- County PUD Process Begins - October / November

