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MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
FEBRUARY 19, 2026
5:00 PM

Roll Call:

April Connolly, Candice De, Lina Lesmes, Jessica Forsyth, Andy Stabile, Ira Tane, Kelsey Withrow

Minutes:

Motion to approval of the December 4, 2025, Planning Commission meeting minutes

Public Comments:

Citizens making comments during Public Comments on items not on the agenda shall state their names and addresses for the record, be topic specific, and limit comments to no longer than three minutes. No Planning Commission action is taken on public comments. The Commission will take all comments under advisement and if a response is appropriate the individual making the comment will receive a formal response from the town at a later date.

Agenda Items:

Agenda Item #1: **Adoption of Planning Commission Resolution 26-01**: A Resolution naming the public place for posting notices of planning commission meetings for the Town of Frisco, Colorado in compliance with the Colorado Sunshine Act of 1972.

Agenda Item #2: **Planning File No. MAJ-25-0002**: A sketch plan review of the Major Site Plan Application for a proposed mixed-use development consisting of 5 new residential units and 1 new commercial unit in addition to keeping existing uses on site, located at 121 E Main Street / Sixth Degree Town Homes. Applicant: Margaret Ziedin, representing Baseline 121 LLC.

Agenda Item #3: **Work Session**: Work session to provide Community Development updates and request feedback; specifically related to the Community Development 2026 Action Plan.

Staff and Commissioner Updates:

1. Planning Commissioner Terms

2. 2025 Community Development Permit Summary

Adjourn:

RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, December 4, 2025, at 5:00 P.M.

Call to Order: Lina Lesmes, Chair, opened the meeting at 5:01 p.m.

Roll Call: Present: April Connolly, Lina Lesmes, Kelsey Withrow, Jessica Forsyth, Ira Tane, Andy Stabile, Candice De
Absent: All in attendance

Lina Lesmes left the meeting at 6:00 p.m.
Andy Stabile assumed the role of Acting Chair.

Minutes: Approval of the November 20, 2025, Planning Commission meeting minutes
The minutes were approved with one modification that the number of EV spaces are stated in the minutes.

Public Comment (non-agenda items): None

Agenda Items:

1. **Planning File No. UDC-25-0002:** A public hearing to consider proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by amending Section 180-6.16. Outdoor Lighting, Section 180-6.19. Signs, Section 180-8. Nonconformities, and Section 180-9.3. Definitions concerning outdoor lighting.

Emma Heth, Planner II, presented the staff report, noting that changes are in response to Town Council's direction to pursue certification as an International Dark Sky Community and community feedback requesting more responsible lighting practices.

Heth outlined the proposed modifications of maximum correlated color temperature (Kelvins), limits on total illumination allowed per property, curfew hours for some lighting types, limits on signage illumination, motion sensor security lighting, compliance timelines, and exemptions for seasonal and festoon lighting. Heth described the modifications made since the last work session before the Planning Commission. Heth requested the Planning Commission provide a recommendation to the Town Council on the proposed code changes for which a first reading will be brought before Town Council on January 27, 2026.

COMMISSIONER DISCUSSION WITH STAFF:

- Commissioners asked if the removal of the light trespass section would make enforcement easier for the Town. Heth replied that it would ease the enforcement being required in the dark since most other regulations can be reviewed in daytime.
- Commissioners asked for clarification if the certification with Dark Sky could happen before the ten year timeline. Heth replied that yes, the Town can receive certification and then submit annual monitoring and updates.
- Commissioners asked about the curfew times discussed at Town Council. Heth noted that they did discuss and the times proposed are in alignment with the noise ordinance.
- Commissioners asked about the removal of the photometric report and clarification that the proposed changes would reduce the submittal requirements. Heth replied that was correct, a site plan, fixture specifications, and calculations showing the total illumination will be required to show compliance with lighting regulations, but a photometric plan would no longer be necessary.
- Commissioners asked how to determine the "non-illuminated" portion of a property as described in the "lumens per net acre" definition. Staff replied they could remove the "net acre" code language and just calculate "lumens per acre."
- Commissioners asked about what would be done with fixtures with frosted glass located below the light bulb that emits light out. Heth stated Council directed not to restrict these fixture types.
- Commissioners asked if the code changes need to be adopted prior to application to Dark Sky. Heth replied yes, a town can apply any time after the code language has been adopted.
- Commissioners asked why ten years for the public to replace light fixture. Heth replied it was proposed to follow the general standard.
- Commissioners asked about the exemptions for historic, seasonal, festoon, and recreational lighting. Heth clarified that they are exempt from certain parts of the general design guidelines but still have their own requirements.
- Commissioners asked why the X of festoon lights over the intersection of 4th Avenue and Main Street would not be allowed. Heth responded that those festoon lights are not over pedestrian walkways.
- Commissioners noted that they may not be supportive of removing photometric plans.
- Commissioners asked how light fixtures could be administratively modified without going back to Planning Commission. Staff replied they would ensure that is clarified in the upcoming code changes to streamline application processes.
- Commissioners asked about the lighting regarding signage and how internally lit signs would be handled. Heth replied that they would have to be under a certain illuminance within ten years and shut off with curfew times.

Public Comment opened at 5:34 p.m.

- Charles Watkins - 980 Lakepoint Drive, unit 606, explained that their structure has seven levels of corridors that have exterior doors. Watkins noted that unit owners have expressed concerns that in order to reduce the lumens on light fixtures, it is too dark to be able to see to enter doorways. Watkins requested the Commission allow flexibility to the upper level light fixtures while still meeting the intent of dark sky while reducing the impact of upper light fixtures on the street below. Watkins noted that the exterior stairways will still be bright for safety and an

upward facing shields may be beneficial. Watkins requested his comments get in the record and Staff work on language modifications to solve these concerns.

- Jeanine Corvetto – 98 Creekside Dr, reminded the Commission why they are doing this which includes supporting bird migration and other benefits of dark skies. Corvetto noted she agreed with Commissioner Forsyth's comments regarding the frosted glass. Corvetto noted that she understands the grace period for ten years to comply, but asked what could be done to try to take actions quicker, especially when complaints are filed on lights.

- Brian Pence – 312 Teller Street, noted that he appreciated Corvetto's comments. Pence asked if the streetlights could be put on a motion detector so that they would not run 24 hours a day and also noted he would like to see lighting toned down on Main Street.

Public Comments closed at 5:47 p.m.

COMMISSIONERS DISCUSSION:

- Commissioners discussed frosted glass below a shielded light source. Commissioners had mixed opinions regarding the frosted glass, noting that it does seem to contradict the intent of a fully shielded fixture but also noting a desire to do the minimum requirements for Dark Sky certification. Additional comments on the topic included how to come up with adequate language if the Town was to prohibit the designs with frosted and/or glass below the shield and if all light fixtures that were advertised as being Dark Sky-certified really are.

Lina Lesmes left the meeting at 6:00 p.m.
Andy Stabile took over as Acting Chair.

- Commissioners requested the Town open dialogue with the hospital to encourage them to reduce the light pollution from their property.
- Commissioners discussed the ten years for the public to replace their fixtures and decided they would prefer it was done sooner, but they would not propose a reduced timeline noting that the more Staff could encourage and/or require replacement of light fixtures sooner rather than later would be appreciated.
- Commissioners requested Staff consider how to educate property owners and require compliance if complaints are filed on light fixtures between adjacent properties.
- Commissioners noted that it may be worth considering a vacancy requirement and if a unit was vacant for a certain amount of time, lights would be required to be extinguished.
- Commissioners discussed the lights over the intersection at 4th Avenue and Main Street and had differing opinions regarding if the intersection of lights should be able to remain, not just over the crosswalks.
- Commissioners noted that they think more comments will be received when enforcement begins.
- Commissioners and Staff agreed that Staff would meet with the Towers HOA to discuss their suggestions regarding their specific light fixtures discussed during the public comment.

MOTION:

With respect to Planning File No. UDC-25-0002, I Commissioner Withrow move that the recommended findings set forth in the December 4, 2025, Staff Report be made and that the Planning Commission RECOMMENDS APPROVAL to Town Council of code text amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, concerning the Unified Development Code, by amending Section 180-6.16. Outdoor Lighting, Section 180-6.19. Signs, Section 180-8. Nonconformities, and Section 180-9.3. Definitions concerning outdoor lighting with the following consideration to what was presented on December 4, 2025:

1. Remove "lumens per net acre" and simplify to "lumens per acre."
2. The Council consider language prohibiting frosted glass below the light fixture shade.

MOTION SECONDED BY PLANNING COMMISSIONER FORSYTH
VOTE: CONNOLLY – YEA, FORSYTH - YEA, STABILE - YEA, TANE – YEA, DE – YEA, WITHROW - YEA
NOES: NONE
MOTION: PASSED

Staff and Commissioner Updates:

- Kent noted that the next two Planning Commission meetings will be canceled Thursday, December 18, 2025, and January 1, 2026, due to the holiday.
- Commissioners recognized the new light fixtures on Highway 9 and they appreciate the aesthetics and solar panels.
- Heth noted that public engagement will occur the week of December 15th for Pioneer Park and encouraged the Commission to show up and provide input.

Adjournment:
There being no further business, Commissioner Forsyth made a motion to adjourn, seconded by Commissioner Tane and was unanimous. The meeting adjourned at 6:30 P.M.

Respectfully submitted,
Kimberly Jackson
Community Development Department

TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
RESOLUTION 26-01

A RESOLUTION NAMING THE PUBLIC PLACE FOR POSTING NOTICES OF THE PLANNING COMMISSION MEETINGS FOR THE TOWN OF FRISCO, COLORADO IN COMPLIANCE WITH THE COLORADO SUNSHINE ACT OF 1972.

WHEREAS, the Colorado Open Meetings Law requires that all meetings at which the adoption of any proposed Town policy or other formal action be held only after full and timely notice to the public; and

WHEREAS, Section 24-6-402 CRS requires a public body to designate a public place for posting notices of any such meetings; and

WHEREAS, this designation must occur annually at the first meeting of each calendar year; and

WHEREAS, Frisco Planning Commission designates the Town government website (when technically possible) at www.FriscoGov.com as the place for such public notices. If there is a technical obstacle preventing notices from appearing on www.FriscoGov.com, the designated posting place is the atrium located at Town Hall, 1 Main Street in the Town of Frisco. The atrium is open to the public 24-hours per day, 365 days per year.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF FRISCO, COLORADO THAT:

SECTION 1: Pursuant to Section 24-6-402 (2) (c) of the Colorado Revised Statutes, the Frisco Town government website, is hereby designated as the appropriate places for posting public notices of all regular and special meetings of the Town of Frisco Planning Commission, for the calendar year 2026.

SECTION 2: All such notices, except those of emergency meetings, shall be posted at this designated place at least 24 hours prior to the holding of the respective meeting.

INTRODUCED, READ, AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF FRISCO, COLORADO THIS 19TH DAY OF FEBRUARY, 2026.

TOWN OF FRISCO:

_____
Lina Lesmes
Planning Commission Chair

ATTEST:

_____
Katie Kent
Community Development Director

PLANNING COMMISSION
MEMORANDUM

February 19, 2026

AGENDA ITEM:	Planning File No. MAJ-25-0002: A sketch plan review of a proposed mixed-use development consisting of five (5) new residential units in addition to keeping existing uses on site
LOCATION:	121 E Main Street / Sixth Degree Town Homes
ZONING:	Central Core (CC)
APPLICANT:	Margaret Ziedin, 6ixthDegree
OWNER:	Baseline 121 LLC C/O Margaret Ziedin 2412 Patterson Road Grand Junction, CO 81505
TOWN STAFF:	Kris Valdez, AICP, Principal Planner

PROJECT UPDATE AND DESCRIPTION

The applicant, Margaret Ziedin of 6ixthDegree, hereinafter referred to as the "Applicant," has submitted an updated sketch plan review for a proposed mixed-use development consisting of five (5) new residential units and retail space, in addition to maintaining existing on-site uses, including one "Housing Helps" 4-bedroom residential unit. The application materials are included as Attachment A and are herein referred to as the "Application."

The Application proposes a mixed-use development in the Town's Central Core (CC) zone that integrates the existing commercial space with one (1) workforce residential unit and five (5) additional market-rate units. The Application shows:

- Five (5) market-rate units
    - Each unit has two (2) bedrooms and two assigned parking spaces
- ~1,023 sq. ft. commercial space
- Retaining the historic log cabin and restaurant
- Retaining the four-bedroom workforce housing unit, with two assigned parking spaces

The parking spaces are provided within a ground-level structure accessed off Galena Alley, and the proposal includes using parking lifts. The garage level includes enclosed bike storage. Outdoor bike storage is also located off the community space on the ground floor.

BACKGROUND



The subject property, hereinafter referred to as the "Property," is a 0.281-acre developed site located at 121 E. Main Street. The Property consists of two (2) lots from the King Solomon Addition Subdivision and the west half of the vacated North 2nd Avenue, with a total lot area of 0.28 acres. The subject property fronts East Main Street and abuts the Galena Street Alley on the rear. The property contains an existing building that houses a restaurant on the ground floor and a 4-bedroom apartment on the second floor. According to the Frisco Historic Resource Survey, the building, originally constructed in 1908, was converted from a residence to a café in the late 1960s. The survey gives an overview of the building's historical significance:

> *"This building is significant for its position as residence turned commercial building that has developed along with the growth of the original Frisco townsite. The original log construction was a typical type of building seen in early Frisco where locally available materials predominated. Main Street in Frisco remained a mixed-use area, with both residential and commercial operations side by side. In 1968, when it was converted to a café, the broader trend was one of shifting residential development to adjacent streets and focusing Main Street on commercial uses."*

The adjacent uses are the mixed-use development at 111 East Main to the west and the Loaf and Jug gas station and convenience store to the east. To the north of the site, across the Galena Street Alley, is the Estates on Galena townhome development. The Frisco Historic Park and Museum is located across East Main Street to the south.

In May 2024, the Town of Frisco purchased a Restrictive Covenant from Baseline Capital Investment LLLP for a residential condo unit through the Town's Housing Helps program. The "Live-Work" restrictive covenant limits residency in the second-floor unit to occupants who work for a business operating within one mile of the Ten Mile Basin in Summit County and who work an average of at least 30 hours per week annually. The covenant does not restrict occupant income nor limit capital improvements made to the unit. The Town Attorney has determined from the plat notes on the condominium plat map named "*Sixth Degree Town Homes*" dated June 7, 2024, that the Applicant is allowed to have a total of six (6) residential units on the Property, along with two (2) commercial units, without requiring any additional housing covenants. The plat note is shown below:

4. This plat and map are part of the Declaration for SIXTH DEGREE TOWN HOMES recorded June 7th 2024 at Reception No. _____. As provided in Article 8 of the Declaration, Declarant reserves the right to develop five (5) additional Residential Units, 1 additional Commercial Unit, Common Elements and Limited Common Elements on the Expansion Area. The Development Rights may be exercised in whatever order of development the Declarant determines in its sole discretion. Declarant is not obligated to expand the Community beyond the Units created by this Map, but may expand the Community to include a maximum of six (6) Residential Units and 2 Commercial Units. The consent of Owners or their lenders will not be required for any such expansion.

Based on this plat note, the Property is allowed to develop all the density shown in the Application.

A prior sketch plan application for this project was heard on June 5, 2025. The Planning Commissioners provided the following comments at that time:

- Commissioners explained that they have a code that has to be followed and expects to see revisions that meet Code
- Commissioners believe there are technical hurdles that need to be worked out with staff
- Commissioners noted that they have concerns over the parking and the lift system noting that Frisco has a high water table and recommend trying to stay away from lifts if possible
- Commissioners agreed the Code requires the visitor parking space to be on site
- Commissioners noted that heated snow storage frequently doesn't continue to be used within the town due to the high cost and they would caution the applicant on utilizing it
- Commissioners noted that they would like to see another sketch plan that shows more code compliance
- Commissioners noted that the modern architecture wrapped around the historic structure seems to separate it; they would like to see more historic elements incorporated into the new structure prior to returning
- Commissioners noted that they want this to work for the applicant, and they want them to find a path forward complying with all code requirements

To help the Applicant understand the various planning and agency comments, another Development Review Committee (DRC) meeting was held on August 27, 2025. During this meeting, representatives from several key referral agencies (Summit Fire & EMS, Frisco Public Works and Engineer, Frisco Water, Xcel Energy, Frisco Sanitation, and Frisco Planning) provided their insights and feedback outlining their respective regulations and how they relate to the Application. These comments were important for ensuring that the Applicant understood the necessary compliance standards to navigate the Application process effectively.

The Applicant has submitted a narrative, dated January 29, 2026, which is included in the Application and provides a detailed overview of the project, and includes modifications made in response to the staff report and comments provided in association with the June 5, 2025 sketch plan review.

SKETCH PLAN REVIEW

A sketch plan review gives the Planning Commission an opportunity to provide feedback on various aspects of a development proposal. This feedback includes proposed land uses, parking arrangements, traffic circulation, architectural design, landscape design, and how well the project fits in with the surrounding neighborhood. The process also allows the Applicant to incorporate the Commissioners' feedback and make necessary adjustments to their proposal before submitting a final Major Site Plan application. If the proposal lacks sufficient information or if significant changes are suggested, the Planning Commission may ask the Applicant to resubmit the sketch plan for further review.

It's important to note that presenting a sketch plan does not guarantee approval of a Major Site Plan or confer any vested rights.

The complete Major Site Plan application will also undergo review by the Planning Commission. At that time, it will be thoroughly assessed for compliance with the Frisco Community Plan and the Frisco Unified Development Code, referred to as the "Code." This Application was submitted prior to the adoption of the 2025 Comprehensive Plan; therefore, it is still reviewed under the 2019 Community Plan.

ANALYSIS – FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan apply to the review of the Application:

Vision and Guiding Principles (excerpts)
The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time. The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council's Strategic Plan.

Guiding Principle 1: Inclusive Community

Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.

1.3: Preserve and enhance the Town's historic resources

- *1.3A Expand protections for Frisco's historic resources and develop a variety of tools in order to support historic preservation at the local level.*
- *1.3B Expand access to, and awareness of, educational and financial resources (e.g., grants, tax credits) available at the state and federal level to support historic preservation.*
- ***1.3C Encourage the adaptive reuse of historic structures and keeping buildings in place.***
- *1.3D Continue to educate residents and visitors through the historic park and museum, programming, and events.*

1.4: Reinforce Main Street as the heart of the Community, from the lake to the mountains

- *1.4A Support the creation of an attractive community entrance along West Main Street to create a gateway that is inviting to visitors, highlights the Tenmile Creek, and is an extension of the history and vision of Frisco.*
- ***1.4B Encourage infill and redevelopment that complements the character, scale, and massing of historic structures.***
- ***1.4C Ensure ground floor uses on Main Street create a balanced mix of uses that support a thriving commercial atmosphere. Housing may be located above the ground floor along Main Street, to help support the vitality of downtown.***

- *1.4D Preserve Frisco's historic street grid to retain the character and walkability of the town core.*
- ***1.4E Design and orient buildings to maintain historic development patterns along public rights of way.***

Guiding Principle 2: Thriving Economy

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain town appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character and a healthy small business community that attracts residents and visitors.

2.1: Maintain a diverse and strong economy

- *2.1A Continue to attract and retain businesses that support and enhance Frisco's tourism revenues, while also seeking to build upon entrepreneurship and new or emerging niches.*
- ***2.1B Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.***
- ***2.1C As development and infill occurs, ensure that the Town's overall mix of land uses remains aligned with community goals.***
- *2.1D Participate in regional and state economic development efforts that support a diverse economy.*
- *2.1E Support the creation of home-based businesses and remote workers.*

The Application aligns with several key principles of the 2009 Frisco Community Plan, particularly concerning historic preservation, maintaining Main Street's character, and supporting the local economy. Below is an analysis of how the proposal addresses these objectives:

- **Adaptive Reuse of Historic Structures**:
    - The Application retains the historic log cabin and restaurant, which corresponds with Principle 1.3C by preserving these significant structures.
    - The ongoing presence of historic elements might contribute to community awareness and engagement in historic preservation.
- **Maintaining Main Street's Identity**:
    - By preserving existing structures and integrating new development in the CC District, the Application supports Principle 1.4B, ensuring that new infill complements the scale and character of surrounding buildings.
- **Housing Diversity and Inclusivity**:
    - The Application includes one workforce residential unit, maintaining a mix of housing options, which aligns with Principle 1.4C, encouraging residential units above ground-floor commercial spaces.

    - The retention of the existing four-bedroom unit supports workforce housing, contributing to Principle 2.1B, which emphasizes the balance of housing options for businesses, employees, and residents.
- **Parking and Mobility Enhancements**:
    - The proposed parking improvements, including the elevator system, align with Principle 1.4D, promoting walkability and accessibility within the Town's core.
    - The inclusion of bike storage (both enclosed and unenclosed) enhances alternative transportation options, supporting the Town's commitment to a well-connected and accessible Community.
- **Economic Strength and Sustainability**:
    - The Application reinforces Principle 2.1C, ensuring that Frisco maintains a balanced mix of land uses that align with community goals.
    - By retaining and integrating commercial spaces, the Application supports local businesses and economic sustainability in accordance with Principle 2.1A. It aims to attract and retain businesses that contribute to tourism and economic diversity.

Overall, the Application reflects considerations for sustainable growth, historic preservation, and economic development in Frisco. By integrating new residential units with commercial space and infrastructure enhancements, the Application would contribute to the long-term objectives of housing diversity, pedestrian-friendly design, and economic resilience.

ANALYSIS – CENTRAL CORE [§180-3.11]

The requirements of the Central Core (CC) District are applicable to the review of the Application as follows:

Purpose: The purpose of the CC District is as follows:

> *"To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core."*

Minimum Lot Area: The CC District has a minimum lot area of 3,500. The total lot area in the Application is 12,254 square feet or 0.281 acres. The Code defines a developable acre as:

> "*Acre, Developable. 43,560 square feet of horizontal land area neither occupied by a public way nor under a water body nor in a wetland as designated pursuant to procedures under Section 404 of the Clean Water Act, nor in a floodway, as defined on the Flood Insurance Rate Map, nor designated as public open space."*

The Application meets this standard.

Minimum Lot Frontage: The CC district does not have a minimum lot frontage. The Property has a lot frontage of 87.49 feet, which is considered to be off Main Street. The Application meets this standard.

Minimum Open Space: The CC District does not have an open space standard requirement.

Maximum Lot Coverage: Per the Code, there is no maximum lot coverage in the CC District for multi-unit developments. The proposed lot coverage is 8,612 square feet (70.2%), including the building footprint, driveways, decks, and patios. The Application does meet this standard.

Setbacks: Pursuant to §180-9, Definitions, Frisco Town Code:

> *"Lot Line, Front – The property line separating a lot from the street except, where a lot is bordered by more than one (1) street, the property owner shall determine which side of the lot having street frontage is to be considered the front for setback purposes. Each lot proposed for development shall have at least one (1) property line designated as the front lot line."*

The Property has two street frontages. Access is available from Main Street and Galena Street Alley. The front lot line is adjacent to Main Street. Based on the submitted plans, the Application meets the required setbacks. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, does not encroach into the setback.

The minimum required setbacks and proposed setbacks for this Application are as follows:

	Minimum Setback	Proposed Setback
Front Yard	3 feet	3 feet
Side Yard (West)	0 feet	5 feet
Side Yard (East)	0 feet	5 feet
Rear Yard	0 feet	0 feet

The Application meets this standard.

Maximum Building Height: The maximum building height is 35 feet for a flat roof and 40 feet for a pitched roof in the CC district. The building elevations provided in the Application show a maximum height of 40 feet for all ridge lines that are defined as pitched and a maximum building height of 35 feet for all ridge lines that are defined as flat. The Application shows the building height exceeds the maximum height at the point identified as C2.

- Point C2 natural grade based on the existing conditions plan submitted should be documented as 9061.25'. The ridge height is documented at 9101.85' which means the building height for point C2 is 40.6' (maximum permitted height is 40').

Four additional modifications to the submitted building height table will be required to be adjusted for full accuracy at time of full site plan review:

- Point A2 natural grade based on the existing conditions plan submitted should be documented as 9061.85'. The ridge height is documented at 9101.85', which means the building height for point A2 is at exactly 40' (maximum permitted height is 40').
- Point B2 natural grade based on the existing conditions plan submitted should be documented as 9061.99'. The ridge height is documented at 9101.85', which means the building height for point B2 is 39.86' (maximum permitted height is 40').
- Points F1 and F2 show the incorrect number for the "Calculations" column. The height is not close to the maximum height, but the numbers shall be stated accurately.

The Town Code defines a flat roof as:

Roof, Flat. A roof having a slope of 2:12 or less.

Per the Code, Building Height is defined as,

> "*Building Height. The vertical distance measured from any point on a proposed or existing roof to the natural grade or the finished grade, whichever is lowest, located directly below said roof point, excluding chimneys, steeples, cupolas, turrets, clock towers, similar rooftop decorative elements, mechanical equipment and screening, and solar panels of reasonable, balanced proportions. The building height is thus measured parallel to the existing grade in any direction as depicted in Figure 9-A. Where a building utilizes multiple roof styles or pitches, the highest point of each type of roof or parapet wall shall be in conformance with applicable height regulations as established for the respective roof pitches in each zoning district."*

At time of the final Site Plan application, the building height table shall be modified to accurately reflect all numbers. Architectural modifications will be required to bring point C2 into compliance. Whereas the height of a proposed structure can be drawn and approved at the maximum height, staff cautions the Applicant to ensure the contractor realizes there is no room for any discrepancy in construction. If a height improvement location certificate (ILC) shows a ridgeline above the maximum height, the Town is required to ensure the contractor adjusts the structure to lower its height. This occurs once or twice a year and results in additional costs for the owner. Height will be reviewed again during the final Site Plan application review, and a roof ILC will be required during construction to ensure the building does not exceed the maximum building height allow in the CC District.

Ceiling Height: Per Article, 180- 3.17.8.A.1 of the Code:

> "*In the Central Core District. For properties located between Main Street and Galena Alley and for properties located between Main Street and Granite Alley, the ground floor ceiling height for all uses shall be a minimum of ten feet in height."*

In the elevation drawings, the ground floor is a minimum of 10 feet above grade. The Application meets this standard.

Stepbacks: Structures in the CC District shall have a 10-foot minimum stepback for the third and above floors of street-facing wall facades. Railings and up to 2 feet of roof overhangs are allowed encroachments per §180-3.17.11. The stepback is defined as (§180-9.3) *"The horizontal distance that an upper portion of a building facade is set back from the face of the building's lower portion."*

Since the Sketch Plan was reviewed on June 5, 2025, by the Planning Commission, the Application has been updated to provide a stepback for the third story for the façade along Galena Alley and E Main Street. The structure complies with the stepback requirements, as modified in the Application submitted on December 29, 2025.

Density: The permitted density in the CC District is 16 dwelling units per developable acre. With a developable lot size of 0.28 acres, the maximum allowed residential density is 4.48 units, which pursuant to the UDC is rounded to four (4) dwelling units. The Application is proposing five (5) new residential units in addition to the one (1) workforce housing unit. The existing workforce residential unit is located above the restaurant space, which is subject to a Housing Helps covenant. When the covenant was established and the Property was platted, two parking spaces

were designated for the four-bedroom unit, reflecting the requirements for the workforce unit at that time. Although the Housing Helps covenant does not typically provide for additional units through bonus density, as stated above, the Town Attorney has determined that, for this Application, the existing unit qualifies as a workforce unit. This status permits the addition of another unit through bonus density provisions. While the unit does not meet the definition of affordable housing under the 2019 Housing covenant, it is considered exempt from density limitations. The total proposed density for the project is six (6) residential units and two (2) commercial units. The Application meets the permitted density standard due to the Property having been designated additional units of density through the platting process.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: A variety of residential and commercial uses are permitted in the CC District, including mixed-use buildings. Per the Code, Article 180-5.2.8.Residential Uses in Central Core:

> "*Central Core District. For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses are prohibited on the ground floor."*

All the new residential units in the Application are on the second floor or above. Retail and restaurant uses are permitted by right. The Application meets this standard.

Residential Uses in Central Core (§180-5.2.8): In the Central Core District, for properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses are prohibited on the ground floor.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

This Application will be reviewed for compliance with all development standards of the Code at the final stage of the Major Site Plan review. However, the staff report highlights items that must be addressed before submitting a final Site Plan application.

Development on Steep Slopes (§180-6.5.1): All development in areas with steep slopes greater than 15% shall comply with the following standards:

- On slopes from 15% to less than 30%, net site disturbance shall not exceed 50% of the total area within this range of slopes.
- On slopes greater than 30%, net site disturbance shall not exceed 15% of the total area over this range of slope.

The Application does not indicate any development or disturbance on steep slopes and therefore does not need to meet the requirements of this Code section.

Drainage Plan (§180-6.6): The contracted Town Engineer has provided preliminary comments on the Application. The comments are attached as Attachment B: Referral Comments. The contracted Town Engineer provided comments regarding drainage on the plans dated January 5, 2026, which stated he "*will need to see additional drainage memo to confirm infiltration and proximity to foundation will not cause issues,* and *"Cover on storm line will likely be very minimal and below standards for HDPE. Concrete pipe likely required.*"

The Application dated January 29, 2026, included a response to the contracted Town Engineer's comments on pages 51 and 52, but this response has not been reviewed. This will be reviewed at the time of the final Site Plan application.

Complete drainage plan submittal requirements, design standards, and erosion and sediment control will be reviewed by the contracted Town Engineer, as outlined in §180-6.6 of the Code, at the time of the final review of the Major Site Plan application.

Access (§180-6.11)**:** All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts the Town right-of-way (ROW), the location and design of access points to the road must be approved by the Frisco Town Engineer. Chapter 155 states:

Width of Driveways – Driveway width shall be as set forth below and is measured within Town ROW from the ROW line to the edge of pavement, with an allowable three (3) foot angled or radial taper. All access and drive aisles are also subject to minimum widths as specified by the local fire authority

f. Single Family Homes	g. 9 foot Minimum	h. 20 foot Maximum
i. Duplexes or Multi-Units	j. 9 foot Minimum	k. 20 foot Maximum
l. Commercial/Business	m. 12 foot (One-Way)	n. 24 foot (Two-Way)

The Application proposes one driveway into the site off Galena Street Alley. The driveway is 12 feet wide and complies with the Town requirements. Whereas access to parking on the Property is off Galena Street Alley, the Applicant proposes modifications to the Property's existing access to the east off Main Street, which includes the Loaf & Jug and associated gas tanks. The Applicant proposes to reduce the existing driveway width so that it is no longer on the Property. The Town and the Applicant have found no record of any easements allowing the property to the east to use the Property to access their lot. The contracted Town Engineer specifically provided comments in a letter dated January 5, 2026, concerning modifications to the existing access on Main Street, which states in part,

> "…*the main concerns are the width and alignment of the modified Main Street driveway entrance for 201 E Main Street (Loaf and Jug). The proposed width does not meet the Town code requirement of 24 feet for commercial driveways (the plans measure 24' incorrectly and does not account for the driveway radius). Additionally, the proposed driveway location is significantly offset from South 2nd Avenue (see Sheet C-1 of attached plans for an approximation of this issue). This skew would result in intersection safety concerns. Additional analysis and revision of the driveway design is recommended to meet Town code, provide vehicle access to 201 E Main, and optimize intersection safety.*
>
> *In addition to the driveway concerns, the submittal would require a waiver from the Public Works Director for both the parking slope in the garage and the separation between the alley parking garage driveway and the dumpster driveway.*"

The Application dated January 29, 2026, included a response to the contracted Town Engineer's comments on pages 51 and 52, but this response has not been reviewed. The response will be reviewed at the time of the final Major Site Plan application.

At the time of the final Major Site Plan application, the application shall comply with access requirements and receive formal approval from the contracted Town Engineer and the Public Works Director.

Traffic Study (§180-6.12)**:** Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for any large project that:

A. Requires a conditional use or rezoning approval;
B. Is located adjacent to either Main Street or Summit Boulevard;
C. Contains only one point of access;
D. Contains an access point off an unimproved roadway or unincorporated area;
E. Contains an access point off a road with a service level of D or F; or
F. Is expected to generate 400 or more daily trips per day.

A traffic study was submitted with the sketch plan review, but has not been reviewed at this time. The traffic study will be reviewed by the Public Works Department and the Town Engineer at that time. Staff notes that the submitted traffic study incorrectly states this is not a large project. Per Town Code, this is a large project. A large project is defined as,

"Large Project. Any commercial or mixed-use project, occurring on a lot of 10,500 square feet or greater or occurring on a group of lots combined for a unified development project which contain a total lot area of 10,500 square feet or greater; or any residential development occurring on a lot of 21,000 square feet or greater or any development of five or more dwelling units."

Non-vehicular Access Requirements (§180-6.11.2):

It is the purpose of this section to promote the use of non-vehicular modes of transportation through a Town- wide network of connecting non-vehicular pathways and provide safe access year round. All site plans shall provide for and show non-vehicular access in accordance with the standards set forth in the Frisco Trails Master Plan and Chapter 155, Minimum Street Design and Access Criteria. In addition, all non-vehicular access shall meet the following standards:

A. All multi-family, mixed-use, non-residential developments, and residential subdivisions shall provide safe and convenient non-vehicular access to a public street or road year-round. Developments shall install paved, year round access from and through the development to adjacent public sidewalks, bicycle and pedestrian facilities, or right of way both existing and proposed pursuant to the Frisco Trails Master Plan and in accordance with the Standards of Chapter 155, Minimum Street Design and Access Criteria.

B. Every principal structure shall provide access to adjacent trail systems or public open space usable for recreation activities.

C. Developments shall integrate pedestrian ways, trails, and/or bicycle paths with similar existing and planned facilities on adjacent properties. The Frisco Trails Master Plan should be used as a reference when planning for the integration of these facilities.

The Application demonstrates pedestrian access along Main Street. The Staff finds that non-vehicular access via the driveway is sufficient. Therefore, the Application meets this standard.

On-Premise Parking Requirements (§180-6.13.3. D)**:** One (1) parking space is required per bedroom with a maximum of four (4) parking spaces per unit. One (1) visitor parking space is required for every five (5) units. All required accessible parking spaces shall not count towards any required visitor parking space requirements. The submitted parking plan shows the same parking space used for both ADA and guest parking. This is not permitted, and at the time of the final Major Site Plan application, the plans shall show that the ADA space and guest space are not in the same location. The required number of parking spaces is still in compliance, as an additional space can be used for guest parking.

The following is a parking analysis:

Use Type	Parking Standard	Bedrooms/ Units	Required Spaces	Spaces Provided
Residential	1 per bedroom Maximum of 4 spaces per unit	Five 2-bedroom units	10	11
Workforce	1 per bedroom Maximum of 4 spaces per unit	One 4-bedroom unit	2	2
Visitor Parking	1 per five units		1	1
ADA Parking - accessible parking spaces and electric vehicle charging stations shall be included in the calculation for required parking spaces	1 space		1	1
Total Required			**14**	**15**

Per Article, 180-6.13.6.Parking Standards and Criteria.

> **A.** *Dimensions. Except as noted in Subsection (3), parking stall dimensions shall be designed to conform to the following minimums:1. Parking Facilities. Nine by 18.5 feet (including stacked spaces) with the exception of parallel parking spaces which shall be eight by 25 feet.* ***Covered parking spaces and parking structures shall have a minimum vertical clearance of at least eight feet in height.***

Staff requested assistance from the Town Attorney to determine if the proposed parking spaces meet the minimum dimensions as required by the Code. The parking spaces are drawn in size to meet the minimum size requirement of 9'x18.5'. Staff was unsure if the parking lift system proposed in four of the spaces (the Application shows the platform is 8 feet wide, a length of 14'-9", and a vertical height between the platforms ranging from 5 feet to 6'-8 ¾") needed to comply with the minimum size and vertical clearance, or just the parking space itself. Specific information was included in the Application, and more information is available on the company's website at https://www.hardingaps.com/whr-parklift-411.

The Town Attorney determined that the proposed parking lift system within the parking spaces, as designed, complies with the Town Code requirements listed under Section 180-6.13.6.

Retail, restaurants, bars, and taverns along Main Street are not required to provide on-site parking. Parking will be reviewed further during the final Major Site Plan review.

Tandem Parking (§180-6.13.6)**:** For multifamily residential projects, two (2) stacked (tandem) spaces may be permitted if the Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

i. That some of the spaces could be used as potential visitor parking space; and/or,
ii. That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,
iii. That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,
iv. That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.

The required parking is being provided by car lifts. The Application features two vertically stacked tandem spaces in the garage. The Planning Commission must determine if the tandem spaces in each of the garages meet the intent of the parking regulations. Further information on the turning radius area shall be provided at the time of the final Major Site Plan review.

Understructure Parking Facility Provisions (§180-6.13.3.G)**:** This section states that:

For purposes of this provision, understructure parking shall mean that the parking will be located in a parking facility which is substantially underground or substantially below the average existing grade or located at grade under a structure. All understructure parking must meet the following criteria:

1. *That above grade parking for the project be significantly screened from adjacent public rights-of-way; and,*
2. *That the understructure Parking Facility is significantly screened from any public rights-of-way; and,*
3. *That vehicular access to and from the understructure Parking Facility is not provided from Main Street or Summit Boulevard, unless no other access point exists.*

Technical specifications for underground parking structures are found in the Town of Frisco Minimum Street Design and Access Criteria, as referenced in Chapter 155.

The Application showing the parking at grade under the structure has been modified to screen the parking from adjacent uses. Therefore, the Application meets this standard.

Parking Design (§180-6.13.6.C.):

A backup space shall be provided for the end space in dead end lots. Said backup space shall be sized to allow for a safe backing movement, and provide a minimum depth of five feet for the width of the aisle. Backup space shall be considered part of the parking lot.

The parking design standards require a backup space of at least 5 feet at the end of the parking area. The Application is in compliance with this standard. Parking area drainage, access, and design shall be reviewed in greater detail at the final Major Site Plan review.

Electric Vehicle Charging Stations: Chapter 65 of the Code of Ordinances of the Town of Frisco concerning Building Construction and Housing Standards, Section C405.10.1, references electric vehicle charging stations for new construction. The Application will be reviewed at the time of building permit submittal for compliance with EV charging station requirements.

Accessible Parking (§180-6.13.3.H)**:** All facilities, including commercial, mixed-use, and multifamily projects with seven (7) or more attached units, must provide accessible parking. The Application is mixed-use, so the Applicant is required to provide one (1) ADA parking space, which is provided on-site but is not part of the parking lift system. As stated above, the Application currently shows the ADA parking space as the guest space. The parking layout will need to be updated at the time of the final Major Site Plan application.

Bicycle Parking (§180-6.13.4)**:** All multifamily residential developments must provide both enclosed, secure bicycle parking and outdoor bicycle parking facilities. Dwelling units with a private garage are not required to provide enclosed, secure bicycle parking. The requirement is to provide not less than 20 percent of the total number of parking spaces required for the project, with a minimum of five bicycle spaces. The Application shows eight (8) outdoor bicycle parking spaces. The indoor bicycle parking spaces are in front of the parking lifts in the garage. This garage provides a secure area for bicycle parking; however, it is uncertain whether the indoor parking will be compatible with the equipment needed for the parking lifts. While the standard is partially met, additional information is required to ensure that the indoor bicycle parking spaces can function effectively in front of the parking lifts. This information shall be submitted at the time of the final Major Site Plan review.

Snow Storage Areas (§180-6.13.7): The Code requirements state:

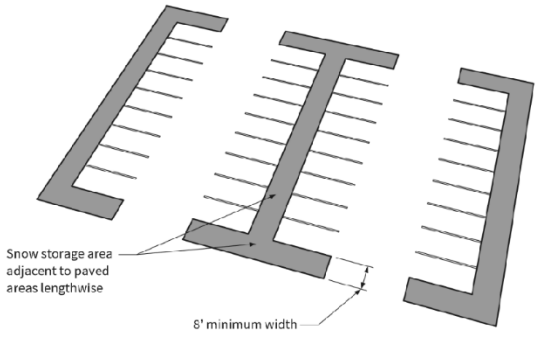
Snow Storage Areas. Snow storage for all uncovered parking areas and drives shall be provided for all developments in the following manner:

A. *Amount Required. Snow storage shall be provided on premises in the amount of 25 percent of paved surface area and any unpaved parking and driveway areas, including uncovered decks. The applicant must demonstrate that snow removal operations for upper floor decks will not impact adjacent property.*

B. *[Reserved.]*

C. *Location. All snow storage areas shall be located lengthwise adjacent to the applicable paved area in order to facilitate snow removal. Required snow storage areas may not be placed on any public right-of-way or on adjacent private property. Snow Storage is not permitted within the 25-foot waterbody and wetland setback.*

D. *Minimum Width. The dimension of snow storage areas must be adequate to serve the snow storage purpose and any snow storage area provided shall be a minimum of eight feet in width.*



The Application shows 1,143 square feet of hardscape area and 587 square feet of uncovered decks. The standard requires 433 square feet of snow storage. The Application shows 478 square feet of snow storage. The Application also indicates that all driveways, parking areas, and sidewalks are to be heated and sloped to central drains. The Town Code does not provide exceptions to snow storage for heated areas.

The Application does not comply with the requirement that snow storage be located lengthwise adjacent to the applicable paved area, nor with the minimum width requirement of eight (8) feet.

At the time of the final Major Site Plan application, the application materials shall demonstrate full compliance with snow storage requirements, including required locations and minimum widths, and shall demonstrate that snow storage will not plow snow into neighboring properties.

Outdoor Lighting (§180-6.16): Outdoor lighting installed for new structures shall be full-cut-off fixtures and positioned so that there is no direct light emission onto adjacent properties. The Applicant has not provided a lighting specification sheet, which demonstrates that the proposed lighting will meet the Code. The lighting spec sheet will be required at the time of the final Major Site Plan application.

> *180-6.16.8: Lighting Plan. Applications for large projects (as defined in Chapter 180, Article IX) shall submit for approval by Planning Commission a preliminary lighting plan.*

Because this Application meets the definition of a “large project,” the Applicant will be required to submit a lighting photometric plan at the final review of the Major Site Plan application. The Applicant should be aware that new lighting standards have been adopted by the Town. However, the Applicant falls under the current regulations. Staff strongly suggest they demonstrate full compliance with the new lighting standards at the time of the final Major Site Plan application to avoid having to come into compliance within ten years.

Landscaping and Revegetation (§180-6.14)**:** The Application is subject to the landscaping requirements for mixed-use development. In mixed-use developments, for every 1,000 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet of project lot area or fraction thereof. With a lot size of 12,196 or 12,254 square feet, 12 trees and 8 shrubs are required. Mixed-use projects are eligible for substitution of hardscape and planter boxes for a portion of the landscaping required as outlined in Section 180-6.14.4, Required Vegetation.

The Application shows a total of 25 trees and 15 shrubs being identified on the landscape plan. However, the planting strip on the west side of the building is approximately one (1) foot wide, which does not meet the planting specification in the Application on sheet SP-1.2, which requires a minimum of approximately six (6) feet of planting area for trees and approximately five (5) feet of planting area for shrubs. Staff would encourage the Applicant to consider substituting the required landscaping vegetation with hardscape and planter boxes. Staff would like the Planning Commission to comment on the feasibility of meeting the landscaping and revegetation standards in the Application as currently proposed.

The application shall show full compliance with §180-6.14, Landscaping and Revegetation standards at the final review of the Major Site Plan application. The Application must comply with the Firewise program, including defensible space zones, as regulated by Summit Fire & EMS at the time of building permit review. The Town is currently updating the landscape standards to comply with the Colorado Revised Statutes and to better align with Summit Fire & EMS regulations related to the wildland-urban interface. Although this application meets the existing standards, staff encourages the applicant to adhere to the new landscape standards once they are adopted by the Town.

Refuse Management (§180-6.17): All commercial, mixed-use, and multifamily residential development projects containing five (5) or more units shall utilize a trash enclosure for the collection and storage of refuse and recyclable materials. Per the Code, "*Dumpster enclosures shall provide space for the collection and storage of recyclable materials, including compost, in an amount equal to the space provided for the collection and storage of trash materials, and shall meet the following standards:*

A. *Equal space for refuse, recycling, and compost collection must be accommodated within the dumpster enclosure in an amount determined to be acceptable by the waste collection provider, based upon the size and use of the development.*
B. *Storage and collection containers shall be clearly labeled or identified to indicate the type of materials accepted*."

The Application shows a trash enclosure and areas for recycling. The Application includes a letter from Waste Management confirming they will provide service. The letter included with the submitted Application states the required dumpster and recycling size and states that access to the proposed refuse enclosure is feasible. This standard has been met.

Signs (§180-6.19)**:** Signage is not reviewed as part of the Major Site Plan application. A separate sign permit will be required to review any proposed signage shown in the Application.

Non-Residential Development Standards (§180-6.21)**:** The purpose of the nonresidential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character.

The Application shall be held to the following non-residential development standards:

6.21.2. Applicability:

A. *This section shall apply to the development of any non-residential use that requires site plan review. Findings shall be made that a non-residential development is in compliance with the standards of this section prior to approval of a site plan review. Failure to meet the mandatory standards shall constitute grounds for the decision-*

making body to request amendments to the proposed design or to deny a final plan or site plan.

B. Mixed-use development shall comply with these non-residential development standards.

6.21.3. Standards

A. Compatibility with Neighborhood Character

a. Compatibility. Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials, and colors, and compliance with the standards in this section.

i. Compatibility of development on Main Street shall be determined based on proper consideration of the above features of nearby properties on Main Street rather than properties on other streets, as well as compliance with the standards in this section.

b. The existing landforms and historic structures, as noted in the town's Historic Resource Inventory, on a site shall be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.

The Application appears to be compatible with the existing neighborhood and consistent with Frisco's small mountain town character. The Application includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco, while incorporating the existing cabin. Staff would like input from the Planning Commission on whether they believe the proposal is compatible with the neighborhood character, incorporating the existing cabin into the design. While the materials, scale, design, and colors meet the Code, staff have concerns regarding landscaping. This standard must be met at the time of the final Major Site Plan application after input from the Planning Commission.

Façade Standards: *Intent. To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.*

2. ***Building Elements****.*

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-OO.

a. Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth.

b. Each façade or each 75-foot portion of a façade visible from public streets or parking lots shall be articulated through the use of at least four of the following building elements that provide shelter from natural elements and provide visual relief.

i. ***Balconies, porches, or patios****;*

ii. Building elements that provide shelter from natural elements;

iii. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;

iv. ***A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building****;*

v. Variation in roof planes or roof forms, including dormers or gables;

vi. Variation in window sizes and shapes; or

vii. Prominent building entrance features.

The Application includes building designs that are unique to this Application but have a similar styling to other buildings throughout the Town. A variety of building elements are utilized on all four (4) facades of the building. Varied building articulation is achieved by utilizing the bolded techniques listed above.

3. Building Articulation

a. Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.

b. Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.

c. Building walls that exceed 54 feet in total building façade length shall change geometric planes by at least four feet in depth for a minimum length of six feet.

d. Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.

The submitted elevation drawings do not show the lengths of the building walls. However, the offsets can also be seen in the submitted 3-D images. At the time of the final Major Site Plan application, all building wall lengths shall be submitted with the Application to demonstrate compliance with building articulation.



SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



SOUTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.



NORTHEAST PERSPECTIVE

SCALE: N.T.S.

4. *Entrances*
    a. *For development with over 25,000 square feet of gross floor area, at least two separate and distinct public entrances into the building shall be provided.*

The Application has a gross floor area of 11,061 square feet, so this standard does not apply.

C. Bulk Plane Standards

1. *Buildings shall be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.*
2. *See Section 180-6.23 for bulk plane requirements.*

Table 6-K of the Code outlines bulk plane requirements. Per footnote 1, side property line bulk plane does not apply to properties located between Main Street and the Granite Street Alley. Bulk plane shall be measured at the front property line and extend up twenty (20) feet prior to extending at a 45-degree angle. There are no proposed bulk plane encroachments. The Application meets this standard.

D. Roof Standards

2. *Roof Pitch*
    a. *Steep pitched roofs are encouraged.*
    b. *Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.*

c. *Pitched roof elements shall vary by a minimum of two feet in elevation.*
d. *Mansard roofs are not appropriate and are not allowed.*

The Application shows a combination of pitched and flat roof designs with parapets, including roofs that face the street. Staff requests that the Planning Commission provide feedback to the Applicant on the proposed roof pitches.

3. *Roof Design*
   a. *Where pitched roofs are utilized:*
      i. *A minimum pitch of 4/12 is required.*
      ii. *Dormers shall be incorporated to break up the roof, to enhance the usability of attic spaces, and to add architectural interest.*
      iii. *Ridgelines shall change elevation by no less than two feet for each 27 feet of building length. Architectural elements which intersect with the ridgeline may qualify as ridgeline changes upon a finding that the design furthers the purpose of this section.*
   b. *Shed roofs with a minimum pitch of 3/12 may be utilized only if the shed roof element is below the primary roof level and terminates into the roof or wall of the structure.*
   c. *No more than 66 percent of a ridgeline or roof line shall be on the same elevation.*
   d. *Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies, or entryways.*

The Application shows a proposed roof with pitched sections and flat sections with parapets. Staff cannot verify if no more than 66 percent of a ridgeline is on the same elevation. The new roofs created by the proposed addition do not appear to deposit snow onto parking areas, sidewalks, trash storage areas, stairways, decks, balconies, or entryways. The need for snow clips, snow fences, and other similar rooftop snow management techniques on both the existing and proposed roof elements will be reviewed with the building permit application. Further information shall be provided at the time of the final Major Site Plan application to verify compliance with roof design requirements.

4. *Roof Materials*
   a. *If metal roofs are used they shall be surfaced with a low gloss finish or be capable of weathering to a dull finish in order to not be reflective.*
   b. *Metal roofs shall have a standing seam or shall be of a design that provides relief to the roof surface.*
   c. *Asphalt and fiberglass shingles are permitted provided that they are a heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.*
   d. *Spanish or Mission style roofs and other similar roof materials are prohibited.*
   e. *Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.*
   f. *Bright colored roofs that exceed a chroma of four on the Munsell Color chart shall not be allowed.*

g. *All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible with and substantially similar to the colors and materials of the building or the roof.*

As shown on the 3-D drawings, the roof is proposed to be a metal roof of an ash grey. The Application meets this standard.

E. Building Material Standards

2. Primary Materials

a. *To ensure that building materials are compatible and complementary to existing historic or contributing buildings in the area, using a combination of mainly natural materials.*
b. *Other materials that imitate natural materials are also acceptable, provided their texture, shape, and size are similar to the natural materials they are imitating, and are not obviously artificial materials.*
c. *Stucco, steel, or concrete block shall not be primary exterior materials for the majority of a building.*

The primary exterior materials for the proposed building include metal siding of an ash grey and black, vertical wood siding, and brick. Stucco and concrete block are not proposed. Staff has requested that the Applicant bring a materials board to the sketch plan meeting so the Commissioners can review the proposed materials. The Application must meet this standard at the final Major Site Plan application.

3. Specific Material Standards

a. *Concrete Block*
   Concrete block used as an accent material shall be a split, textured, or scored block.
b. *Concrete Panel*
   Concrete or concrete panels shall be textured or scored and used in combination with other materials, or shall be faced with another material such as stone, stucco, or other similar materials.
c. *Glass*
   Clear glass shall be used for windows. Tinted, colored, or opaque glass may be approved when demonstrated by the applicant to be compatible with the purpose of this section.
d. *Metal*
   Metal shall have a matte finish or a finish proven to fade and not be reflective.
e. *Steel*
   Steel may only be used as an accent material or used in combination with other materials.
f. *Stucco*
   Stucco may only be used as an accent material or used in combination with other materials.

The primary exterior materials for the proposed building include metal siding of an ash grey and black, vertical wood siding, and brick. Stucco and concrete block are not proposed. Staff has requested that the Applicant bring a materials board to the sketch plan meeting so the Commissioners can review the proposed materials. The Application must meet this standard at the final Major Site Plan application to ensure the proposed metal is not reflective.

4. *Prohibited Materials*
   The following materials are prohibited:
   a. *Aluminum, steel, or plastic exterior siding that does not imitate natural materials;*
   b. *Mirrored or reflective glass; and*
   c. *Untreated or unpainted galvanized sheet metal*

No aluminum or plastic exterior siding, mirrored glass, or untreated galvanized steel is proposed. The Application meets this standard.

5. *Accessory Structures*
   The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and meet the purpose of this section.

No accessory structures are proposed. This standard is not applicable.

F. Building Colors

2. *Maximum Color Chroma. No color may be used as the primary color of the building that exceeds a chroma of four on the Munsell Color chart.*
3. *Exception for Building Accents. Colors that exceed a chroma of four, but do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.*
4. *Accessory Structures. The same or similar colors shall be used on main structures and on any accessory structures on the site, unless an alternative scheme can be provided that will complement the project and meet the purpose of this section.*

The proposed structure colors include natural colors on horizontal and vertical siding, and ash gray low-sheen metal siding and roofing. No proposed color appears to exceed a chroma of four on the Munsell Color chart. Staff has requested that the Applicant bring color samples to the sketch plan meeting so the Commissioners can review the proposed materials. The Application must meet this standard at the final Major Site Plan application.

G. Design Variety

2. *Duplicate Building Design Prohibited*
   a. *Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property are not allowed, with the exception of accessory structures, which may be designed similarly to the primary structure.*
   b. *Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade compositions.*

The Application does not appear to duplicate or be substantially similar to any other structure within a 300-foot radius of the property. The Application meets this standard.

H. Additions

Additions that are substantially smaller than the square footage of the existing building may be designed to complement the existing structure, even if the existing building does not currently meet the façade, roof, material, or color standards of this section.

The Application reflects modern architecture attached to the historic cabin. At the June 2025 sketch plan meeting, Planning Commissioners noted that the modern architecture wrapping around the historic structure appears to separate it, and they would like to see more historic elements incorporated into the new structure before returning. The Applicant responded to this comment in the narrative dated January 29, 2026, which states:

> *The building design includes façade articulation through recessed balconies, varied fenestration, and durable, mountain-appropriate materials. Revisions to roof proportions and façade elements were made to address feedback regarding compatibility with the historic building and surrounding downtown character.*

Staff would like to receive input from the Planning Commission on whether this building is designed to complement the existing structure.

I. Parking and Loading (§180-6.21.3.I): None of the proposed parking spaces is in front of the building along a principal street façade. The Application meets this standard.

180-6.21.3.I.4. Loading states that "Service, loading, and trash areas shall be screened from all public rights-of-way and parking areas". The Application has been updated to include a fully enclosed refuse management container and is in compliance with the Town Code.

J. Amenities (§180-6.21.3.J): The purpose of this section is *"To enhance development with the amenities that promote alternative modes of transportation and provide community gathering spaces."*

As stated above, bicycle parking spaces shall be provided in an amount equal to at least twenty percent (20%) of the required vehicular parking spaces for the development with a minimum of five bicycle spaces. The Application shows eight (8) outdoor bicycle parking spaces. The indoor bicycle parking spaces are located in front of the parking lifts in the garage. This garage provides a secure area for bicycle parking; however, it is uncertain whether the indoor parking will be compatible with the equipment needed for the parking lifts. While the standard is partially met, additional information is required to ensure that the indoor bicycle parking spaces can function effectively in front of the parking lifts.

A minimum of one community space shall be provided for any development with a gross floor area of between 10,000 and 25,000 square feet. The gross floor area in the Application is 12,169 square feet, and so one community space is required. A community space includes, but is not limited to, public benches, water features, public kiosks/gazeboes, public patios/seating areas, public plazas, or public art. The Application shows a courtyard proposed to be covered and approximately 410 sq. ft exclusively for residents, since it would be a challenge to monitor it as a public space. The Application does show a public bench/seating area with landscaping on the east side of the building.

The Application features an outdoor courtyard with a fireplace for residents' private use. Staff would like feedback on whether this community space is suitable for the Application.

REFERRAL COMMENTS

Although referral comments are typically not requested at the time of sketch plan review, staff sent the Application to referral agencies to expedite later reviews at the time of full site plan review, given the length of time this application has been submitted and the request for the second sketch plan. The Applicant has been addressing concerns raised by the Frisco Contracted Engineer and the Xcel Engineer, and, at the time of the final Major Site Plan application, the application materials shall show full compliance with all referral agencies' regulations.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of February 12, 2026.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission provide the Applicant feedback on the Application submitted for 121 E Main Street in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code:

- Staff recommends that the Planning Commission comment on the tandem parking. Specifically, the use of car lifts as tandem spaces.
- Staff recommends that the Planning Commission comment on the roof pitches.
- Staff recommends that the Planning Commission comment on whether this building is designed to complement the existing structure.
- Staff recommends that the Planning Commission provide feedback on the standard of *Compatibility with Neighborhood Character*.
- Staff recommends that the Planning Commission provide feedback on whether the community space is suitable for the Application.

The Application does not meet, or has not provided sufficient information to prove that it is meeting, the following requirements:

1. The Application will be reviewed for full compliance with §180-3.11, Building Height standards in the Central Core District at the time of the final Major Site Plan application.
2. The Application will be reviewed for full compliance with §180-6.14, Landscaping and Revegetation standards at the time of the final Major Site Plan application.
3. The Application will be reviewed for full compliance with §180-6.15, Snow Storage standards at the time of the final Major Site Plan application.
4. The Application will be reviewed for full compliance with §180-6.21.3.B.3, Building Articulation standards at the time of the final Major Site Plan application.

The Application will need to be revised to demonstrate compliance with the applicable Code requirements before proceeding with the final Major Site Plan review process.

ATTACHMENTS

Attachments:

Attachment A: Application Materials for Sketch Plan
Attachment B: Referral Comments

cc: Margaret Ziedin
Jeff Clark, AIA

6IXTH DEGREE TOWNHOMES

GENERAL NOTES

1) COPYRIGHT:
ALL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BHH PARTNERS PLANNERS/ARCHITECTS, A.I.A./P.C. AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

2) CODES:
THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY SUMMIT COUNTY, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

3) FIELD VERIFICATION:
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.

4) DIMENSIONS;
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

5) DISCREPANCIES:
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.

6) DUTY OF COOPERATION:
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

7) CHANGES TO THE WORK:
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

8) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

9) SUBSTITUTIONS:
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL. SEE SPECIFICATIONS.

10) CONSTRUCTION SAFETY:
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

11) EXCAVATION PROCEDURES:
UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. SEE SPECIFICATIONS. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

12) FIELD CUTTING OF STRUCTURAL MEMBERS:
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

13) EXTERIOR MATERIAL MOCKUP:
THE GENERAL CONTRACTOR SHALL PROVIDE A MOCKUP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT, AND INTERIOR DESIGNER. THIS MOCKUP SHALL BE PROVIDED AND SIGNED OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONEWORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.

14) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.

15) BUILDING AREA
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.

16) PROJECT STAKING
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.

17) SITE DISTURBANCE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.

18) PROJECT GRADES
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL, SEE NUMBERS 5 AND 6.

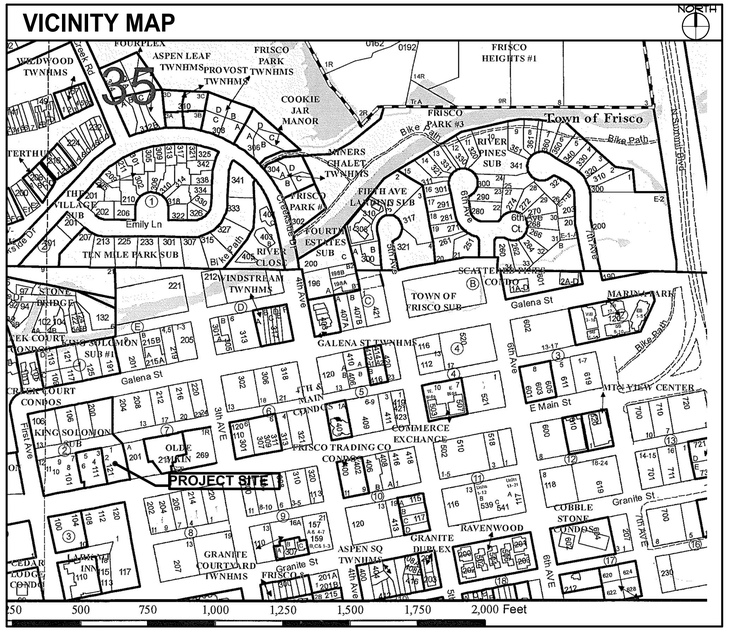
19) 3D MODELING
THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA. UNLESS OTHERWISE AGREED IN WRITING, ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.

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VIEW FROM SOUTHEAST

VICINITY MAP



AREA CALCULATIONS

FINISHED	MAIN LEVEL	UPPER LEVEL	TOTAL
UNIT 'A'	804 S.F.	453 S.F.	1,257 S.F.
UNIT 'B'	801 S.F.	453 S.F.	1,254 S.F.
UNIT 'C'	552 S.F.	712 S.F.	1,264 S.F.
UNIT 'D'	552 S.F.	711 S.F.	1,263 S.F.
UNIT 'E'	822 S.F.	770 S.F.	1,592 S.F.
UNIT TOTAL	3,551 S.F.	3,100 S.F.	6,651 S.F.

	UNFINISHED	FINISHED	TOTAL
GROUND LEVEL	4,834 S.F.	1,136 S.F.	5,970 S.F.
GRAND TOTAL	4,834 S.F.	7,335 S.F.	12,169 S.F.

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

FINISHED FLOOR ELEVS.

	U.S.G.S.	ARCHITECTURAL
LOWER- T.O. CONC.	9,063.0'	100'-0"
MAIN - T.O. PLYWD.	9,074.5'	111'-6"
UPPER - T.O. PLYWD.	9,085.0'	122'-0"

SHEET INDEX

T1.1	COVER SHEET
	EXISTING CONDITIONS SITE MAP
C-1	UNDER SEPARATE COVER
C-2	UNDER SEPARATE COVER INTERSECTION EXHIBIT
SP1.1	SITE PLAN
SP1.2	LANDSCAPE PLAN and SITE ROOFS
SP1.3	PARKING PLAN and SITE LIGHTING PLAN
A-1.1	GROUND & MAIN FLOOR PLAN (1/8" SCALE)
A-1.2	UPPER FLOOR & ROOF PLAN (1/8" SCALE)
A-1.3	LOWER FLOOR PLAN AT SOUTH
A-1.4	LOWER FLOOR PLAN AT NORTH
A-1.5	MAIN FLOOR PLAN AT SOUTH
A-1.6	MAIN FLOOR PLAN AT NORTH
A-1.7	UPPER FLOOR PLAN AT SOUTH
A-1.8	UPPER FLOOR PLAN AT NORTH
A-1.9	ROOF PLAN AT SOUTH
A-1.10	ROOF PLAN AT NORTH
A-2.1	BUILDING PERSPECTIVES
A-2.2	SOUTH ELEVATION
A-2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A2.5	EAST ELEVATION
A3.1	BUILDING SECTION 'A' (PARTIAL)

LEGAL DESCRIPTION

LOT(S) 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST 1/2 VACATED 2ND AVENUE
FRISCO, COLORADO 80443
0.28 ACRES/ 12,196 SQ. FT.

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

bhh Partners of Colorado
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com

6IXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

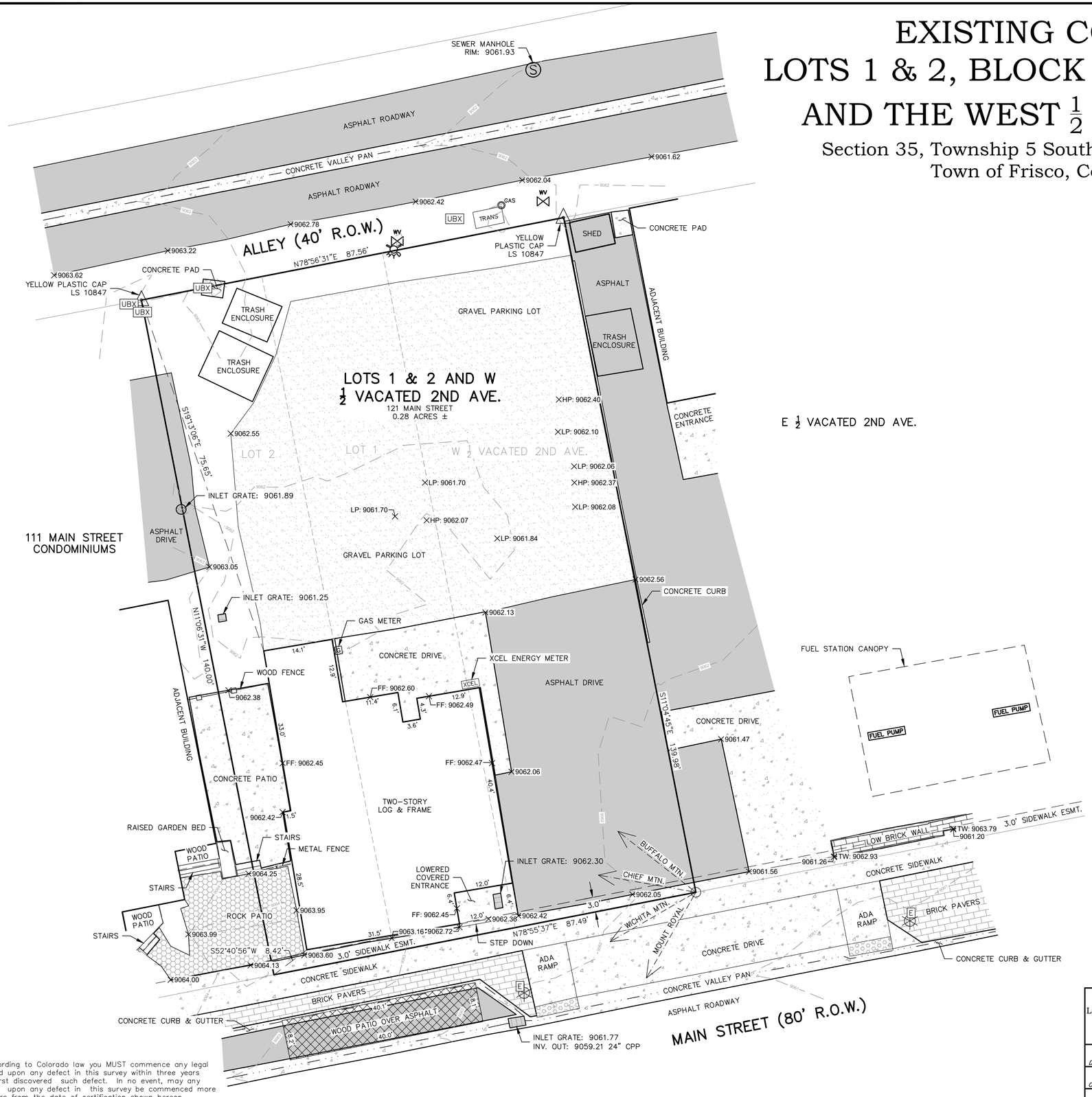
© 2026

SHEET NUMBER:
T-1.1
TITLE SHEET, GENERAL NOTES, SCHEDULES AND INFORMATION

SOILS ENG'R:	PLUMB'G ENG'R:	ELEC'L ENG'R:	MECH'L ENGR':	CIVIL ENGINEER:	SURVEYOR:	STRUCTURAL ENG'R:	CONTRACTOR:	ARCHITECT:	OWNER:
T.B.D.	INDOOR ENVIRONMENTS, USA STEVE ALSCHULER PE steve@ieusa.net	INDOOR ENVIRONMENTS, USA DAVID EXE, PE INDUSTRIAL ENGINEERING, INC. 3210 23RD AVE SE RIO RANCHO, NM 87124 dexe@ieinm.com	INDOOR ENVIRONMENTS, USA DAVE SPENCER SR. MECHANICAL ENGINEER (410)458-9915 dave@ieusa.net	MARCIN ENGINEERING LLC ANTONIO VAZQUEZ 101 EAGLE ROAD #5 AVON, COLORADO (970)748-0274 tony@marcinengineering.com	MARCIN ENGINEERING LLC TOM MARCIN 130 SKI HILL ROAD #235 BRECKENRIDGE, COLORADO (970)771-3459 tom@marcinengineering.com	T.B.D.	MARGARET ZIEDIN 891 14TH STREET #3602 DENVER, CO 80202 Margaret@6ixthdegree.com	BHH Partners of Colorado 560 ADAMS AVE P. O. BOX 2113 SILVERTHORNE, CO 80498 (970) 453-6880 jpawlak@bhhpartners.com	MARGARET ZIEDIN 891 14TH STREET #3602 DENVER, CO 80202 Margaret@6ixthdegree.com

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE

Section 35, Township 5 South , Range 78 West of the 6th Principal Meridian
Town of Frisco, County of Summit, State of Colorado



LEGAL DESCRIPTION

Lots 1 and 2, Block 2, King Solomon Addition to the Town of Frisco, and the West $\frac{1}{2}$ of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

NOTES:

1) Survey Date: August 2, 2021.

2) Survey Units: US Survey Foot.

3) Contour Interval: 1 foot.

4) Elevation Datum: NAVD 88, derived from OPUS observation.

5) Benchmark: Found yellow plastic cap at the northeast property corner, stamped LS 10847 with elevation 9061.88 derived from OPUS observation.

6) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor. Boundary of parcel for this survey was based on the (2) found yellow plastic caps along the northern property boundary. A boundary survey is recommended if resolution of parcel boundary is desired.

7) Utilities are shown approximately and should be field verified prior to excavation.

8) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

9) Street Address: 121 Main Street, Frisco, CO 80443.

10) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

SURVEYOR'S CERTIFICATION:

I, Raymond M. Elko, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Site Map was prepared for Margaret Ziedin and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This Map is valid only for use by Margaret Ziedin and describes the parcel's appearance on August 2, 2021.

I further certify that the improvements on the above described parcel on this date, August 2, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

COLORADO LICENSED
RAYMOND M. ELKO
38444
09/22/2021
PROFESSIONAL LAND SURVEYOR

Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

LEGEND

- ASPHALT
- GRAVEL
- BRICK
- CONCRETE
- DECORATIVE ROCK
- RAISED TRACTION DOMES
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- UTILITY BOX
- ELECTRIC BOX
- FOUND MONUMENT, AS DESCRIBED

PEAK VIEW VECTORS

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
Wichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°

GRAPHIC SCALE

0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

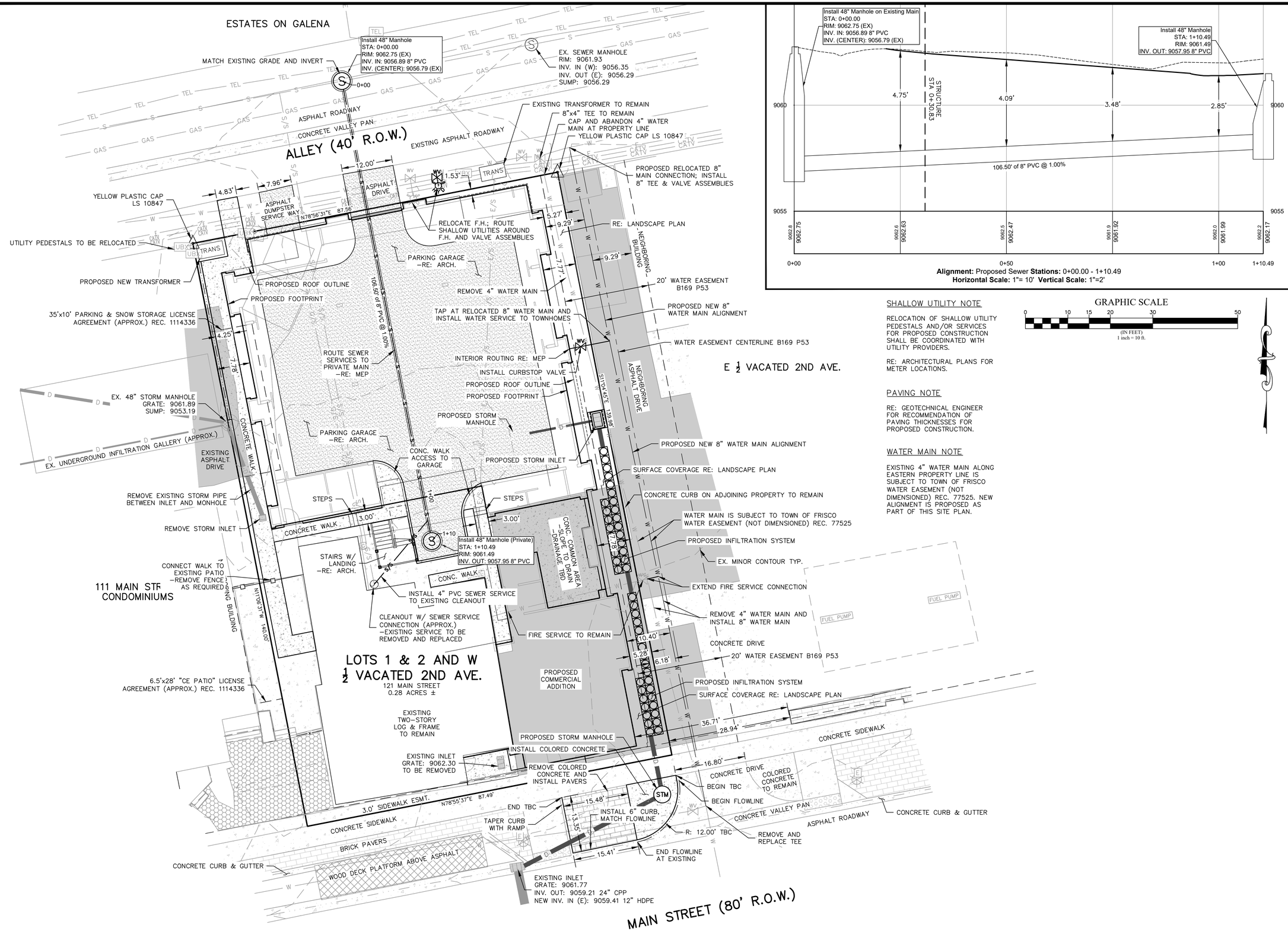
NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE
Town of Frisco, County of Summit, State of Colorado

DRAWN BY: TLV	DATE: 09/22/2021
CHECKED BY: RME	DRAWING NO.: ECSM
JOB NO: 21112	SHEET: 1 OF 1

MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
P.O. BOX 6008
BRECKENRIDGE, CO 80424
(970) 771-3459

DRAWING: G:\Users\Work — Front\Dropbox (Marcin Engineering)\Projects\2021\21112-Log Cabin Code\dwg\SURV\21112-ECSM.dwg



Alignment: Proposed Sewer **Stations:** 0+00.00 - 1+10.49
Horizontal Scale: 1"= 10' **Vertical Scale:** 1"=2'

SHALLOW UTILITY NOTE

RELOCATION OF SHALLOW UTILITY PEDESTALS AND/OR SERVICES FOR PROPOSED CONSTRUCTION SHALL BE COORDINATED WITH UTILITY PROVIDERS.

RE: ARCHITECTURAL PLANS FOR METER LOCATIONS.

PAVING NOTE

RE: GEOTECHNICAL ENGINEER FOR RECOMMENDATION OF PAVING THICKNESSES FOR PROPOSED CONSTRUCTION.

WATER MAIN NOTE

EXISTING 4" WATER MAIN ALONG EASTERN PROPERTY LINE IS SUBJECT TO TOWN OF FRISCO WATER EASEMENT (NOT DIMENSIONED) REC. 77525. NEW ALIGNMENT IS PROPOSED AS PART OF THIS SITE PLAN.

GRAPHIC SCALE
0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970-748-0274

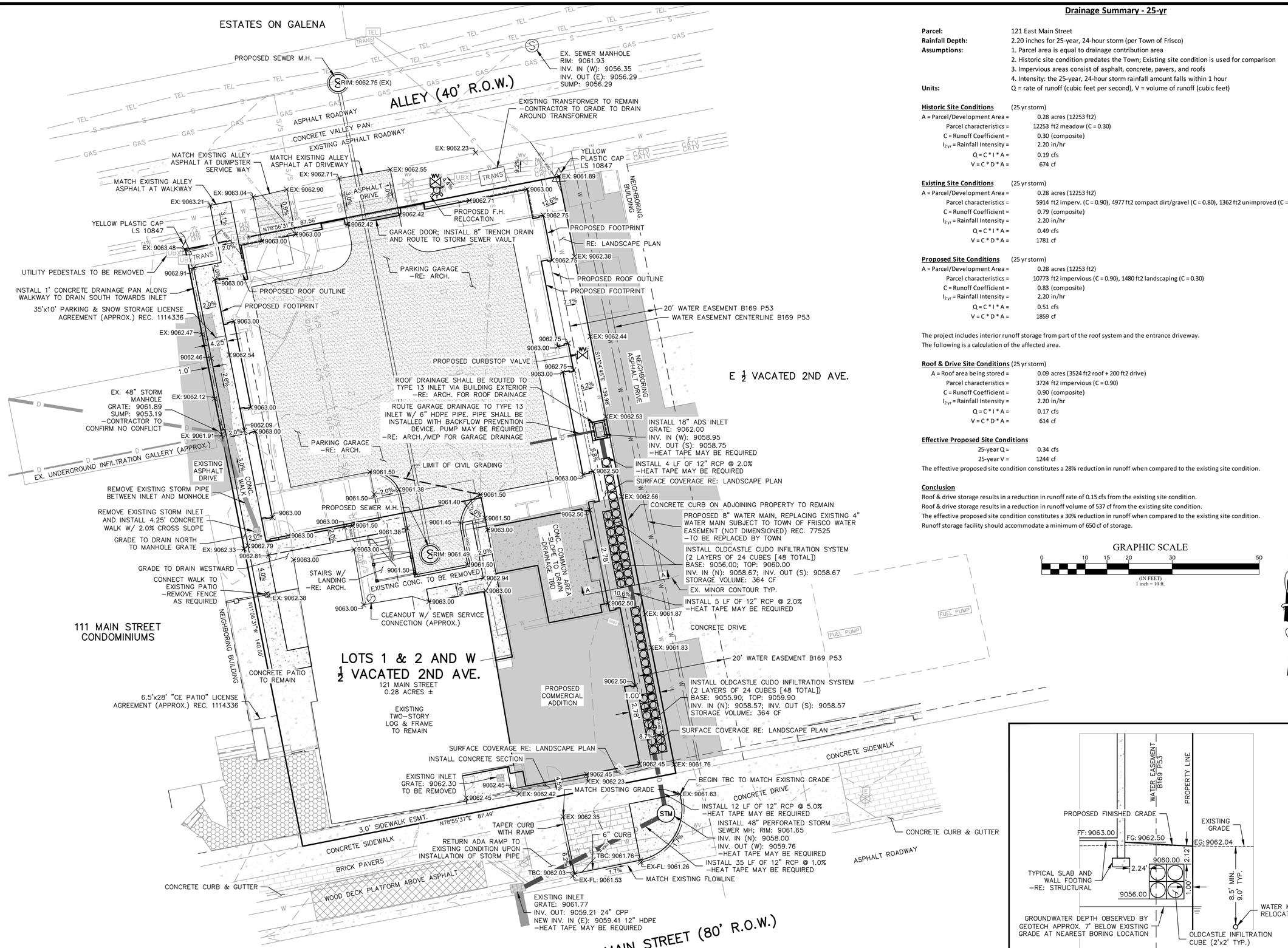
SITE PLAN WITH PRELIMINARY UTILITY LAYOUT
6IXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

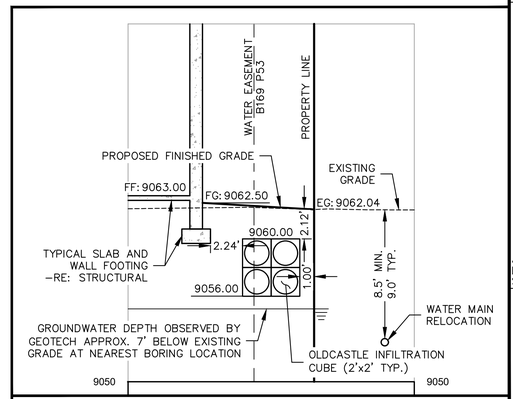
JOB: 21112
DATE: 01/29/2026
SCALE: 1" = 10'

SHEET C–1

DRAWING: C:\Users\Tony\Marcin Engineering Dropbox\Projects\2021\21112-Log Cabin Cir\dwg\2021121112-Site.dwg



PRELIMINARY – NOT FOR CONSTRUCTION



SECTION A–A

Drainage Summary - 25-yr

Parcel: 121 East Main Street
Rainfall Depth: 2.20 inches for 25-year, 24-hour storm (per Town of Frisco)
Assumptions:
1. Parcel area is equal to drainage contribution area
2. Historic site condition predates the Town; Existing site condition is used for comparison
3. Impervious areas consist of asphalt, concrete, pavers, and roofs
4. Intensity: the 25-year, 24-hour storm rainfall amount falls within 1 hour

Units: Q = rate of runoff (cubic feet per second), V = volume of runoff (cubic feet)

Historic Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft2)
Parcel characteristics = 12253 ft2 meadow (C = 0.30)
C = Runoff Coefficient = 0.30 (composite)
$I_{2\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.19 cfs
V = C * D * A = 674 cf

Existing Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft2)
Parcel characteristics = 5914 ft2 imperv. (C = 0.90), 4977 ft2 compact dirt/gravel (C = 0.80), 1362 ft2 unimproved (C = 0.30)
C = Runoff Coefficient = 0.79 (composite)
$I_{2\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.49 cfs
V = C * D * A = 1781 cf

Proposed Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft2)
Parcel characteristics = 10773 ft2 impervious (C = 0.90), 1480 ft2 landscaping (C = 0.30)
C = Runoff Coefficient = 0.83 (composite)
$I_{2\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.51 cfs
V = C * D * A = 1859 cf

The project includes interior runoff storage from part of the roof system and the entrance driveway.
The following is a calculation of the affected area.

Roof & Drive Site Conditions (25 yr storm)
A = Roof area being stored = 0.09 acres (3524 ft2 roof + 200 ft2 drive)
Parcel characteristics = 3724 ft2 impervious (C = 0.90)
C = Runoff Coefficient = 0.90 (composite)
$I_{2\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.17 cfs
V = C * D * A = 614 cf

Effective Proposed Site Conditions
25-year Q = 0.34 cfs
25-year V = 1244 cf
The effective proposed site condition constitutes a 28% reduction in runoff when compared to the existing site condition.

Conclusion
Roof & drive storage results in a reduction in runoff rate of 0.15 cfs from the existing site condition.
Roof & drive storage results in a reduction in runoff volume of 537 cf from the existing site condition.
The effective proposed site condition constitutes a 30% reduction in runoff when compared to the existing site condition.
Runoff storage facility should accommodate a minimum of 650 cf of storage.

MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970–748–0274

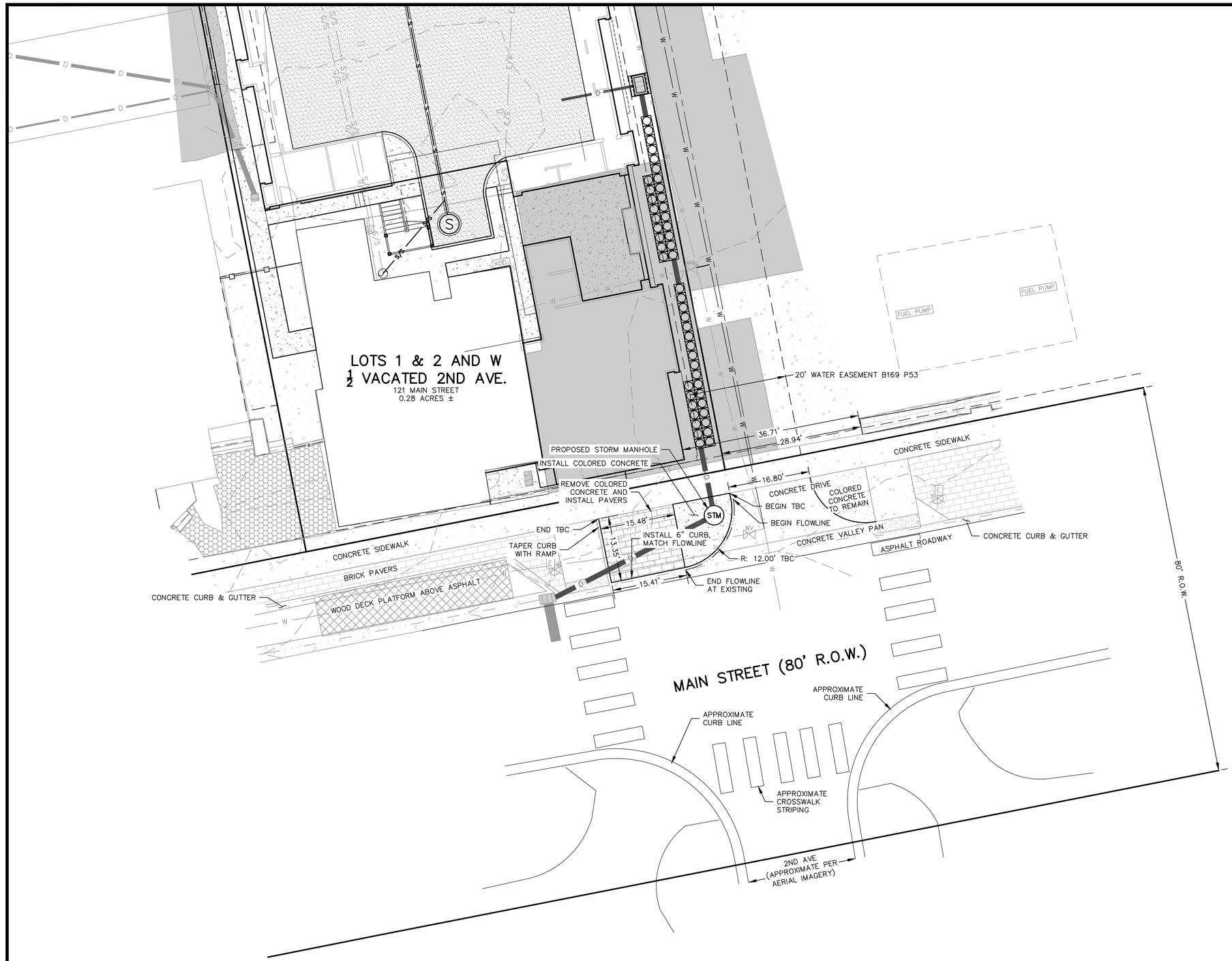
PRELIMINARY GRADING AND DRAINAGE PLAN
6IXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
DATE: 01/29/2026
SCALE: 1" = 10'

SHEET C–2

DRAWING: C:\Users\Tony\Marcin Engineering Dropbox\Projects\2021\21112–Lot 1 2nd Addn Condo\Survey\2021121112–Site.dwg



NOT FOR CONSTRUCTION

MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970-748-0274

MAIN ST-2ND AVE INTERSECTION EXHIBIT
6IXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
DATE: 01/29/2026
SCALE: 1" = 10'

SHEET EXHIBIT

DRAWING: C:\Users\Tony\Marcin Engineering Dropbox\Projects\2021\21112-Log Cabin Cork\dwg\ENG\21112-Site.dwg

SITE NOTES

1. ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH
2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
3. TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, JOB # 21728
4. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
6. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
7. PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
8. PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
9. STAKE HOUSE LOCATION FOR OWNER AND ARCHITECT PRIOR TO ANY WORK
10. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
11. DRIVEWAY SHOWN IS EXISTING AND IS MAX. 2.5% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED.
12. TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY SUMMIT COUNTY.
13. ALL DRAINAGE WILL BE ON-SITE, AS PROVIDED BY THE CIVIL ENGINEER.

CONTOUR LEGEND

EXISTING MINOR

EXISTING MAJOR

PROPOSED

DRAINAGE ARROW

SPOT GRADE AT DOT 9,063'

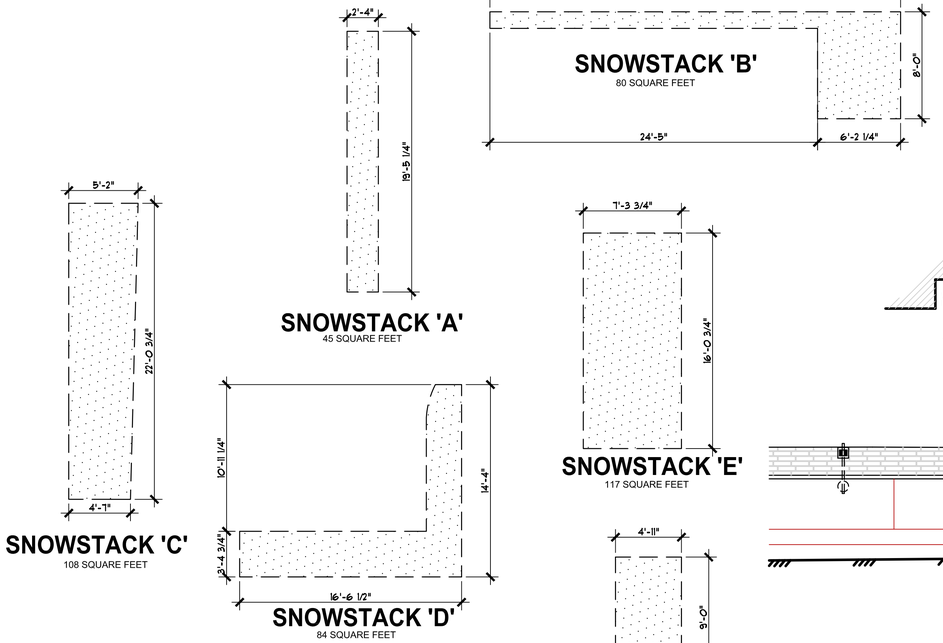
LOT COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING includes: (roof overhangs, decks, courtyard, sidewalks, stairs, parking)	9,648 S.F.	79%
HARDSCAPE includes: (un-covered driveway, un-covered turnout and un-covered walks)	1,143 S.F.	9%
OPEN SPACE	1,405 S.F.	12%
TOTAL LOT SIZE	12,196 S.F.	100%

REQUIRED SNOWSTACK

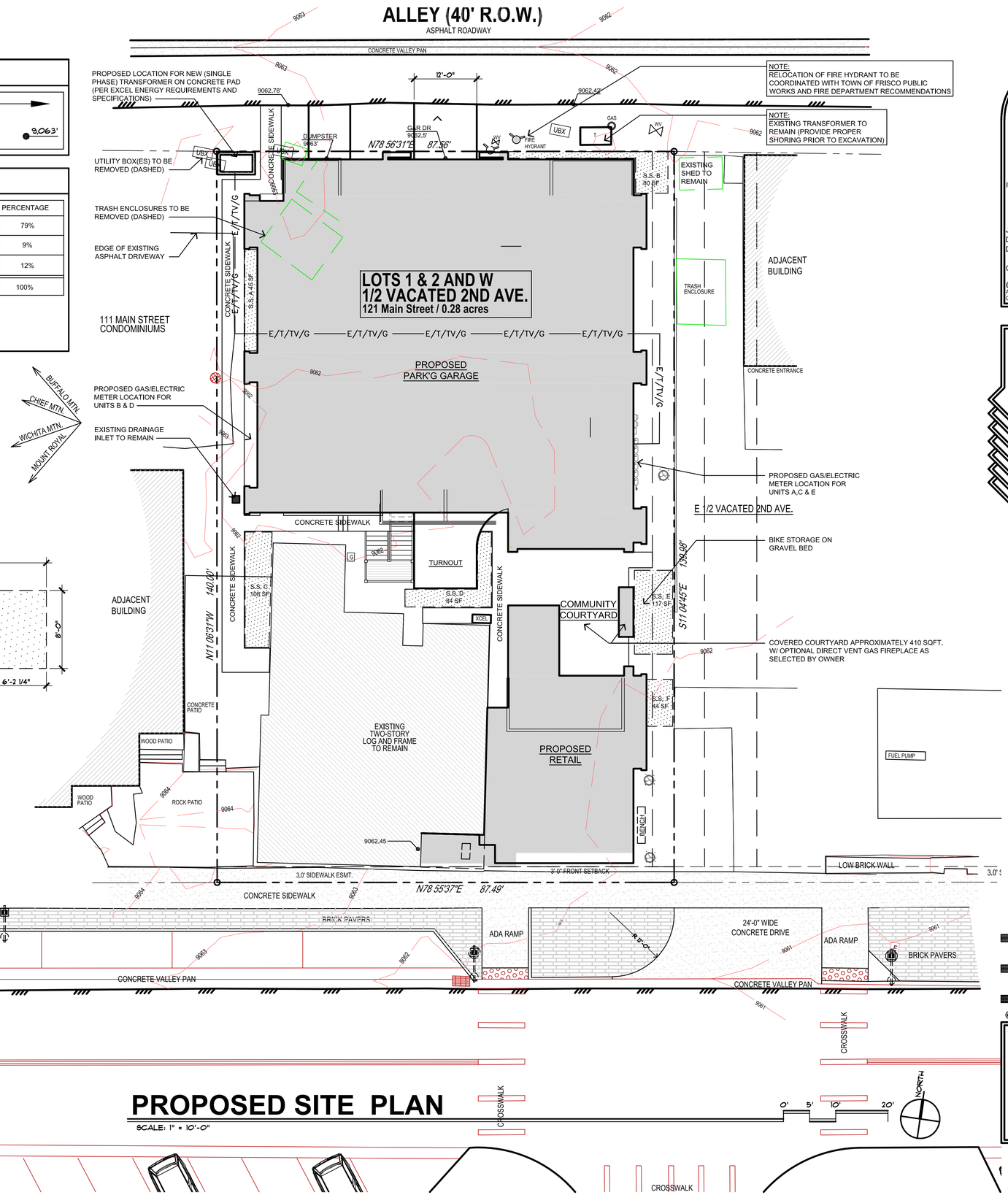
	SQ. FT.	PERCENTAGE
HARDSCAPE UN-COVERED DRIVES, TURNOUT & SIDEWALKS	1,143 S.F.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	286 S.F.	25%
UN-COVERED DECKS	587 S.F.	100%
REQ'D SNOW STACK (25% OF DECKS)	147 S.F.	25%
TOTAL SNOW STACK REQUIRED	433 S.F.	25%
TOTAL SNOW STACK PROVIDED	478 S.F.	28%

NOTE:
OWNER OPTION TO HEAT UNCOVERED AREAS.



SNOWSTACK EXHIBIT

SCALE: 3/16" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAULAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW COMMITTEE SUBMITTAL:
1/30/2026

bhh Partners of Colorado
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com

6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

SP-1.1
PROPOSED SITE PLAN

LANDSCAPE NOTES

1. PROVIDE 3" (MIN.) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY SUMMIT COUNTY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.)
2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUABLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BYTOWN OF BRECKENRIDGE PRIOR TO INSTALLATION.
16. ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
17. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF FRISCO AND HOA.

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX @2 LBS/1000 SF:

HARD FESCUE	30%
CREEPING RED FESCUE	30%
SHEEP FESCUE	25%
CANADA BLUEGRASS	10%
CANBY BLUEGRASS	5%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX @1 LB/10,000 SF:

BABY'S BREATH	BLANKETFLOWER
CALIFORNIA POPPY	SHIRLEY POPPY
BLUE FLAX	LUPINE MIX
WALLFLOWER	MAIDEN PINKS
PENSTEMON, ROCKY MOUNTAIN	WILD THYME

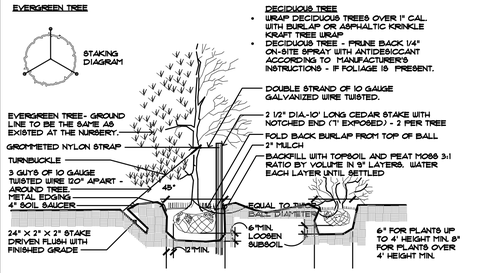
ROCKY MOUNTAIN BLUE COLUMBINE MIX @1LB/25,000 SF OR
WESTERN NATIVE WILDFLOWER MIX @1 LB/6000 SF:

MOUNTAIN LUPINE, CONEFLOWER, WESTERN, PENSTEMON, SMALL FLOWERED
COLUMBINE, COLORADO, SULFUR FLOWER, PENSTEMON, ROCKY MOUNTAIN
GERANIUM, RICHARDSON, NODDING GROUNDSEL, PENSTEMON, WASATCH
ASTER, ENGLEMANNS, WESTERN LARKSPUR, PENSTEMON, RYDBERGS
ORANGE MOUNTAIN DAISY, AMERICAN VETCH, GAILLARDIA/BLANKETFLOWER
GIANT LOUSEWORT

PLANTING LIST

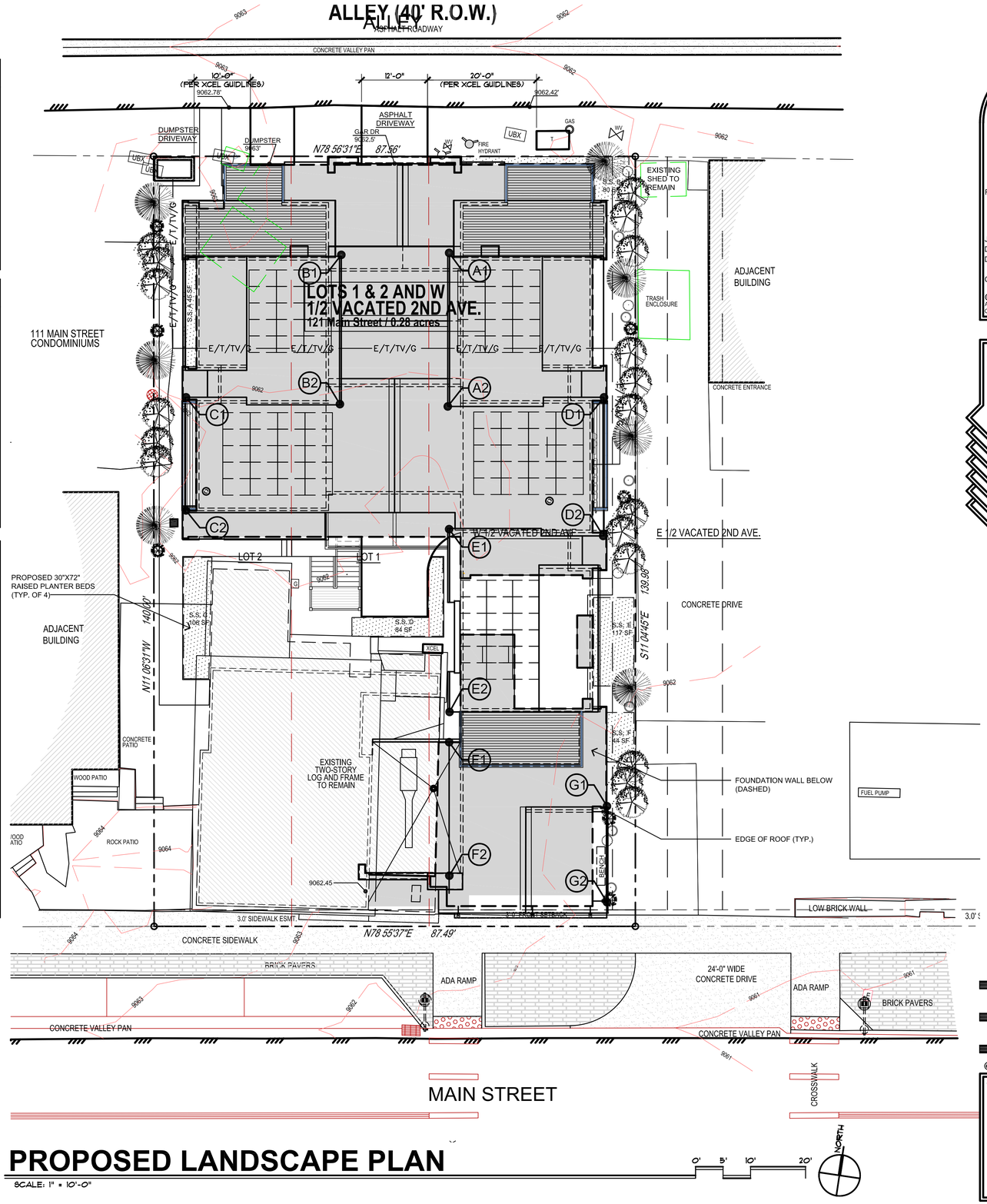
KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
	EXISTING	VARIES	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
	COLORADO SPRUCE	PICEA PUNGENS OR LUCIDAS	7	(3) 8' TALL (4) 12' TALL	
	ASPEN	PICEA ENGELMANNI POPULUS TREMULODES	18	2"-3" CALIPER 50% MULTI-STEM	
	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS SUN (36" TALL, 4'-0" WIDE)
	ALPINE CURRANT	RIBIES ALPINUM	5	5 GAL.	GROWS TO 3-6' TALL
	PEKING COTONEASTER	COTONEASTER LUCIDAS OR APICALTUS	5	5 GAL.	GROWS TO 6-10' TALL
	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

PLANTING DETAIL



BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
A2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
B1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
B2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
C1	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
C2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
E1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85 - 9062' =	39.85'
E2	9,101.85'	9,062.7'	9,063'	EXIST'G	9,101.85 - 9062.7' =	39.15'
F1	9,080.53'	9,062.7'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
F2	9,080.53'	9,062.5'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
G1	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'
G2	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: T. SHAFFER
CHECKED BY: Z. LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW COMMITTEE SUBMITTAL:
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6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

SP-1.2

PROPOSED LANDSCAPE PLAN

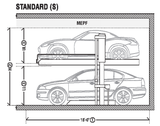
PARKLIFT 411

HEIGHT DIMENSIONS

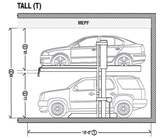
The WOHR Parklift 411 parking system is designed for the dependant parking of two vehicles, one on top of the other and offer a practical solution for maximizing parking spaces in the areas with limited availability. The Parklift 411 features a solid steel on steel lock to hold the platform in place so that vehicle can be parking on the floor underneath. The platforms are moved via a hold-to-run control device with automatic reset upon release, operated with a keyed-alike turn-lock (with two keys provided for each parking place lock).

All Parklift 411 are designed for Indoor and outdoor use. All assembly components are post weld hot dipped galvanized to provide protection against rusting.

STANDARD (S)



TALL (T)



STANDARD (S)			
H ① (CLEAR HEIGHT)	VEHICLE HEIGHT ③		
	LL	UL	
10'-7"	5'-1"	5'-0"	
11'-0"	5'-5"	5'-0"	
11'-4"	5'-9"	5'-0"	

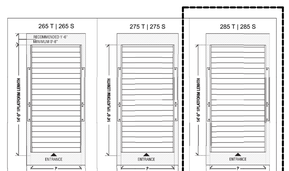
TALL (T)		
H ② (CLEAR HEIGHT)	VEHICLE HEIGHT ③	
	LL	UL
11'-7"	6'-9"	5'-0"
12'-0"	6'-4"	5'-0"
12'-3"	6'-8 3/4"	5'-0"

① IN THIS AREA: MAX. 1% OF DOWNWARD OR UPWARD SLOPE IN LONGITUDINAL AND CROSS DIRECTION
② WITH AN INCREASE IN HEIGHT AVAILABLE, CORRESPONDING TALLER VEHICLES CAN BE PARKED ON THE UPPER LEVEL
③ UL = UPPER LEVEL / LL= LOWER LEVEL

1

PARKLIFT 411

WIDTH DIMENSIONS



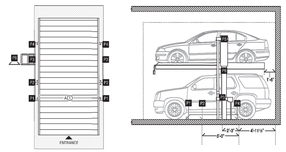
WIDTH DIMENSIONS	265 T | 265 S	275 T | 275 S	285 T | 285 S
OVERALL WIDTH (B)	8'-8"	9'-0"	9'-4"
PLATFORM WIDTH (P)	7'-6 1/2"	7'-10 1/2"	8'-2 1/2"
DRIVE THRU WIDTH	7'-10"	8'-2"	8'-5 3/4"

NOTES:
- ALL PLATFORM LENGHT ARE 14'-0"
- WIDTH DIMENSIONS ARE SAME FOR BOTH STANDARD AND TALL MODELS
- ALL DIMENSIONS ARE MINIMUM FINISHED DIMENSIONS, ALLOWANCE SHOULD BE MADE FOR TOLERANCES CAUSED BY THE REQUIREMENTS OF LOCAL BUILDERS OR MEPF CONTRACTORS

2

PARKLIFT 411

STATIC LOADING



① A= OVERALL WIDTH (B) - 6"

			SEISMIC					
			SDS=0.3		SDS=0.8		SDS=1.2	
	DEAD	CAR	FRONT/ BACK	SIDE/ SIDE	FRONT/ SIDE	SIDE/ SIDE	FRONT/ BACK	SIDE/ SIDE
P1	0	0	-210	82	-560	220	-845	330
P2	315	1500	960	-155	2550	-410	3840	-620
P3	315	1500	245	220	650	585	970	875
P4	0	0	-1000	-600	-2640	-1610	-3970	2410
P5	N/A	N/A	N/A	1090	N/A	2900	N/A	4350
P6	N/A	N/A	SHEAR	210	560		840	
			T/C	1820	4850		7280	
MINIMUM SLAB THICKNESS			0'-5"		0'-7"		0'-8"	

SEISMIC NOTES:
1. ALL LOADS LISTED ARE + S LEVEL IN POUNDS (lbs)
2. SEISMIC LOADS ARE FOR PRELIMINARY DESIGN PURPOSES ONLY. FINAL DESIGN SHALL BE BASED ON SITE SEPSIFIC LOADS LISTED ON THE ANCHORAGE DRAWINGS.
3. SEISMIC LOADS LISTED ARE WORST CASE SIDE/RIDE. LOADS REVERSAL MAY CAUSE OPPOSITE OR LIGHTER LOAD CASES.
4. P5 IS FOR THE SUPPORT POST WHEN USED AS A CANTILEVER TO THE CAR WHEN THE MACHINE IS BRACED TO THE BUILDING STRUCTURE. P6 IS FOR THE SUPPORT POST WHEN USED. EITHER P5 OR P6 ARE USED.
5. T/C STANDS FOR TENSION OR COMPRESSION.
6. ALL ANCHORAGE DESIGNS ARE BASED ON ANCHORAGE REQUIREMENTS. FINAL ANCHORAGE DESIGN BASED ON SITE SPECIFIC LOADS MAY REQUIRE ADDITIONAL SLAB THICKNESS.
7. LOADS ARE BASED ON A MACHINE RATED FOR 9000 lbs.

GENERAL NOTES:
1. FIXING OF THE SYSTEM FRAMES TO THE FLOOR SLAB IS USING ADHESIVE ANCHOR BOLTS
2. CONCRETE FOUNDATION OR SLAB SUPPORTING THE PARKLIFT SHOP DRAWINGS SHALL HAVE A MIN. 28 DAYS CONCRETE STRENGHT OF F'C = 4000 PSI.
3. SPECIAL FOUNDATION ARE REQUIRED WITH ASPHALT FLOOR
4. FOR POST TENSION SLABS CAST IN EMBEDS ARE REQUIRED

3

PARKLIFT 411

FEATURES

CAPABILITIES

Working Capacity	8,000 lbs.
Static Capacity	12,000 lbs.
Dynamic Capacity	8,000 lbs.

SPEED

Lifting Speed (seconds)	~77 seconds
Lowering Speed (seconds)	~75 seconds

POWER
- 100% Galvanized Steel Construction
- Commercial Grade Design and Materials
- Self-Standing
- Central Hydraulic Power Pack
- Solid platform prevents dripping from upper level
- Accommodates most popular SUVs and Minivans
- Available In three width and two height options

SAFETY
- Standard key lock switch for security and safety
- Constant pressure controls. Automatic shut off if operator releases the switch
- Steel on steel lock hold the upper platform in place
- Electronic lock system
- Mechanical travel height protection stop

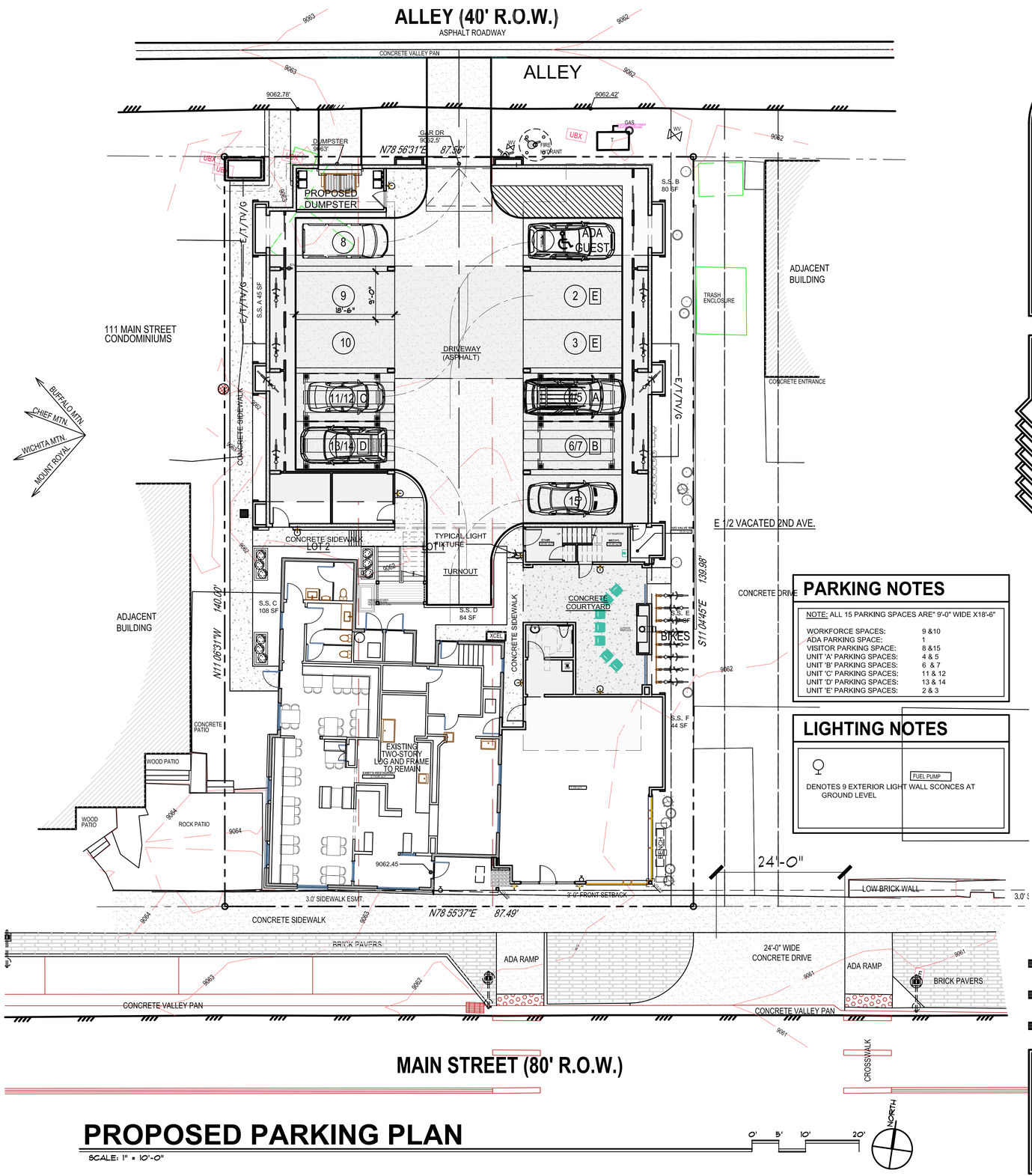
MAINTENANCE

Regular maintenance Is provided exclsicted to the stipulation of a maintenance agreement by network of our service partners across the country.

CONFORMITY EXAMINATION (TÜV)
- Voluntary conformity assessment by the TÜV SÜD-
- Complaint to:
  - EC Machinery Directive 2006/42/EC
  - DIN EN 14200
  - New York OTICR approved
  - Los Angeles LADBS approved

LIGHTING
- Sufficient lighting of the drive aisle and of the parking laces must be performed by the customer Fire Safety
- All fire safety requirements and all mandatory equipment must be by the customer

4



PROPOSED PARKING PLAN

SCALE: 1" = 10'-0"

PARKING NOTES

NOTE: ALL 15 PARKING SPACES ARE" 9'-0" WIDE X18'-6"

WORKFORCE SPACES:	9 &10
ADA PARKING SPACE:	1
VISITOR PARKING SPACE:	8 &15
UNIT 'A' PARKING SPACES:	4 & 5
UNIT 'B' PARKING SPACES:	6 & 7
UNIT 'C' PARKING SPACES:	11 & 12
UNIT 'D' PARKING SPACES:	13 & 14
UNIT 'E' PARKING SPACES:	2 & 3

LIGHTING NOTES

DENOTES 9 EXTERIOR LIGHT WALL SCONCES AT GROUND LEVEL

FUEL PUMP

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAULAK
CHECKED BY: Z. LEVIN

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6IXTH DEGREE TOWNHOMES

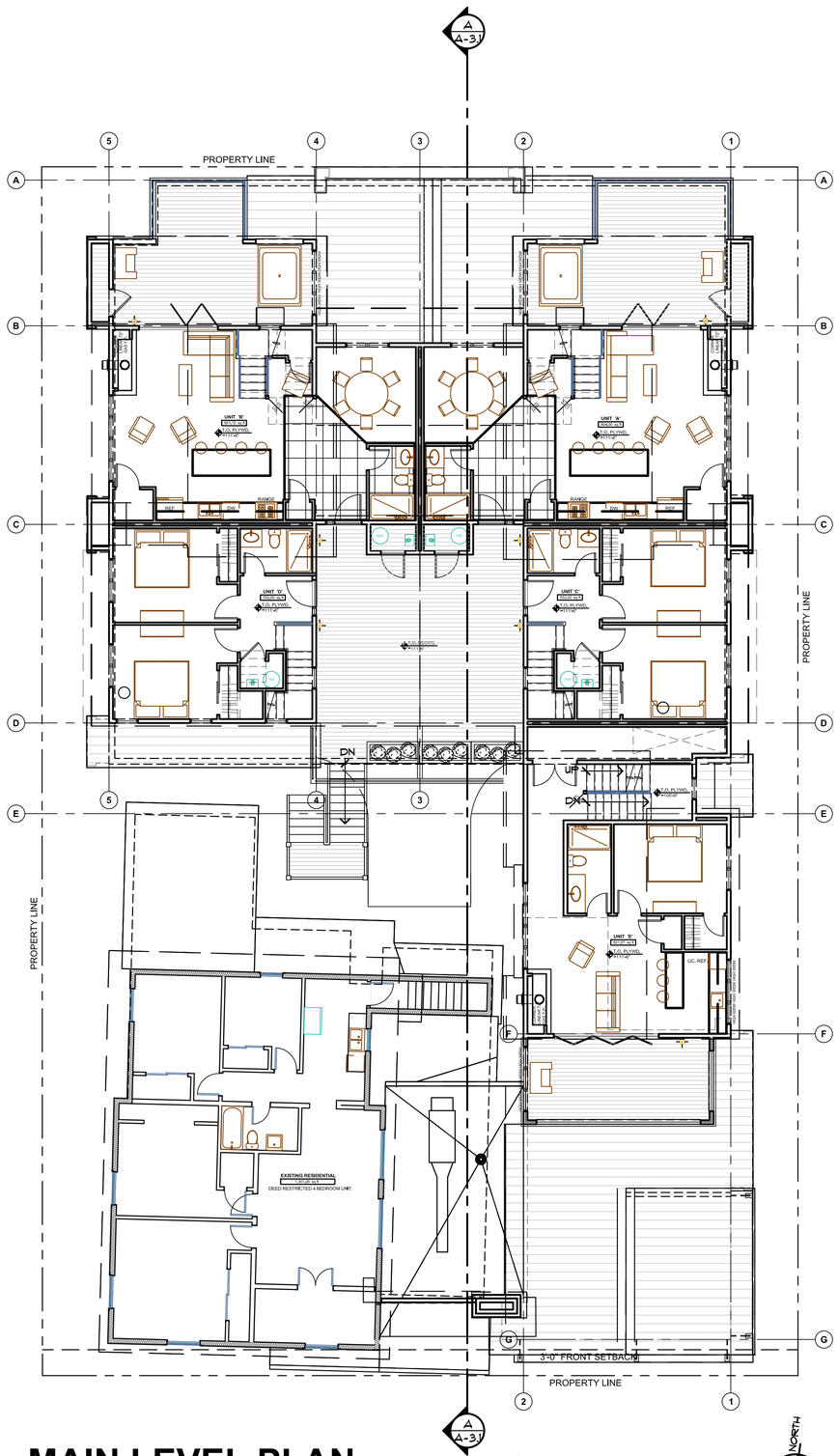
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

SP-1.3

PROPOSED PARKING PLAN

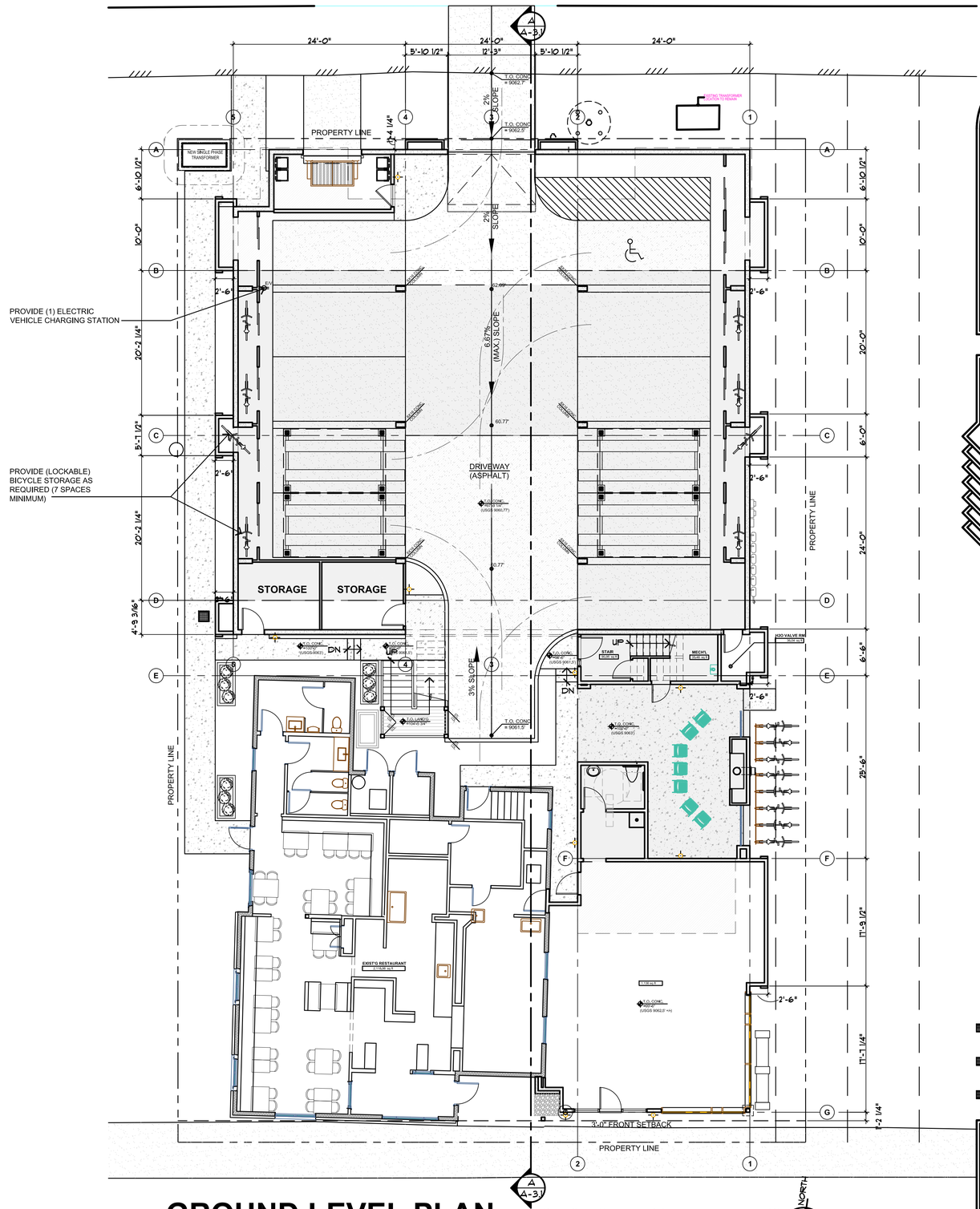


MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"

3,531 SQ. FT. FINISHED
1,301 SQ. FT. (EXISTING)

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.5 & A-1.6 FOR MORE INFORMATION.



GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

4,682 SQ. FT. UNFIN. PARKING GARAGE
152 SQ. FT. UNFIN. DUMPSTER
1,136 SQ. FT. FINISHED RETAIL
199 SQ. FT. FINISHED STAIRS
2,122 SQ. FT. (EXISTING)

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.3 & A-1.4 FOR MORE INFORMATION.

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAWLAK

CHECKED BY: Z LEVIN

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6IXTH DEGREE TOWNHOMES

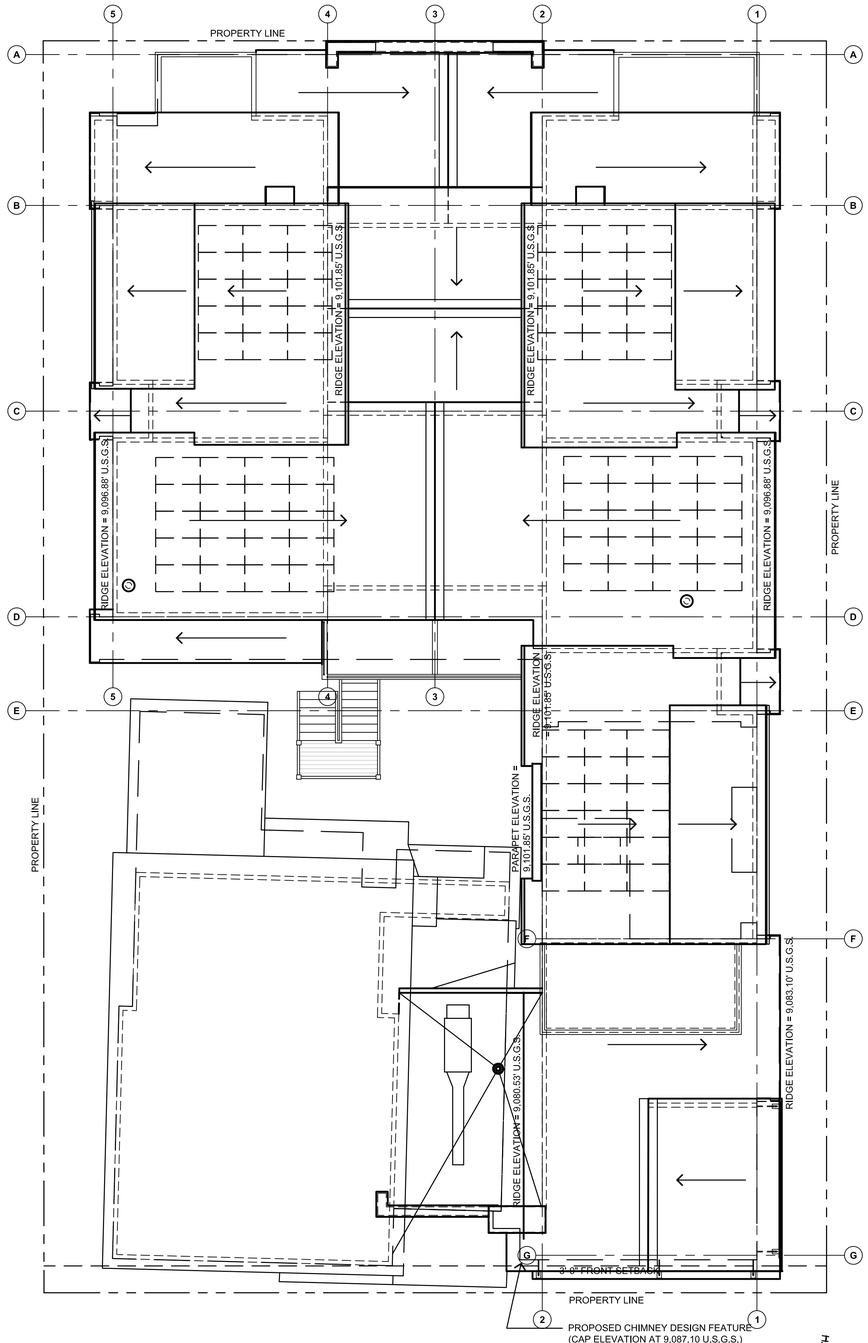
121 EAST MAIN STREET, FRISCO COLORADO 80443
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SHEET NUMBER:

A-1.1

GROUND AND MAIN LEVEL PLAN



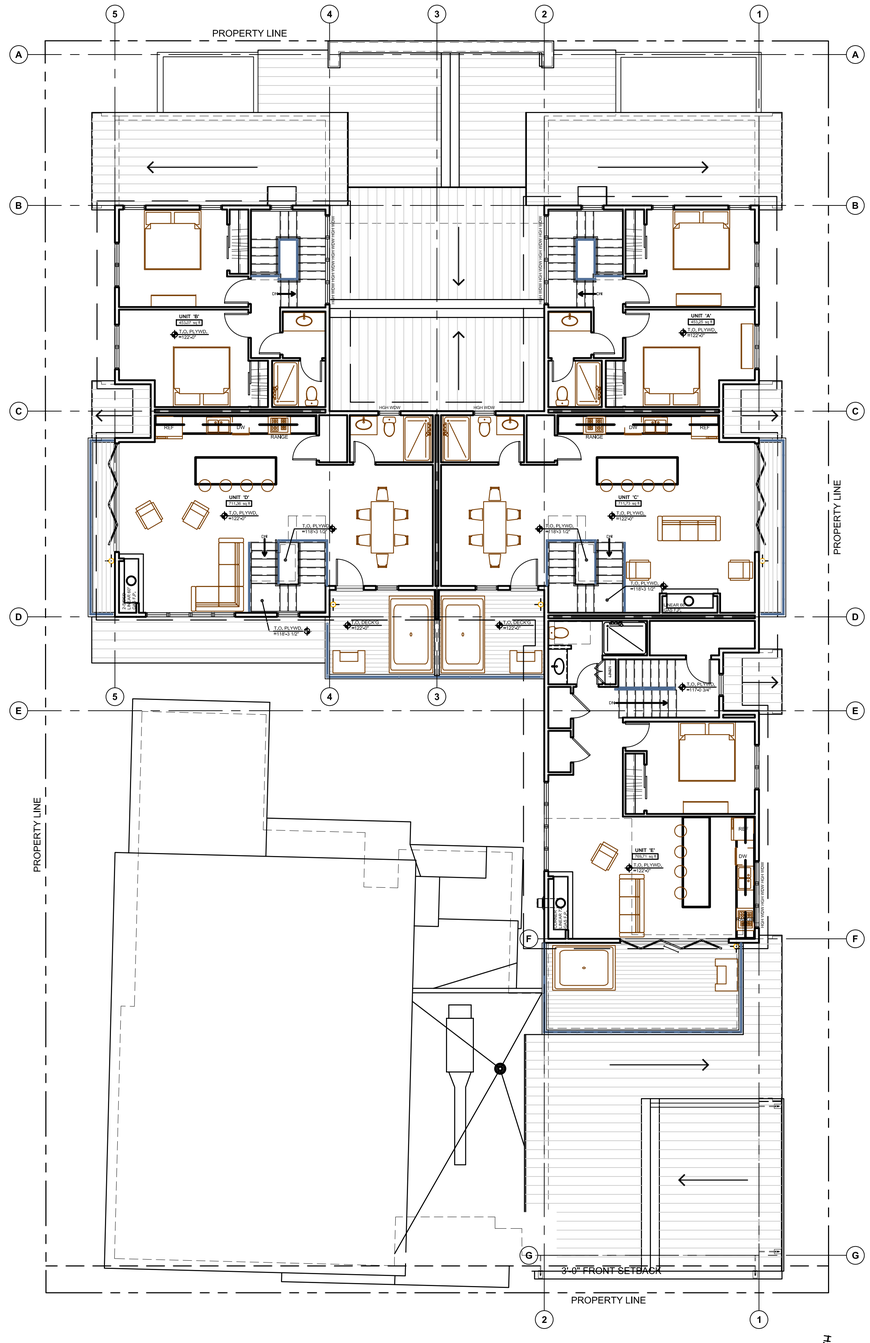
ROOF PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.9 & A-1.10 FOR MORE INFORMATION.



UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

3,099 TOTAL NEW SQ. FT.

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.7 & A-1.8 FOR MORE INFORMATION.

REVISIONS:

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6IXTH DEGREE TOWNHOMES

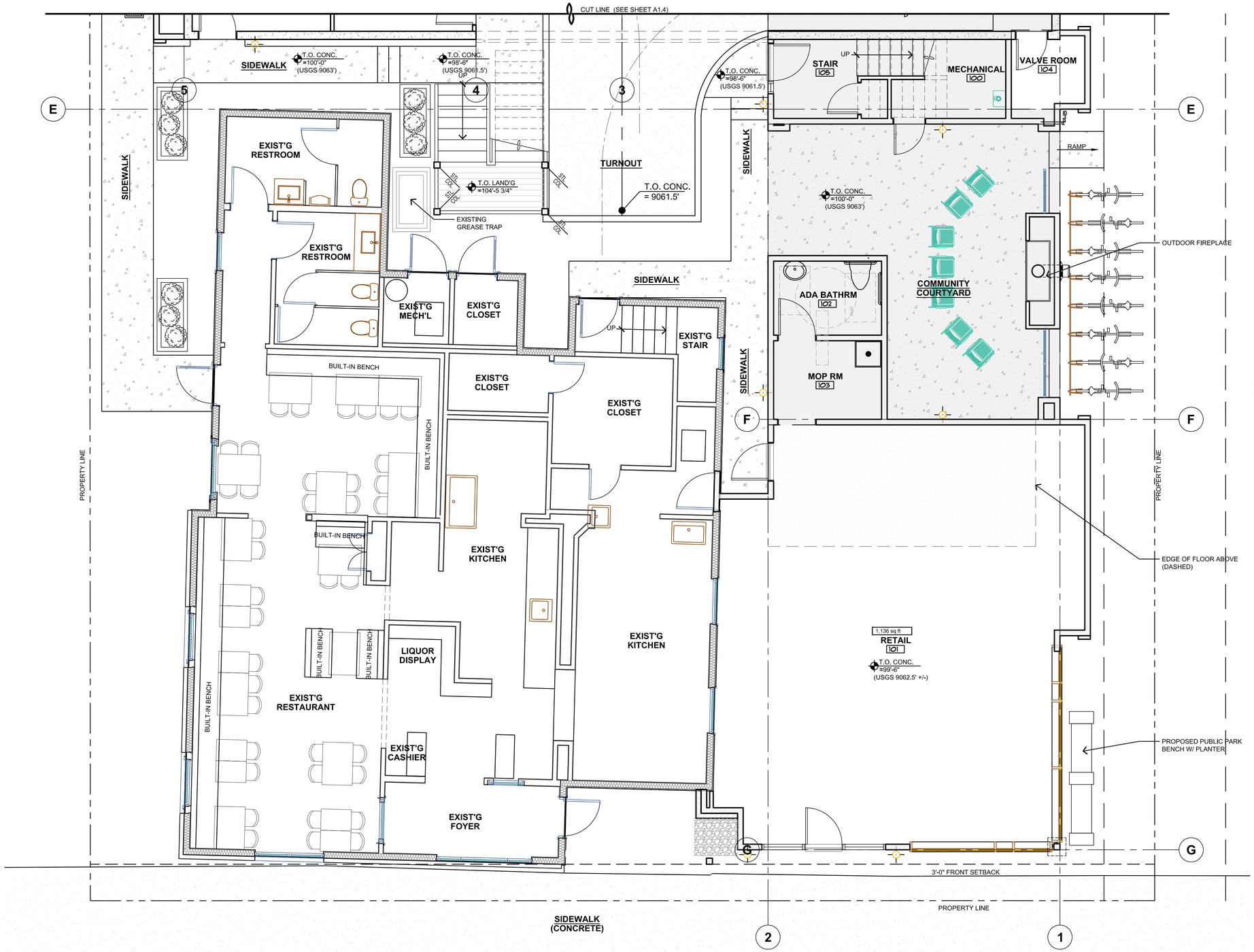
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SHEET NUMBER:

A-1.2

UPPER LEVEL AND ROOF PLAN



GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

2,119 SQ. FT. RESTAURANT (EXISTING)
1,192 SQ. FT. RETAIL
199 SQ. FT. STAIRS & MECHANICAL

REVISIONS:

JOB NO: 52405
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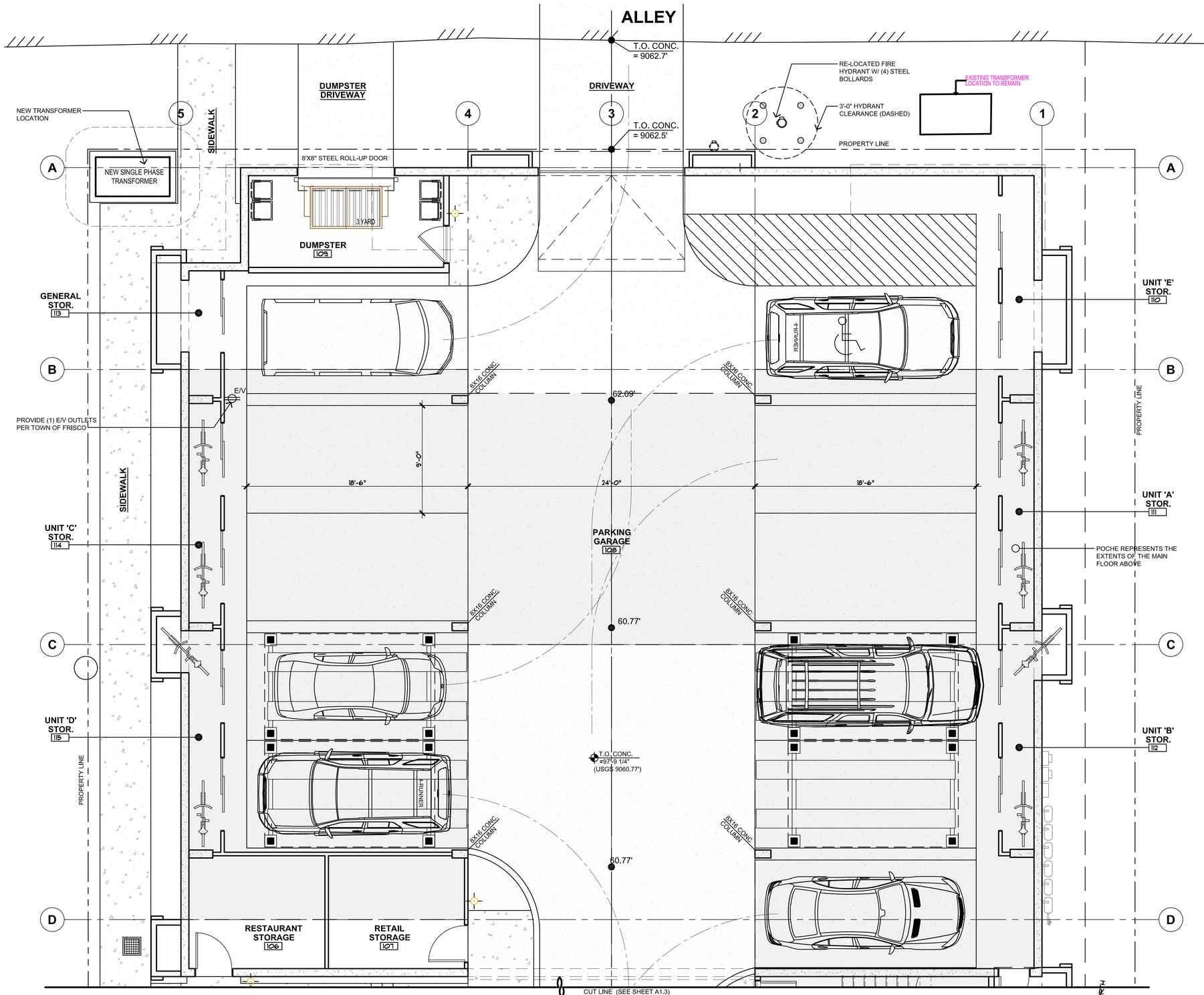
6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-1.3
GROUND LEVEL PLAN



GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"

4,682 SQ. FT. UNFIN. PARKING GARAGE
152 SQ. FT. UNFIN. DUMPSTER

0' 2' 4' 8' 16'

REVISIONS:

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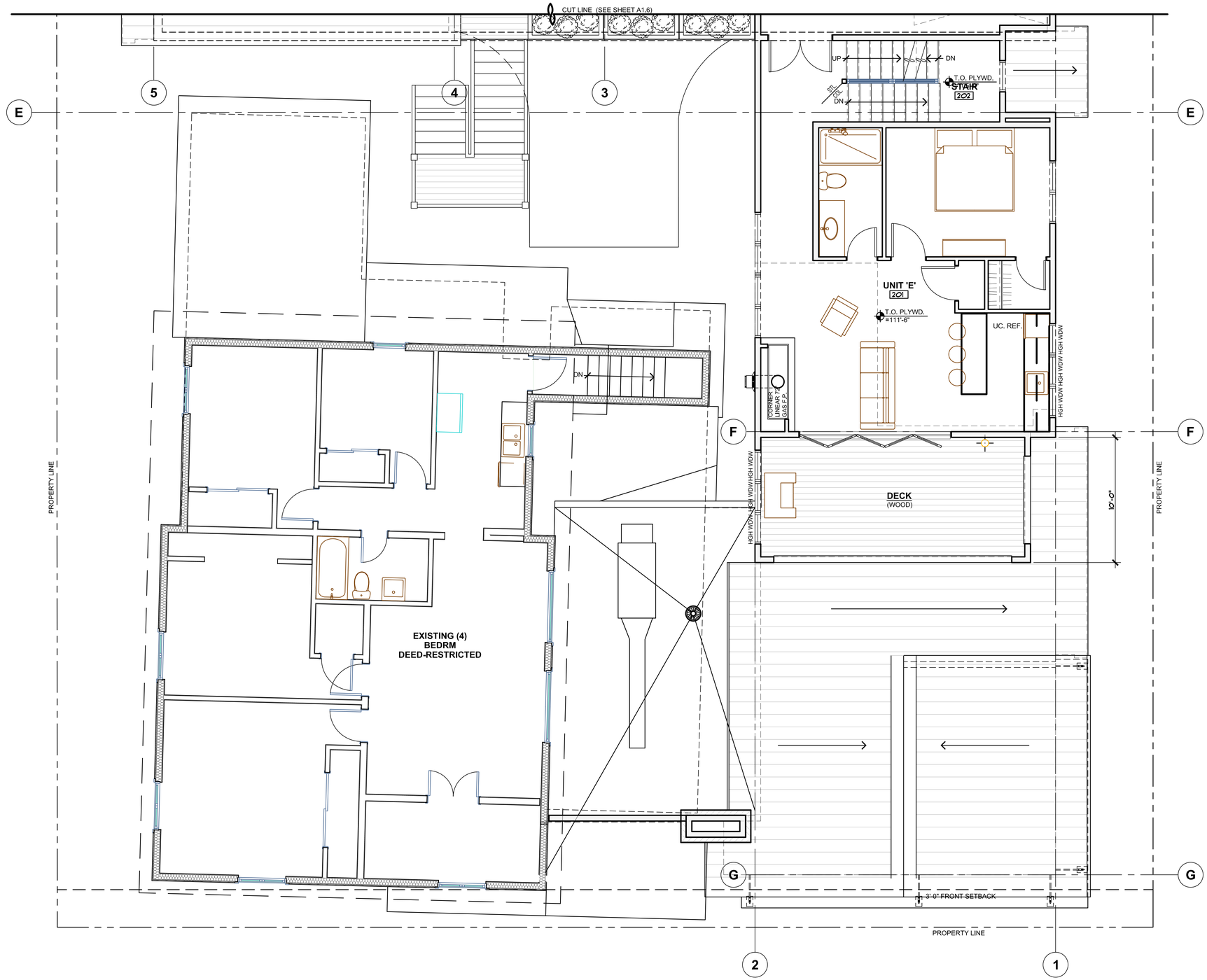
6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
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SHEET NUMBER:

A-1.4
GROUND LEVEL PLAN



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

1,333 SQ. FT. FINISHED (EXISTING 4 BEDRM)
822 SQ. FT. FINISHED UNIT E

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6IXTH DEGREE TOWNHOMES

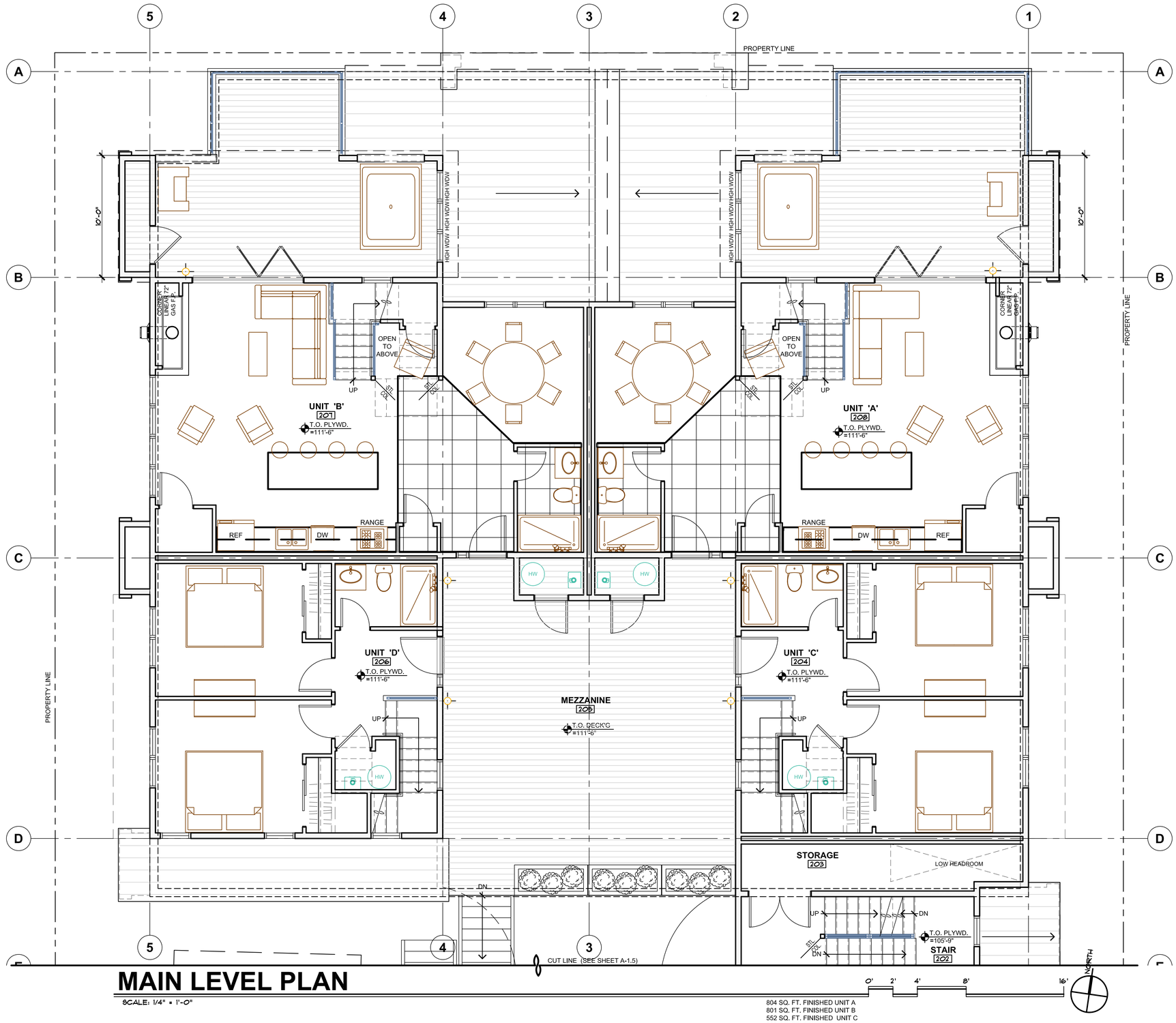
121 EAST MAIN STREET, FRISCO COLORADO 80443
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SHEET NUMBER:

A-1.5

MAIN LEVEL PLAN



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

804 SQ. FT. FINISHED UNIT A
801 SQ. FT. FINISHED UNIT B
552 SQ. FT. FINISHED UNIT C
552 SQ. FT. FINISHED UNIT D

REVISIONS:

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6IXTH DEGREE TOWNHOMES

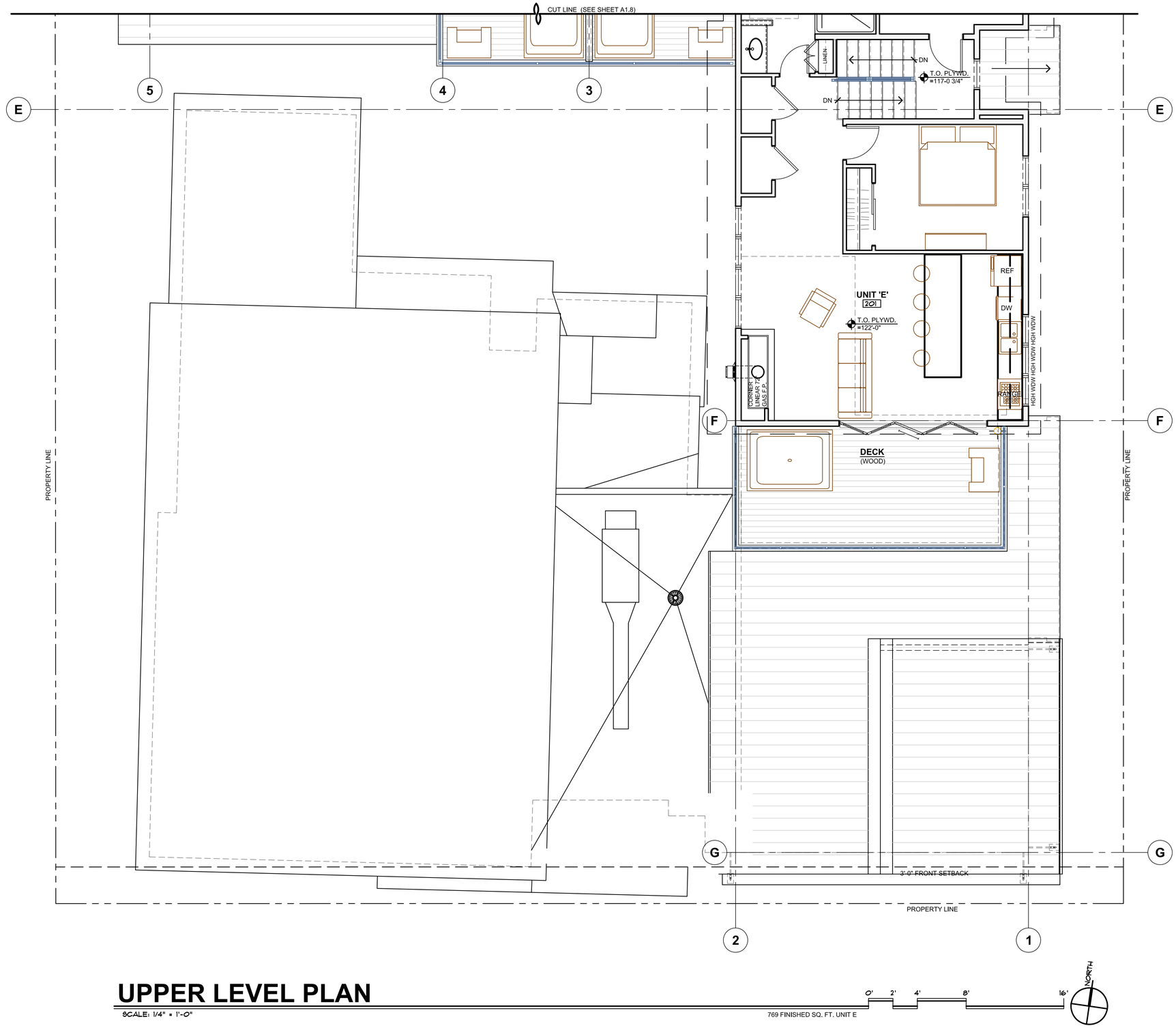
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SHEET NUMBER:

A-1.6

MAIN LEVEL PLAN



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

769 FINISHED SQ. FT. UNIT E

0' 2' 4' 8' 16' NORTH

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6IXTH DEGREE TOWNHOMES

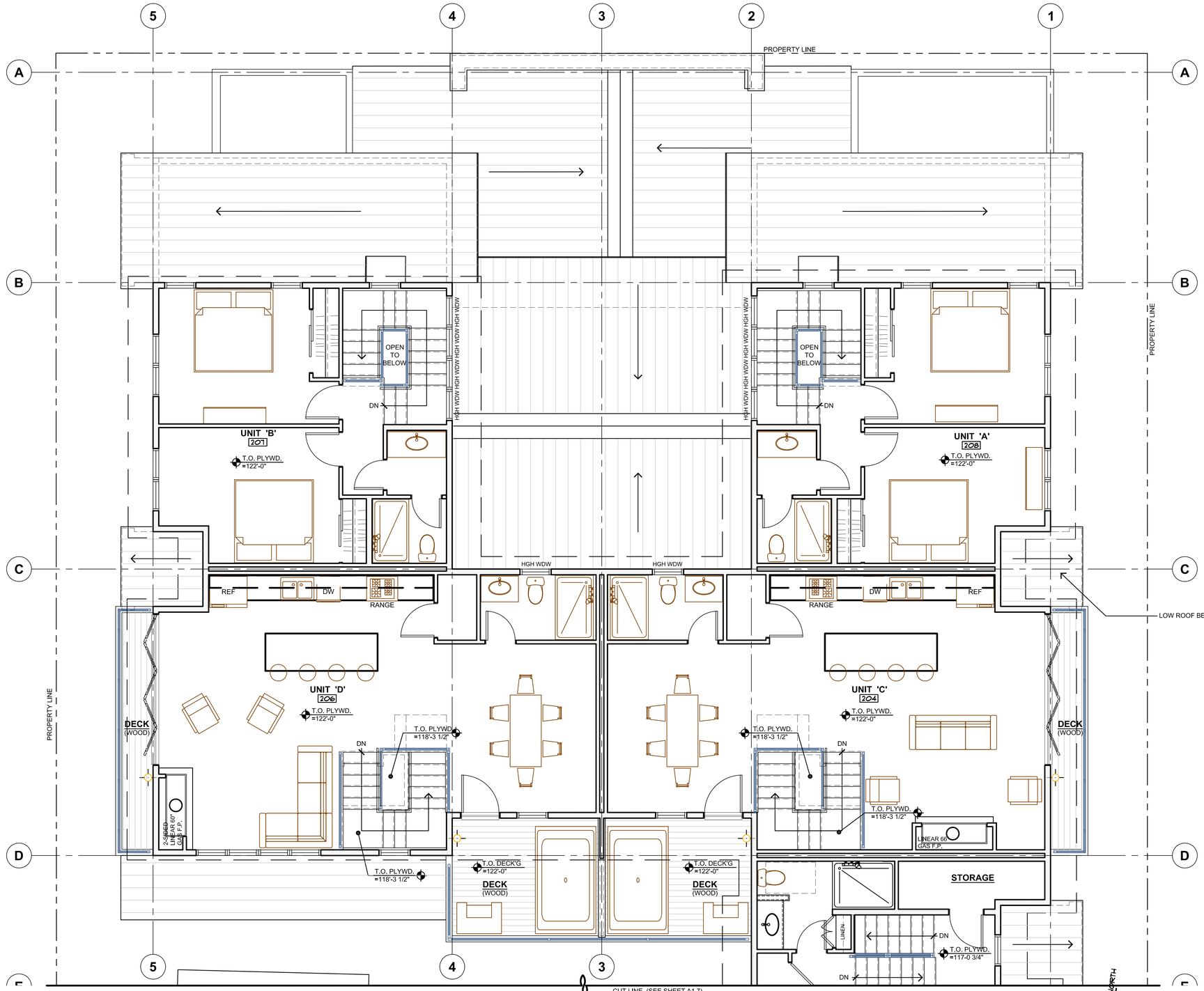
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SHEET NUMBER:

A-1.7

UPPER LEVEL PLAN



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

453 SQ. FT. FINISHED UNIT A
453 SQ. FT. FINISHED UNIT B
712 SQ. FT. FINISHED UNIT C
711 SQ. FT. FINISHED UNIT D

REVISIONS:

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6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
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SHEET NUMBER:

A-1.8

UPPER LEVEL PLAN

ROOF NOTES:

1. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS. PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT LOCATION.
2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.
3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.
4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.
5. REFER TO PLAN FOR ALL ROOF OVERHANGS.
6. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
7. PROVIDE ADDITIONAL SOFFIT OUTLETS FOR CHRISTMAS LIGHTING - LOCATE PER OWNER INPUT.
8. SEE SHEET SP1.2 FOR BUILDING RIDGE HEIGHTS.
9. PROVIDE ILC AS REQUIRED.
10. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT
11. ALL PLUMBING VENTS, BOILER VENTS, AND OTHER ROOF PENETRATIONS ARE WITHIN 5" OF RIDGE LINES. PAINT TO MATCH ROOF COLOR.

ROOFING NOTE:
REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

MAINTENANCE NOTE:
THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

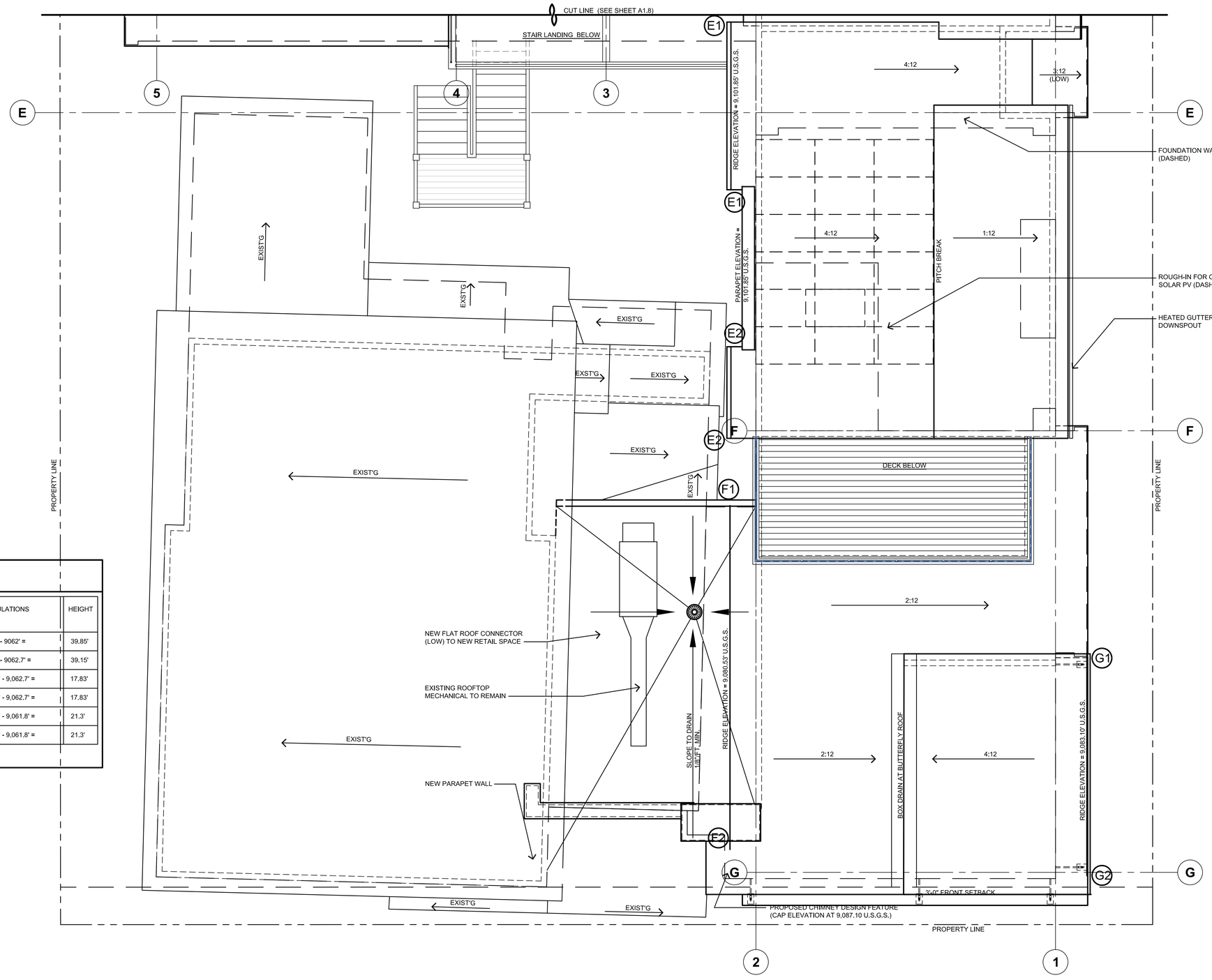
COLD ROOF NOTE:

THIS PROJECT INCLUDES A "COLD ROOF" DESIGN. PROVIDE INSULATION BAFFLES AT ALL RAFTER SPACES AND HOLD DOWN VALLEY FRAMING TO ENSURE AIRFLOW ABOVE ALL VALLEYS. THIS INCLUDES FLUSH VALLEYS (SEE DETAIL). IF NECESSARY DRILL HOLES FOR VENTILATION AS APPROVED BY THE STRUCTURAL ENGINEER. THIS INCLUDES BEAMS AND ALL AREAS THAT RESTRICT AIR FLOW FROM SOFFIT VENTS UP TO RIDGE VENTS. PROVIDE 1" DIAMETER HOLES @ 8" O.C. IN THESE AREAS. RETAIN 1 1/2" OF BEAM ABOVE VENTILATION HOLES. VERIFY WITH STRUCTURAL ENGINEER.

BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
E1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85 - 9062' =	39.85'
E2	9,101.85'	9,062.7'	9,063'	EXIST'G	9,101.85 - 9062.7' =	39.15'
F1		9,062.7'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
F2	9,080.53'	9,062.5'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
G1	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'
G2	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'

NOTE: SEE SHEET SP1.2 FOR ENTIRE BUILDING HEIGHT MATRIX



ROOF PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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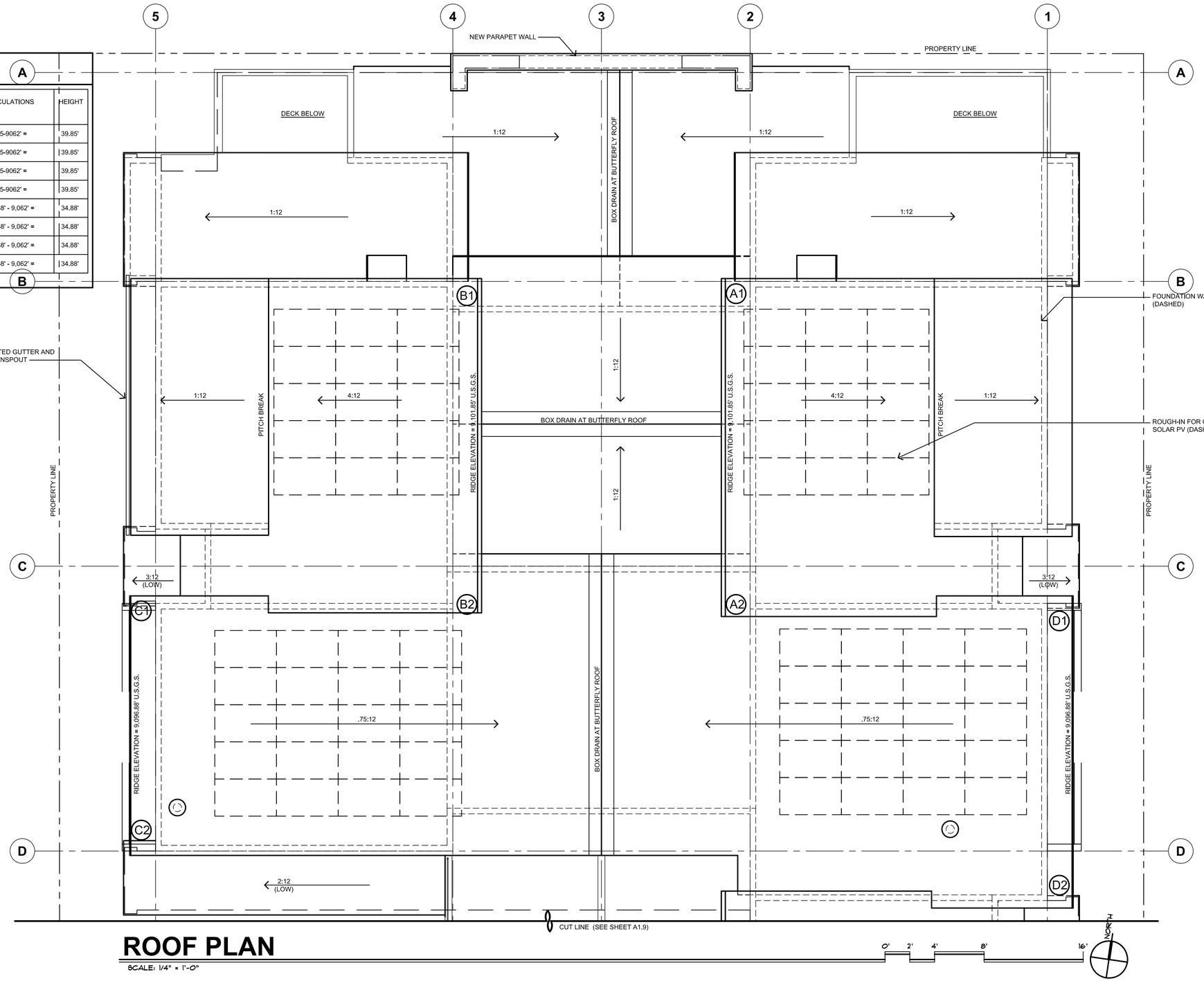
SHEET NUMBER:

A-1.9
ROOF PLAN

BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
A2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
B1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
B2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
C1	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
C2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'

NOTE: SEE SHEET SP1.2 FOR ENTIRE BUILDING HEIGHT MATRIX



ROOF PLAN

SCALE: 1/4" = 1'-0"

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6IXTH DEGREE TOWNHOMES

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SHEET NUMBER:

A-1.10

ROOF PLAN



SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



SOUTHEAST PERSPECTIVE

SCALE: N.T.S.

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



NORTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.

REVISIONS:

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6IXTH DEGREE TOWNHOMES

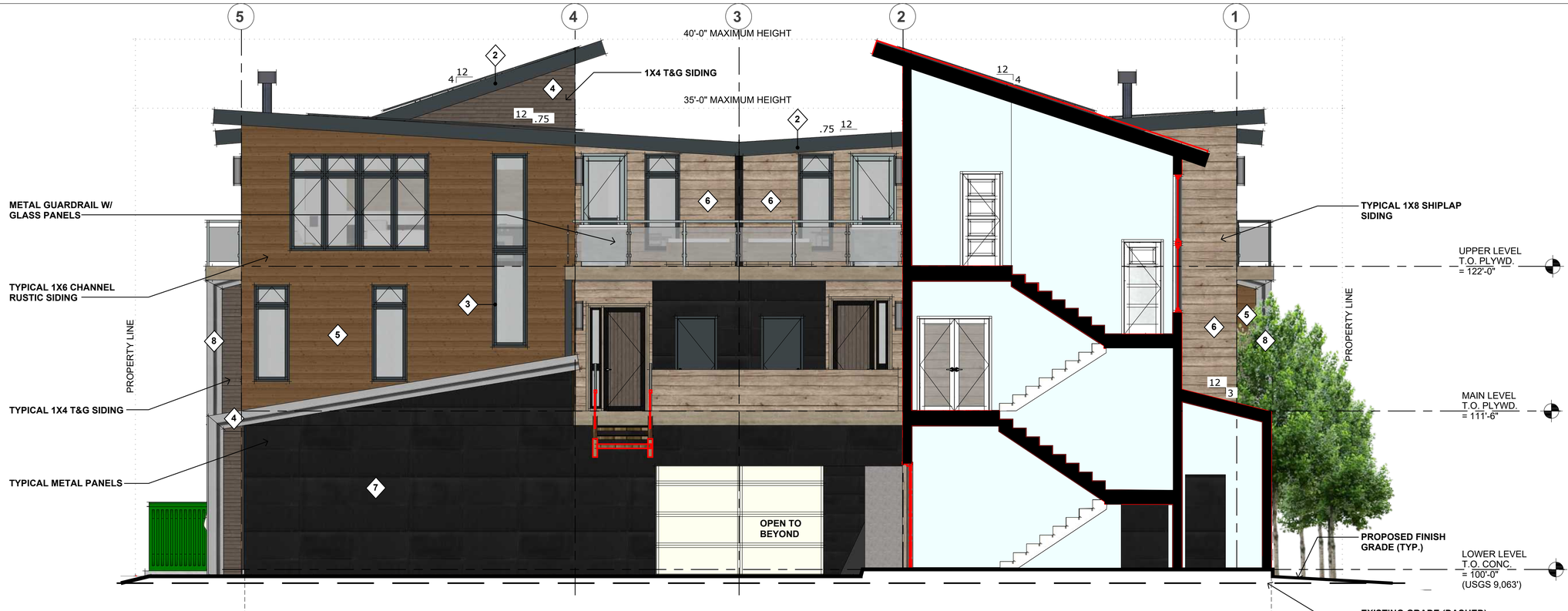
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.1

BUILDING PERSPECTIVES



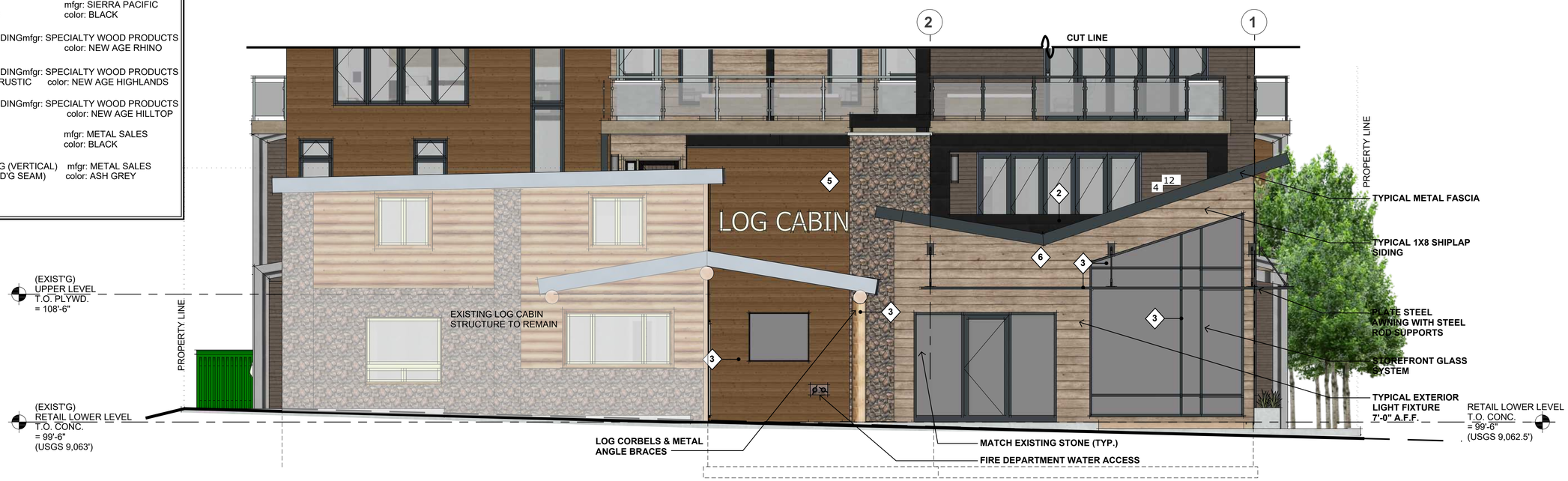
COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY

SOUTH ELEVATION/ PARTIAL SECTION

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'



SOUTH ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

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TOWN OF FRISCO DEVELOPMENT REVIEW COMMITTEE SUBMITTAL: 1/30/2026

bhh Partners of Colorado
560 ADAMS AVE, SILVERTHORNE, CO 80497 P.O BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880

6IXTH DEGREE TOWNHOMES

121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

©2026

SHEET NUMBER:

A-2.2

SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



WEST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

JOB NO: 52405
DATE: 01/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

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6IXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.3
WEST ELEVATION



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY

REVISIONS:

JOB NO: 52405
DATE: 01/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

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6IXTH DEGREE TOWNHOMES

121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.4

NORTH
ELEVATION



EAST ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



EAST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 01/30/2026
DRAWN BY: J PAWLAK
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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

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6IXTH DEGREE TOWNHOMES

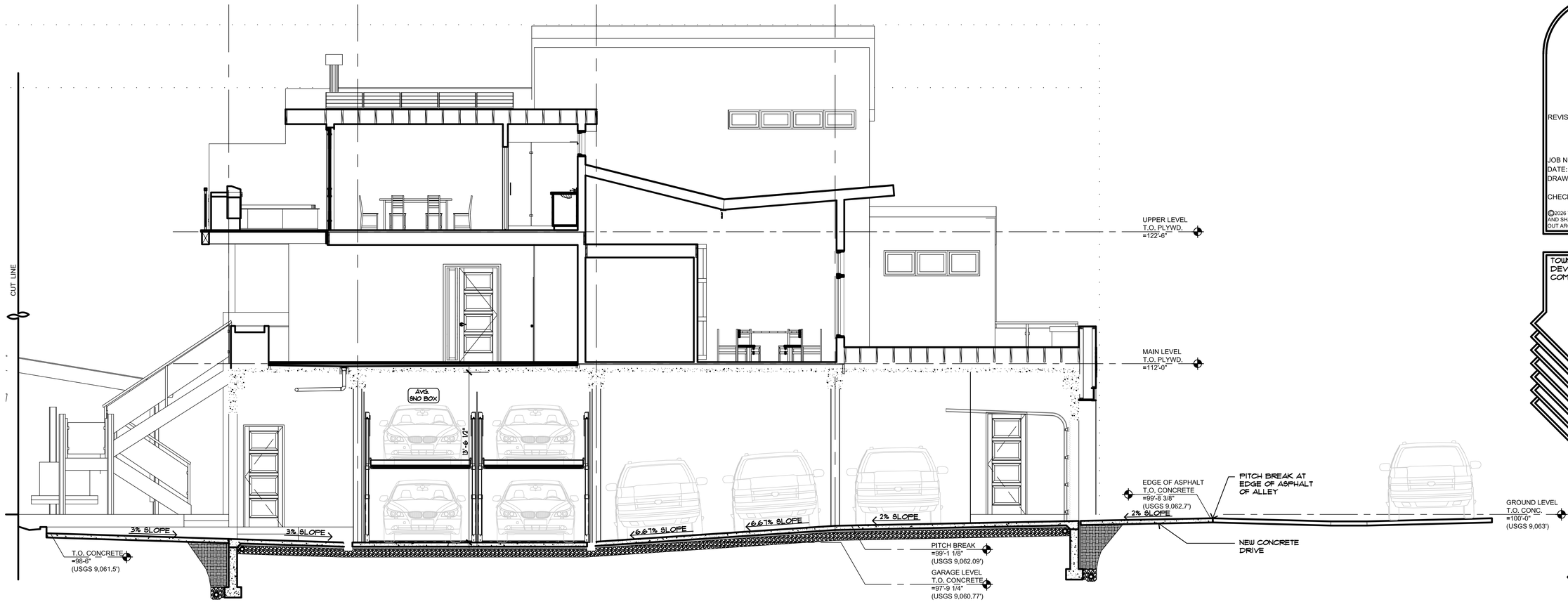
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.5

EAST ELEVATION



SECTION A

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAWLAK

CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

bhh Partners of Colorado
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com

6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2026

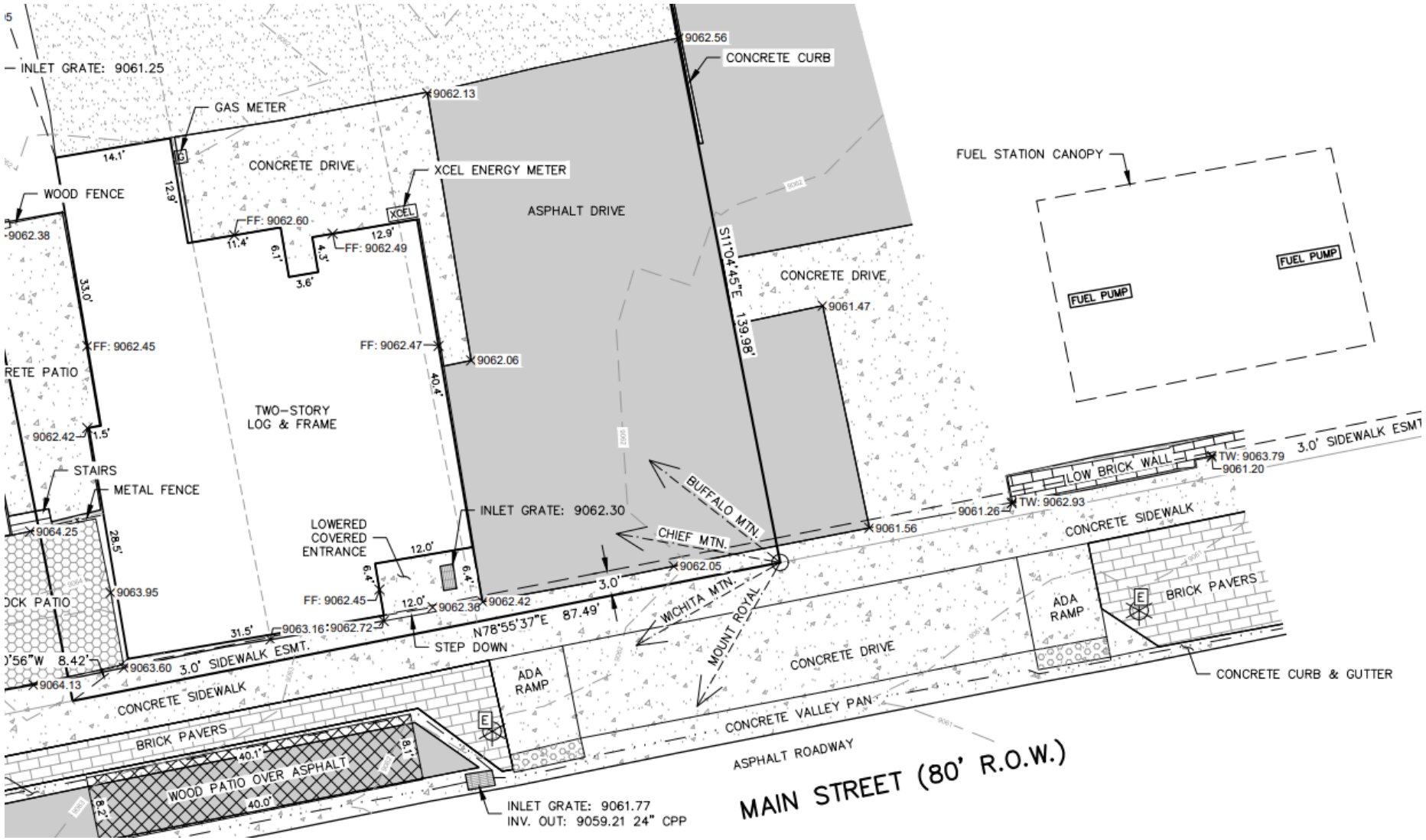
SHEET NUMBER:

A-3.1

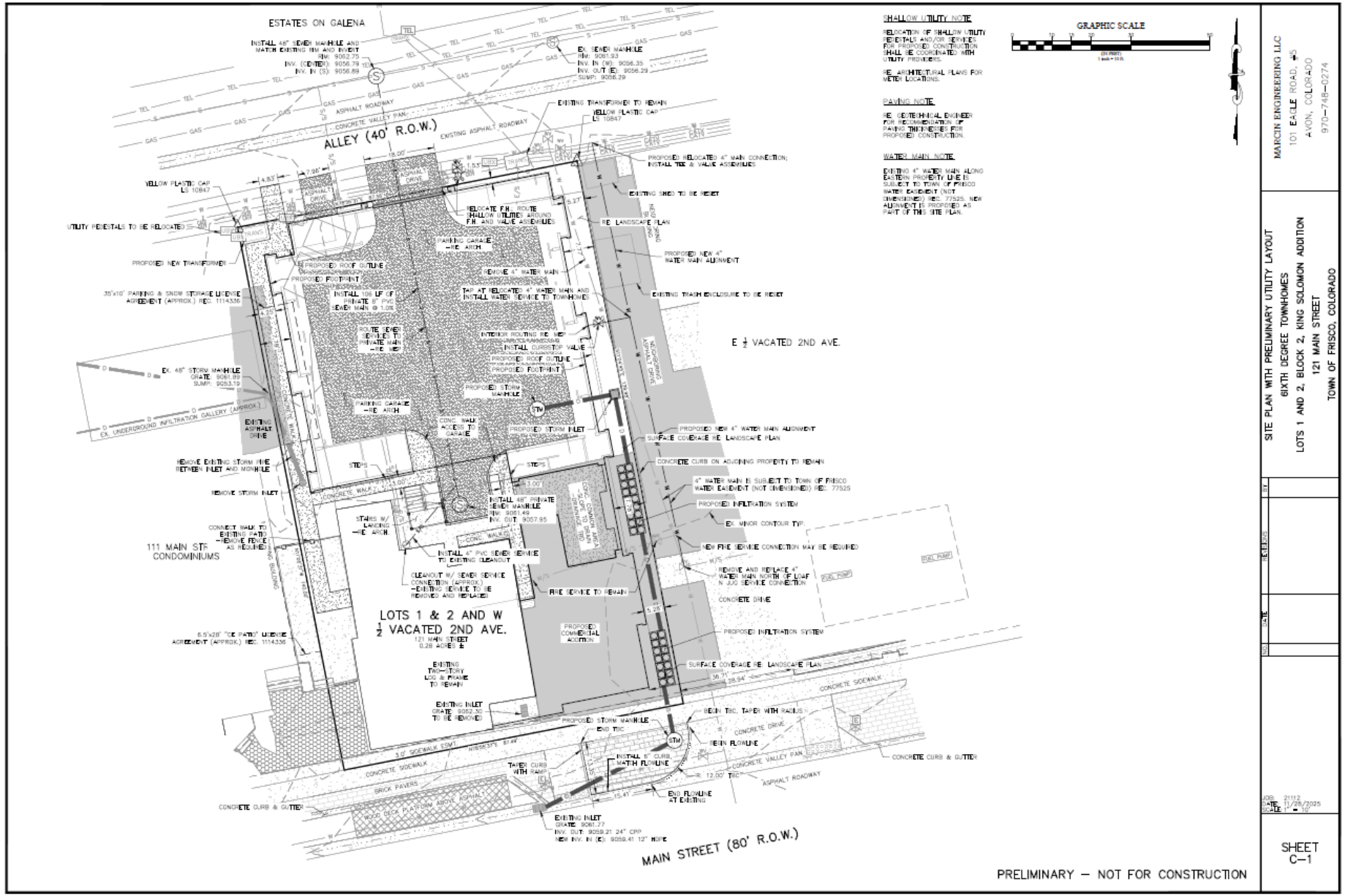
BUILDING SECTIONS

121- 201 E Main St

Property Ingress and Egress



- Property line is shown between the Asphalt Drive and the Concrete Drive
- The Concrete Drive can be used to easily determine an approximate property line on site
- There is 30 feet from the red dot to the red dot
- This exceeds the minimum of 22 feet for a commercial driveway (standards shown next page)



MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970-748-0274

SITE PLAN WITH PRELIMINARY UTILITY LAYOUT
SIXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

JOB: 21112
DATE: 11/25/2025
SCALE: 1" = 10'

SHEET C-1

CHAPTER 5 - ROAD AND BRIDGE STANDARDS

TABLE 5-6 - Driveway Criteria

EXPAND

Type of Service	Minimum Driveway Width	Opening Width (including flares		Minimum Centerline Radius of Curvature
Minimum	Maximum			
COMMERCIAL	22 feet	24 feet	*	65 feet
RESIDENTIAL				
Single-family				
<200' in length	12 feet	18 feet	24 feet	N/A
>200' in length	14 feet	18 feet	24 feet	40 feet
Serving two to four units				
<200' in length	14 feet	20 feet	30 feet	N/A
>200' in length	16 feet	20 feet	30 feet	40 feet
Multi-Family	22 feet	24 feet	30 feet	65 feet

Town of Frisco Local Code – Most Recent

f. Single Family Homes	g. 9 foot Minimum	h. 20 foot Maximum
i. Duplexes or Multi-Units	j. 9 foot Minimum	k. 20 foot Maximum
l. Commercial/Business	m. 12 foot (One-Way)	n. 24 foot (Two-Way)



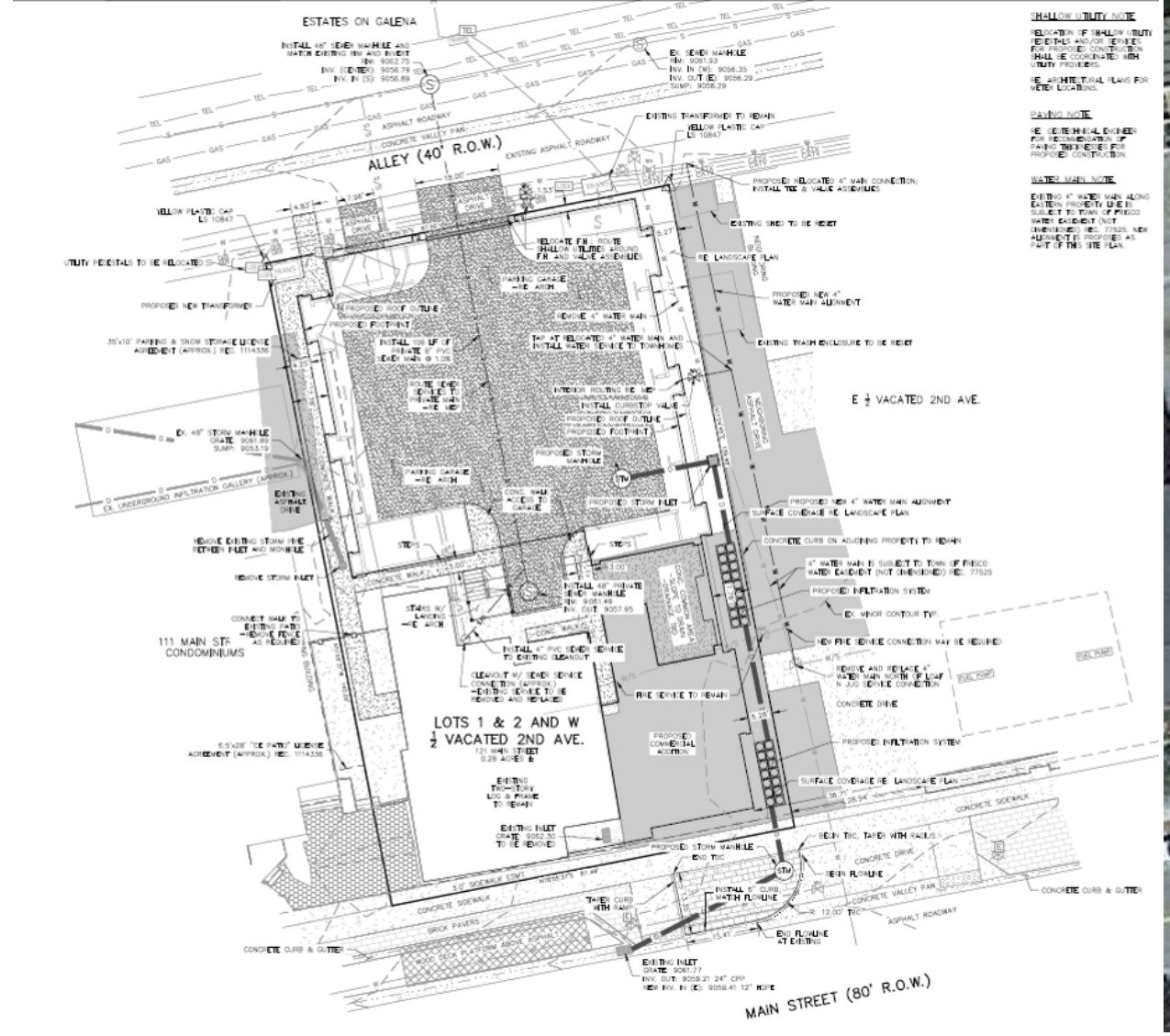
- The red property line is based off of the Concrete Drive and the Concrete Curb as outlined in the survey by Marcin Engineering.

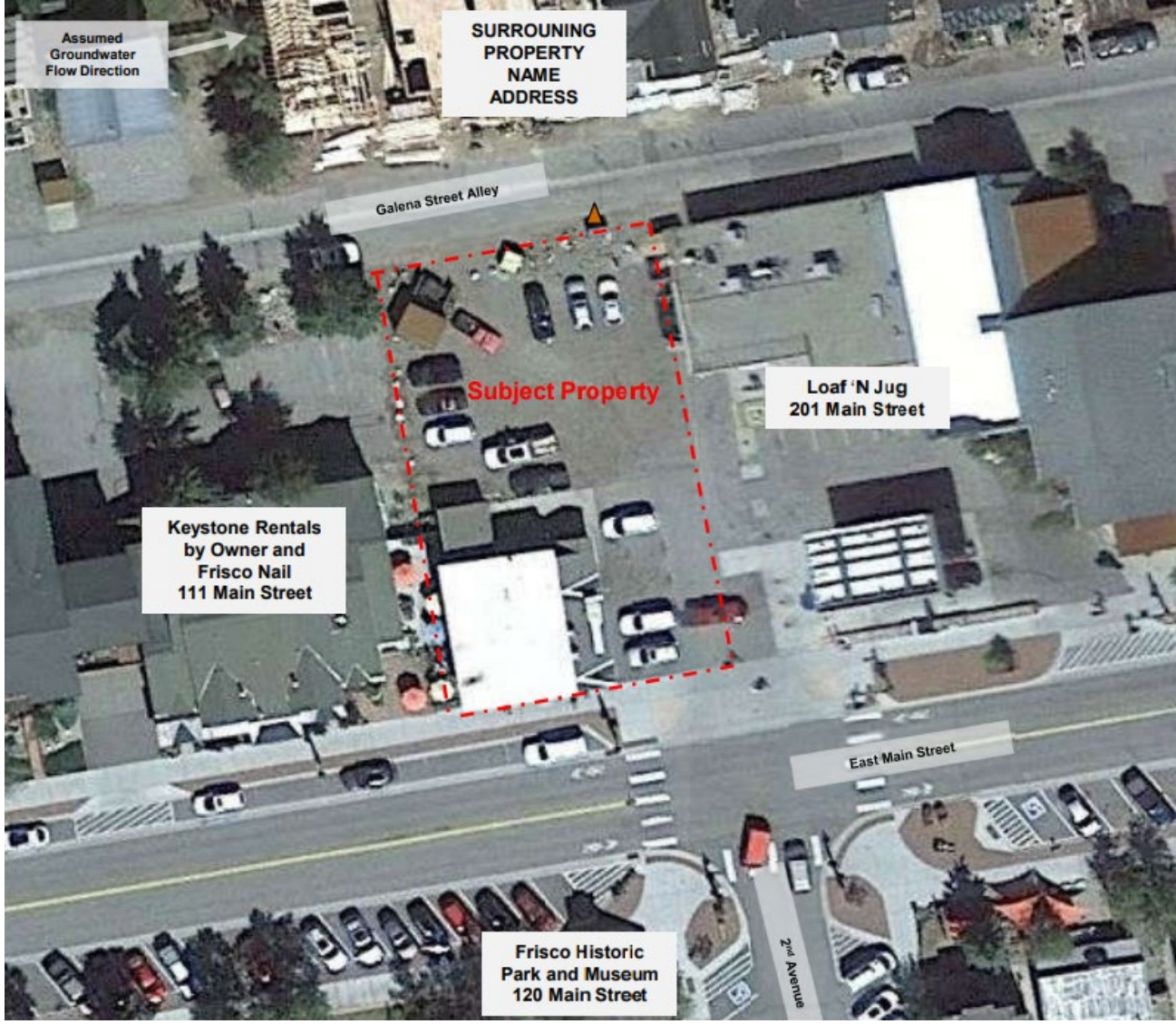
- The truck is not over or touching the property line. Gas fills on the right of truck.

- Closing the 121 E Main St side of the driveway does not create issues legally or based on summit county code.

- The owner and tenants of 201 E Main St have no prescriptive rights or legally enforced easements onto the property at 121 E Main St.

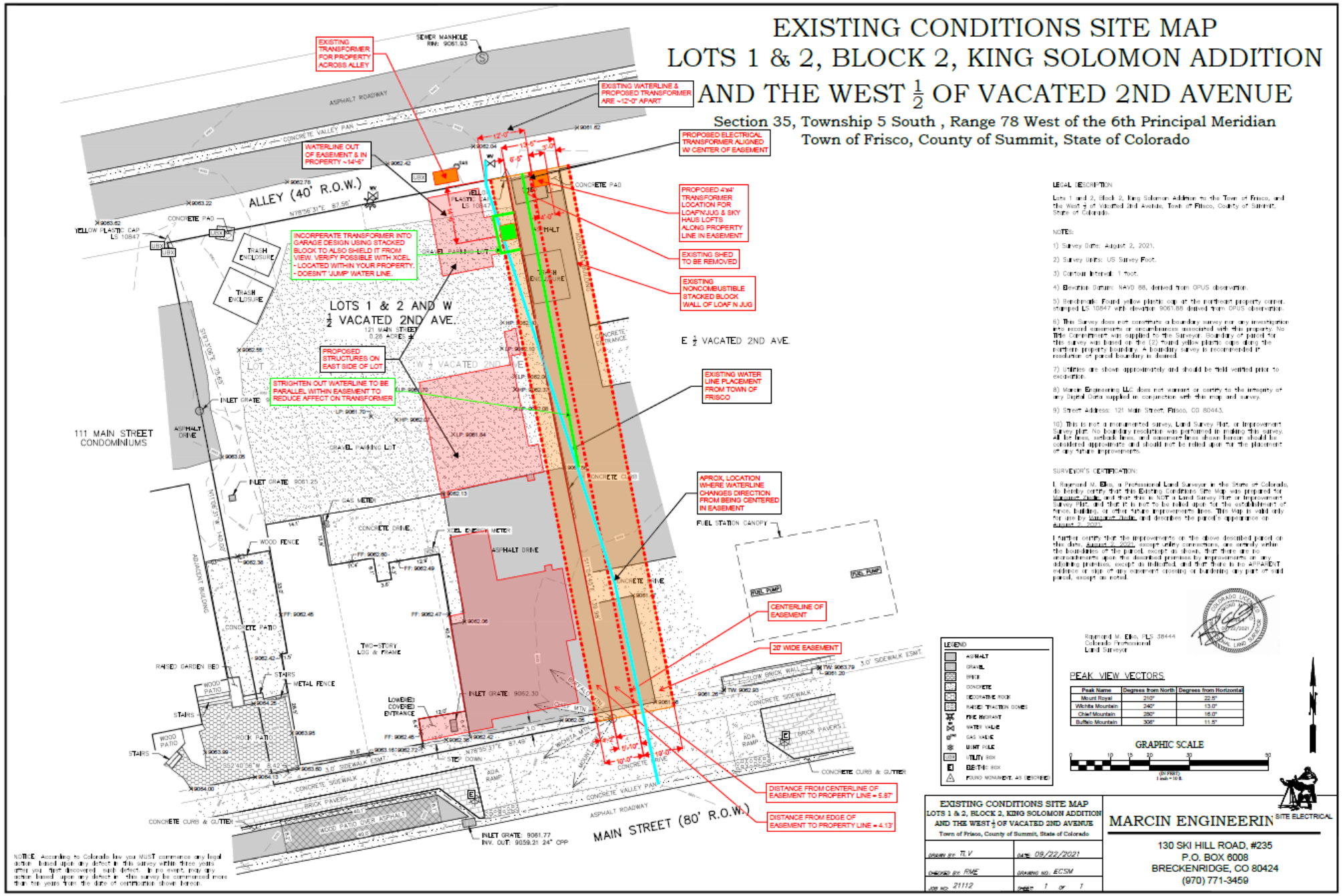
- The proposed project is 5’ west of the property line accommodates the existing water utility easement.





- Legal Property Line

Approximate Property Line



Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
White Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°

Shaded Water Easement



View from Main St standing on the 201 E Main St side
*Truck has full access to gas fills



View From121 E Main St looking into 201 E Main St

Public Works Department

Waiver Request per Minimum Street Design and Access Criteria

APPLICANT INFORMATION

Applicant Margaret D Ziedin (Name) Margaret@6ixthDegree.com (Email Address)

Mailing Address 891 114th Street, #3602 (Street/P.O. Box) Denver, Colorado, 80202 (City/State/Zip Code)

Telephone Number 702-378-5627 (Home) (Work) (Fax)

Note: If applicant is other than the owner(s), a statement by the owner(s) consenting to this application must be submitted with the application.

Name of Engineer/Surveyor/Agent Tom Marcin (Name) Tom@marcinengineering.com (Email Address)

Mailing Address 101 Eagle Road, #5, (P.O. Box 1062) Avon, CO 81620 (Street/P.O. Box) (City/State/Zip Code) PH: 970-748-0274

PROJECT INFORMATION

Name of Development (if applicable) Sixth Degree Town Homes

Property Address 121 E Main St, Frisco, CO, 80202

Legal Address of Property: Lot 1&2 Block 2 Subdivision King Solomon

In addition to this request form, the applicant must submit information showing the waiver request items and that ALL of the following conditions exist relative to the waiver request:

1. Failure to grant the waiver would result in practical difficulty for the applicant or would make the project economically unfeasible for the applicant;

2. Granting the waiver would facilitate project maintenance; and

3. Granting the waiver would not be detrimental to the public health, safety and welfare.

The waiver, if granted, shall only be to the extent necessary to afford a reasonable use of the property.

Applicant's Signature da4ce380-3614-4762-83ca-a1ac7e0b09c2 Digitally signed by da4ce380-3614-4762-83ca-a1ac7e0b09c2 Date: 2025.11.13 10:17:09 -07'00' Date 11 / 13 / 2025

WAIVER 1 & 2 REQUEST NARRATIVE

Project: 121 E Main Street

Application: MAJ-25-0002

Applicant: 6ixth Degree

Jurisdiction: Town of Frisco

Waiver Item 1 – Parking Garage Ramp Slope Exceeding Town Code

Applicable Code: Town of Frisco Land Use Code — Parking garage ramp slope limited to 4% maximum.

Request: Approval of a waiver to allow a parking garage ramp slope of approximately 5%.

Condition 1 – Exceptional or Unusual Site Conditions

This project is a downtown infill redevelopment with constrained site depth, prescribed street elevations, and limited flexibility for subgrade expansion.

Condition 2 – Practical Difficulties in Meeting Code

Strict compliance would result in loss of parking or disproportionate structural modification.

Condition 3 – No Detriment to Public Health, Safety, or Welfare

The proposed slope complies with IBC standards and does not present safety concerns. ADA routes are maintained elsewhere within the garage. Section 406.4.3 – Ramps, states 'Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1:15 (6.67 percent).

Waiver Item 2 – Driveway Separation Less Than 30 Feet

Applicable Code: Town of Frisco Land Use Code — Minimum 30-foot separation between driveways. Regarding Waiver Item 2 and the question of whether the dumpster patio qualifies as a "driveway" under the Town of Frisco Land Use Code:

Per **Chapter 180 – Unified Development Code, Article 9: Definitions**, a **driveway** is defined as:
"A private roadway providing vehicular access from a street or alley to a building, parking area, garage, or other portion of a lot intended for vehicle ingress and egress."

The dumpster patio does not meet this definition because it is an accessory service area intended for waste management and does not provide vehicular ingress or egress to a building or lot. Therefore, it should not be classified as a driveway for purposes of the minimum 30-foot separation requirement.

1. Facilitation of Project Maintenance
Granting this waiver allows the dumpster patio to remain in its proposed location, which is critical for efficient waste management and ongoing property maintenance. The proximity of the dumpster patio to the service area ensures that refuse can be collected and removed without obstructing traffic flow or requiring excessive maneuvering by collection vehicles. This design minimizes operational disruptions and supports compliance with Town standards for cleanliness and property upkeep.

2. No Detriment to Public Health, Safety, and Welfare
The dumpster patio is not a driveway under the Town of Frisco Land Use Code definition (Chapter 180, Article 9), as it does not provide vehicular ingress or egress to a building or lot. Its use is limited to waste storage and collection, which is an essential service function. By granting the waiver, the Town promotes proper waste containment and reduces potential nuisances such as litter, odors, and wildlife attraction. This enhances public health and safety rather than compromising it.

Additionally, the location of the dumpster patio does not interfere with emergency access, pedestrian circulation, or traffic safety. On the contrary, it consolidates service functions in a controlled area, reducing conflicts with public spaces and improving overall site organization.

3. Alignment with Code Intent
The 30-foot driveway separation requirement is intended to manage traffic safety and circulation. Since the dumpster patio is not a driveway, applying this standard strictly would create unnecessary design constraints without advancing the underlying purpose of the code. Granting the waiver aligns with the intent of the regulation while accommodating practical site needs.

4. Practical Difficulty if Waiver is Denied
Failure to grant the waiver would result in significant practical difficulty for the applicant. Removing the dumpster roll-up would require Waste Management to service waste through the main garage ingress and egress. This would impede vehicular and pedestrian access to the rest of the garage, creating operational inefficiencies and potential safety hazards. Additional onsite servicing would increase traffic conflicts and maintenance costs, contrary to the goals of streamlined and safe site operations.

Potential Waiver Item 3 – Commercial Driveway Width / Alignment

This item is addressed in a separate document.

WAIVER 3 REQUEST NARRATIVE

Project: 121 E Main Street

Application: MAJ-25-0002

Applicant: 6ixth Degree

Jurisdiction: Town of Frisco

Waiver Item 3 – Commercial Driveway Width / Alignment

This narrative supports the waiver request for the Loaf n' Jug driveway at 121 E Main Street, addressing Town of Frisco Code §180-8.11.4 and the three required criteria:

1. Failure to Grant Waiver – Practical Difficulty / Economic Feasibility

Full compliance with the 24-foot commercial driveway width and alignment requirement as presently interpreted is impractical due to historic ROW vacation, legal property boundaries, and a 1963 water easement. Widening or realigning would require encroachment into applicants' property, reducing building footprint and parking, making the project economically unfeasible, as the design was created to comply with the setbacks permitted by code and the existing water easement. The remaining existing actual drive width is 24', suggesting that Loaf n Jug when built was in compliance, additional pedestrian ramps etc, most likely added later. Shall we encourage a look at the Loaf n Jug approved plans and see what was intended? We didn't just willy nilly decide, the existing distance between our property line and their open driveway to the wall is 24'.

2. Facilitation of Project Maintenance

Granting the waiver allows efficient and safe vehicular circulation. Forcing alignment or additional width would disrupt ADA compliance, drainage, and snow storage, creating long-term maintenance challenges contrary to Town objectives.

3. Public Health, Safety, and Welfare

The proposed configuration preserves safe traffic operations and emergency access. Gas tanker deliveries will continue as historically practiced. The design minimizes conflicts between vehicles and pedestrians in this walkable corridor.

Alignment with Comprehensive Plan

The Frisco Comprehensive Plan emphasizes compact, walkable development and efficient land use. Our design achieves these goals while respecting property rights and easements. We believe that when Loaf n Jug (211 Main Street) is redeveloped it too will come into alignment with its property rights and the easements upon its land as opposed to encroaching as it does now.

Reference: Town of Frisco Code of Ordinances – Chapter 180, Unified Development Code (§180-8.11.4)

[Placeholder for diagrams from attachments]

Approximate Property Line



121 Sixth Degree Development, LLC

Date: 01/29/2026

Planning Commission
Town of Frisco
P.O. Box 4100
Frisco, CO 80443

Re: Major Submission Project

MAJ-25-0002, 121 E Main Street Sixth Degree Town Homes Sketch Plan

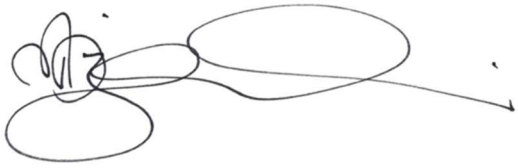
Located at: 121 E Main St. Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Major Site Plan review. In our amended submittal package, you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outlined below.

Thank you very much for your time.

Sincerely,



Margaret Ziedin

6ixth Degree Development, LLC

Legal Description: A Condominium Plat of Lots 1-2, Block 2, Plus the West 37 1/2 Feet of Second Avenue, King Solomon Addition to Frisco Townsite Section 35, Township 5 South, Range 78 West of the Sixth Principal Meridian Town of Frisco, County of Summit, State of Colorado

Name of Development:	Sixth Degree Town Homes
Property Owner:	Baseline 121, LLC (Baseline Capital Investment, LLLP)
	2020 Baseline Dr, Grand Junction, CO 81507
General Partner:	John P Poovey
Applicant:	6ixth Degree Development, LLC
Margaret D Ziedin	891 14th St, #3602
	Denver, CO 80202
Zoning:	CC
Engineer/Surveyor:	Tomas S Marcin
	Marcin Engineering
	130 Ski Hill Road, #235, Breckenridge, CO 80424
Architect:	Zane Levin
	BHH Partners
	560 Adams Ave, Silverthorne, CO 80498
Property Owner Consent:	Attached

121 SIXTH DEGREE MAJOR SITE PLAN NARRATIVE

Town of Frisco, Colorado – Planning Commission Submission

1. Project Overview

The proposed development, known as Sixth Degree Town Homes, is a mixed-use building located at 121 E Main Street in Frisco, Colorado. The site is zoned Central Core (CC), where mixed-use buildings incorporating residential and commercial uses are not only permitted but encouraged. This project embraces Frisco's vision for a vibrant, walkable downtown with thoughtful architecture and a commitment to sustainability, inclusivity, and quality design.

2. Site Context & Design Intent

The site spans approximately 0.22 acres and is located within Frisco's Central Core (CC) pedestrian corridor. The project has been refined in response to staff, Planning Commission, and DRC feedback to improve code compliance, site functionality, and neighborhood compatibility.

The design intent is to preserve the existing historic structure's prominence while introducing a complementary mixed-use building that supports the downtown core. The Main Street façade has been revised to reduce both the span and the previously 'modern' angular expression at the primary entry and to introduce more traditional massing and roof proportions. A vertical stone chimney element has been incorporated to reinforce material continuity and façade rhythm and to better relate the addition to existing stone components.

Roof planes have been adjusted to break up long continuous planes and to document compliance with height and roof design standards at all roof corners. Where refinements introduce potential snow and rain shedding, the design coordinates roof drainage with landscaped areas and site drainage infrastructure to manage runoff in a controlled manner.

In response to Planning Commission feedback that the modern architecture appeared to separate the historic structure, the revised design increases the use of historic-compatible elements (including vertical articulation, material transitions, and roof proportion refinements) while maintaining the historic cabin's legibility as a distinct, retained resource.

3. Design intent:

Proposed is mixed-use development consisting of five (5) new residential units and retail space, in addition to maintaining existing on-site uses. Integrating the existing commercial space and one (1) workforce residential unit, with five (5) additional market-rate units.

- Five (5) market-rate units, Each unit has two (2) bedrooms and two assigned parking spaces
- ~1,023 +/- sq. ft. commercial space
- Retaining the historic log cabin and restaurant
- Retaining the four-bedroom workforce housing unit

The parking spaces are provided on the ground floor with some tandem spaces utilizing a lift system. The garage level also includes enclosed and unenclosed bike storage.

Once Complete Sith Degree Townhomes Developement will be comprised of Two commercial units (one existing) at ground level and six residential units above, including (one existing) the newly renovated deed-restricted employee housing unit above Casa Sanchez commercial restaurant.

- Promote walkability and enhance the pedestrian experience.
- Comply with UDC dimensional, architectural, and use standards.
- Incorporate best practices from the 2018 IBC.

4. Land Use & Zoning Compliance

- Mixed-use is permitted in CC zoning.
- Development meets lot area, setback, and height requirements.
- No conditional use permit required.

5. Building Design & Architecture

The building design includes façade articulation through recessed balconies, varied fenestration, and durable, mountain-appropriate materials. Revisions to roof proportions and façade elements were made to address feedback regarding compatibility with the historic building and surrounding downtown character.

Façade Standards (UDC §180-6.21.3.B): The submittal will include a façade articulation exhibit that identifies required façade breaks and the building elements used to meet the standard (e.g., offsets/insets, roof plane variation, window variation, and prominent entrances) on each street-facing façade. Elevation Façade Sheets A-2.1 & A-2.2

Bulk Plane Standards (UDC §180-6.23): The submittal will include an updated bulk plane analysis with measurement methodology and cubic-foot calculations for any bulk plane projections, including where measured from front and side property lines as applicable. Where any projections are proposed, the submittal will identify whether they are within staff-approval thresholds or require Planning Commission approval.

Roof Standards (UDC §180-6.21.3.D): Ridge elevations and roof pitch information will be shown on the roof plan to support staff verification of roof pitch and ridgeline variation standards. Building Height Table SP-1.2 & A-1.9

6. Site Access, Parking & Circulation

Site access is provided from North Frist Avenue and the adjacent Galene Street Alley. Internal circulation is designed to separate pedestrian and vehicular areas through geometry, striping, and contrasting materials at conflict points (including near bench seating and bicycle parking).

Parking is provided on-site consistent with CC zoning requirements, including one ADA space and EV-ready spaces. Four Tandem lift spaces are assigned by unit to reduce visitor-parking conflicts and to clarify operational use. Visitor parking is provided on-site and is labeled on the site plan.

Parking Space Dimensions / Lift Exhibit (Sheet SP-1.3): The lift/parking diagram has been updated to reflect the specific lift system proposed and to document that stall dimensions meet the Town minimum (9 feet by 18.5 feet), including stacked spaces, as applicable.

Refuse Service Access: The Major Site Plan submittal will include a refuse hauler letter confirming serviceability and access/turning feasibility for the proposed enclosure and collection operations. See attached.

Traffic Study: The Major Site Plan submittal includes an updated traffic study that reflects the project classification and Town Code applicability for a large project adjacent to Main Street, and will incorporate adjacent property operations where required. See attached.

Public Works Waivers: The Public Works waiver form and accompanying narratives for waiver items 1–3 are included with the submittal and identify the specific requests and supporting documentation.

Waiver Item 1 – Parking Garage Ramp Slope: The Town code limits parking garage ramp slope to 4%. The project proposes a ramp slope consistent with the 2018 International Building Code (IBC) allowance for vehicle ramps used for vertical circulation and parking (maximum 1:15, or 6.67%). The waiver submittal will document practical difficulty due to constrained downtown infill conditions and limited grading flexibility, identify alternatives evaluated, and provide safety/operations details demonstrating no detriment to public health, safety, or welfare. See attached.

Waiver Item 2 – Driveway Separation: The Town code requires minimum 30-foot separation between driveways. The adjacent 'dumpster patio' service area does not meet the Town's definition of a driveway because it is an accessory service area for waste management and does not provide vehicular ingress/egress to a building, parking area, or other portion of a lot intended for vehicle circulation. The waiver submittal will explain that applying driveway separation standards to this service area would not advance traffic-safety intent and would create unnecessary design constraints. See attached.

Waiver Item 3 – Commercial Driveway Width/Alignment (Loaf 'n Jug Access): A waiver is requested related to commercial driveway width/alignment as applied to the existing Loaf 'n Jug driveway condition along the shared frontage (UDC §180-8.11.4). Full compliance as presently interpreted is impractical due to historic right-of-way vacation, legal property boundaries, and an existing water easement (1963). The existing clear width between the applicant's property line and the Loaf 'n Jug driveway edge is approximately 24 feet. The waiver submittal will document that the proposed configuration maintains safe traffic operations, ADA access, drainage, and snow management, and that fuel delivery and emergency access operations can continue as historically practiced in this walkable corridor. See attached.

7. Open Space & Landscaping

Open Space and Community Space:
Open space includes a shared community courtyard (Sheet SP-1.1) and associated landscaped areas designed for year-round usability. While the courtyard is not proposed as a dedicated public open space, it functions as a required community amenity space intended for residents and customers and contributes to a walkable downtown environment.

The project's gross floor area exceeds 10,000 square feet, triggering the community space requirement under the Town Code. This requirement is satisfied through the integrated community courtyard, which includes landscaping, an art seating bench, and public bicycle storage (including vertical bicycle racks) as shown on the site plan. These elements support pedestrian activity, alternative transportation, and informal gathering, and are integrated into the site design to enhance walkability and contribute to the downtown public realm.

Landscaping consists of native and drought-tolerant plantings and is coordinated with drainage and snow management. Snow storage has been updated to be located on-site (not within the public right-of-way). Snow storage areas will be dimensioned and shown lengthwise adjacent to the applicable paved area with a minimum width of eight (8) feet; areas that do not meet the minimum width will not be counted toward required snow storage calculations.

Site furnishings (including benches) are coordinated with pedestrian circulation and vehicular drive lanes. Material changes and edge conditions are used to clarify pedestrian areas and reduce potential conflicts.

- Community Space SP-1.1 Community Courtyard, Art Bench, Landscape, Bicycle Storage
- Notes SP-1.2
- Snow Stack SP-1.1

8. Lighting & Signage

- Full cutoff, downward LED lighting.
- Signage to comply with Frisco Sign Code.

9. Utilities & Drainage

Utilities will connect to existing municipal infrastructure. Civil drawings have been updated to align with the current architectural footprint and driveway configuration.

The drainage approach has been refined to address onsite runoff, roof drainage, and snowmelt while avoiding adverse impacts to adjacent properties. Existing storm infrastructure and infiltration features adjacent to the site are being accounted for in the updated engineering analysis. Roof runoff and snowmelt discharge patterns are coordinated to prevent concentrated flow to property lines and to maintain system performance. Sheets C-1 & C-2

Coordination items identified outside of Planning review (e.g., transformer clearances to doors/windows per utility standards) will be confirmed through utility coordination and reflected on the plans as required.

10. Energy Efficiency & IBC Compliance

- Exceeds 2021 IECC standards.
- Fire safety, egress, and accessibility requirements met.
- High-performance insulation, Energy Star appliances, and efficient HVAC.

11. Community Benefits & Sustainability

The project provides mixed-use development in the Central Core and contributes housing in a walkable location proximate to employment, transit, and services. It replaces an underutilized parcel with a code-compliant building that supports downtown vitality.

Revisions made through sketch plan and DRC feedback have improved functional site circulation, clarified the parking program, strengthened architectural compatibility with the historic structure, and refined drainage and snow management strategies.

Where waivers are requested, the submittal provides objective documentation supporting the Town's waiver findings, including practical difficulty/feasibility, maintenance benefits, and no detriment to public health, safety, or welfare, with supporting exhibits and correspondence.

12. Conclusion

121 Sixth Degree is a code-compliant development aligned with Frisco's long-term goals. We respectfully submit this narrative for review.

Appendix A – Waiver Submittal Summary (Items 1–3) ATTACHED

Waiver Item 1 – Parking Garage Ramp Slope: Town code 4% maximum; proposed to meet IBC vehicle ramp allowance (1:15 / 6.67%). Supporting documentation addresses practical difficulty, maintenance/operations, and no detriment to public health, safety, or welfare, with ramp profiles and slope calculations.

Waiver Item 2 – Driveway Separation: Minimum 30-foot separation. The dumpster patio/service area is not a driveway under the Town definition because it does not provide vehicular ingress/egress; waiver documentation explains code intent and operational impacts if applied.

Waiver Item 3 – Commercial Driveway Width/Alignment (Loaf ’n Jug): UDC §180-8.11.4. Documentation addresses site/legal constraints (historic ROW vacation, property boundaries, 1963 water easement), operational safety, and compatibility with walkable downtown objectives.

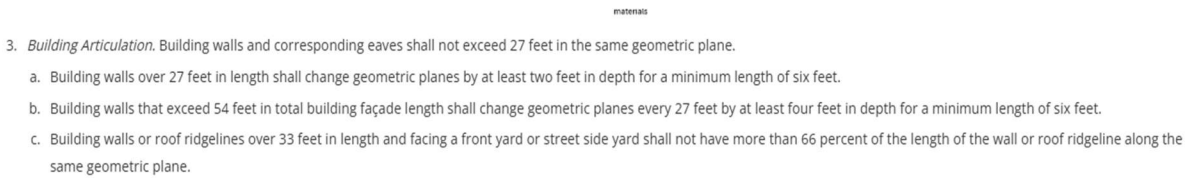
Supporting Exhibits: plan excerpts, profiles/sections, calculations, operational notes (deliveries/emergency access), applicable code citations, and relevant correspondence.

6ixth Degree Townhomes
Job #: 52405
Date: 01/27/26

1. The submitted application materials note that both the existing shed and trash enclosure located on the property to the east of the site will be reset. If you want your plans to reflect modifications on a property with different ownership, we cannot move the project forward at all until we have their written permission. I know we have reviewed this before, and I believe you were going to not make modifications on that property since you could not provide written ownership permission. Please provide written permission from the property owner, or remove proposed modifications on that site. The notes regarding the existing shed and trash enclosure to the property to the east have been removed from the sheets C-1,C-2, SP1.1 at the staff's request and no additional adjustments to the existing shed and trash enclosure are being proposed. See revised sheets C-1, C-2, and SP1.1
    - This is the only item on the list that is holding up the application from being deemed complete at this point in time
2. The submitted plans do not appear to accurately reflect all bulk plane encroachments. Please review Town Code, 180-6.23 for measuring bulk plane from the side property lines along with the front. It does not appear that bulk plane was measured from the side property lines. Per Town Code, 180-6.23 (footnote 1) 'Side Property Line Bulk Plane does not apply to properties located between Main Street and the Granite Street Alley and properties located between Main Street and the Galena Street Alley.'
    - If the accurate cubic feet quantity of bulk plane is not shown at sketch plan, then the item will have to return to another sketch plan since per Town Code, "*Building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. Staff may approve the deviation if the projection beyond the bulk plane does not exceed 350 cubic feet.*" If the Planning Commission does not see all bulk plane encroachments, they cannot provide feedback on if bulk plane encroachments are providing substantial architectural relief.
3. Snow storage. Town Code, 180-6.13.7 states that snow storage shall be located lengthwise adjacent to the applicable paved area and that the dimension of snow storage areas shall be a minimum of eight feet in width. Add dimensions to snow storage areas as it does not appear that most of them comply with the minimum 8' in width. Where snow storage areas do not meet 8' in width, remove them as they are not allowed to be included in the required calculations. Sheet SP1.1 has been revised to exclude the snow storage areas that do not meet the 8' width requirement. The snow stack table has been revised to reflect the updated areas and a snow stack exhibit has been added to the sheet with dimensions.
    - If snow storage does not comply, we want to ensure that you can comply without having to redesign the building layout, since there do not appear to be many options for adequate locations to provide functional snow storage.

4. Facade Standards. Town Code 180-6.21.3.B. Does not appear to be completely in compliance. Demonstrate how building articulation is in compliance. The overall building façade elevation has been revised to address the Town Code for articulations in geometric plane. See attached exhibit for reference. The overall façade elevation including the existing historical structure is greater than 54 feet so a geometric plane change has been provided that steps back approximately 5 feet for a distance of approximately 14 feet. The south east portion of the façade includes a single plane but is to be less than 27 feet in width. Note, the existing historical structure exceeds the 27 ft requirement length and does not include any geometric plane changes.

    - If adequate facade breaks are not provided, then it may lead to future building redesign to provide compliance.

    - 

      matenals

      3. *Building Articulation.* Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.
         a. Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.
         b. Building walls that exceed 54 feet in total building façade length shall change geometric planes every 27 feet by at least four feet in depth for a minimum length of six feet.
         c. Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.

5. Public Works waiver. We have received the form but are unsure whether it was formally submitted to Public Works and whether they have made a decision on it. Please verify and provide the narrative submitted with the waiver so we can see what was specifically applied for.

6. Gross Floor Area. Please provide us with the gross floor area provided based on the definition provided in Town Code: *Floor Area, Gross (GFA). The area included within the exterior walls of a building or portion thereof including basements, lofts, usable spaces, and other areas with floors but excluding parking in garages*. The gross square footage is approximately 12,876 sq ft. (See cover page for area summary). To meet the intent of the definitions outlined in the Community Spaces portion of the Town Code, public benches (seating) have been added to the South East corner of the exterior adjacent to the sidewalk.

    - If the gross floor area is greater than 10,000 sf, then we will require the plans and narrative to demonstrate compliance with the required community space as outlined in Town Code 180-6.21

7. Sheet SP-1.3 is still providing confusion since the image in the top left showing the Harding Autopark system does not show adequate dimensions for parking spaces. Sheet SP-1.3 has been updated to include the manufacturer specifications for an updated lift system model 411/285T with an overall width of 9'-4". The parking space dimensions have been added to sheets A1.1 and SP-1.3.

    - We believe this just needs to get updated with the lift system you are using to show the adequate dimensions required by Town Code.

8. Ridge Elevations: Please add to the roof plan so we can verify compliance with 180-6.21.3.D. Roof Standards. Ridge height elevations have been added to the roof plans on sheet A1.2 and the enlarged roof plans (See sheets A1.9 and A1.10). A building height table has also been included on sheets SP-1.2, A1.9, and A1.10

- If roof standards are not in compliance, it may require you to redesign the building layout

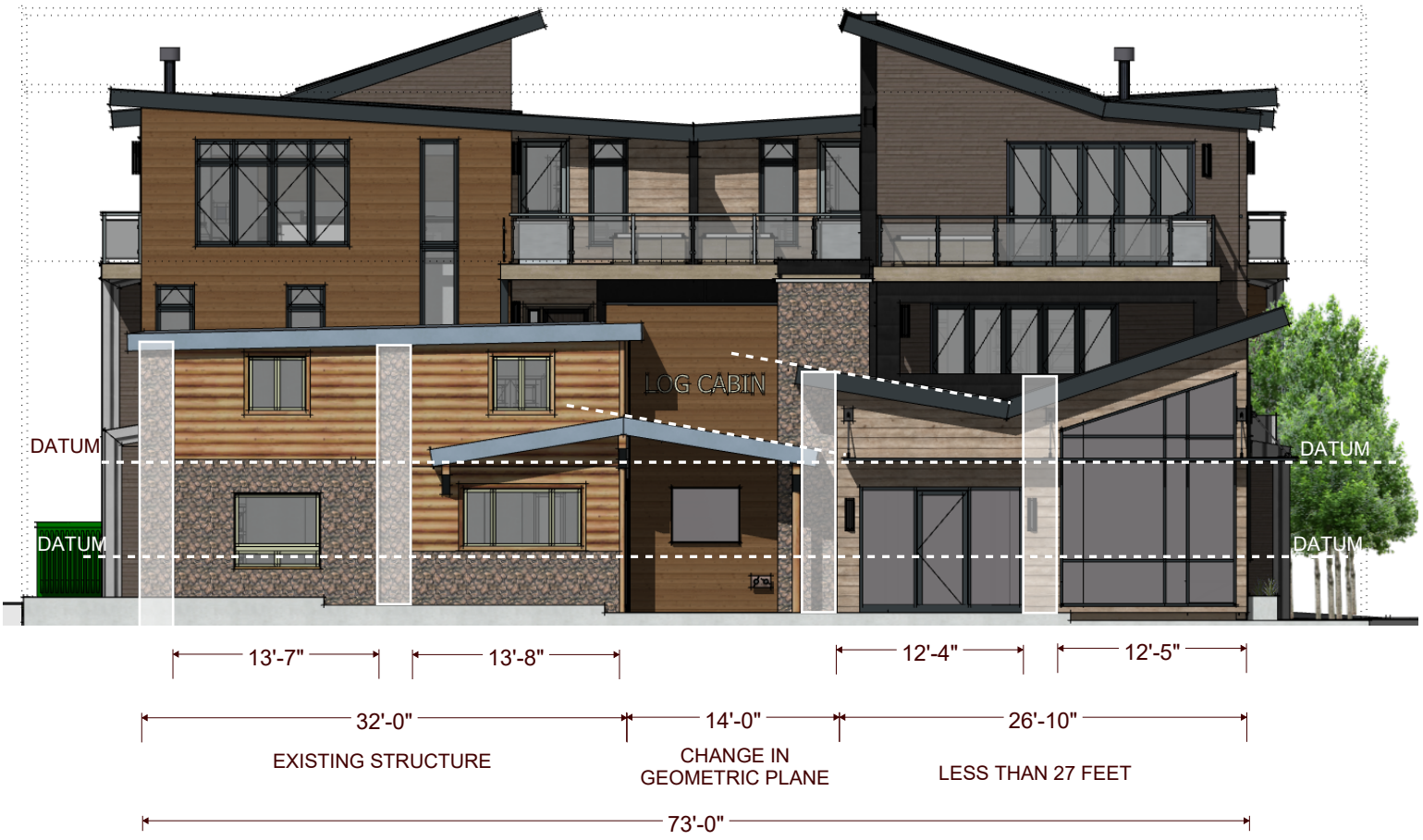
9. At the Planning Commission meeting on June 5th, the Planning Commissioners stated that the modern architecture wrapped around the historic structure seemed to separate it, and they would like to see more historic elements incorporated into the new structure prior to returning. Provide additional information in your narrative describing how you have made modifications to comply with this request. The minutes from the last Planning Commission meeting are attached. Several adjustments to the south elevation (Main Street Façade) have been updated to address a stronger connection with the existing historical architectural elements addressing both materiality and geometric form. The 'modern' angular form at the primary entry has been removed and updated with a more traditional form. The façade elevation has been revised to carefully mimic the proportions of the existing bays and vertical rhythm of the existing vertical stone pilaster/columns. See attached exhibit. An adjacent vertical stone chimney element has been added to further connect the existing historic structure by matching the materiality and vertical articulation of the existing stone pilaster/columns. In addition, horizontal datums referencing the material transitions of the existing structure have been carried across the façade to align with the window mullion patterns and shading device of the new addition and the slope of the roof plane of the new addition has been aligned to match the slope of the existing roof plane.

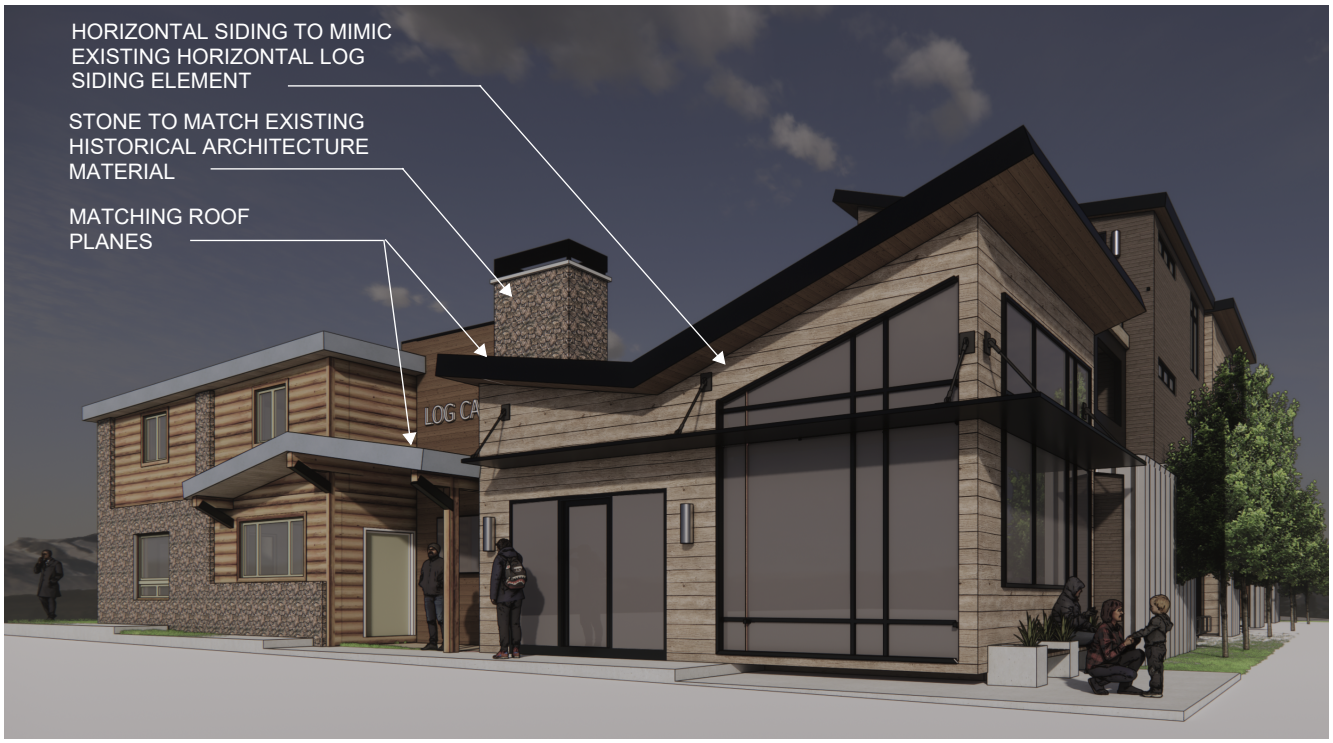
    - If this is not done, then the Planning Commission may ask you to return again with the same comment given to you.

The following item is not part of our Planning review but we did notice that it may be of a concern to the proposed site layout:

1. Transformer location does not appear to meet the required setback distances to windows and doors per Xcel Energy standards but we are awaiting if they find compliance in plans and will keep you updated.

MAIN STREET FACADE EXHIBIT - GEOMETRIC PLAN STUDY &
INCORPORATING EXISTING HISTORICAL ELEMENTS





Jeff Clark
jclark@bhhpartners.com

RE: Comments on preliminary plans for 6ith Degree Townhomes at 121 Main St, Frisco, CO

Jeff,

Marcin Engineering has reviewed the comments received from the Town of Frisco on the preliminary plans for 6ith Degree Townhomes at 121 Main St in Frisco, CO dated 11/28/2025, and has updated the design plans accordingly. Each written comment on the plans was provided with a response, outlined below. This document accompanies our design plans dated 01/23/2026.

Comment File: SHE ENG Review_121 E Main_2025.12.12-Application.pdf

Comment: *Separation does not meet code. Needs to be included on waiver request. (Sheet C-1)*
Response: The asphalt ramp to the dumpster enclosure is now referred to as a "service way" rather than a driveway.

Comment: *IFC requires 3' clearance around hydrants in all directions. Adjust location. (Sheet C-1)*
Response: This hydrant has been shifted 2' farther east to achieve the 3' clearance requirement.

Comment: *Existing line to be capped and abandoned. (Sheet C-1)*
Response: A note about this has been added accordingly.

Comment: *Show existing water easement to confirm alignment. (Sheet C-1)*
Response: The water easement is now included in the plans.

Comment: *Has there been a soils study? Will need to see additional drainage memo to confirm infiltration and proximity to foundation will not cause issues. (Sheet C-1)*
Response: We have referenced the soil study done for this property and set the base elevation of this system above the observed groundwater elevation at the nearest bore hole at the time of the study. The anticipated foundation type is slab on grade rather than crawlspace. See added detail on C-1 (Section A-A)

Comment: *Show existing colored concrete radius for driveway. Resulting width likely does not meet Town standards for commercial or IFC for two way commercial. Modify driveway to be symmetrical and meet width requirements (24'). May need to modify ramps and/or west side of driveway. One way entrance could help but not sure this is feasible for fuel truck operations. (Sheet C-1)*
Response: The colored concrete portion is now shown on the plans with dimensions confirming the effective access width. In the existing condition, the gas station access is only wide enough due to pavement covering portions of the subject property. To the best of our knowledge, there is no easement making the existing access width official. The gas station should expand the access

width on their end if it is not wide enough for the Town to approve. It should also be noted that the current fuel truck operation would not be impacted by the revised width based on the attached observations.

Comment: *Need to show south side of intersection. These changes will turn intersection into an offset/skewed intersection instead of a four way ninety degree intersections. Needs to be detailed further and analyzed. Exiting vehicles will be aligned with oncoming NB traffic from 2nd Ave. See screenshot above for approximation of driveway issue. (Sheet C-1)*

Response: Along with our plan updates, an exhibit showing the intersection with the proposed access width of the gas station is included. While there is an offset, it does not appear to be extreme. Since the access is for the gas station, the access should be confined to the gas station property as it is platted today.

Comment: *Show pipe out. (Sheet C-1)*

Response: This pipe is now shown in the background for the plans.

Comment: *1' is narrow to grade a swale. Consider a narrow concrete pan. (Sheet C-2)*

Response: Acknowledged. We now propose a narrow concrete pan for this area.

Comment: *1.0' (Sheet C-2)*

Response: This dimension has been fixed.

Comment: *Does not meet ADA. Adjust to 5% or less. (Sheet C-2)*

Response: We have re-graded this area to be less than 5% in slope.

Comment: *Show ramp reconstruction for storm install. (Sheet C-2)*

Response: We have added a note here to address that the ramp shall be reconstructed to its original condition upon the installation of the storm sewer.

Comment: *Invert out is 58.15 but invert out of storm inlet on Main Street is 59.21. Elevations result in a sump condition of pipe. Cover on storm line will likely be very minimal and below standards for HDPE. Concrete pipe likely required. Sheet C-2)*

Response: We now propose concrete pipes for this storm system. We acknowledge that the storm system proposes a sump situation, however, with the shallow condition of the only storm system connection available in this area, it is the only feasible direction to accomplish installing an underground infiltration system on a tight site. We also now propose that connections to the infiltration system happen outside of the building footprint due to the sump condition of the infiltration system.

Thank you,



Tony Vazquez, PE

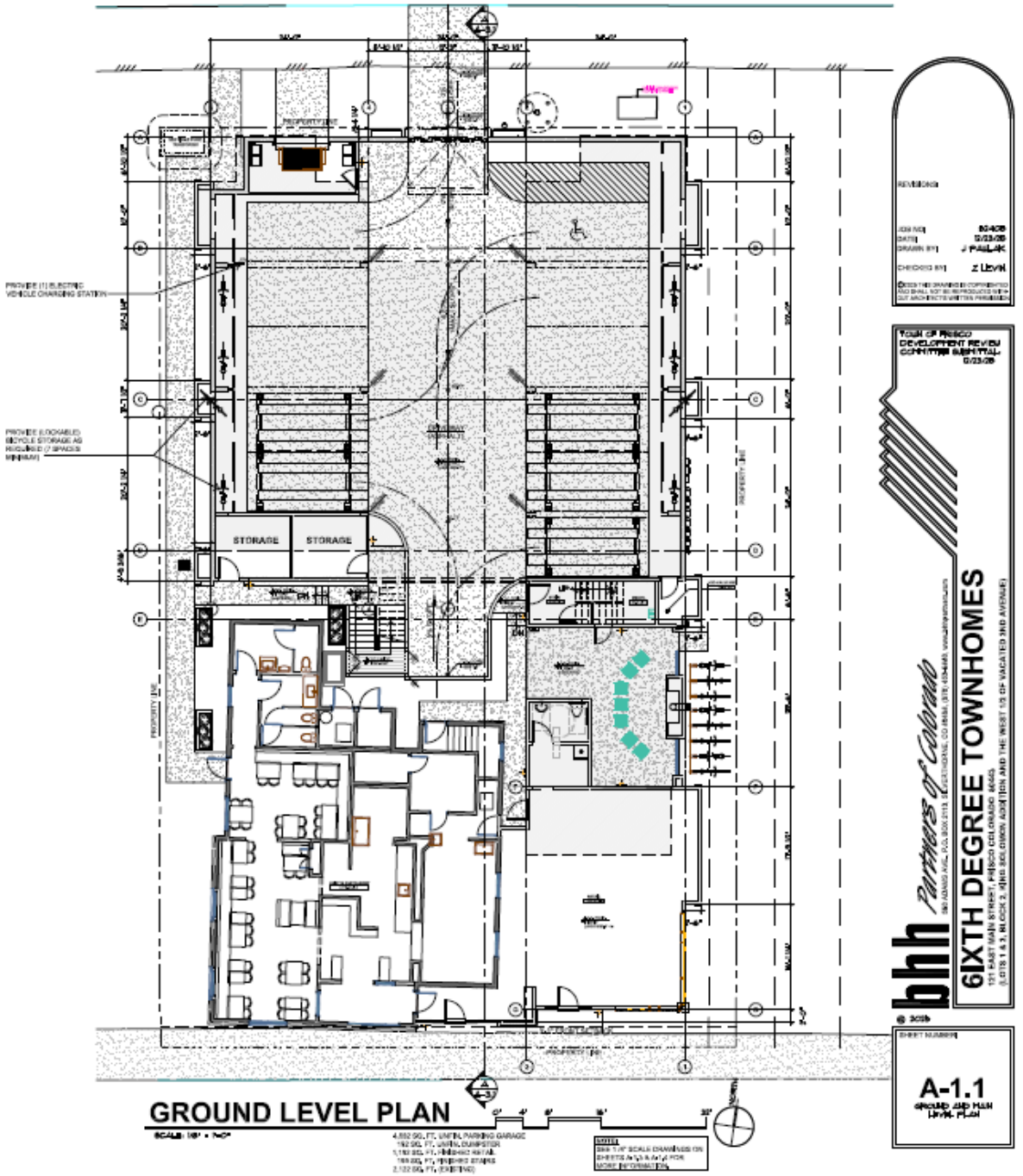
8.4 Waste collection verification

Waste Usage Plan for 121 E Main Street, Frisco.
Mixed Use Development.
2,200sf Mexican restaurant (existing)
1,024 sf market retail
6 residences (1 existing, 5 new with 10 bedrooms)

https://library.municode.com/co/frisco/codes/code_of_ordinances?nodeId=CH124PUHESA_ARTIIIWARERE_S124-24DE

Dumpster Room 18 x 9 = 162sf
2 yd MSW Serviced 1 x weekly
2 x 96 Gal Glass Serviced 1 x weekly
2 yd RCY Serviced every other week.

USAGE ALLOWANCE BASED UPON
Commercial Sft +/- 3,142.47
Residential Sft +/- 6,667.34



From:	Robinson, Rhys
To:	Margaret Ziedin
Cc:	Jeff Clark; Jamie Pawlak; Zane Levin
Subject:	RE: Waste Management Rhys Robinson Follow Up
Date:	Thursday, January 15, 2026 7:53:16 AM
Attachments:	2025 Waste Management Plan Red Mark UP.pdf

My operations manager got back to me and stated that *yes* this will work for us. We can service any metal dumpsters with our smaller (stinger) truck and any cans with our normal rear load and they stated space will be fine.

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027
T 623 663-1269

Access WM 24/7 with MyWM

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Wednesday, January 14, 2026 3:26 PM
To: Robinson, Rhys <rrobins7@wm.com>
Cc: Jeff Clark <jclark@bhhpartners.com>; Jamie Pawlak <jpawlak@bhhpartners.com>; Zane Levin <zlevin@bhhpartners.com>
Subject: [EXTERNAL] Re: Waste Management Rhys Robinson Follow Up

Fantastic,

Will you please resend your response, referencing my attachment, or more clearly service the dumpster via vehicular garage door and re attach my document.

Thank you Rhys, I am so grateful for your follow thru on the matter.

I have also CC: my architects.

Margaret D Ziedin
ph|txt: +1 702-378-5627
e-mail: MDZ@6ixthDegree.com

This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C.2510-2521 and is legally privileged. This e-mail (including any attachments) is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution, copying, or printing of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete and destroy the communication. Thank you for your cooperation.

From: Robinson, Rhys <rrobins7@wm.com>
Sent: Wednesday, January 14, 2026 2:50:44 PM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Subject: RE: Waste Management Rhys Robinson Follow Up

Awesome, thank you for clarifying. My operations manager got back to me and stated that *yes* this will work for us. We can service any metal dumpsters with our smaller (stinger) truck and any cans with our normal rear load and they stated space will be fine.

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027
T 623 663-1269

Access WM 24/7 with MyWM

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Wednesday, January 14, 2026 1:59 PM
To: Robinson, Rhys <rrobins7@wm.com>
Subject: [EXTERNAL] Re: Waste Management Rhys Robinson Follow Up

It's on Galena Alley, so off First or Third.

Margaret D Ziedin
ph|txt: +1 702-378-5627
e-mail: MDZ@6ixthDegree.com

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From: Robinson, Rhys <rrobins7@wm.com>
Sent: Wednesday, January 14, 2026 1:56:19 PM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Subject: RE: Waste Management Rhys Robinson Follow Up

Thank you for providing this. My team wanted to verify if the entrance to enclosure here is on 1st ave?

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027
T 623 663-1269

Access WM 24/7 with MyWM

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Monday, January 12, 2026 12:37 PM
To: Robinson, Rhys <rrobins7@wm.com>
Subject: [EXTERNAL] RE: Waste Management Rhys Robinson Follow Up
Importance: High

Rhys,

Please see attached site plan and waste servicing plan.
Please advise if this is workable for you and respond with your recommendations.

Sincerely,

Margaret D Ziedin
6ixthDegree.com

Margaret Ziedin
6ixth Degree Development
Founder | Principal
(702) 378-5627 Mobile
(970) 409-2826 Other
Margaret@6ixthdegree.com
891 14th Street,
#3602
Denver, Colorado. 80202

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From: Robinson, Rhys <rrobins7@wm.com>
Sent: Monday, January 12, 2026 11:40 AM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Subject: Waste Management Rhys Robinson Follow Up

Hello Maragret!

Hello, it was a pleasure speaking with you earlier. We briefly discussed services for Frisco. My contact information is below.

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027garage
T 623 663-1269

Access WM 24/7 with MyWM



6ixth Degree Development, LLC
891 14th St, #3602
Denver, CO. 80202
702-378-5627

2024 12 09

Town of Frisco
1 Main St, Frisco, CO. 80443
Planning and Community Development

Re: Letter of Consent
Application of Major Plan Submission 121 E Main Street, Frisco, CO. 80443

To whom it may concern:
I John Poovey General Partner of Baseline Capital Investment, LLLP at 2020 Baseline Drive, Grand Junction, CO. 81507.
Baseline Capital Investment, LLLP is owner of Baseline 121, LLC the entity for real property Schedule # 6520093

Baseline 121 LLC, provides consent to 6ixth Degree Development , LLC, a partnership of John Poovey – Member and Margaret Ziedin – Managing Member, to submit application for major site plan approval and management of development and construction oversight.

Sincerely,

John Poovey (Dec 9, 2024 11:22 MST)

Heather A Poovey (Dec 9, 2024 08:23 MST)

John & Heather Poovey
Baseline Capital Investment. LLLP
Baseline 121, LLC
970-201-9590
JohnPooveydmd@gmail.com

Building a Better World for All of Us®

MEMORANDUM

TO: Kris Valdez, Principal Planner

FROM: Chris McGinnis, PE

DATE: January 5, 2026

RE: MAJ-25-0002 (121 E Main Street) Major Site Plan Engineering Review

The sketch plan plan submittals for MAJ-25-0002 were reviewed for general conformance with Town Code, standards, and general engineering principals. Plans have been attached which include engineering comments. Many of the comments are details which can be addressed further in the review process. However, the main concerns are the width and alignment of the modified Main Street driveway entrance for 201 E Main Street (Loaf and Jug). The proposed width does not meet the Town code requirement of 24 feet for commercial driveways (the plans measure 24' incorrectly and does not account for the driveway radius). Additionally, the proposed driveway location is significantly offset from South 2nd Avenue (see Sheet C-1 of attached plans for an approximation of this issue). This skew would result in intersection safety concerns. Additional analysis and revision of the driveway design is recommended to meet Town code, provide vehicle access to 201 E Main, and optimize intersection safety.

In addition to the driveway concerns, the submittal would require a waiver from the Public Works Director for both the parking slope in the garage and the separation between the alley parking garage driveway and the dumpster driveway.

The Town/SEH reserves the right to add or modify comments based on new or revised information provided by the Applicant(s).

Chris McGinnis, PE
SEH, Inc.

SEH Engineering Comments
1-5-2025

121 Sixth Degree - Jamie - Updated GP Narrative

Date: 12/05/2025

Planning Commission

Town of Frisco

P.O. Box 4100

Frisco, CO 80443

Re: Major Submission Project Narrative for Sixth Degree Town Homes located at:

121 E Main St.

Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Major Site Plan review. In our amended submittal package, you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outlined below.

Thank you very much for your time.

Sincerely,

Margaret Ziedin

6ixth Degree Development, LLC

Legal Description: A Condominium Plat of Lots 1-2, Block 2, Plus the West 37 1/2 Feet of Second Avenue, King Solomon Addition to Frisco Townsite Section 35, Township 5 South, Range 78 West of the Sixth Principal Meridian Town of Frisco, County of Summit, State of Colorado

Name of Development:	Sixth Degree Town Homes
Property Owner:	Baseline 121, LLC (Baseline Capital Investment, LLLP)
	2020 Baseline Dr, Grand Junction, CO 81507
General Partner:	John P Poovey
Applicant:	6ixth Degree Development, LLC
Margaret D Ziedin	891 14th St, #3602
	Denver, CO 80202
Zoning:	CC
Engineer/Surveyor:	Tomas S Marcin
	Marcin Engineering
	130 Ski Hill Road, #235, Breckenridge, CO 80424
Architect:	Zane Levin
	BHH Partners
	560 Adams Ave, Silverthorne, CO 80498
Property Owner Consent:	Attached

121 SIXTH DEGREE MAJOR SITE PLAN NARRATIVE

Town of Frisco, Colorado – Planning Commission Submission

1. Project Overview

The proposed development, known as Sixth Degree Town Homes, is a mixed-use building located at 121 E Main Street in Frisco, Colorado. The site is zoned Central Core (CC), where mixed-use buildings incorporating residential and commercial uses are not only permitted but encouraged. This project embraces Frisco's vision for a vibrant, walkable downtown with thoughtful architecture and a commitment to sustainability, inclusivity, and quality design.

2. Site Context & Design Intent

The site spans approximately 0.22 acres and lies within the pedestrian corridor. The design draws inspiration from mountain town architecture while integrating contemporary elements.

Design intent:

- Two commercial units at ground level and six residential units above, including existing newly renovated deed-restricted unit above Casa Sanchez restaurant.

- Promote walkability and enhance the pedestrian experience.

- Comply with UDC dimensional, architectural, and use standards.

- Incorporate best practices from the 2021 IBC.

3. Land Use & Zoning Compliance

- Mixed-use is permitted in CC zoning.

- Development meets lot area, setback, and height requirements.

- No conditional use permit required.

4. Building Design & Architecture

- Façade articulation includes recessed balconies, wood accents, and glazing.

- Replacing previously modern elements with more ‘traditional’ at the entries to the commercial building, blending the roofline angles.

- Pitched and flat roof elements for snow management and screening of existing commercial equipment.

- Durable mountain-appropriate materials.

5. Site Access, Parking & Circulation

- Access from South 6th Avenue and alley.

- 15 parking spaces (including 1 ADA and 2 EV-ready).

- Exterior and secure interior bicycle parking.

- ADA pedestrian access included.

6. Open Space & Landscaping

- Native, drought-tolerant landscaping.

- Shared resident courtyard.

- Snow storage plan updated.

7. Lighting & Signage

- Full cutoff, downward LED lighting.

- Signage to comply with Frisco Sign Code.

8. Utilities & Drainage

- Connect to existing municipal infrastructure.

- Updated drainage plan includes pervious pavers and bioretention.

9. Energy Efficiency & IBC Compliance

- Exceeds 2021 IECC standards.

- Fire safety, egress, and accessibility requirements met.

- High-performance insulation, Energy Star appliances, and efficient HVAC.

10. Community Benefits & Sustainability

- Provides attainable housing.

- Revitalizes underutilized parcel.

- Encourages downtown activity.

- Includes EV readiness, bicycle infrastructure, and native landscaping.

11. Conclusion

121 Sixth Degree is a code-compliant development aligned with Frisco's long-term goals. We respectfully submit this narrative for review.

6ixth Degree Development, LLC
891 14th St, #3602
Denver, CO. 80202
702-378-5627

2024 12 09

Town of Frisco
1 Main St, Frisco, CO. 80443
Planning and Community Development

Re: Letter of Consent
Application of Major Plan Submission 121 E Main Street, Frisco, CO. 80443

To whom it may concern:
I John Poovey General Partner of Baseline Capital Investment, LLLP at 2020 Baseline Drive, Grand Junction, CO. 81507.
Baseline Capital Investment, LLLP is owner of Baseline 121, LLC the entity for real property Schedule # 6520093

Baseline 121 LLC, provides consent to 6ixth Degree Development , LLC, a partnership of John Poovey – Member and Margaret Ziedin – Managing Member, to submit application for major site plan approval and management of development and construction oversight.

Sincerely,

John Poovey (Dec 9, 2024 11:22 MST)

Heather A Poovey (Dec 9, 2024 08:23 MST)

John & Heather Poovey
Baseline Capital Investment. LLLP
Baseline 121, LLC
970-201-9590
JohnPooveydmd@gmail.com

6IXTH DEGREE TOWNHOMES

GENERAL NOTES

1) COPYRIGHT:
ALL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BHH PARTNERS PLANNERS/ARCHITECTS, A.I.A./P.C. AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

2) CODES:
THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY SUMMIT COUNTY, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

3) FIELD VERIFICATION:
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.

4) DIMENSIONS:
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

5) DISCREPANCIES:
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.

6) DUTY OF COOPERATION:
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

7) CHANGES TO THE WORK:
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

8) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

9) SUBSTITUTIONS:
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL. SEE SPECIFICATIONS.

10) CONSTRUCTION SAFETY:
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

11) EXCAVATION PROCEDURES:
UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. SEE SPECIFICATIONS. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

12) FIELD CUTTING OF STRUCTURAL MEMBERS:
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

13) EXTERIOR MATERIAL MOCKUP:
THE GENERAL CONTRACTOR SHALL PROVIDE A MOCKUP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT, AND INTERIOR DESIGNER. THIS MOCKUP SHALL BE PROVIDED AND SIGNED OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONEWORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.

14) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.

15) BUILDING AREA
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.

16) PROJECT STAKING
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.

17) SITE DISTURBANCE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.

18) PROJECT GRADES
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL. SEE NUMBERS 5 AND 6.

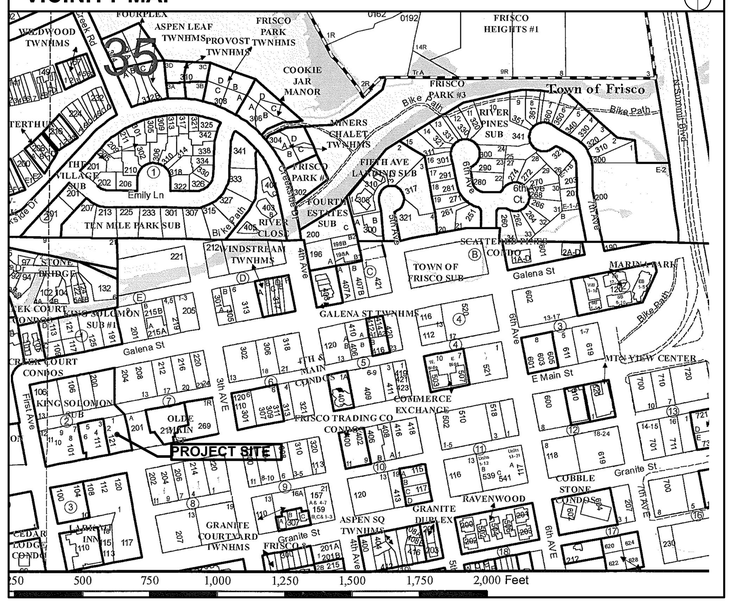
19) 3D MODELING
THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA. UNLESS OTHERWISE AGREED IN WRITING, ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.

BLANK



VIEW FROM SOUTHEAST

VICINITY MAP



AREA CALCULATIONS

FINISHED	MAIN LEVEL	UPPER LEVEL	TOTAL
UNIT 'A'	804 S.F.	453 S.F.	1,257 S.F.
UNIT 'B'	801 S.F.	453 S.F.	1,254 S.F.
UNIT 'C'	552 S.F.	712 S.F.	1,264 S.F.
UNIT 'D'	552 S.F.	711 S.F.	1,263 S.F.
UNIT 'E'	822 S.F.	770 S.F.	1,592 S.F.
UNIT TOTAL	3,551 S.F.	3,100 S.F.	6,651 S.F.

	UNFINISHED	FINISHED	TOTAL
GROUND LEVEL	4,834 S.F.	1,391 S.F.	6,225 S.F.
GRAND TOTAL	4,834 S.F.	8,042 S.F.	12,876 S.F.

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

FINISHED FLOOR ELEVS.

	U.S.G.S.	ARCHITECTURAL
LOWER- T.O. CONC.	9,063.0'	100'-0"
MAIN - T.O. PLYWD.	9,074.5'	111'-6"
UPPER - T.O. PLYWD.	9,085.0'	122'-0"

SHEET INDEX

T1.1	COVER SHEET
	EXISTING CONDITIONS SITE MAP
C-1	UNDER SEPERATE COVER
C-2	UNDER SEPERATE COVER
SP1.1	SITE PLAN
SP1.2	LANDSCAPE PLAN and SITE ROOFS
SP1.3	PARKING PLAN and SITE LIGHTING PLAN
A-1.1	LOWER & MAIN FLOOR PLAN (1/8" SCALE)
A-1.2	UPPER FLOOR & ROOF PLAN (1/8" SCALE)
A-1.3	LOWER FLOOR PLAN AT SOUTH
A-1.4	LOWER FLOOR PLAN AT NORTH
A-1.5	MAIN FLOOR PLAN AT SOUTH
A-1.6	MAIN FLOOR PLAN AT NORTH
A-1.7	UPPER FLOOR PLAN AT SOUTH
A-1.8	UPPER FLOOR PLAN AT NORTH
A-1.9	ROOF PLAN AT SOUTH
A-1.10	ROOF PLAN AT NORTH
A-2.1	BUILDING PERSPECTIVES
A-2.2	SOUTH ELEVATION
A-2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A2.5	EAST ELEVATION
A3.1	BUILDING SECTION 'A' (PARTIAL)

LEGAL DESCRIPTION

LOT(S) 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST 1/2 VACATED 2ND AVENUE
FRISCO, COLORADO 80443
0.28 ACRES/ 12,196 SQ. FT.

SOILS ENG'R:	PLUMB'G ENG'R:	ELEC'L ENG'R:	MECH'L ENGR':	CIVIL ENGINEER:	SURVEYOR:	STRUCTURAL ENG'R:	CONTRACTOR:	ARCHITECT:	OWNER:
T.B.D.	INDOOR ENVIRONMENTS, USA STEVE ALSCHULER PE steve@ieusa.net	INDOOR ENVIRONMENTS, USA DAVID EXE, PE INDUSTRIAL ENGINEERING, INC. 3210 23RD AVE SE RIO RANCHO, NM 87124 dexe@isinm.com	INDOOR ENVIRONMENTS, USA DAVE SPENCER SR. MECHANICAL ENGINEER (410)458-9515 dave@ieusa.net	MARCIN ENGINEERING LLC ANTONIO VAZQUEZ 101 EAGLE ROAD #5 AVON, COLORADO (970)748-0274 tony@marcinengineering.com	MARCIN ENGINEERING LLC TOM MARCIN 130 SKI HILL ROAD #235 BRECKENRIDGE, COLORADO (970)771-3459 tom@marcinengineering.com	T.B.D.	MARGARET ZIEDIN 891 14TH STREET #3602 DENVER, CO 80202 Margaret@6ixthdegree.com	BHH Partners of Colorado 560 ADAMS AVE P. O. BOX 2113 SILVERTHORNE, CO 80498 (970) 453-6880 jpaulak@bhhpartners.com	MARGARET ZIEDIN 891 14TH STREET #3602 DENVER, CO 80202 Margaret@6ixthdegree.com

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAULAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
11/28/25

bhh Partners of Colorado
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com

6IXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2025

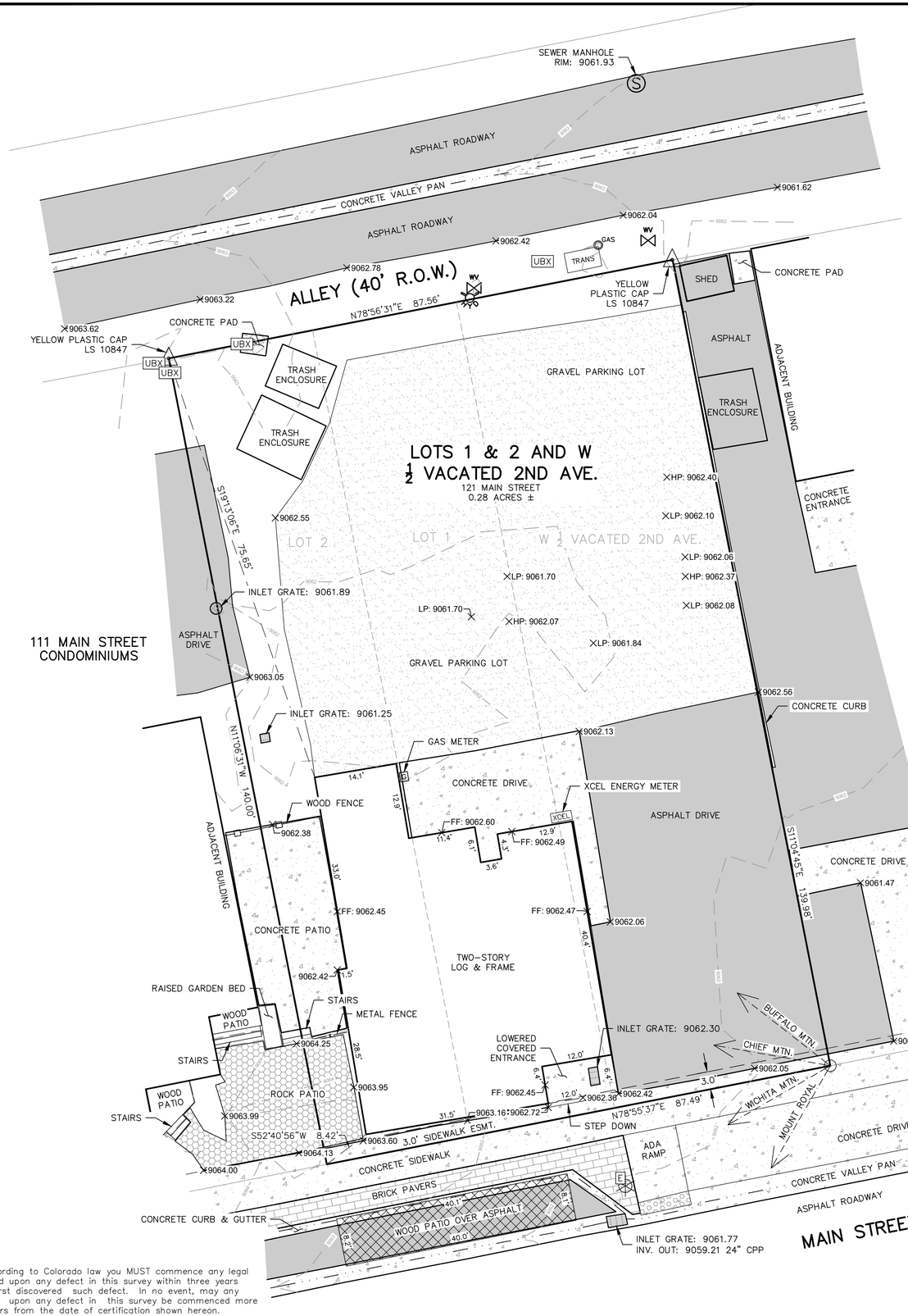
SHEET NUMBER:

T-1.1

TITLE SHEET, GENERAL NOTES, SCHEDULES AND INFORMATION

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE

Section 35, Township 5 South , Range 78 West of the 6th Principal Meridian
Town of Frisco, County of Summit, State of Colorado



LEGAL DESCRIPTION

Lots 1 and 2, Block 2, King Solomon Addition to the Town of Frisco, and the West $\frac{1}{2}$ of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

NOTES:

1) Survey Date: August 2, 2021.

2) Survey Units: US Survey Foot.

3) Contour Interval: 1 foot.

4) Elevation Datum: NAVD 88, derived from OPUS observation.

5) Benchmark: Found yellow plastic cap at the northeast property corner, stamped LS 10847 with elevation 9061.88 derived from OPUS observation.

6) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor. Boundary of parcel for this survey was based on the (2) found yellow plastic caps along the northern property boundary. A boundary survey is recommended if resolution of parcel boundary is desired.

7) Utilities are shown approximately and should be field verified prior to excavation.

8) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

9) Street Address: 121 Main Street, Frisco, CO 80443.

10) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

SURVEYOR'S CERTIFICATION:

I, Raymond M. Elko, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Site Map was prepared for Margaret Ziedin and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This Map is valid only for use by Margaret Ziedin and describes the parcel's appearance on August 2, 2021.

I further certify that the improvements on the above described parcel on this date, August 2, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

COLORADO LICENSED RAYMOND M. ELKO 38444 09/22/2021 PROFESSIONAL LAND SURVEYOR

Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

LEGEND

- ASPHALT
- GRAVEL
- BRICK
- CONCRETE
- DECORATIVE ROCK
- RAISED TRACTION DOMES
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- UTILITY BOX
- ELECTRIC BOX
- FOUND MONUMENT, AS DESCRIBED

PEAK VIEW VECTORS

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
Wichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°

GRAPHIC SCALE

0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE
Town of Frisco, County of Summit, State of Colorado

DRAWN BY: TLV	DATE: 09/22/2021
CHECKED BY: RME	DRAWING NO.: ECSM
JOB NO: 21112	SHEET: 1 OF 1

MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
P.O. BOX 6008
BRECKENRIDGE, CO 80424
(970) 771-3459

DRAWING: G:\Users\Work — Front\Dropbox (Marcin Engineering)\Projects\2021\21112-Log Cabin Code\dwg\SURV\21112-ECSM.dwg

ESTATES ON GALENA

INSTALL 48" SEWER MANHOLE AND MATCH EXISTING RIM AND INVERT
RIM: 9062.75
INV. (CENTER): 9056.79
INV. IN (S): 9056.89

EX. SEWER MANHOLE
RIM: 9061.93
INV. IN (W): 9056.35
INV. OUT (E): 9056.29
SUMP: 9056.29

ASPHALT ROADWAY
CONCRETE VALLEY PAN
ALLEY (40' R.O.W.)

Separation does not meet code. Needs to be included on waiver request

IFC requires 3' clearance around hydrants in all directions. Adjust location

Existing line to be capped and abandoned

EXISTING TRANSFORMER TO RE
YELLOW PLASTIC CAP LS 10847
PROPOSED RELOCATED 4" MAIN CONNECTION; INSTALL TEE & VALVE ASSEMBLIES
EXISTING SHED TO BE RESET
RE: LANDSCAPE PLAN
NEIGHBORING BUILDING
PROPOSED NEW 4" WATER MAIN ALIGNMENT
EXISTING TRASH ENCLOSURE TO BE RESET
E ½ VACATED 2ND AVE.
NEIGHBORING ASPHALT DRIVE
S11°04'45"E 139.98'
PROPOSED NEW 4" WATER MAIN ALIGNMENT
SURFACE COVERAGE RE: LANDSCAPE PLAN
CONCRETE CURB ON ADJOINING PROPERTY TO REMAIN
4" WATER MAIN IS SUBJECT TO TOWN OF FRISCO WATER EASEMENT (NOT DIMENSIONED) REC. 77525
PROPOSED INFILTRATION SYSTEM
EX. MINOR CONTOUR TYP.
NEW FIRE SERVICE CONNECTION MAY BE REQUIRED
REMOVE AND REPLACE 4" WATER MAIN NORTH OF LOAF N JUG SERVICE CONNECTION
FUEL PUMP
CONCRETE DRIVE
PROPOSED COMMERCIAL ADDITION
SURFACE COVER ... PLAN
CONCRETE SIDEWALK
CONCRETE CURB & GUTTER
CONCRETE VALLEY PAN
ASPHALT ROADWAY
R: 12.00' TBC
END FLOWLINE AT EXISTING
BEGIN TBC, TAPER WITH RADIUS
18'-6"
27'-4 1/4"
CONCRETE DRIVE
BEGIN FLOWLINE
INSTALL 6" CURB, MATCH FLOWLINE
TAPER CURB WITH RAMP
PROPOSED STORM MANHOLE
END TBC
PROPOSED STORM INLET
PROPOSED STORM MANHOLE
INTERIOR ROUTING RE: MEP
INSTALL CURBSTOP VALVE
PROPOSED ROOF OUTLINE
PROPOSED FOOTPRINT
PARKING GARAGE –RE: ARCH.
CONC. WALK ACCESS TO GARAGE
STEPS
CONC. COMMON AREA – SLOPE TO DRAIN – DRAINAGE TBD
INSTALL 48" PRIVATE SEWER MANHOLE
RIM: 9061.49
INV. OUT: 9057.95
CONC. WALK
STAIRS W/ LANDING –RE: ARCH.
INSTALL 4" PVC SEWER SERVICE TO EXISTING CLEANOUT
CLEANOUT W/ SEWER SERVICE CONNECTION (APPROX.) –EXISTING SERVICE TO BE REMOVED AND REPLACED
FIRE SERVICE TO REMAIN
CONCRETE WALK
REMOVE EXISTING STORM PIPE BETWEEN INLET AND MONHOLE
REMOVE STORM INLET
CONNECT WALK TO EXISTING PATIO –REMOVE FENCE AS REQUIRED
111 MAIN STR CONDOMINIUMS
N11°06'31"W 140.00'
NEIGHBORING BUILDING
EXISTING ASPHALT DRIVE
CONCRETE WALK
EX. UNDERGROUND INFILTRATION GALLERY (APPROX.)
EX. 48" STORM MANHOLE
GRATE: 9061.89
SUMP: 9053.19
ROUTE SEWER SERVICES TO PRIVATE MAIN –RE: MEP
INSTALL 106 LF OF PRIVATE 8" PVC SEWER MAIN @ 1.0%
TAP AT RELOCATED 4" WATER MAIN AND INSTALL WATER SERVICE TO TOWNHOMES
REMOVE 4" WATER MAIN
RELOCATE F.H.; ROUTE SHALLOW UTILITIES AROUND F.H. AND VALVE ASSEMBLIES
PARKING GARAGE –RE: ARCH.
PROPOSED ROOF OUTLINE
PROPOSED FOOTPRINT
PROPOSED NEW TRANSFORMER
UTILITY PEDESTALS TO BE RELOCATED
YELLOW PLASTIC CAP LS 10847
35'x10' PARKING & SNOW STORAGE LICENSE AGREEMENT (APPROX.) REC. 1114336
6.5'x28' "CE PATIO" LICENSE AGREEMENT (APPROX.) REC. 1114336
ASPHALT DRIVE
N78°56'31"E 87.56'
9'-1 1/2"
7.96'
4.83'
18.00'
1.53'
5.27'
7.77'
4.25'
7.78'
5.28'
7.78'
LOTS 1 & 2 AND W ½ VACATED 2ND AVE.
121 MAIN STREET
0.28 ACRES ±
EXISTING TWO–STORY LOG & FRAME TO REMAIN
EXISTING INLET GRATE: 9062.30 TO BE REMOVED
3.0' SIDEWALK ESMT.
N78°55'37"E 87.49'
CONCRETE SIDEWALK
BRICK PAVERS
WOOD DECK PLATFORM ABOVE ASPHALT
CONCRETE CURB & GUTTER
13.35'
15.41'
EXISTING INLET
GRATE: 9061.77
INV. OUT: 9059.21 24" CPP
NEW INV. IN (E): 9059.41 12" HDPE
Show pipe out
MAIN STREET (80' R.O.W.)
36.71'
28.94'

Has there been a soils study? Will need to see additional drainage memo to confirm infiltration and proximity to foundation will not cause issues

Show existing water easement to confirm alignment

Show existing colored concrete radius for driveway. Resulting width likely does not meet Town standards for commercial or IFC for two way commercial.

Modify driveway to be symmetrical and meet width requirements (24'). May need to modify ramps and/or west side of driveway. One way entrance could help but not sure this is feasible for fuel truck operations

Need to show south side of intersection. These changes will turn intersection into an offset/skewed intersection instead of a four way ninety degree intersections. Needs to be detailed further and analyzed . Exiting vehicles will be aligned with oncoming NB traffic from 2nd Ave. See screenshot above for approximation of driveway issue

SHALLOW UTILITY NOTE

RELOCATION OF SHALLOW UTILITY PEDESTALS AND/OR SERVICES FOR PROPOSED CONSTRUCTION SHALL BE COORDINATED WITH UTILITY PROVIDERS.

RE: ARCHITECTURAL PLANS FOR METER LOCATIONS.

PAVING NOTE

RE: GEOTECHNICAL ENGINEER FOR RECOMMENDATION OF PAVING THICKNESSES FOR PROPOSED CONSTRUCTION.

WATER MAIN NOTE

EXISTING 4" WATER MAIN ALONG EASTERN PROPERTY LINE IS SUBJECT TO TOWN OF FRISCO WATER EASEMENT (NOT DIMENSIONED) REC. 77525. NEW ALIGNMENT IS PROPOSED AS PART OF THIS SITE PLAN.

GRAPHIC SCALE
0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.



MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970–748–0274

121 MAIN STREET
TOWN OF FRISCO, COLORADO

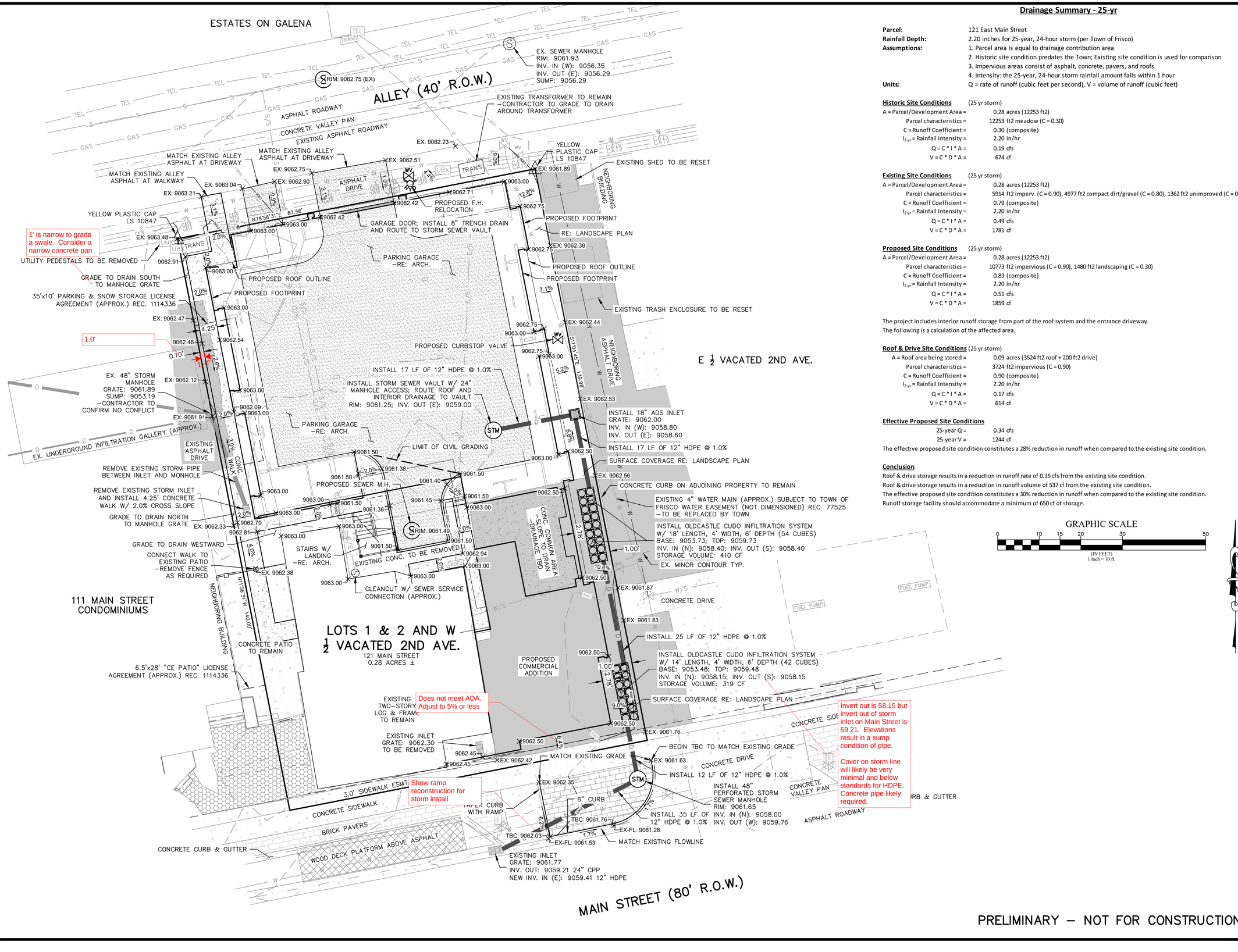
NO.	DATE

JOB: 21112
DATE: 11/28/2025
SCALE: 1" = 10'

SHEET C–1

PRELIMINARY – NOT FOR CONSTRUCTION

DRAWING: C:\Users\Tony\Marcin Engineering Dropbox\Projects\2021\21112-Log Cabin Cork\dwg\2ND\21112-Site.dwg



Drainage Summary - 25-yr

Parcel: 121 East Main Street
Rainfall Depth: 2.20 inches for 25-year, 24-hour storm (per Town of Frisco)
Assumptions:
1. Parcel area is equal to drainage contribution area
2. Historic site condition predates the Town; Existing site condition is used for comparison
3. Impervious areas consist of asphalt, concrete, pavers, and roofs
4. Intensity: the 25-year, 24-hour storm rainfall amount falls within 1 hour

Units: Q = rate of runoff (cubic feet per second), V = volume of runoff (cubic feet)

Historic Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft2)
Parcel characteristics = 12253 ft2 meadow (C = 0.30)
C = Runoff Coefficient = 0.30 (composite)
$I_{25\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.19 cfs
V = C * D * A = 674 cf

Existing Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft2)
Parcel characteristics = 5914 ft2 imperv. (C = 0.90), 4977 ft2 compact dirt/gravel (C = 0.80), 1362 ft2 unimproved (C = 0.30)
C = Runoff Coefficient = 0.79 (composite)
$I_{25\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.49 cfs
V = C * D * A = 1781 cf

Proposed Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft2)
Parcel characteristics = 10773 ft2 impervious (C = 0.90), 1480 ft2 landscaping (C = 0.30)
C = Runoff Coefficient = 0.83 (composite)
$I_{25\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.51 cfs
V = C * D * A = 1859 cf

The project includes interior runoff storage from part of the roof system and the entrance driveway.
The following is a calculation of the affected area.

Roof & Drive Site Conditions (25 yr storm)
A = Roof area being stored = 0.09 acres (3524 ft2 roof + 200 ft2 drive)
Parcel characteristics = 3724 ft2 impervious (C = 0.90)
C = Runoff Coefficient = 0.90 (composite)
$I_{25\,yr}$ = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.17 cfs
V = C * D * A = 614 cf

Effective Proposed Site Conditions
25-year Q = 0.34 cfs
25-year V = 1244 cf
The effective proposed site condition constitutes a 28% reduction in runoff when compared to the existing site condition.

Conclusion
Roof & drive storage results in a reduction in runoff rate of 0.15 cfs from the existing site condition.
Roof & drive storage results in a reduction in runoff volume of 537 cf from the existing site condition.
The effective proposed site condition constitutes a 30% reduction in runoff when compared to the existing site condition.
Runoff storage facility should accommodate a minimum of 650 cf of storage.

GRAPHIC SCALE
0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970-748-0274

PRELIMINARY GRADING AND DRAINAGE PLAN
6IXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
DATE: 11/28/2025
SCALE: 1" = 10'

SHEET
C-2

PRELIMINARY – NOT FOR CONSTRUCTION

DRAWING: C:\Users\Tony\Marcin Engineering Dropbox\Projects\2021\21112-Log Cabin Grp\dwg\DWG\21112-Site.dwg

SITE NOTES

1. ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH
2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
3. TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, JOB # 21728
4. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
6. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
7. PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
8. PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
9. STAKE HOUSE LOCATION FOR OWNER AND ARCHITECT PRIOR TO ANY WORK
10. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
11. DRIVEWAY SHOWN IS EXISTING AND IS MAX. 2.5% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED.
12. TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY SUMMIT COUNTY.
13. ALL DRAINAGE WILL BE ON-SITE, AS PROVIDED BY THE CIVIL ENGINEER.

CONTOUR LEGEND

EXISTING MINOR		DRAINAGE ARROW	
EXISTING MAJOR		SPOT GRADE AT DOT	9063'
PROPOSED			

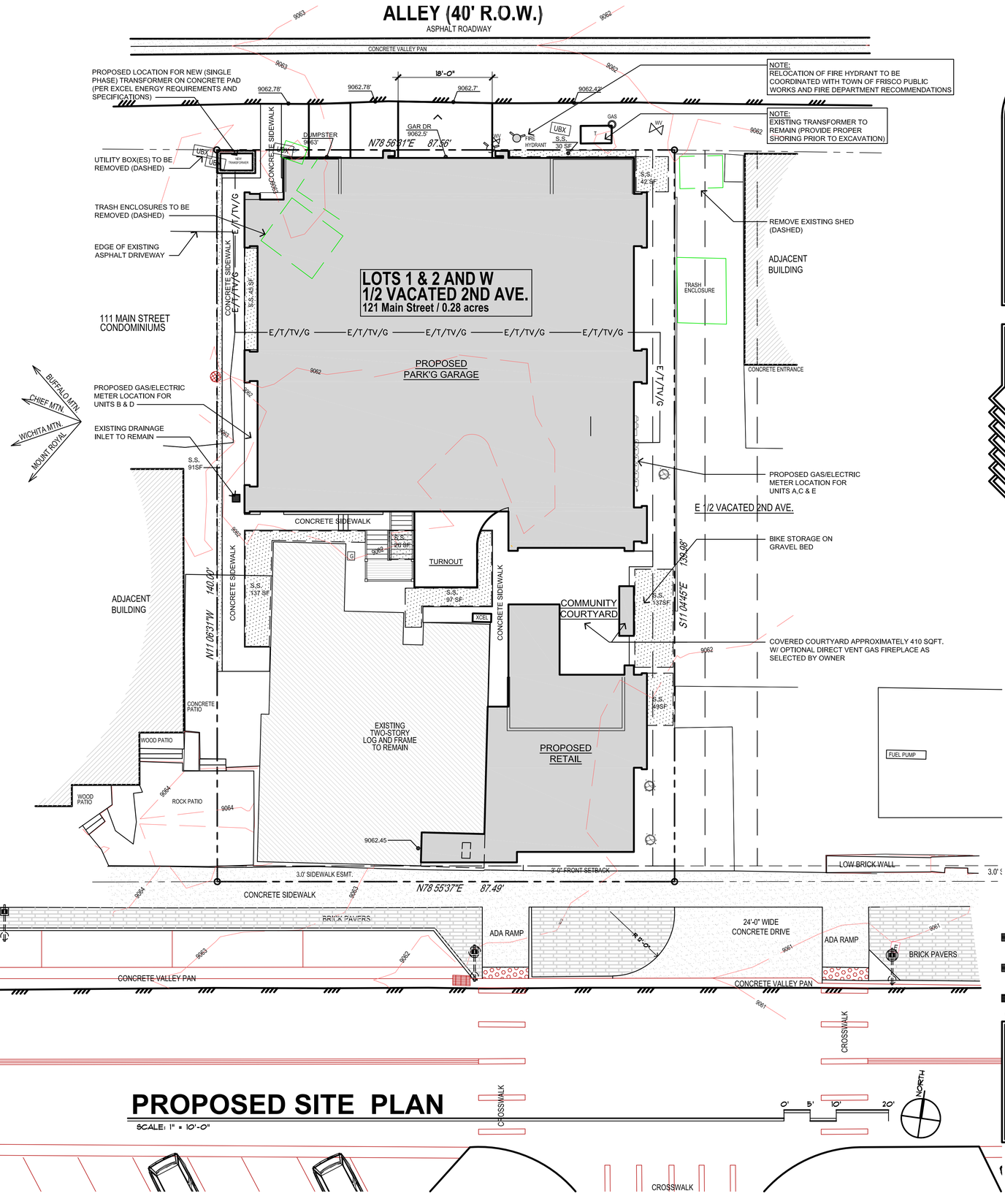
LOT COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING includes: (roof overhangs, decks, courtyard, sidewalks, stairs, parking)	9,648 S.F.	79%
HARDSCAPE includes: (un-covered driveway, un-covered turnout and un-covered walks)	1,264 S.F.	10%
OPEN SPACE	1,284 S.F.	11%
TOTAL LOT SIZE	12,196 S.F.	100%

REQUIRED SNOWSTACK

	SQ. FT.	PERCENTAGE
HARDSCAPE UN-COVERED DRIVES, TURNOUT AND SIDEWALKS	1,264 S.F.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	316 S.F.	25%
UN-COVERED DECKS	587 S.F.	100%
REQ'D SNOW STACK (25% OF DECKS)	147 S.F.	25%
TOTAL SNOW STACK REQUIRED	463 S.F.	25%
TOTAL SNOW STACK PROVIDED	660 S.F.	36%

NOTE:
OWNER OPTION TO HEAT UNCOVERED AREAS.



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW COMMITTEE SUBMITTAL:
11/28/25

bhp Partners of Colorado
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhpartners.com

6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2025

SHEET NUMBER:

SP-1.1

PROPOSED SITE PLAN

LANDSCAPE NOTES

1. PROVIDE 3" (MIN.) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY SUMMIT COUNTY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.)
2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUABLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BYTOWN OF BRECKENRIDGE PRIOR TO INSTALLATION.
16. ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
17. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF FRISCO AND HOA.

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX @2 LBS/1000 SF:

HARD FESCUE	30%
CREEPING RED FESCUE	30%
SHEEP FESCUE	25%
CANADA BLUEGRASS	10%
CANBY BLUEGRASS	5%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX @1 LB/10,000 SF:

BABY'S BREATH	BLANKETFLOWER	
CALIFORNIA POPPY	SHIRLEY POPPY	
BLUE FLAX	LUPINE MIX	
WALLFLOWER	MAIDEN PINKS	
PENSTEMON, ROCKY MOUNTAIN	WILD THYME	

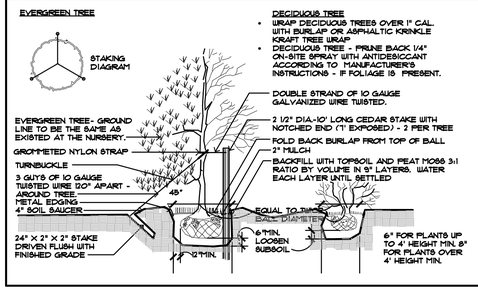
ROCKY MOUNTAIN BLUE COLUMBINE MIX @1LB/25,000 SF OR
WESTERN NATIVE WILDFLOWER MIX @1 LB/6000 SF:

MOUNTAIN LUPINE	CONEFLOWER, WESTERN	PENSTEMON, SMALL FLOWERED
COLUMBINE, COLORADO	SULFUR FLOWER	PENSTEMON, ROCKY MOUNTAIN
GERANIUM, RICHARDSON	NODDING GROUNDSEL	PENSTEMON, WASATCH
ASTER, ENGLEMANNS	WESTERN LARKSPUR	PENSTEMON, RYDBERGS
ORANGE MOUNTAIN DAISY	AMERICAN VETCH	GAILLARDIA/BLANKETFLOWER
GIANT LOUSEWORT		

PLANTING LIST

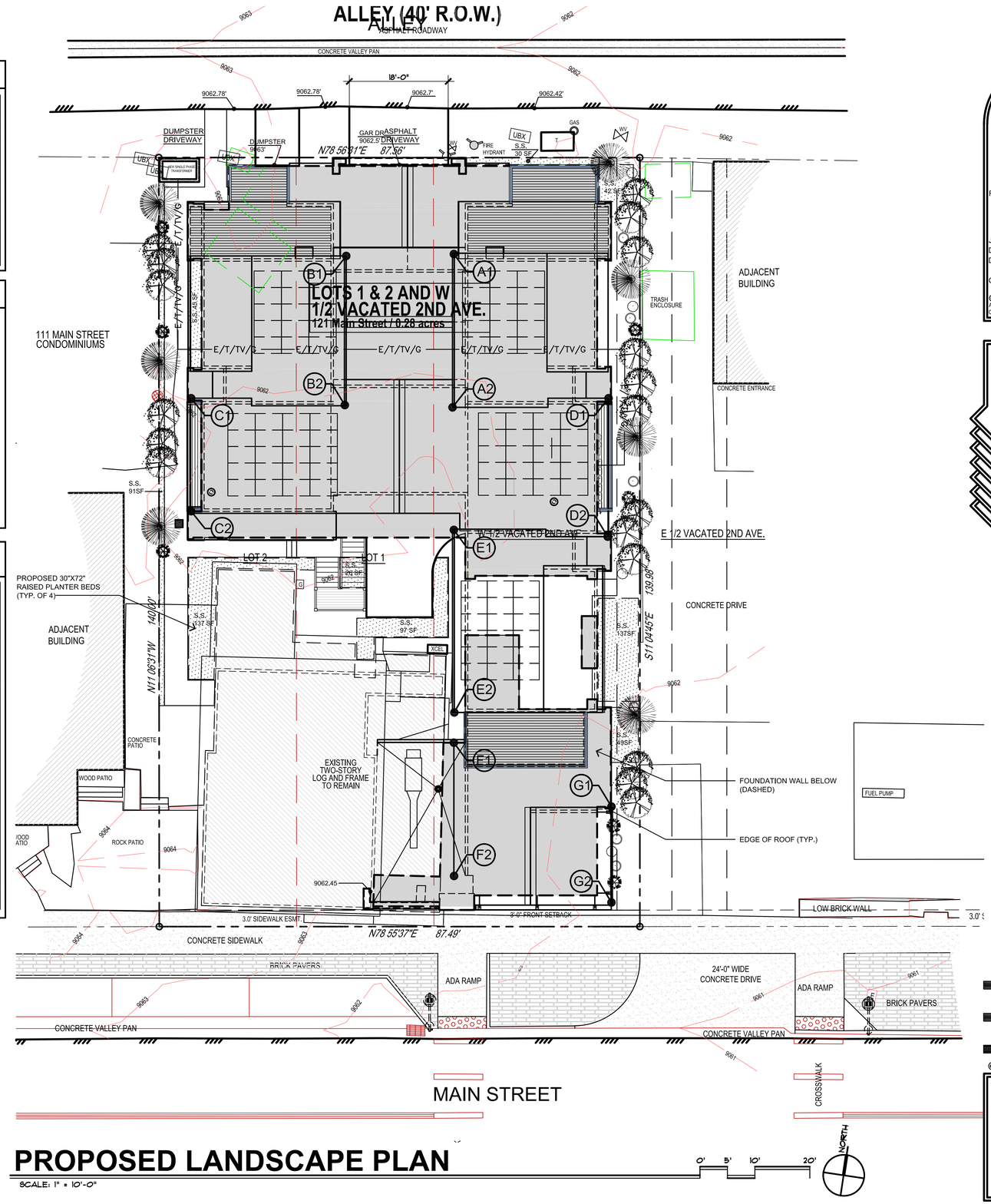
KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
	EXISTING	VARIES	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	7	(3) 8' TALL (4) 12' TALL	
	ASPEN	POPULUS TREMULOIDES	18	2"-3" CALIPER 50% MULTI-STEM	
	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS SUN (36" TALL, 4'-0" WIDE)
	ALPINE CURRANT	RIBIES ALPINUM	5	5 GAL.	GROWS TO 3-6' TALL
	PEKING COTONEASTER	COTONEASTER LUCIDAS OR APICALTUS	5	5 GAL.	GROWS TO 6-10' TALL
	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

PLANTING DETAIL



BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
A2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
B1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
B2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9062' =	39.85'
C1	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
C2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
E1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85 - 9062' =	39.85'
E2	9,101.85'	9,062.7'	9,063'	EXIST'G	9,101.85 - 9062.7' =	39.15'
F1	9,080.53'	9,062.7'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
F2	9,080.53'	9,062.5'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
G1	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'
G2	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: T. SHAFFER
CHECKED BY: Z. LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
11/28/25

hhh Partners of Colorado
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6IXTH DEGREE TOWNHOMES

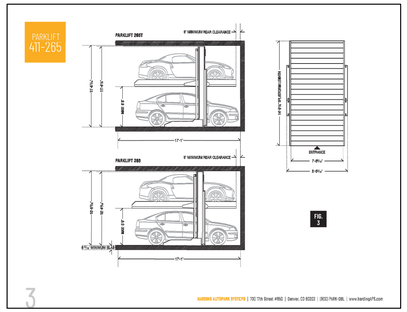
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

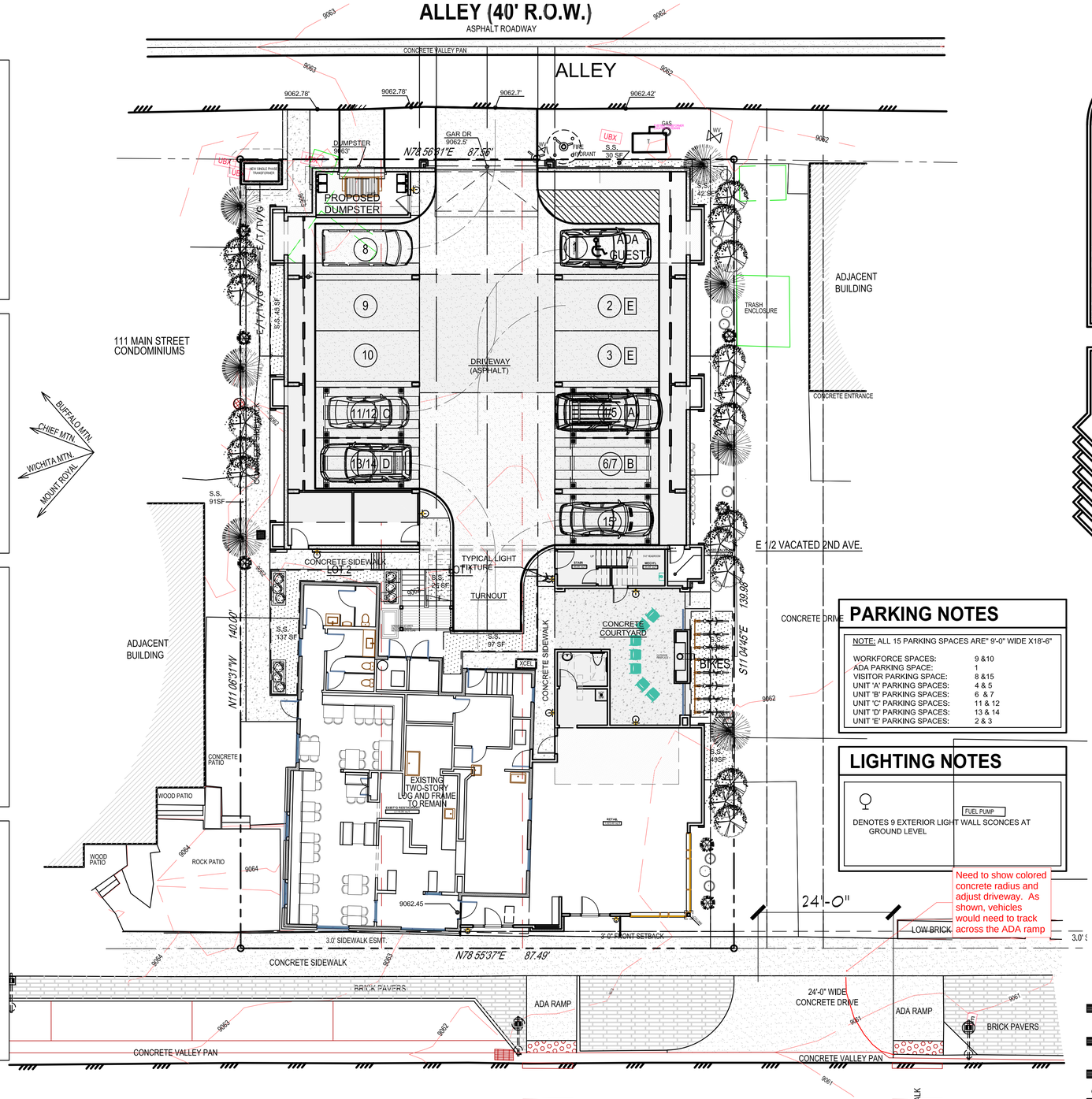
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SHEET NUMBER:

SP-1.2

PROPOSED LANDSCAPE PLAN





Need to show colored concrete radius and adjust driveway. As shown, vehicles would need to track across the ADA ramp

PARKING NOTES

NOTE: ALL 15 PARKING SPACES ARE" 9'-0" WIDE X18'-6"

WORKFORCE SPACES:	9 &10
ADA PARKING SPACE:	1
VISITOR PARKING SPACE:	8 &15
UNIT 'A' PARKING SPACES:	4 & 5
UNIT 'B' PARKING SPACES:	6 & 7
UNIT 'C' PARKING SPACES:	11 & 12
UNIT 'D' PARKING SPACES:	13 & 14
UNIT 'E' PARKING SPACES:	2 & 3

LIGHTING NOTES

DENOTES 9 EXTERIOR LIGHT WALL SCONCES AT GROUND LEVEL

FUEL PUMP

PROPOSED PARKING PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: T. SHAFFER
CHECKED BY: Z. LEVIN

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6IXTH DEGREE TOWNHOMES

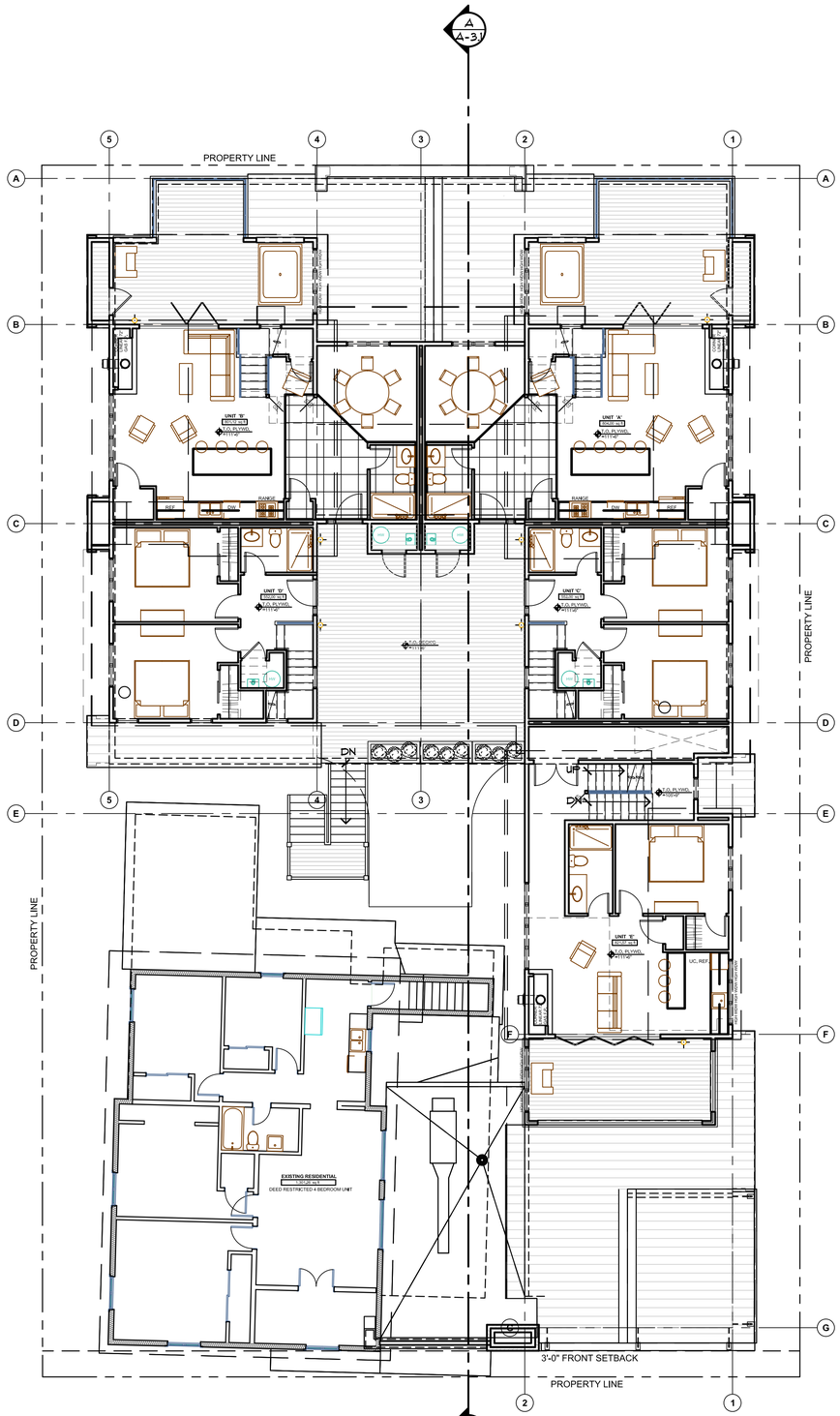
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(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

SP-1.3

PROPOSED PARKING PLAN

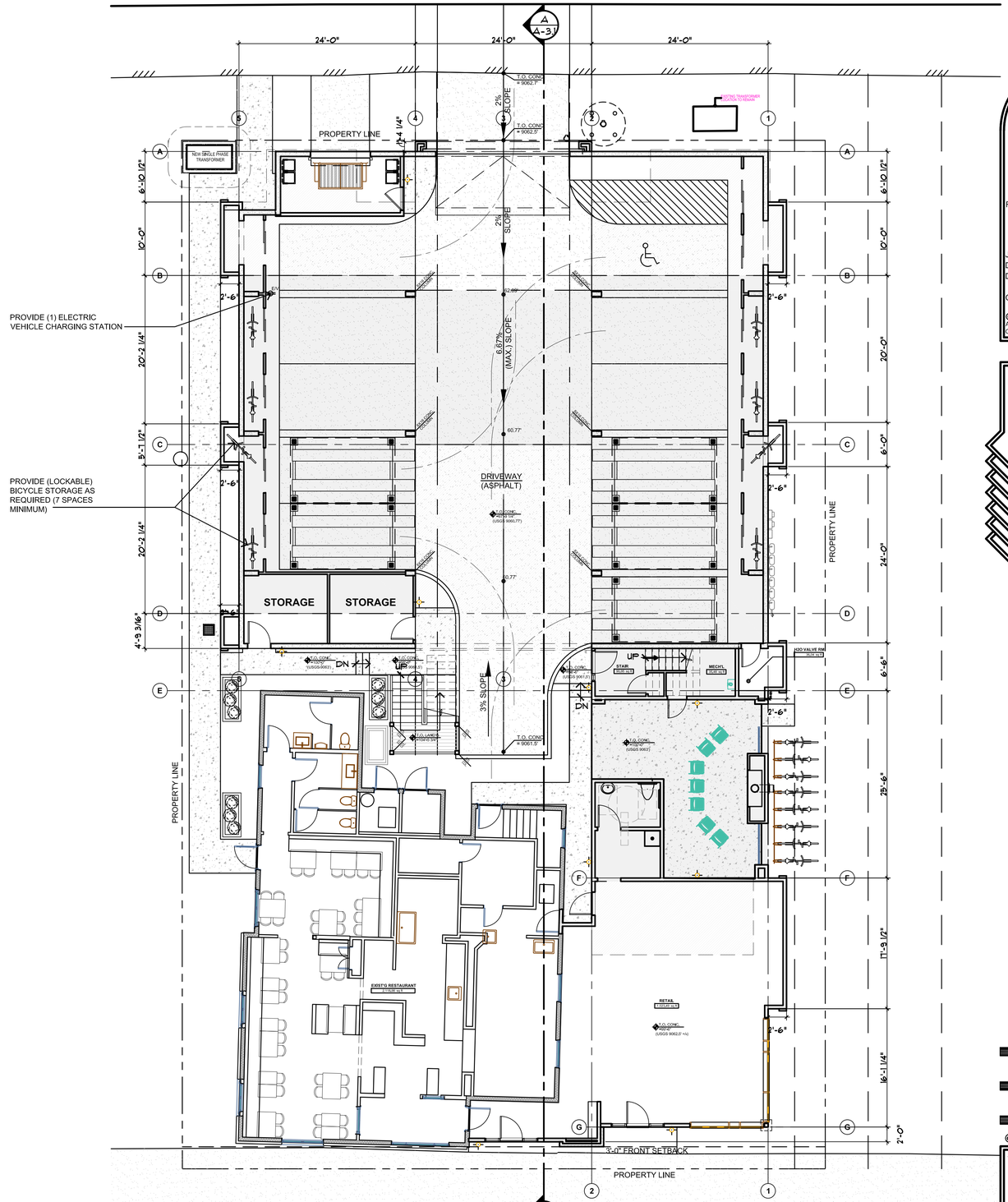


MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"

3,531 SQ. FT. FINISHED
1,301 SQ. FT. (EXISTING)

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.5 & A-1.6 FOR MORE INFORMATION.



GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

4,682 SQ. FT. UNFIN. PARKING GARAGE
152 SQ. FT. UNFIN. DUMPSTER
1,192 SQ. FT. FINISHED RETAIL
199 SQ. FT. FINISHED STAIRS
2,122 SQ. FT. (EXISTING)

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.3 & A-1.4 FOR MORE INFORMATION.

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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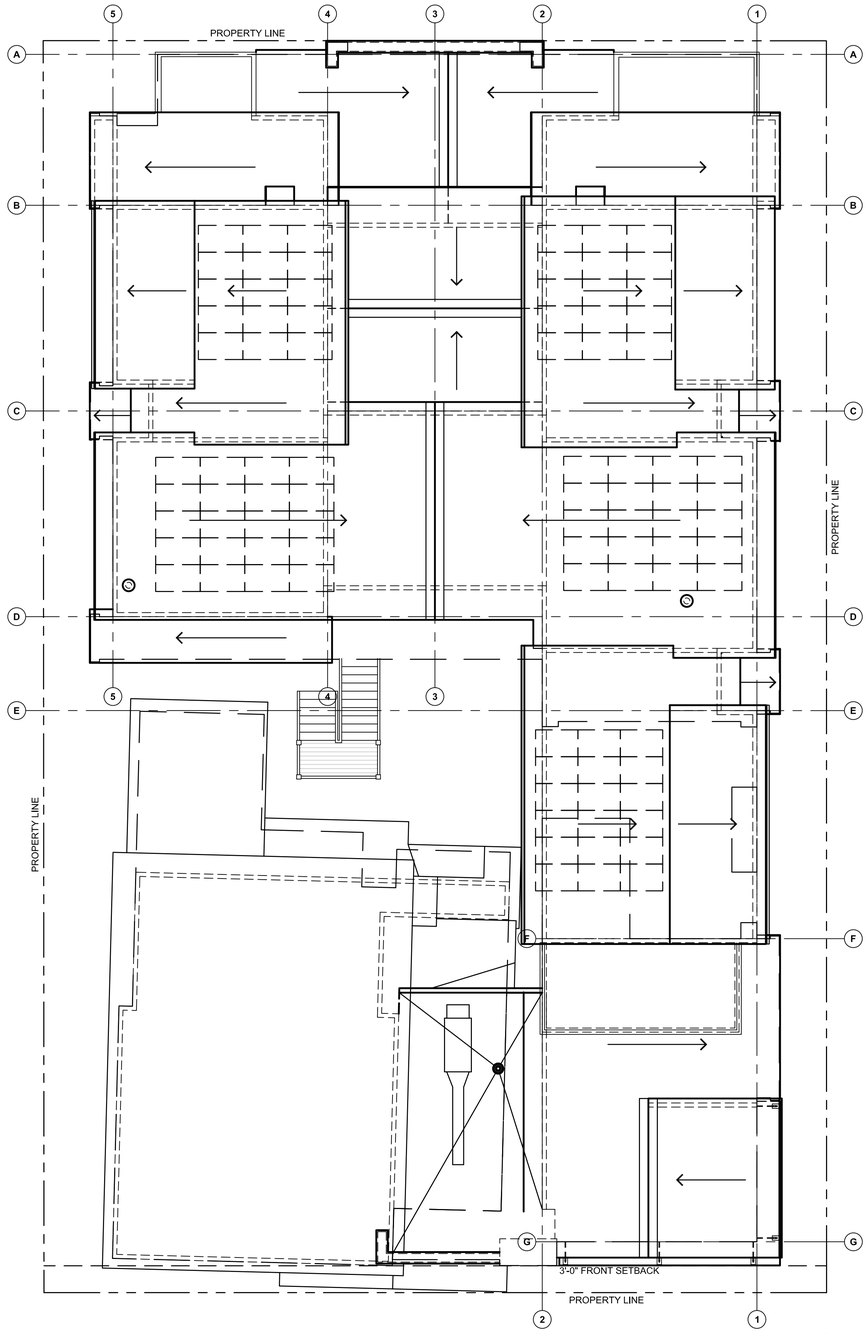
6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-1.1
GROUND AND MAIN LEVEL PLAN



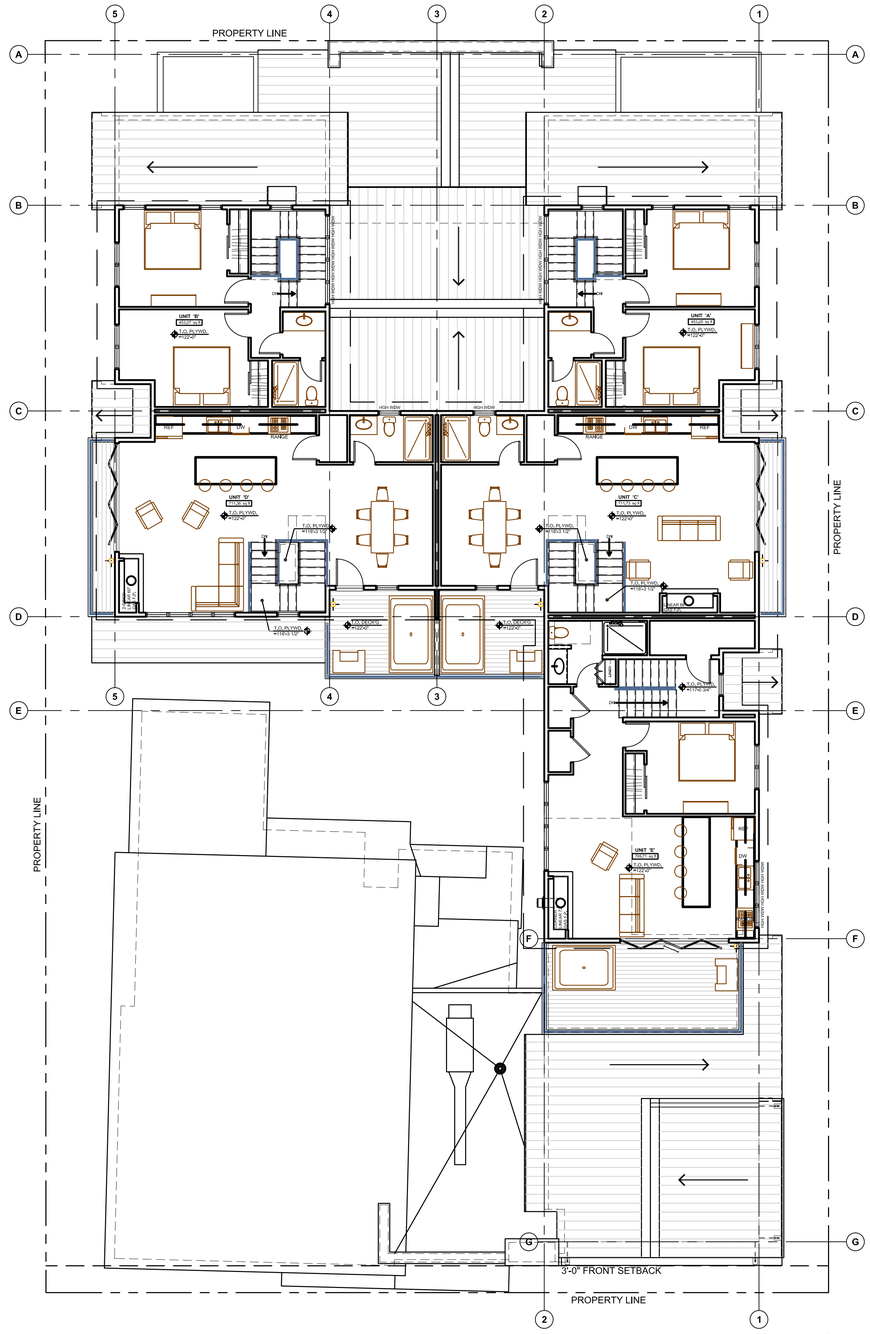
ROOF PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.9 & A-1.10 FOR MORE INFORMATION.



UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

3,099 TOTAL NEW SQ. FT.

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.7 & A-1.8 FOR MORE INFORMATION.

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK

CHECKED BY: Z LEVIN

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6IXTH DEGREE TOWNHOMES

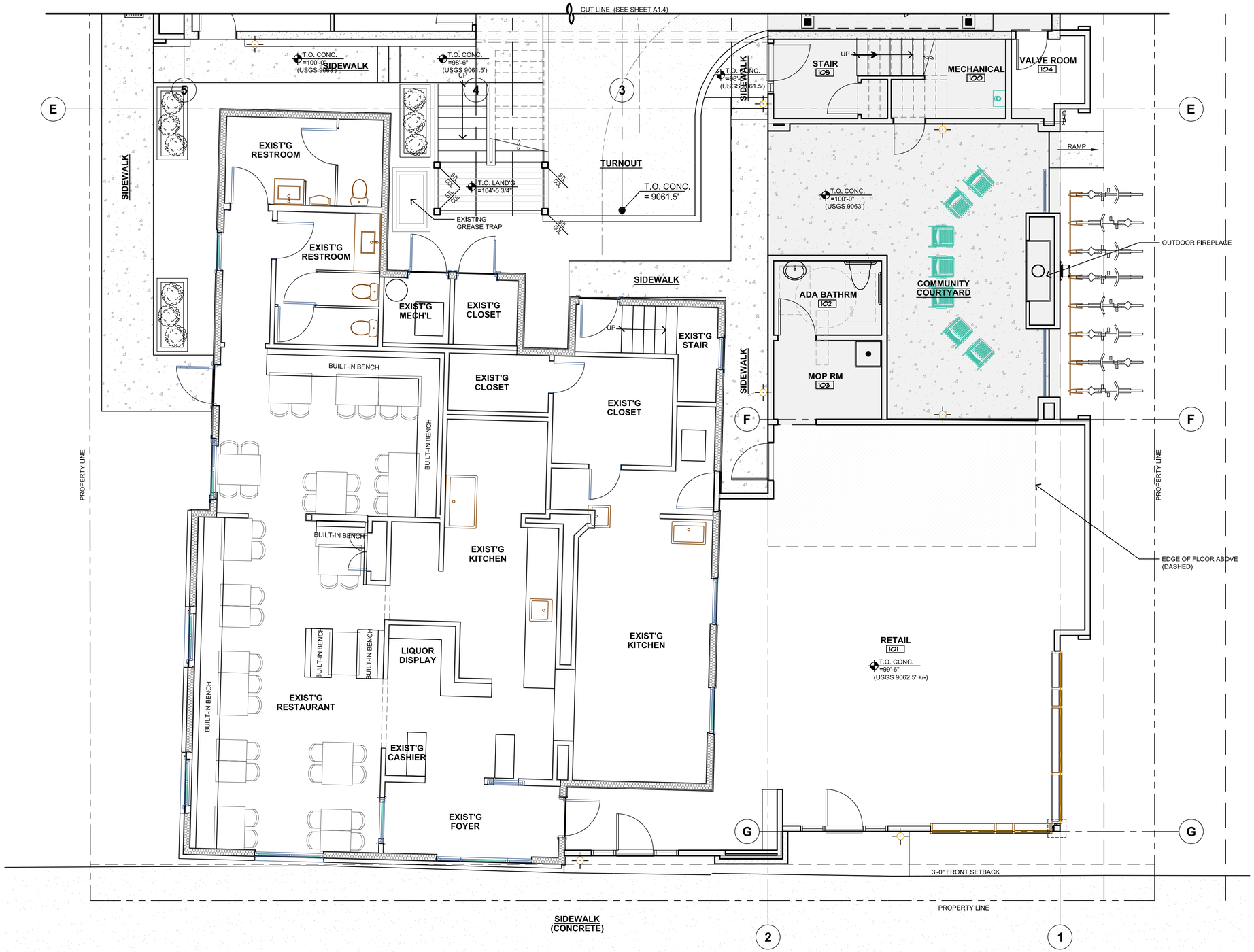
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(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-1.2

UPPER LEVEL AND ROOF PLAN



GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

2,119 SQ. FT. RESTAURANT (EXISTING)
1,192 SQ. FT. RETAIL
199 SQ. FT. STAIRS & MECHANICAL

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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6IXTH DEGREE TOWNHOMES

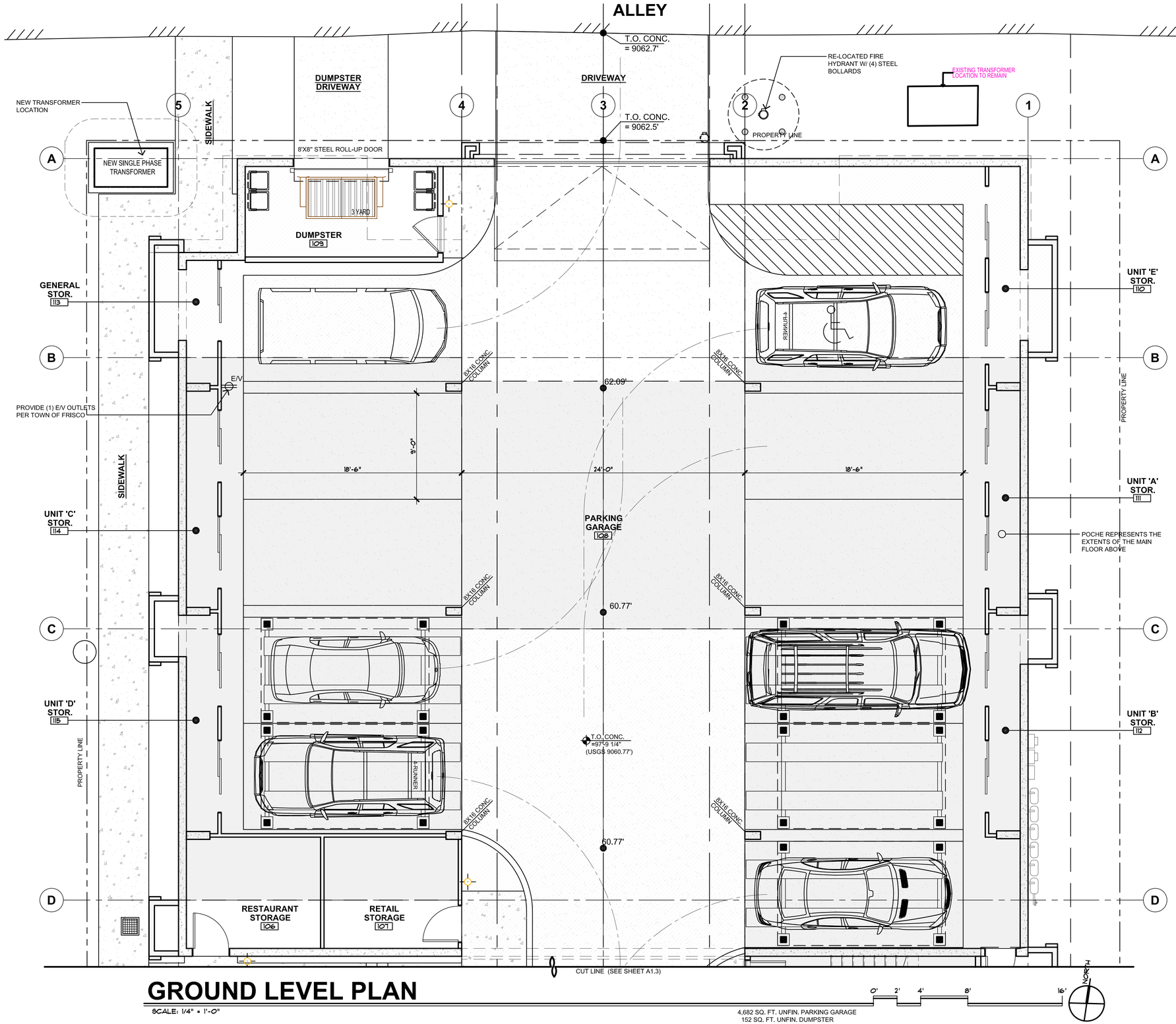
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(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-1.3

GROUND LEVEL PLAN



GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"

4,682 SQ. FT. UNFIN. PARKING GARAGE
152 SQ. FT. UNFIN. DUMPSTER

0' 2' 4' 8' 16'

NORTH

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
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6IXTH DEGREE TOWNHOMES

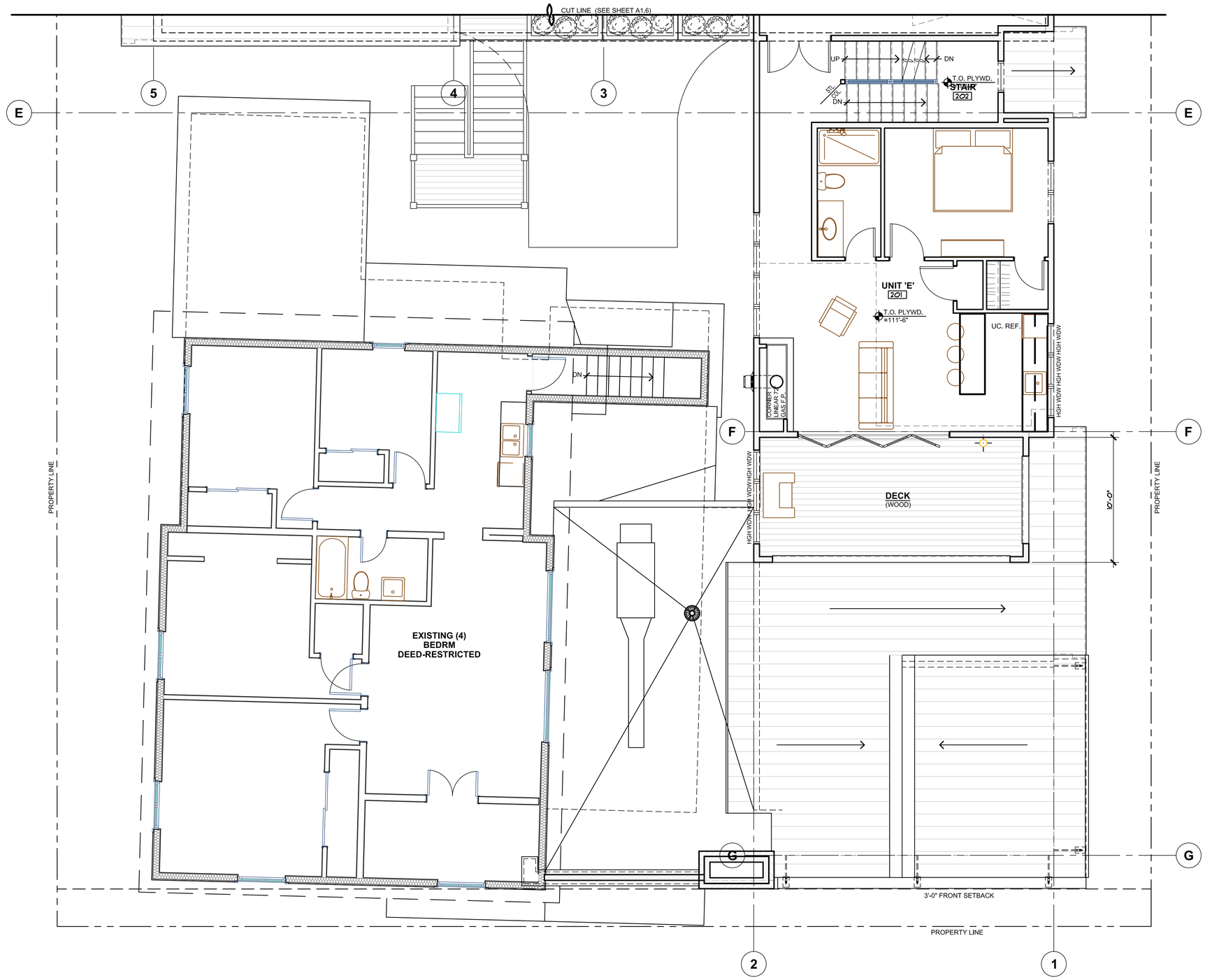
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-1.4

GROUND LEVEL PLAN



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

1,333 SQ. FT. FINISHED (EXISTING 4 BEDRM)
822 SQ. FT. FINISHED UNIT E

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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6IXTH DEGREE TOWNHOMES

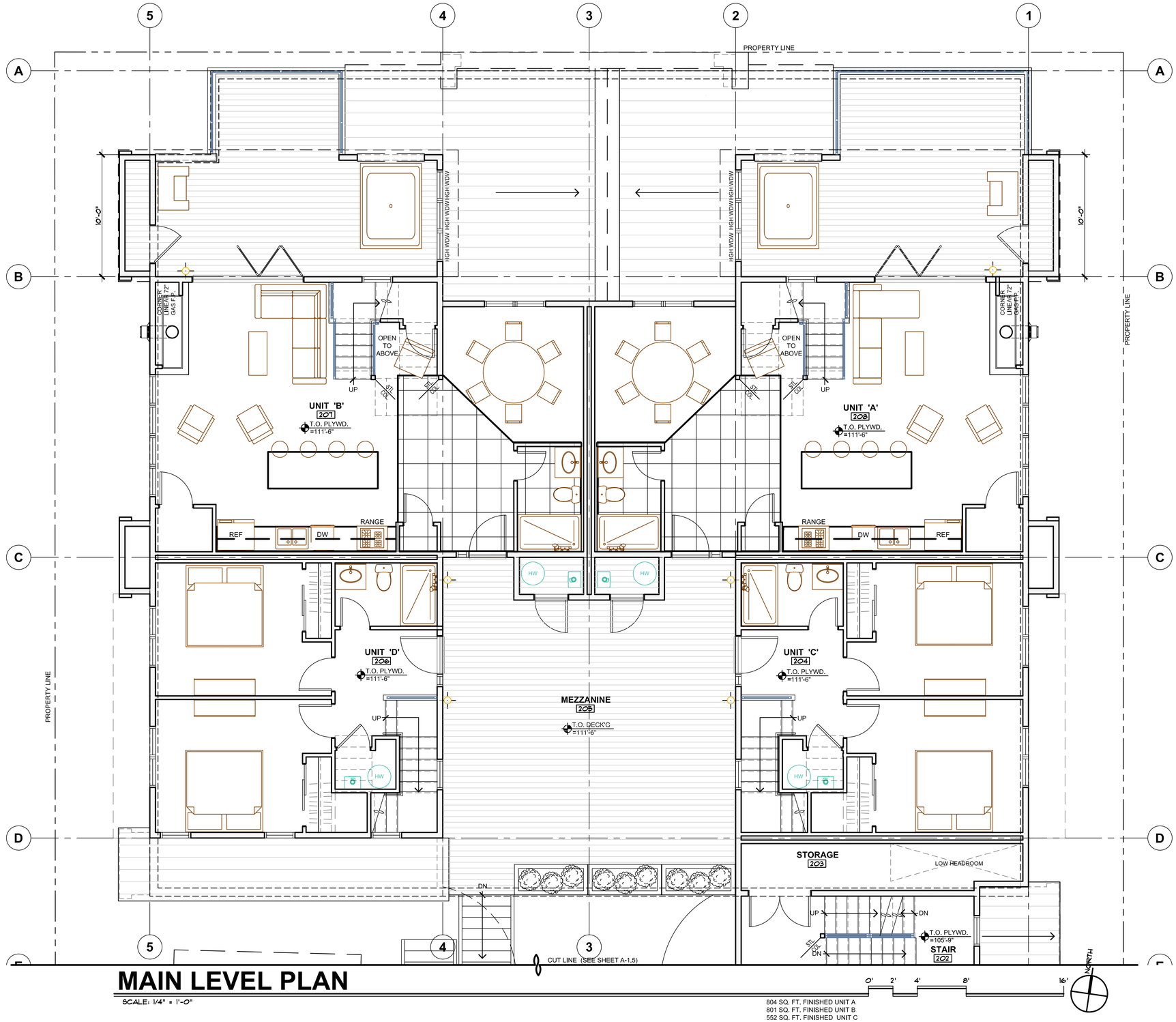
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SHEET NUMBER:

A-1.5

MAIN LEVEL PLAN



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

804 SQ. FT. FINISHED UNIT A
801 SQ. FT. FINISHED UNIT B
552 SQ. FT. FINISHED UNIT C
552 SQ. FT. FINISHED UNIT D

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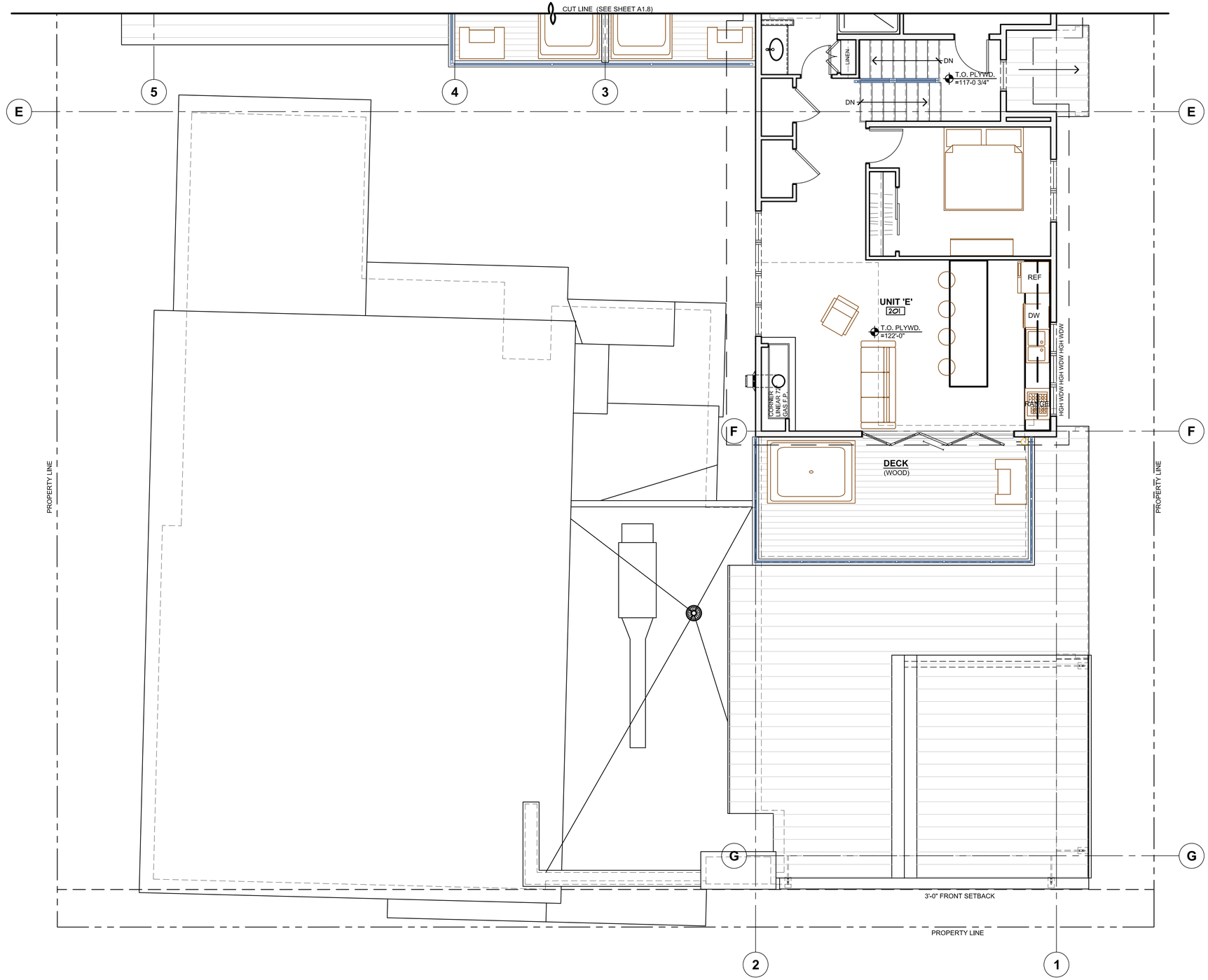
6IXTH DEGREE TOWNHOMES

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SHEET NUMBER:

A-1.6
MAIN LEVEL PLAN



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

769 FINISHED SQ. FT. UNIT E

0' 2' 4' 8' 16' NORTH

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6IXTH DEGREE TOWNHOMES

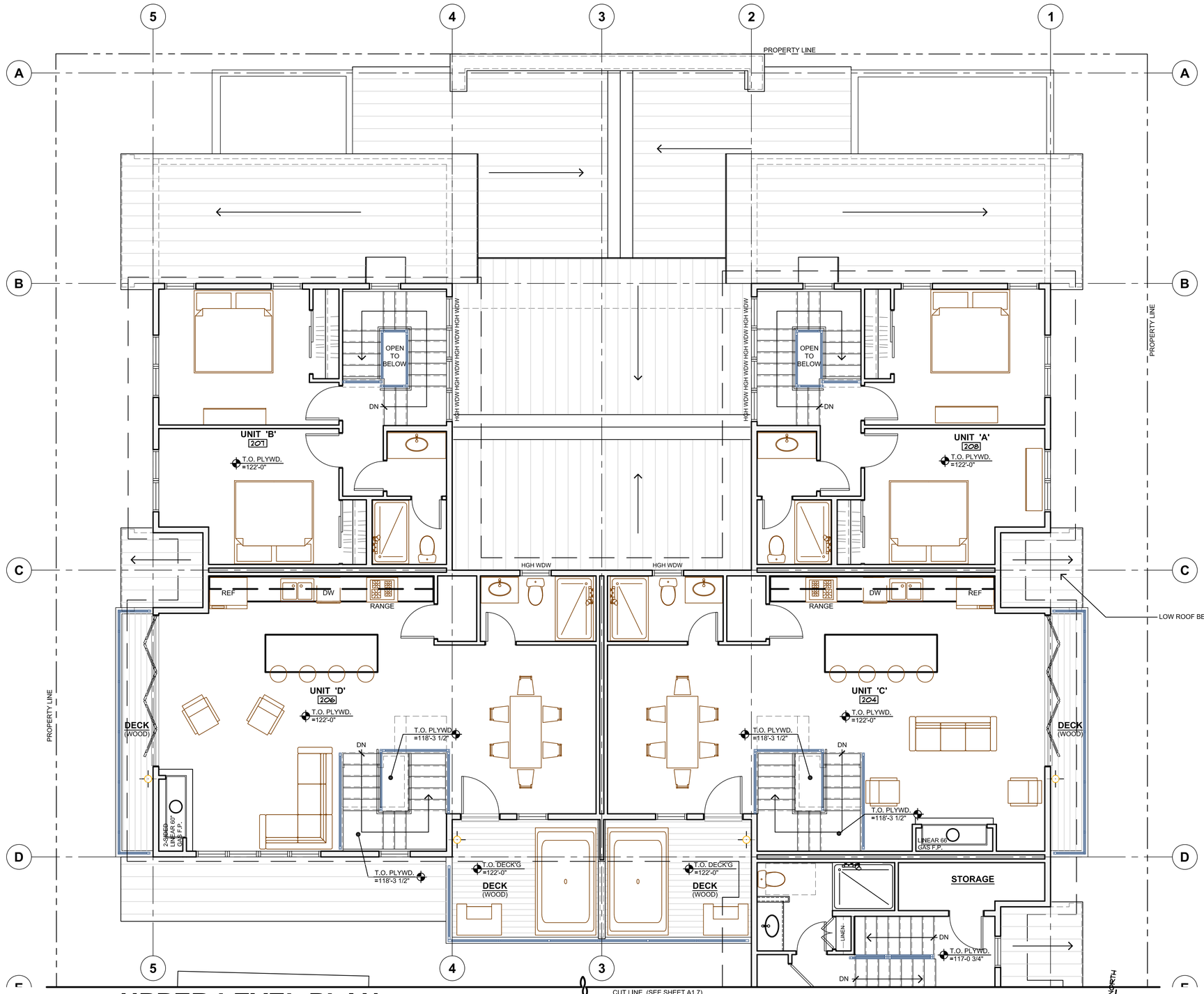
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SHEET NUMBER:

A-1.7

UPPER LEVEL PLAN



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

453 SQ. FT. FINISHED UNIT A
453 SQ. FT. FINISHED UNIT B
712 SQ. FT. FINISHED UNIT C
711 SQ. FT. FINISHED UNIT D

REVISIONS:

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6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
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SHEET NUMBER:

A-1.8

UPPER LEVEL PLAN

ROOF NOTES:

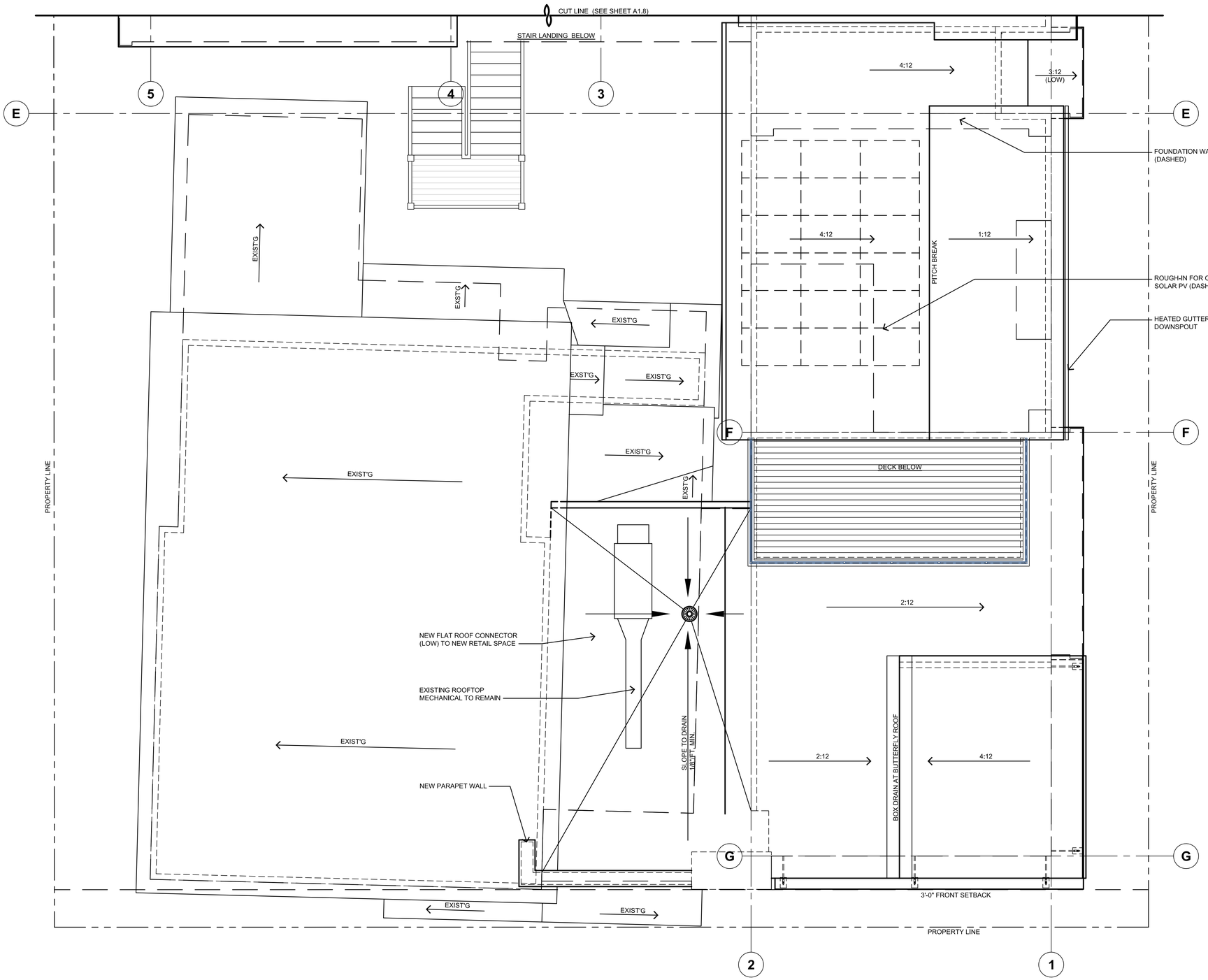
1. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS. PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT LOCATION.
2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.
3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.
4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.
5. REFER TO PLAN FOR ALL ROOF OVERHANGS.
6. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
7. PROVIDE ADDITIONAL SOFFIT OUTLETS FOR CHRISTMAS LIGHTING - LOCATE PER OWNER INPUT.
8. SEE SHEET SP1.2 FOR BUILDING RIDGE HEIGHTS.
9. PROVIDE ILC AS REQUIRED.
10. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT
11. ALL PLUMBING VENTS, BOILER VENTS, AND OTHER ROOF PENETRATIONS ARE WITHIN 5" OF RIDGE LINES. PAINT TO MATCH ROOF COLOR.

ROOFING NOTE:
REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

MAINTENANCE NOTE:
THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

COLD ROOF NOTE:

THIS PROJECT INCLUDES A "COLD ROOF" DESIGN. PROVIDE INSULATION BAFFLES AT ALL RAFTER SPACES AND HOLD DOWN VALLEY FRAMING TO ENSURE AIRFLOW ABOVE ALL VALLEYS. THIS INCLUDES FLUSH VALLEYS (SEE DETAIL). IF NECESSARY DRILL HOLES FOR VENTILATION AS APPROVED BY THE STRUCTURAL ENGINEER. THIS INCLUDES BEAMS AND ALL AREAS THAT RESTRICT AIR FLOW FROM SOFFIT VENTS UP TO RIDGE VENTS. PROVIDE 1" DIAMETER HOLES @ 8" O.C. IN THESE AREAS. RETAIN 1 1/2" OF BEAM ABOVE VENTILATION HOLES. VERIFY WITH STRUCTURAL ENGINEER.



ROOF PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
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6IXTH DEGREE TOWNHOMES

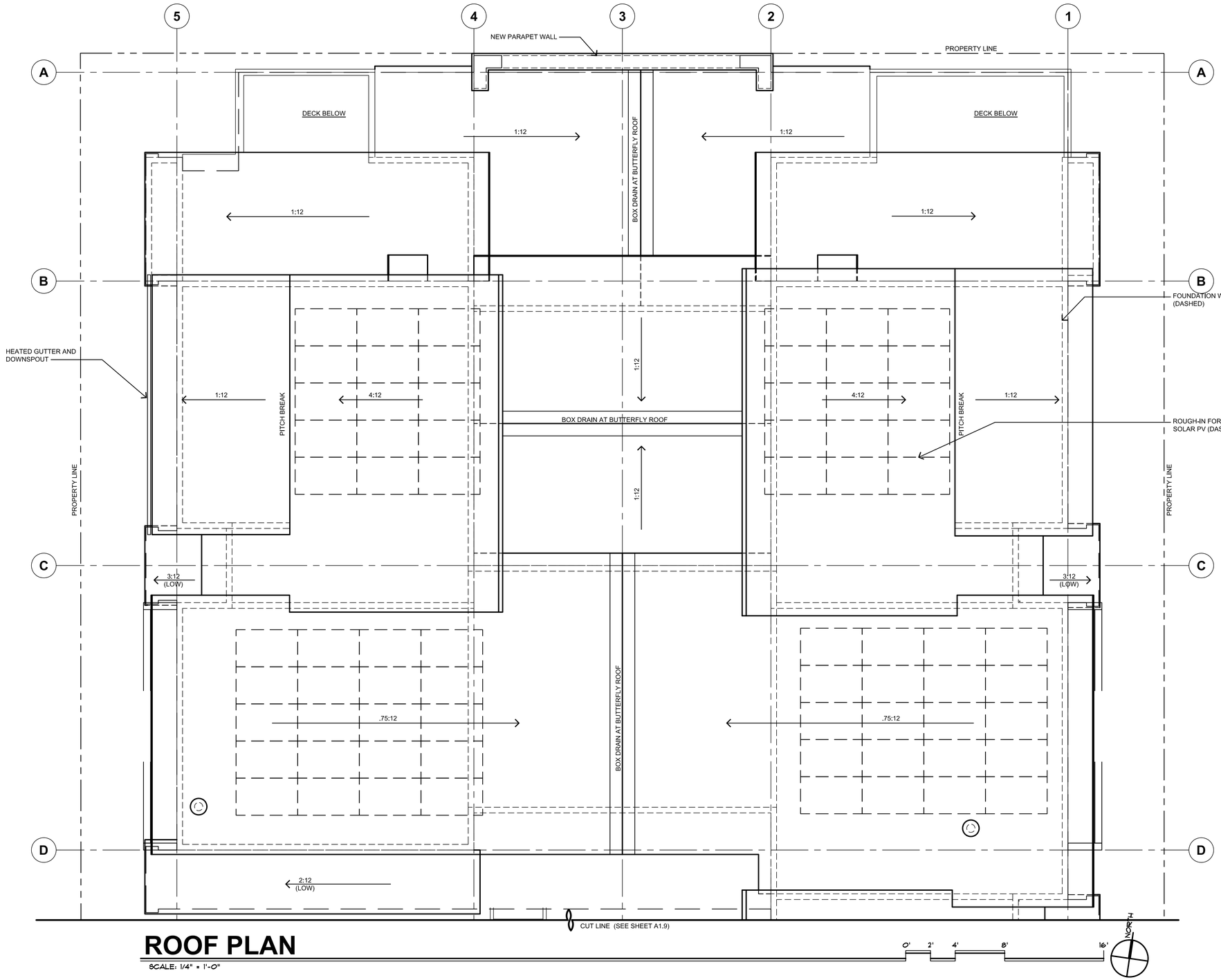
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SHEET NUMBER:

A-1.9

ROOF PLAN



ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:

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6IXTH DEGREE TOWNHOMES
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SHEET NUMBER:

A-1.10
ROOF PLAN



SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



SOUTHEAST PERSPECTIVE

SCALE: N.T.S.

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



NORTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.

REVISIONS:

JOB NO: 52405
DATE: 11/28/2025
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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6IXTH DEGREE TOWNHOMES

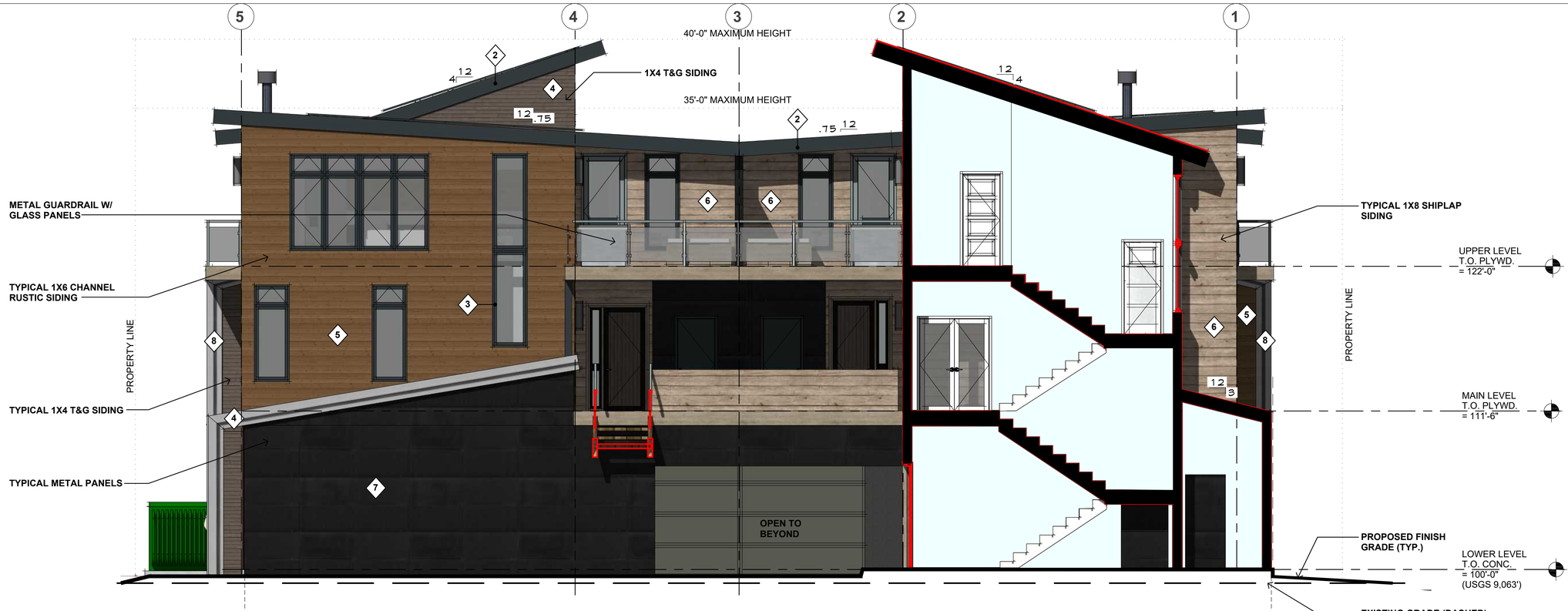
121 MAIN ST., FRISCO, COLORADO
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SHEET NUMBER:

A-2.1

BUILDING PERSPECTIVES



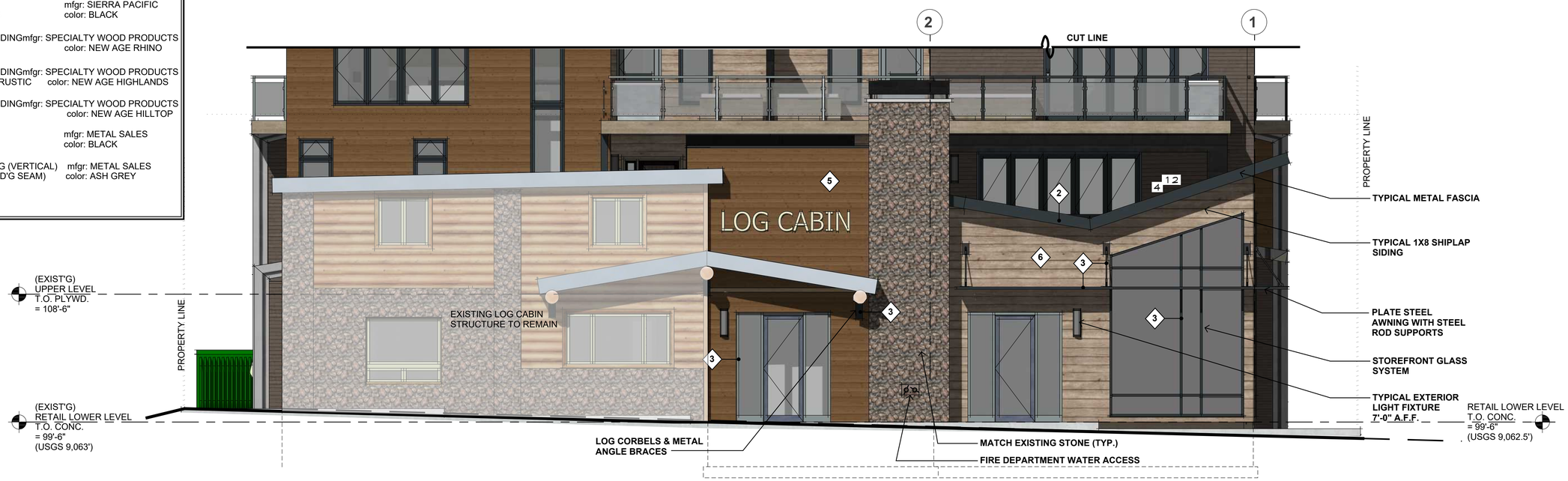
SOUTH ELEVATION/ PARTIAL SECTION

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



SOUTH ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

JOB NO: 52405
DATE: 11/28/2025
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6IXTH DEGREE TOWNHOMES

121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.2

SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



WEST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

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6IXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
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SHEET NUMBER:

A-2.3
WEST ELEVATION

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

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6IXTH DEGREE TOWNHOMES

121 MAIN ST., FRISCO, COLORADO
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SHEET NUMBER:

A-2.4

NORTH ELEVATION

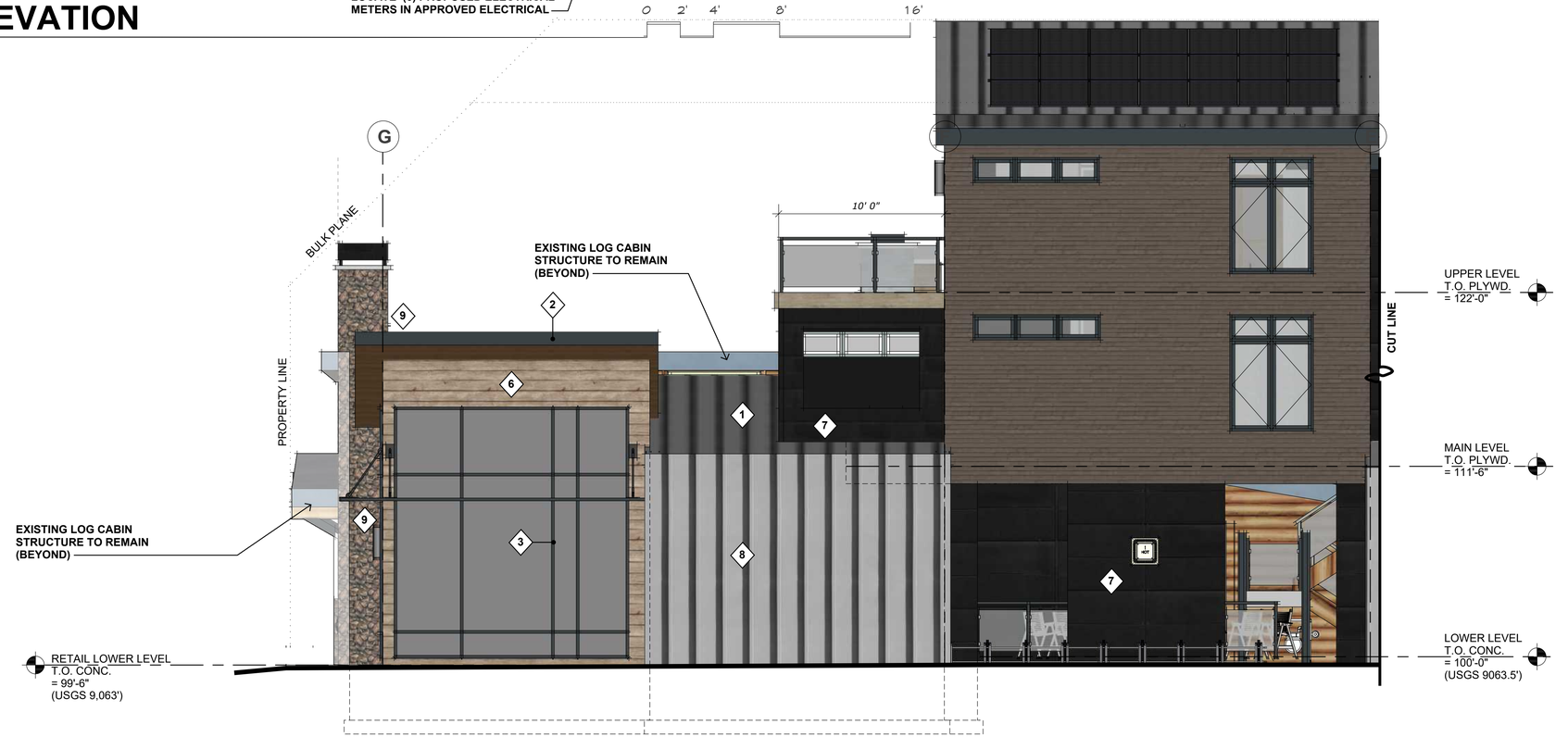


EAST ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



EAST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

REVISIONS:

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6IXTH DEGREE TOWNHOMES

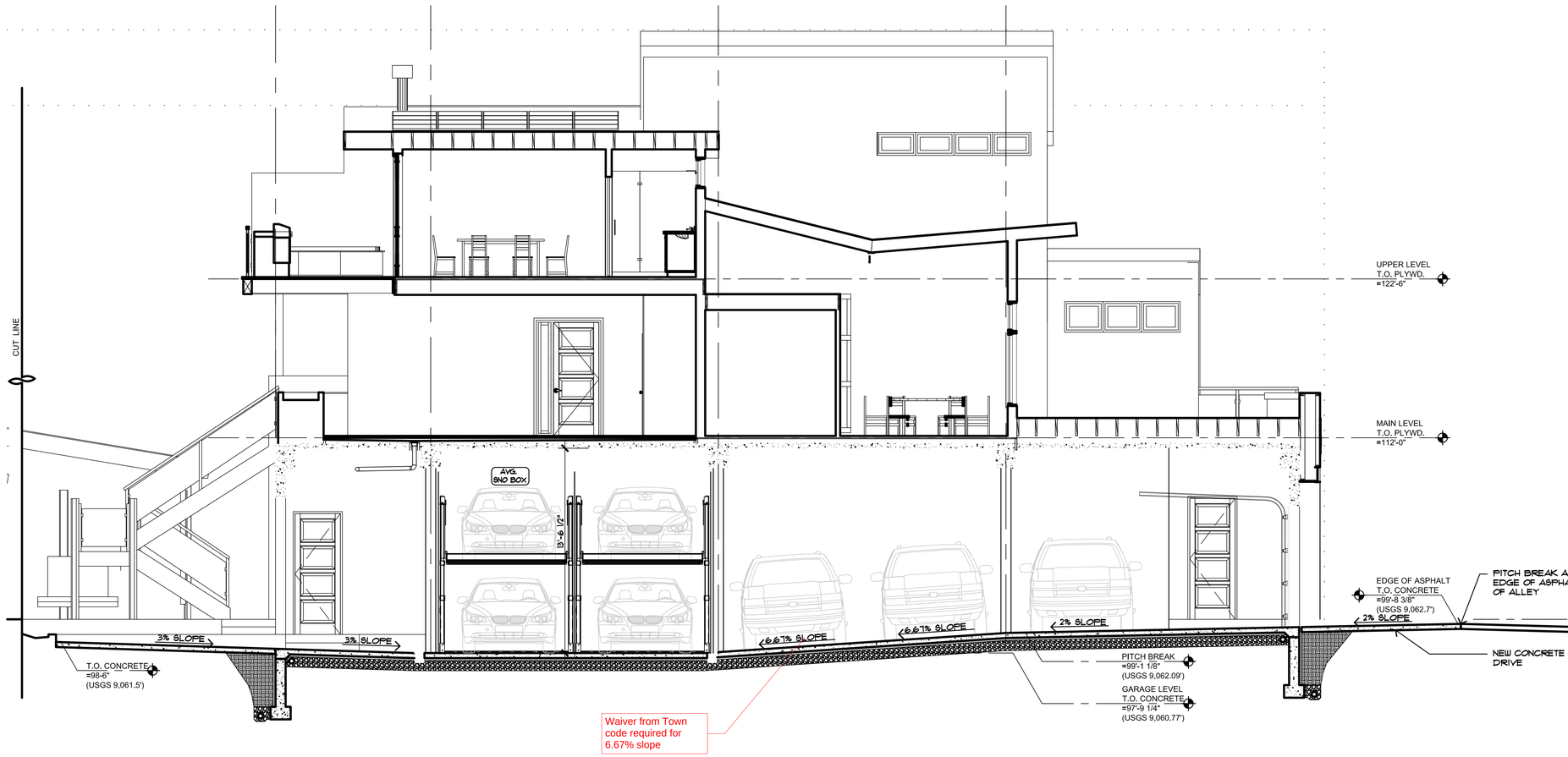
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A-2.5

EAST ELEVATION



SECTION A

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

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6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
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A-3.1

BUILDING SECTIONS

Outlook

6ixth Degree DRC Meeting 20250827 - AI Notes and Follow Up

From Zane Levin <zlevin@bhhpartners.com>

Date Wed 8/27/2025 4:10 PM

To 'margaret@6ixthdegree.com' <margaret@6ixthdegree.com>; Jamie Pawlak <jpawlak@bhhpartners.com>; tom@marcinengineering.com <tom@marcinengineering.com>; steve@hardingaps.com <steve@hardingaps.com>

Team,

Below are my unfiltered and unedited AI recorded notes from the meeting. Please let me know if you have any questions, comments, or edits. Looking forward to working with you all to take this project forward. **Overview**

- Civil plans from 2022 do not match recent architectural updates, necessitating revised civil plans for compliance with the current site layout. *I believe Marcin is complete on this, check ? Add to Sketch Plan*
- Proposed 24-foot driveway raises concerns about radius and ADA ramp positioning, prompting a need for reconfiguration to ensure safety. *SP-1.1, SP-1.2, SP-1.3 Remove Main St Parking Spot*
- Addition of parking spaces near the driveway intersection introduces safety risks related to vehicle movement and requires assessment. I think this is referncing above.
- Building clearance related to the water line easement needs verification, specifically a 5-foot distance on property and 15 feet on Loaf and Jug side. *Meeting w/ToF Public Works Directcor Josh Southworth & Chris McGinnis & Zane, resolve :- ToF to review waterline and relocate to within easement if necessary once escalated.*
- Fire hydrant needs relocation to ensure proper clearance for the garage area foundation, with compliance required prior to construction. *notation on plan*
- Snow storage in the right-of-way violates code; new on-site storage needs to be designated to meet site requirements. *Update pages SP-1.1*
- Restaurant requires an additional 5 Equivalent Residential Units (EQRs) to meet the demand from dwelling units and retail additions.
- Transformer placement fails to meet the 20-foot safety clearance from operable doors, necessitating relocation for compliance. *Be sure to identity all Xcel measurements & multi directional clearances, Clarification call to Pete Kunz ask if we can reroute existing buildings service as it's platted separately*
- Parking garage's slope at 6.67% exceeds the permissible 4%, requiring variance approval from the Public Works director.*Waiver Completed*
- Current parking provision of 15 spaces meets only partial requirements for 100% AMI units, necessitating tandem parking approval from the Planning Commission. *SP-1.3 Parking Notes and page to include #8 EV Ready Letter from Kris Valdez September 10th CC Katie Kent & Mark Richmond to acknowledged Deed Restricted units as platted and noted in Governing documents allocation of only 2 parking spaces and 5 new at market residences.*

Notes

Engineering Review & Site Plan Compliance

- Civil plans from 2022 don't match architectural plans with recent dates, requiring updated civil plans to align with current layout. *as note above*
- 24-foot wide driveway proposed with concerns about radius and ADA ramp proximity, requiring reconfiguration with 3-foot radius on both sides.*Remove sparking sport and adjust curbs to flow.*
- Parking space addition near driveway intersection creates safety concerns with vehicle overtracking and backing maneuvers.
- Water line easement approximately <5 feet on property side, 15+ feet on Loaf and Jug side needs verification for building clearance. AS notes above
- Water line relocation recommended during excavation to protect both utilities and building foundation.

Utility Infrastructure Requirements

- Fire hydrant relocation needed for garage door area with foundation clearance verification required.
- Snow storage shown in right-of-way violates code requiring on-site storage, current location unusable for site needs.
- Water service line location for existing restaurant cannot be established despite multiple location attempts.
- 4-inch ductile iron pipe runs between Loaf and Jug and restaurant, requiring hydraulic analysis for fire suppression demand.
- Restaurant currently has 2.65 EQRs, needs additional 5 EQRs for dwelling units plus retail calculations.

Electrical & Safety Compliance

- Transformer location fails to meet 20-foot safety clearance from operable doors/windows, currently at 18 feet to garage door. Accessed energy requirement
- Multiple electrical meters require co-location with specific placement requirements: non-drip side, 4 feet from first story drip, 16 feet from second story drip.
- 20-foot clearance rule is national safety standard with no exceptions possible, affecting patio doors and dumpster room.

Sewer & Drainage Systems

- Main service line sizing unclear, recommendation for 6-inch minimum or 8-inch for shallow conditions with 1% grade vs 2% for 4-inch.
- 10-foot separation required from sanitary sewer with alternative materials if spatial constraints exist.
- Grease interceptor required outdoors per environmental health preferences, with accessibility considerations.
- Insulation details needed where sewer crosses underneath infiltration gallery due to shallow depth.

Planning & Code Compliance

- Two rear parking spaces owned by Casa Sanchez require re-platting before final site plan approval.
- Dumpster access too close to driveway, requiring Public Works director waiver.
- Parking garage grade at 6.67% exceeds 4% street design criteria, needs Public Works director variance.
- Gross floor area calculation needed to determine if 10,000-25,000 sq ft requires public community space. *We allocated court yard*

Housing & Parking Requirements

- 100% AMI deed restriction issue requires resolution with existing property owner per contractual obligations.
- Current parking count: 15 spaces provided, 14 required for 100% AMI unit, 16 required if not 100% AMI.
- Tandem parking approval needed from Planning Commission despite previous indication of acceptance.

Administrative & Process Issues

- Public Works director position currently vacant, interviews completed two weeks ago with hiring decision pending.
- Assistant director Greg Munson available for interim consultations if hiring exceeds 2-3 weeks.
- Waste Management letter already provided for dumpster location but may need updates based on site plan changes. *Existing letter suffices*

Action items

Civil Engineering Focused Items

- Update civil plans to match current architectural site plan layout.
- Provide drainage report for updated site layout review
- Submit hydraulic analysis for 4-inch water line capacity for fire suppression and domestic demand Coordinate with water utility on meter configuration - individual vs m
- Size main interceptor line (6-inch minimum or 8-inch for shallow conditions) and determine manhole necessity
  Provide insulation details where sewer crosses underneath infiltration gallery
  Include clean out within 5 feet of building on each branch line
- Professional location of existing restaurant water service line
-

Architecture Focused Items

- Remove parking space near driveway intersection
- Reconfigure driveway with 3-foot radius separation from ADA ramp
- Show water line easement on plans and confirm building clearance
- Address snow storage code violation by relocating to on-site location
- Relocate transformer to meet 20-foot safety clearance from all operable openings
- Co-locate electrical meters per placement requirements
- Apply for Public Works director waiver for dumpster access location
- Request variance for 6.67% parking garage grade
- Calculate gross floor area to determine public space requirements
- Resolve 100% AMI deed restriction with Casa Sanchez property owner
- Update lift specifications to match plan drawings
- Determine outdoor fireplace fuel type (gas vs electric) considering utility constraints
- Explore ADA egress alternatives to potentially increase driveway grade from 2% to 8% for improved lift clearance
  Investigate adding 16th parking space with additional lift if 100% AMI restriction not achieved

TOF Focused Items

- Send blank waiver request form for dumpster location
- Schedule offline conversation about landscaping alternatives to trees near building
- Coordinate meeting between Mark, Thad, and Chris Valdez for deed restriction resolution
- Set up meeting with assistant Public Works director if hiring exceeds 2-3 weeks

-Zane

Zane Levin | Principal Architect
bhh Partners of Colorado
w: https://www.bhhpartnersco.com/
c: 847.239.0494

Public Works Department

Waiver Request per Minimum Street Design and Access Criteria

APPLICANT INFORMATION

Applicant Margaret D Ziedin (Name) Margaret@6ixthDegree.com (Email Address)

Mailing Address 891 114th Street, #3602 (Street/P.O. Box) Denver, Colorado, 80202 (City/State/Zip Code)

Telephone Number 702-378-5627 (Home) (Work) (Fax)

Note: If applicant is other than the owner(s), a statement by the owner(s) consenting to this application must be submitted with the application.

Name of Engineer/Surveyor/Agent Tom Marcin (Name) Tom@marcinengineering.com (Email Address)

Mailing Address 101 Eagle Road, #5, (P.O. Box 1062) Avon, CO 81620 (Street/P.O. Box) (City/State/Zip Code) PH: 970-748-0274

PROJECT INFORMATION

Name of Development (if applicable) Sixth Degree Town Homes

Property Address 121 E Main St, Frisco, CO, 80202

Legal Address of Property: Lot 1&2 Block 2 Subdivision King Solomon

In addition to this request form, the applicant must submit information showing the waiver request items and that ALL of the following conditions exist relative to the waiver request:

1. Failure to grant the waiver would result in practical difficulty for the applicant or would make the project economically unfeasible for the applicant;
2. Granting the waiver would facilitate project maintenance; and
3. Granting the waiver would not be detrimental to the public health, safety and welfare.

The waiver, if granted, shall only be to the extent necessary to afford a reasonable use of the property.

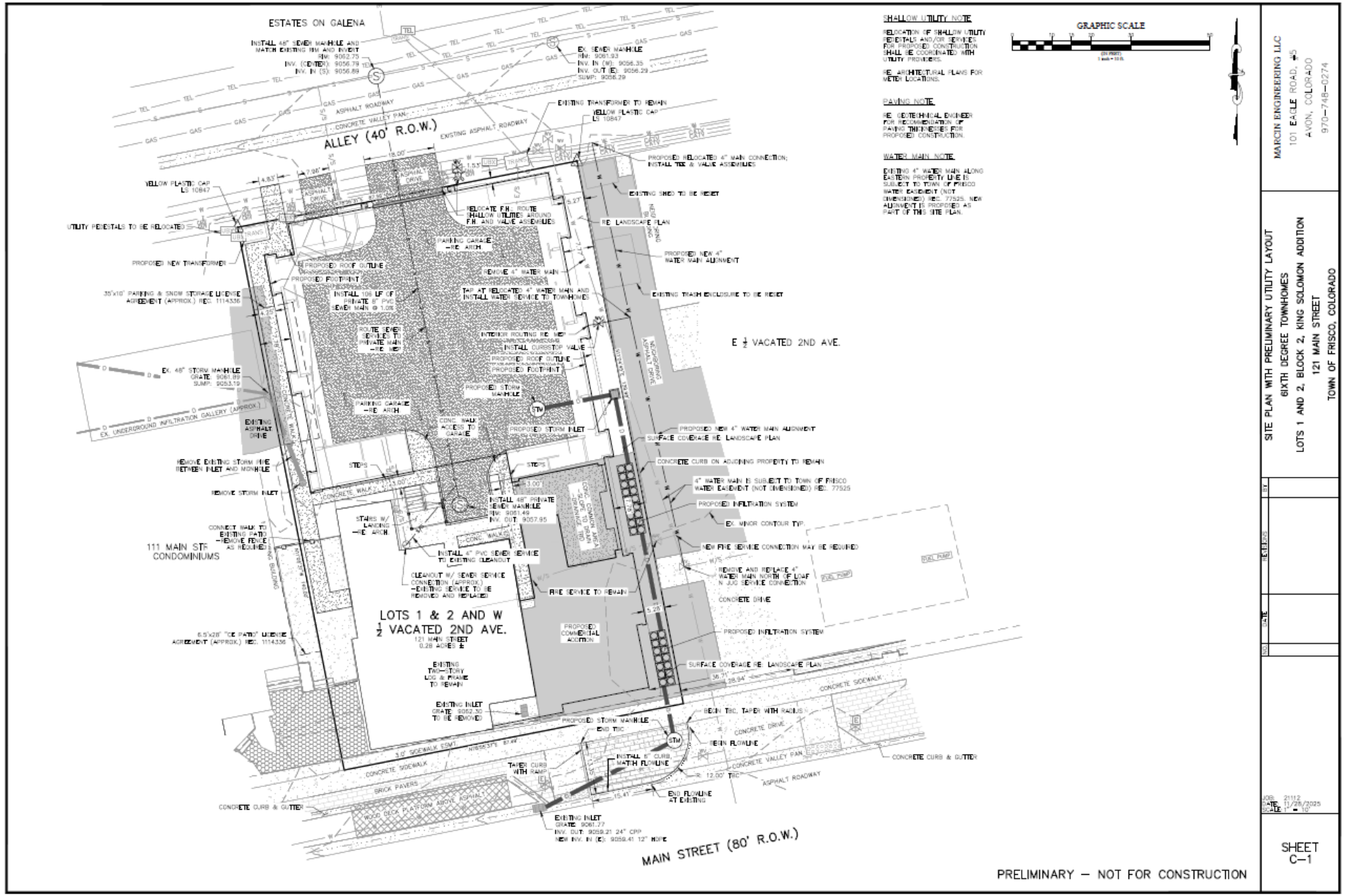
Applicant's Signature da4ce380-3614-4762-83ca-a1ac7e0b09c2 Digitally signed by da4ce380-3614-4762-83ca-a1ac7e0b09c2 Date: 2025.11.13 10:17:09 -07'00' Date 11 / 13 / 2025

121- 201 E Main St

Property Ingress and Egress



- Property line is shown between the Asphalt Drive and the Concrete Drive
- The Concrete Drive can be used to easily determine an approximate property line on site
- There is 30 feet from the red dot to the red dot
- This exceeds the minimum of 22 feet for a commercial driveway (standards shown next page)



MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970-748-0274

SITE PLAN WITH PRELIMINARY UTILITY LAYOUT
SIXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

JOB: 21112
DATE: 11/25/2025
SCALE: 1" = 10'

SHEET C-1

CHAPTER 5 - ROAD AND BRIDGE STANDARDS

TABLE 5-6 - Driveway Criteria

EXPAND

Type of Service	Minimum Driveway Width	Opening Width (including flares		Minimum Centerline Radius of Curvature
Minimum	Maximum			
COMMERCIAL	22 feet	24 feet	*	65 feet
RESIDENTIAL				
Single-family				
<200' in length	12 feet	18 feet	24 feet	N/A
>200' in length	14 feet	18 feet	24 feet	40 feet
Serving two to four units				
<200' in length	14 feet	20 feet	30 feet	N/A
>200' in length	16 feet	20 feet	30 feet	40 feet
Multi-Family	22 feet	24 feet	30 feet	65 feet

Town of Frisco Local Code – Most Recent

f. Single Family Homes	g. 9 foot Minimum	h. 20 foot Maximum
i. Duplexes or Multi-Units	j. 9 foot Minimum	k. 20 foot Maximum
l. Commercial/Business	m. 12 foot (One-Way)	n. 24 foot (Two-Way)



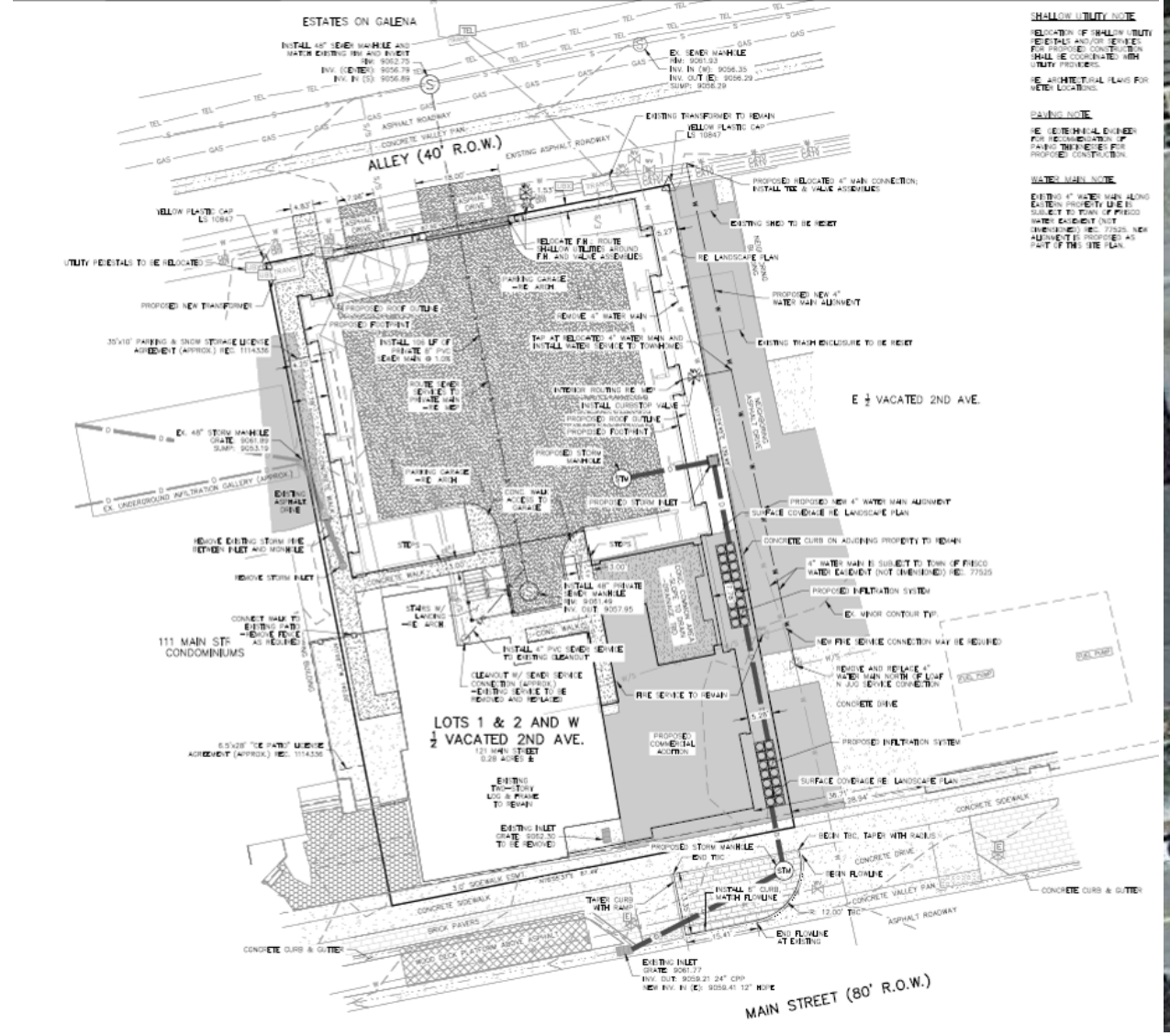
- The red property line is based off of the Concrete Drive and the Concrete Curb as outlined in the survey by Marcin Engineering.

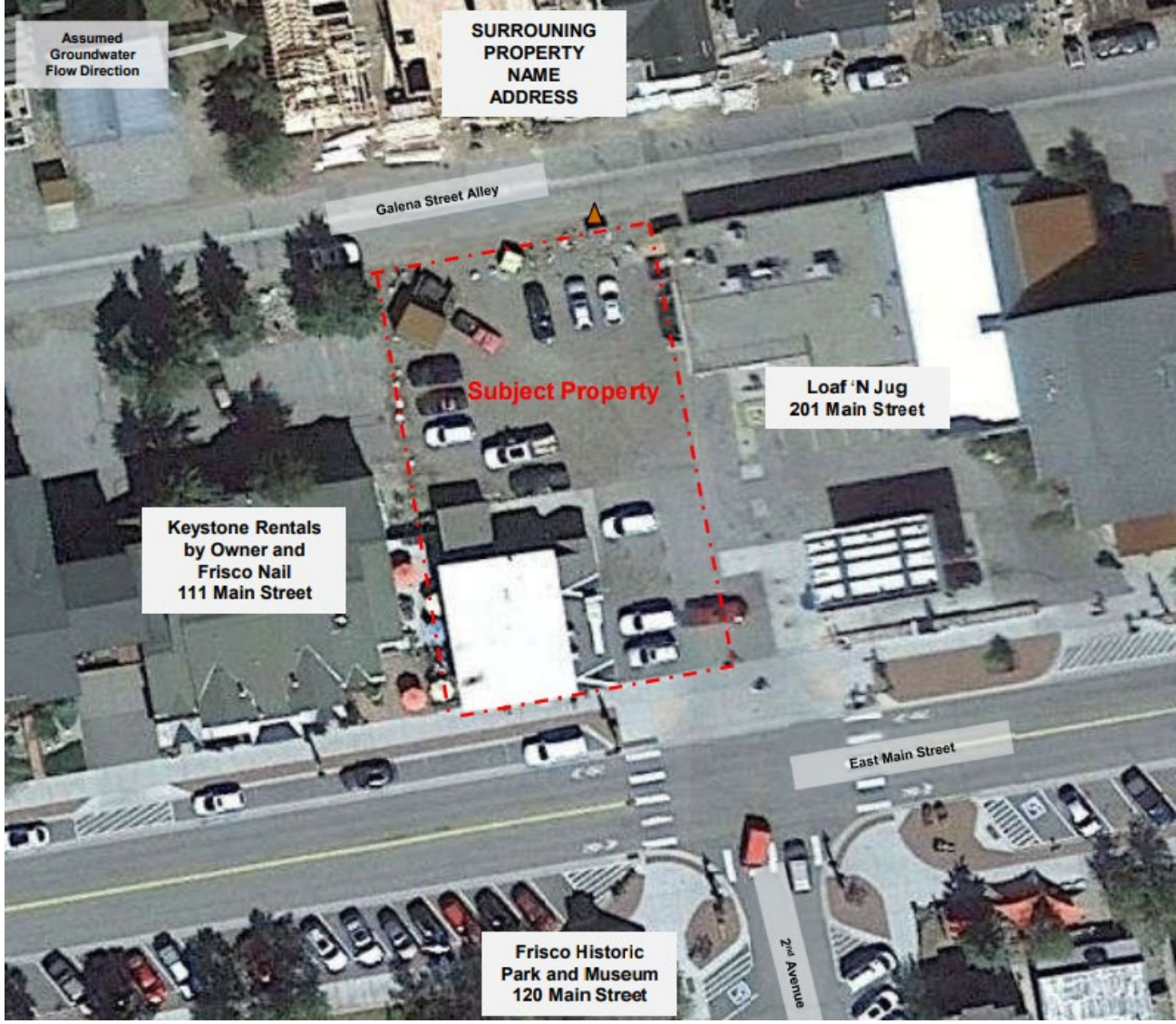
- The truck is not over or touching the property line. Gas fills on the right of truck.

- Closing the 121 E Main St side of the driveway does not create issues legally or based on summit county code.

- The owner and tenants of 201 E Main St have no prescriptive rights or legally enforced easements onto the property at 121 E Main St.

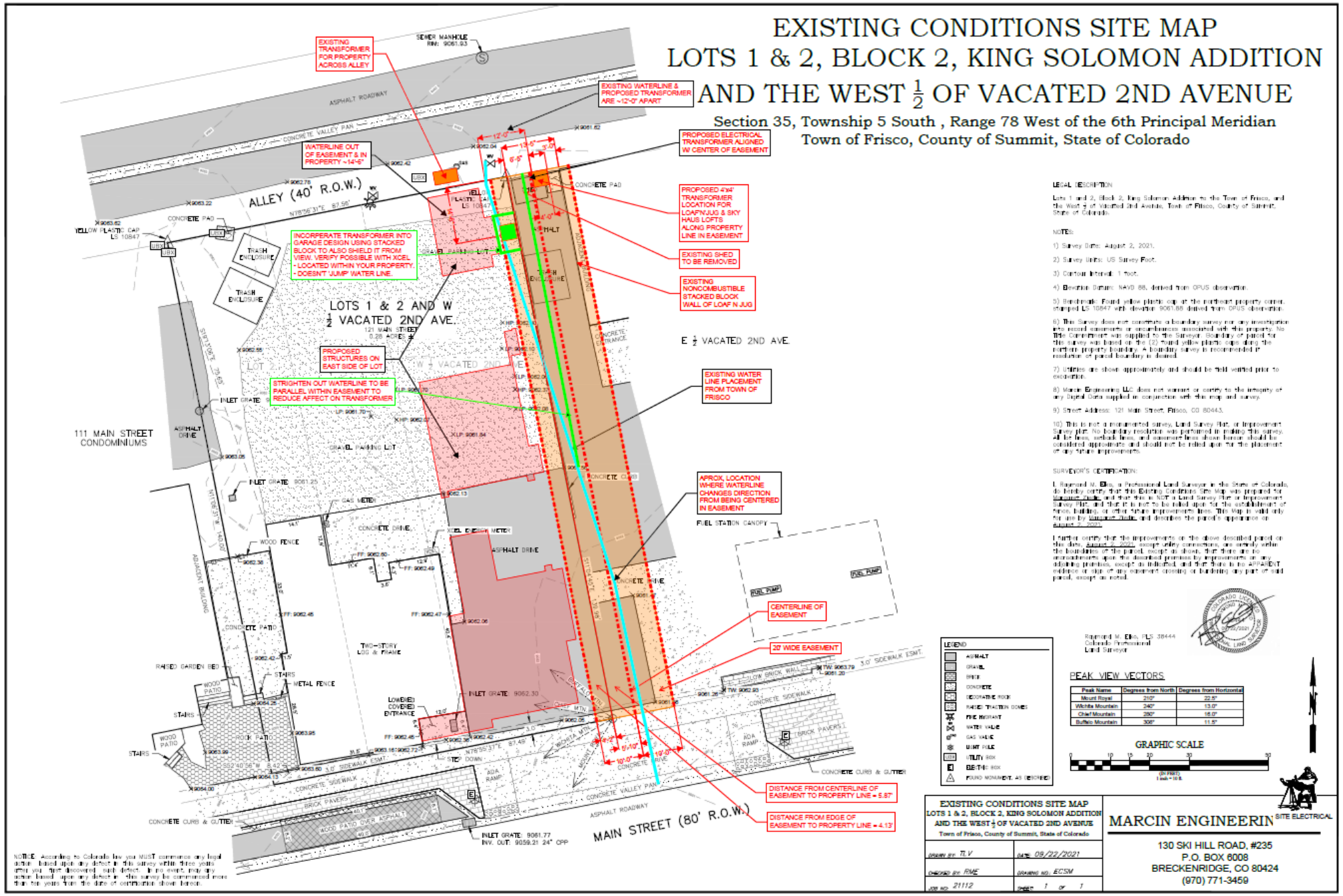
- The proposed project is 5’ west of the property line accommodates the existing water utility easement.





- Legal Property Line

Approximate Property Line



Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
White Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°

Shaded Water Easement



View From121 E Main St looking into 201 E Main St

View from Main St standing on the 201 E Main St side
*Truck has full access to gas fills



From: Kris Valdez
To: Margaret Ziedin
Cc: Kent, Katie
Subject: Response Regarding Parking Allocation and Restrictive Covenant for Unit R-1, 121 E Main Street, MAJ-25-0002
Date: Wednesday, September 10, 2025 9:04:33 AM
Attachments: Outlook-Logo Desc.png

Hello Margaret and Mark,

Thank you for your detailed message to Katie and for outlining the background regarding the parking allocation for Unit R-1 of the Sixth Degree Townhomes plat. We appreciate the clarification provided regarding the contract terms, the Seller's Property Disclosure, and the governing documents for the Sixth Degree Townhomes.

As you note, the allocation of two parking spaces to Unit R-1 is consistent with the information reflected in the recorded documents and the plat. The availability of transit service along Main Street further supports multimodal access to the property. Therefore, Unit R-1 is only required to provide two parking spaces, and the existing deed restriction will allow for the development of five (5) additional units.

The proposal for the five (5) new residential units and the one commercial unit will be reviewed through the Town's standard development review process. This process considers, among other factors, the applicable zoning, parking, and loading requirements, and any existing restrictive covenants. While the existing covenant applicable to Unit R-1 will remain in place, the ability to permit construction of five additional residential units will ultimately depend on compliance with the Town's current Unified Development Code and associated regulations.

Please let me know if you would like to schedule a time to discuss this or the application currently in process.

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

TOWN OF FRISCO

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com

TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM

53

Recorded at 11:20 o'clock A.M. April 17, 1963
Reception No. 96909 Zelda C. Ashlock, Recorder

AGREEMENT

THIS AGREEMENT, made this 3rd day of April, 1963 between HOLIDAY HOUSE MOTELS, INC., a corporation organized and existing under and by virtue of the laws of the State of Colorado of the First Part, and TOWN OF FRISCO, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado of the Second Part,

WITNESSETH:

1. The said Party of the First Part, for and in consideration of the sum of $10.00 and other valuable consideration, to it in hand paid by the said Party of the Second Part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm under the said Party of the Second Part, its successors and assigns forever, the perpetual right of way and easement across, through and under the property hereinafter described, with the right of ingress and egress for the purpose of constructing, repairing, maintaining, removing and replacing underground pipelines and mains to convey water across, through and under the property described, together with the right to excavate and refill ditches and trenches for the location of said pipelines and mains and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipelines and mains, said right of way and easement being situated in the County of Summit and State of Colorado and being more particularly described as follows, to wit:

A 20 foot strip of land lying in the Town of Frisco, the center line of which is described as follows:

From the southwest corner of Block 7 in the Town of Frisco, south 78°53' west along the extended southerly line of said Block 7, a distance of 31.63 feet to the true point of beginning, thence north 11°7' west a distance of 140 feet, more or less, to the point of intersection with the extended northerly line of said Block 7.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said Party of the First Part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said Party of the Second Part, its successors and assigns forever.

2. In the event the Party of the Second Part shall excavate on said easement and right of way, it shall give Party of the First Part reasonable notice of its intention to do so and shall perform such excavation and related work with a minimum of interference with the use of Party of the First Part's adjoining property. Party of the Second Part, at its own expense, shall repair and restore the surface of said easement and right of way and all paving or other surfacing material to the same condition that existed before the excavation began.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their officers duly authorized and their corporate seals to be hereunto affixed the day and year first above written.

HOLIDAY HOUSE MOTELS, INC.

ATTEST: By: Fred J. Beck
President

Marilyn J. Beck
Secretary

TOWN OF FRISCO

ATTEST: By: Charles P. Anderson
Mayor

Mary E. Ruth
Town Clerk

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 3rd day of April, 1963 by Fred J. Beck, as president,

and Marilyn J. Beck, as secretary, of Holiday House Motels, Inc., a corporation.

My commission expires: NOV 25 1964

Witness my hand and official seal.

V. Louise Price
Notary Public
NOTARY PUBLIC, STATE OF COLORADO

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 24th day of April, 1963 by Charles P Anderson, as Mayor, and Mary E Ruth, as Town Clerk, of the Town of Frisco, a municipal corporation.

My commission expires:
My Commission expires September 10, 1964
Witness my hand and official seal.

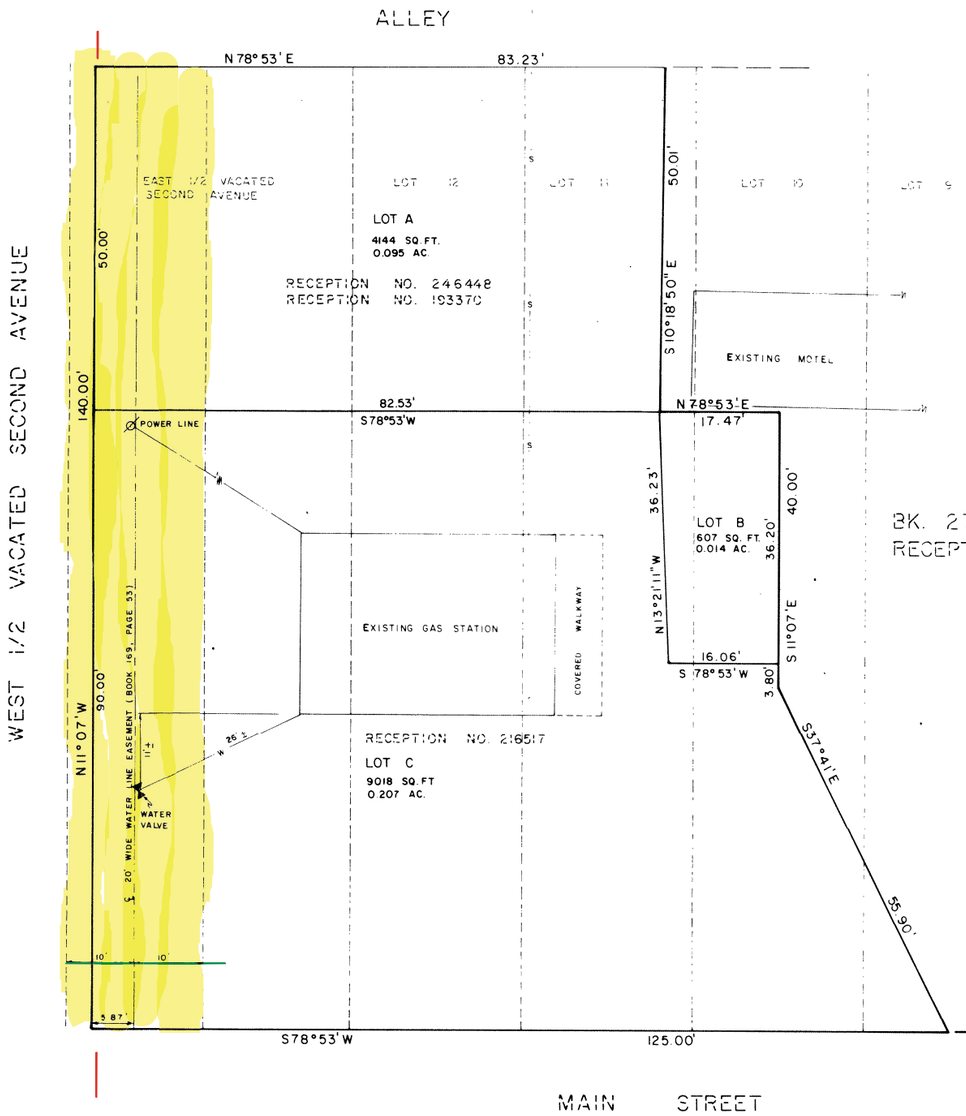
Margaret K Crestwood
Notary Public

FRISCO TOWNSITE, RESUB. LOTS 9–12, BLK 7, (LOAF N JUG)

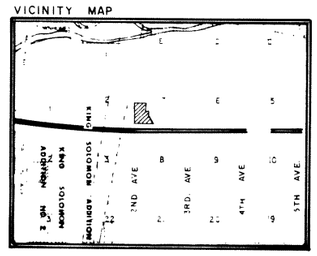
A RESUBDIVISION OF

PORTIONS OF LOTS 9, 10 AND 11, LOT 12, BLOCK 7, AND THE EAST HALF OF VACATED SECOND AVENUE,

TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



VICINITY MAP



BK. 275, PG. 243
RECEPTION NO. 154749

BEARINGS REFERENCED TO THE AMENDED MAP OF FRISCO TOWNSITE

MONUMENTS LOCATED AS PER C.R.S. (1973) 38-51-101.

PREPARATION DATE: 02/23/84

SURVEYOR'S CERTIFICATE

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION, FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 29th DAY OF MARCH, 1984

Richard A. Backlund

RICHARD A. BACKLUND, COLORADO L.S. NO. 10847

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, ANDREW K. SMITH AND ALDAH M. MEDSKER, BEING THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 9, 10, AND 11, LOT 12, BLOCK 7, AND THE EAST ONE-HALF OF VACATED SECOND AVENUE, AS RECORDED UNDER RECEPTION NOS. 193370 AND 216517 IN THE SUMMIT COUNTY, COLORADO RECORDS, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

HAVE LAID OUT, PLATTED AND RESUBDIVIDED SAME, AS SHOWN HEREON.

Andrew K. Smith — ANDREW K. SMITH

Aldah M. Medsker — ALDAH M. MEDSKER

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
COUNTY OF SUMMIT)

THE FOREGOING OWNERS' CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March, 1984, BY ANDREW K. SMITH AND ALDAH M. MEDSKER.

WITNESS MY HAND AND OFFICIAL SEAL

Kathy Schaenfeld
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-13-86

Box 938, Minturn, CO 81645
ADDRESS

TITLE COMPANY CERTIFICATE

ALPINE TITLE, INC. DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS AS SHOWN ON THIS PLAT, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

AGENT

PLANNING COMMISSION APPROVAL

THIS PLAT HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FRISCO, THIS 1st DAY OF March, 1984.

CHAIRMAN

TOWN BOARD APPROVAL

THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO, DOES HEREBY APPROVE THIS PLAT AT A MEETING OF SAID BOARD HELD ON THIS 6th DAY OF March, 1984.

Doug Jones
MAYOR

ATTEST: Diana Stowe
DEPUTY TOWN CLERK

RECORDER'S ACCEPTANCE

THIS PLAT HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 16th DAY OF April, 1984, AT 3:58 P.M., AND DULY FILED FOR RECORD UNDER RECEPTION NO. 276141

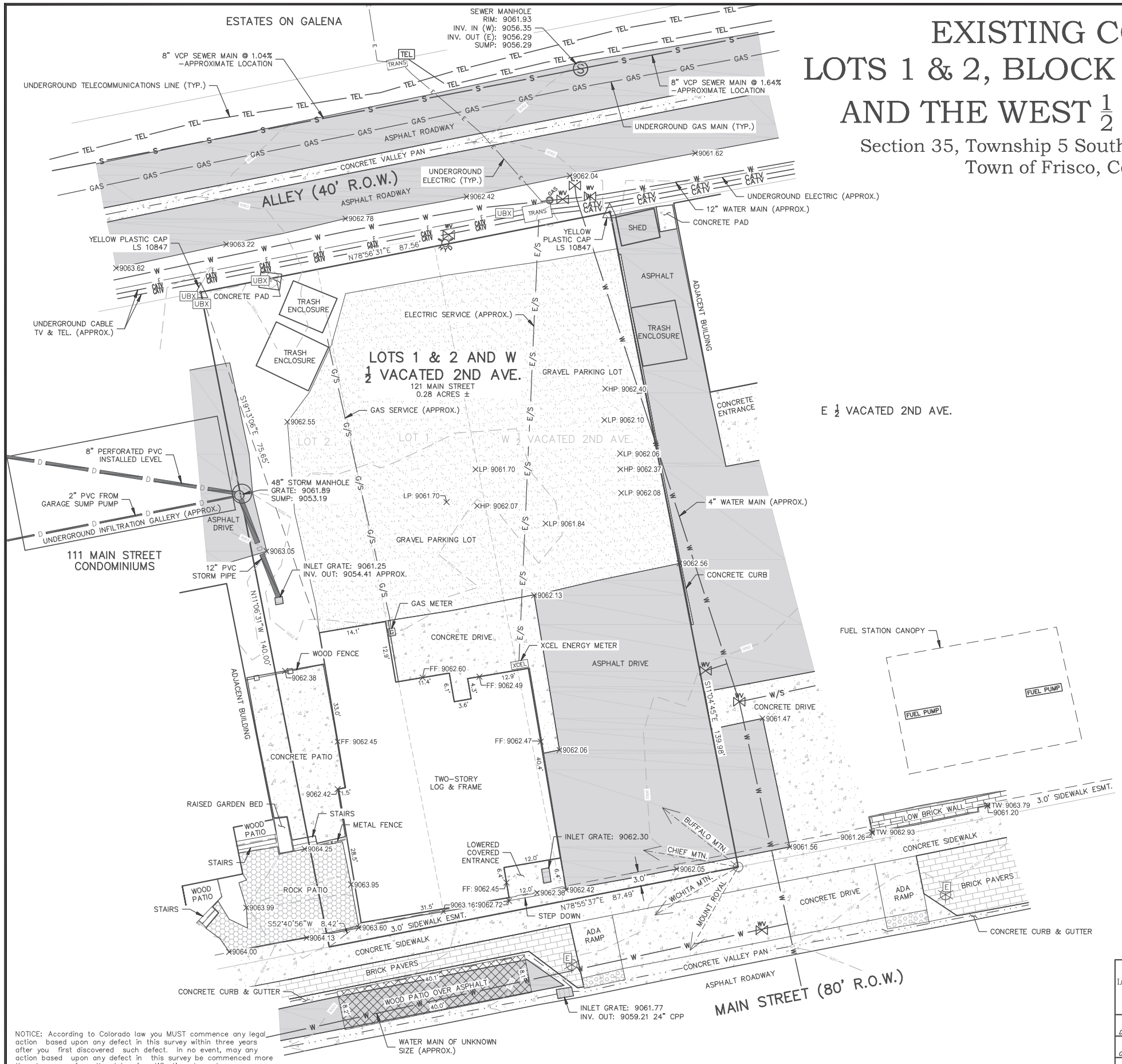
Colleen Richmond / Joanne R. Peterson
SUMMIT COUNTY CLERK AND RECORDER / DEPUTY

BACKLUND LAND SURVEYS
P. O. BOX 614
FRISCO, CO 80443
PHONE (303) 668-3730

5981

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE

Section 35, Township 5 South , Range 78 West of the 6th Principal Meridian
Town of Frisco, County of Summit, State of Colorado



LEGAL DESCRIPTION

Lots 1 and 2, Block 2, King Solomon Addition to the Town of Frisco, and the West $\frac{1}{2}$ of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

NOTES:

1) Survey Date: August 2, 2021.

2) Survey Units: US Survey Foot.

3) Contour Interval: 1 foot.

4) Elevation Datum: NAVD 88, derived from OPUS observation.

5) Benchmark: Found yellow plastic cap at the northeast property corner, stamped LS 10847 with elevation 9061.88 derived from OPUS observation.

6) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor. Boundary of parcel for this survey was based on the (2) found yellow plastic caps along the northern property boundary. A boundary survey is recommended if resolution of parcel boundary is desired.

7) Utilities are shown approximately and should be field verified prior to excavation.

8) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

9) Street Address: 121 Main Street, Frisco, CO 80443.

10) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

SURVEYOR'S CERTIFICATION:

I, Raymond M. Elko, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Site Map was prepared for Margaret Ziedin and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This Map is valid only for use by Margaret Ziedin and describes the parcel's appearance on August 2, 2021.

I further certify that the improvements on the above described parcel on this date, August 2, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LEGEND

- ASPHALT
- GRAVEL
- BRICK
- CONCRETE
- DECORATIVE ROCK
- RAISED TRACTION DOMES
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TEL — TELECOMMUNICATIONS PEDESTAL
- UBX — UTILITY BOX
- E — ELECTRIC BOX
- FOUND MONUMENT, AS DESCRIBED

Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

PEAK VIEW VECTORS

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
Wichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°

GRAPHIC SCALE

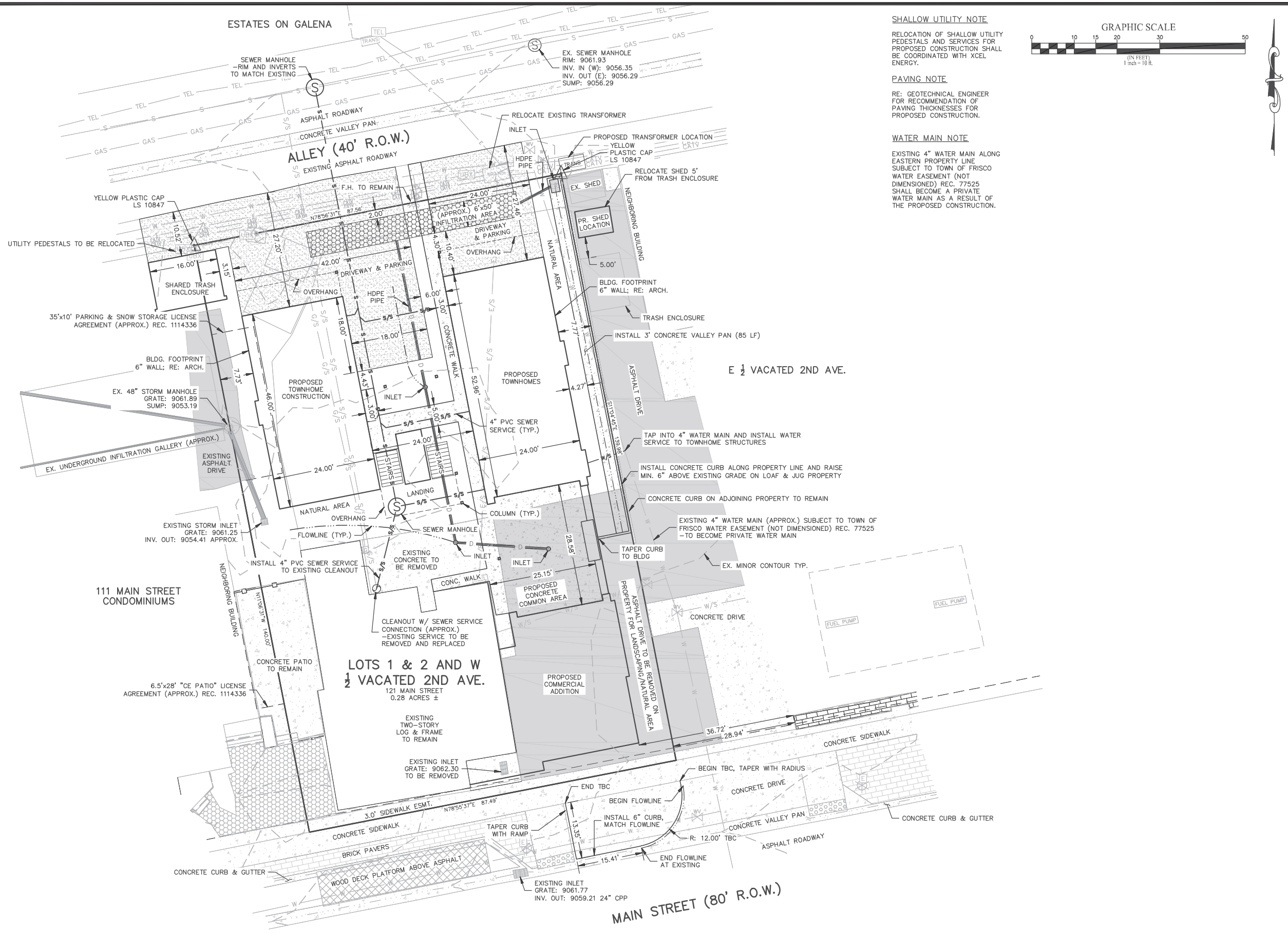
0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST ½ OF VACATED 2ND AVENUE
Town of Frisco, County of Summit, State of Colorado

DRAWN BY: TLV	UPDATED: 01/03/2022
CHECKED BY: RME	DATE: 12/01/2021
JOB NO: 21112	DRAWING NO.: ECSM
	SHEET: 1 OF 1

MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
P.O. BOX 6008
BRECKENRIDGE, CO 80424
(970) 771-3459



SHALLOW UTILITY NOTE

RELOCATION OF SHALLOW UTILITY PEDESTALS AND SERVICES FOR PROPOSED CONSTRUCTION SHALL BE COORDINATED WITH XCEL ENERGY.

PAVING NOTE

RE: GEOTECHNICAL ENGINEER FOR RECOMMENDATION OF PAVING THICKNESSES FOR PROPOSED CONSTRUCTION.

WATER MAIN NOTE

EXISTING 4" WATER MAIN ALONG EASTERN PROPERTY LINE SUBJECT TO TOWN OF FRISCO WATER EASEMENT (NOT DIMENSIONED) REC. 77525 SHALL BECOME A PRIVATE WATER MAIN AS A RESULT OF THE PROPOSED CONSTRUCTION.

GRAPHIC SCALE

0 10 15 20 30 50

(IN FEET)
1 inch = 10 ft.

NOT FOR CONSTRUCTION

MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
BRECKENRIDGE, COLORADO
970-771-3459

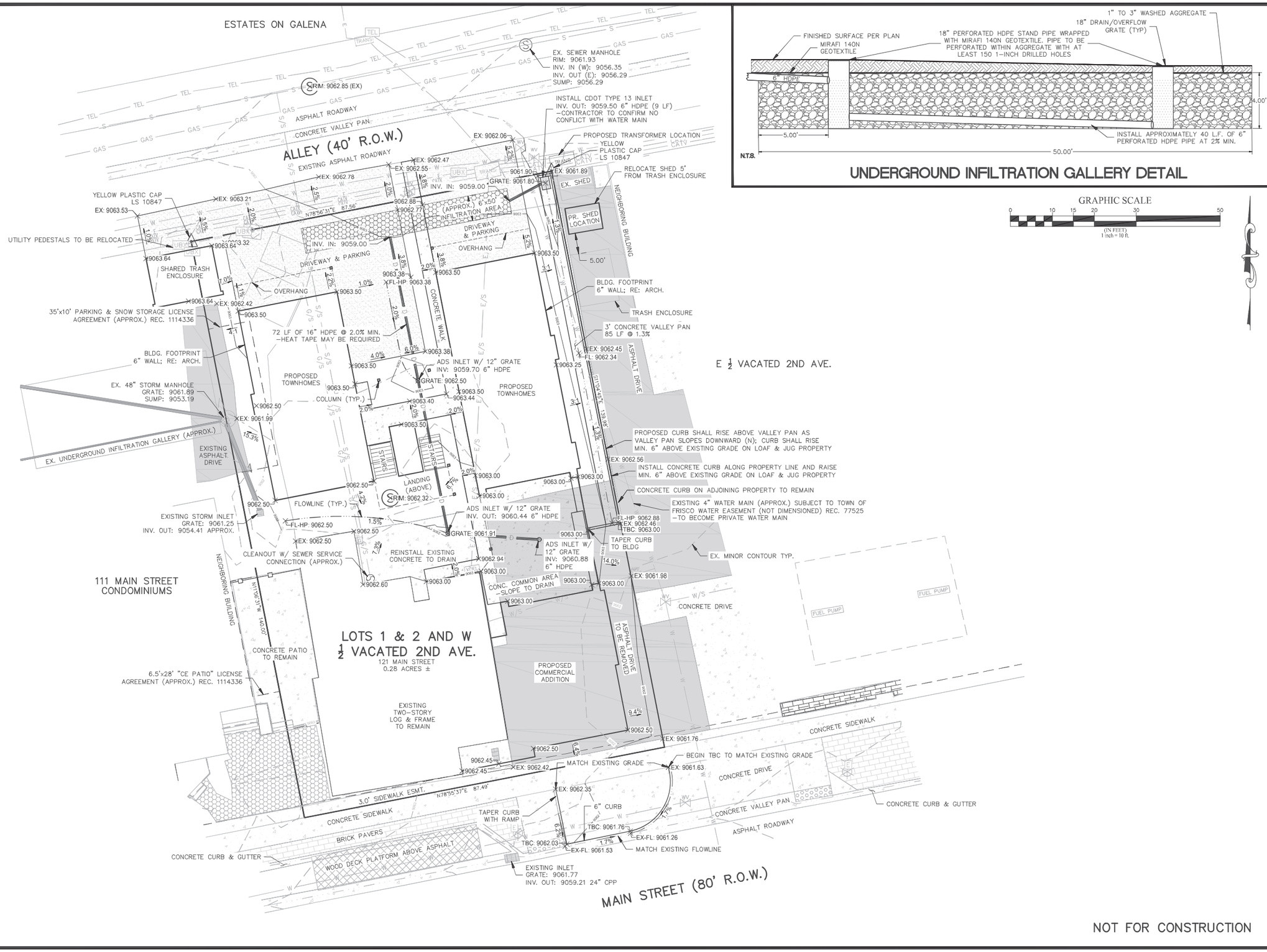
SITE PLAN WITH PRELIMINARY UTILITY LAYOUT
LOG CABIN CAFE ADDITION
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
DATE: 02/23/2022
SCALE: 1" = 10'

SHEET
C-1

DRAWING © Dynasis Worth Engineering\Projects\2021\21112-Log Cabin Cafe\dwg\DWG\21112-Site.dwg



UNDERGROUND INFILTRATION GALLERY DETAIL

GRAPHIC SCALE

0 10 15 20 30 50

(IN FEET)
1 inch = 10 ft.

MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
BRECKENRIDGE, COLORADO
970-771-3459

GRADING AND DRAINAGE PLAN
LOG CABIN CAFE ADDITION
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

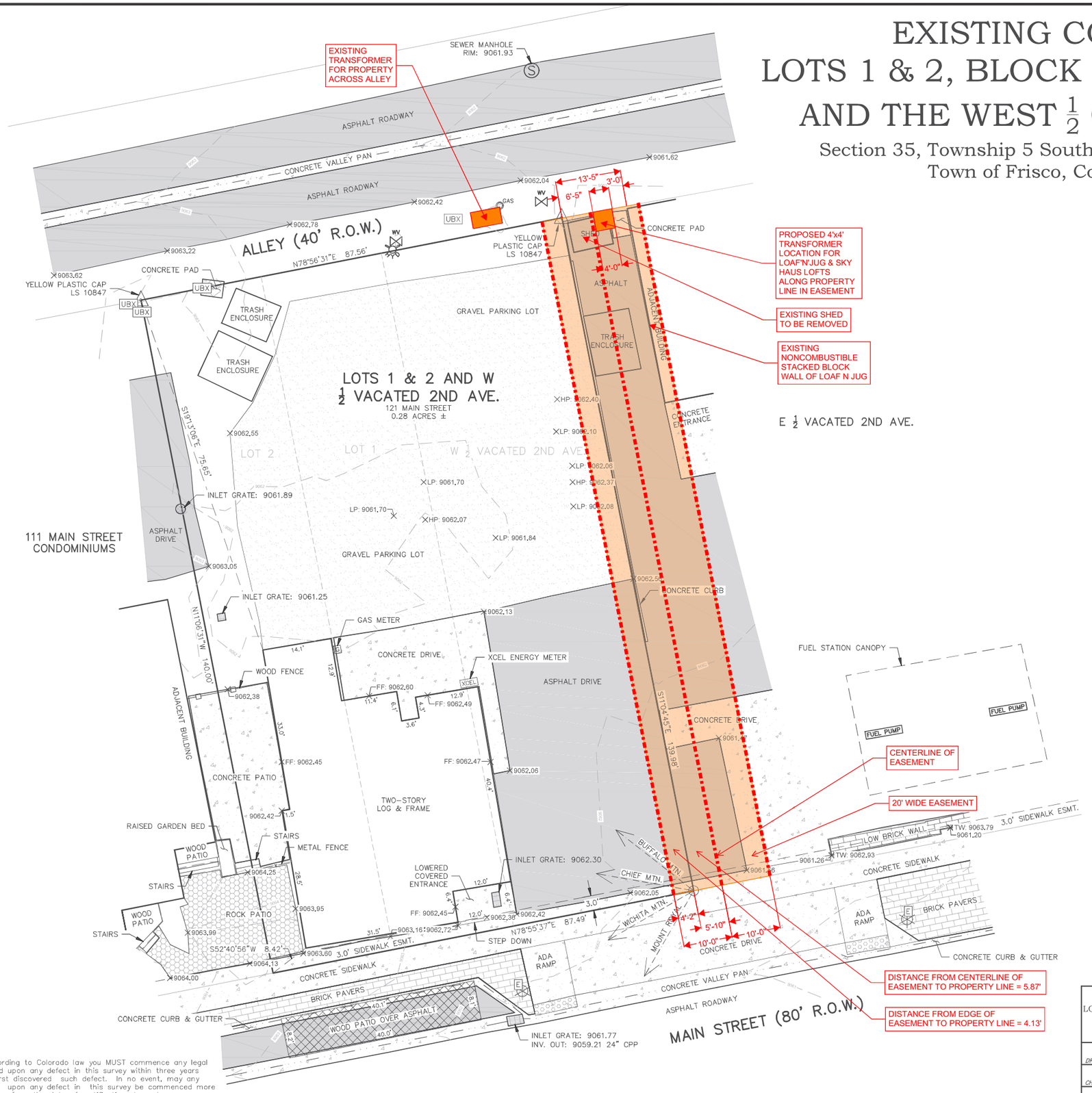
JOB: 21112
DATE: 02/23/2022
SCALE: 1" = 10'

SHEET
C-2

NOT FOR CONSTRUCTION

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE

Section 35, Township 5 South , Range 78 West of the 6th Principal Meridian
Town of Frisco, County of Summit, State of Colorado



LEGAL DESCRIPTION

Lots 1 and 2, Block 2, King Solomon Addition to the Town of Frisco, and the West $\frac{1}{2}$ of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

NOTES:

1) Survey Date: August 2, 2021.

2) Survey Units: US Survey Foot.

3) Contour Interval: 1 foot.

4) Elevation Datum: NAVD 88, derived from OPUS observation.

5) Benchmark: Found yellow plastic cap at the northeast property corner, stamped LS 10847 with elevation 9061.88 derived from OPUS observation.

6) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor. Boundary of parcel for this survey was based on the (2) found yellow plastic caps along the northern property boundary. A boundary survey is recommended if resolution of parcel boundary is desired.

7) Utilities are shown approximately and should be field verified prior to excavation.

8) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

9) Street Address: 121 Main Street, Frisco, CO 80443.

10) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

SURVEYOR'S CERTIFICATION:

I, Raymond M. Elko, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Site Map was prepared for Margaret Ziedin and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This Map is valid only for use by Margaret Ziedin and describes the parcel's appearance on August 2, 2021.

I further certify that the improvements on the above described parcel on this date, August 2, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

LEGEND

- ASPHALT
- GRAVEL
- BRICK
- CONCRETE
- DECORATIVE ROCK
- RAISED TRACTION DOMES
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- UTILITY BOX
- ELECTRIC BOX
- FOUND MONUMENT, AS DESCRIBED

PEAK VIEW VECTORS

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
Wichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°

GRAPHIC SCALE

0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

EXISTING CONDITIONS SITE MAP
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION
AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE
Town of Frisco, County of Summit, State of Colorado

DRAWN BY: TLV	DATE: 09/22/2021
CHECKED BY: RME	DRAWING NO.: ECSM
JOB NO: 21112	SHEET: 1 OF 1

MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
P.O. BOX 6008
BRECKENRIDGE, CO 80424
(970) 771-3459

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

[BKGRND: G:\Users\Steve - Front\Dropbox (Marcin Engineering)\Projects\2021\21112-Log Cabin Cafe\dwg\SUR\21112-ECSM.dwg]

From: Mahoney, Patrick
To: Margaret Ziedin
Subject: RE: 121 E Main St, Frisco, CO 80443 - Waste Management Plan
Date: Friday, July 4, 2025 8:47:34 AM
Attachments: image003.png
image007.png
image008.png
image009.png
image010.png

Margaret

Good morning! Happy 4th of July!

We do service the Loaf N Jug next door. There should be no issues based on the Planning Commission Meeting and the photos provided.

Have a wonderful day!

Patrick Mahoney
Sr. Account Executive
pmahone1@wm.com
C:303-229-2912

Access WM 24/7
with **My WM**

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Thursday, July 3, 2025 12:24 PM
To: Mahoney, Patrick <pmahone1@wm.com>
Subject: [EXTERNAL] RE: 121 E Main St, Frisco, CO 80443 - Waste Management Plan
Importance: High

Hi Patrick,

HAPPY 4th of July!

Please help me one more time.

Does Waste Management Service Loaf n Jug, which is right next door?

If so, as per the attached minutes from Planning Commission meeting (page 3, first bullet point), the Town of Frisco requests a letter they you will be able to access the Loan N Jug

dumpster.

Please see attached 121-201 Ingress & Egress.
The Red line represents the property line, and our development is setback an additional 5 feet further west of the red line.

Let me know if you wish to discuss further, thank you!

Margaret D Ziedin
6ixthDegree.com
ph|txt: +1 702-378-5627
e-mail: MDZ@6ixthDegree.com



From: Mahoney, Patrick <pmahone1@wm.com>
Sent: Thursday, June 19, 2025 3:11 PM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Subject: RE: 121 E Main St, Frisco, CO 80443 - Waste Management Plan

Margaret

Good afternoon

I have reviewed your site plan and considered your current services with WM. In considering the scope of work you will complete for 121 E Main Street in Frisco CO, I have contacted my Operations Team as well as Manuel Sanchez at Casa Sanchez/ Old Log Cabin Café to ensure adequate space for disposal. The waste usage plan for mixed use development (2,200sf Mexican Restaurant1,024 sf market Retail6 residences (10 bedrooms) will accommodate your needs.

Your dumpster room specifications at 162 sf will allow WM to provide the service you will require after completion of the 6ixth Degree Complex. Taking into consideration the usage allowance you had provided at Commercial sf+/-3,142.47Residential sf+/-6,667.34, we will ensure the trash and recycle conforms to your needs as they change.

I look forward to serving you and 6ixth Degree in the near future.

Thank you

Patrick Mahoney
Sr. Account Executive
pmahone1@wm.com
C:303-229-2912



Access WM 24/7
with My WM

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Wednesday, June 18, 2025 2:49 PM
To: Mahoney, Patrick <pmahone1@wm.com>
Subject: [EXTERNAL] FW: 121 E Main St, Frisco, CO 80443 - Waste Management Plan

Please see attached our site plan and waste coverage requirements.
Plus previous waste servicing suggestions.

Will you please review and provide me with recommended servicing for this project?
I need your proposal to submit to Town if Frisco this Friday.

Please call with questions.

Sincerely,
Margaret

Margaret D Ziedin
6ixthDegree.com
ph|txt: +1 702-378-5627
e-mail: MDZ@6ixthDegree.com

Margaret D Ziedin
6ixth Degree Group
Founder | Principal

(702) 378-5627 Mobile
mdz@6ixthdegree.com
273 Adams St
Denver, Colorado. 80206
6ixthdegree.com

From: Wallace, Tristin <twallac2@wm.com>
Sent: Wednesday, October 30, 2024 3:43 PM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Subject: RE: 121 E Main St, Frisco, CO 80443 - Waste Management Plan

Hi Margaret,

You currently have an 8yd trash and a 6yd recycling. Am I adding the 2yd 1x per week and the 2yd REC EOW? Or am I replacing the current bins with these?

Warmest regards,

Tristin Wallace
Service Solutions Representative
West Coast
twallac2@wm.com
T: 206.238.0459

Please consider the environment before printing this email. Thank you!

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Wednesday, October 30, 2024 2:02 PM
To: Wallace, Tristin <twallac2@wm.com>
Subject: [EXTERNAL] 121 E Main St, Frisco, CO 80443 - Waste Management Plan

Based on our discussion with the smaller trash enclosure new updated service levels are as follows:

2yd MSW serviced 1x per week

Glass 96Gal x 2 x 1 weekly
2yd RCY Services 1x Every other week.

USAGE ALLOWANCE based on
Commercial +/- 3,300 sf
Residential +/- 10,480 sf

From: Cohn, Ryan <rcohn1@wm.com>
Sent: Tuesday, April 12, 2022 9:24 AM
To: Margaret Ziedin <Margaret@6ixthdegree.com>; MDZ <mdz@6ixthdegree.com>
Subject: RE: WM

Hi Margaret,

Based on our discussion with the smaller trash enclosure new updated service levels are as follows:

2yd MSW serviced 1x per week
2yd RCY Services 1x Every other week.

USAGE ALLOWANCE based on
Commercial +/- 3,300 sf
Residential +/- 10,480 sf

Thanks,

Ryan Cohn
Environmental Solutions Specialist
Corporate Sales
Rcohn1@wm.com

T: 480.383.5721
F: 866.835.6061
2550 W Union Hills Dr #100
Phoenix, AZ 85027

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Tuesday, February 22, 2022 10:31 AM
To: Cohn, Ryan <rcohn1@wm.com>; MDZ <mdz@6ixthdegree.com>
Subject: [EXTERNAL] Re: WM

Hi Ryan,

Thanks again for your advice.
Would you please formulate your comments for me on a company letter head so I can include it in my

design submittal?

Pretty much what you wrote below.

USAGE ALLOWANCE based on
Commercial +/- 3,300 sf
Residential +/- 10,480 sf
4 yards waste – Weekly - Bi Weekly
4 yards recycling - Monthly

Thank you

Margaret D Ziedin
ph|txt: +1 702-378-5627
e-mail: MDZ@6ixthDegree.com
CC: Brant Reid +1 (719) 728-3300
This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C.2510-2521 and is legally privileged. This e-mail (including any attachments) is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution, copying, or printing of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete and destroy the communication. Thank you for your cooperation.

From: Cohn, Ryan <rcohn1@wm.com>
Sent: Friday, February 18, 2022 3:19 PM
To: MDZ
Subject: WM

Hello,

Per our conversation I recommend the 4 yard containers for these developments in Frisco. Attached is those containers with the prices attached for the following.

https://store.wm.com/us/ccrz__ProductList?cartId=c9616ed0-0b7d-40a7-9148-1dd653958571&reloaded=true&categoryId=a5x0h000000PGZYAA4&count=2&isSingleProductPresent=false&isCSRFlow=true&portalUser=&store=USStore&cclcl=en_US&grid=a6c0h000000g0cWAAQ&grid2=a6c0h000000g0e4AAA&gisIds=GIS500221|S04538-GIS503721|S04538&fromReact=true&street=121%20E%20Main%20St&city=Frisco&state=CO&country=US&zipCode=80443&latitude=39.5756339&longitude=-106.100646&productType=permanent_bin&userfirstName=null&userlastName=null&buNumber=B01190&county=Summit%2520County&naics=56&isSOSFranchiseAvailable=false&isFranchiseZonesAvailableCommercial=false&

Ryan Cohn
Environmental Solutions Specialist
Corporate Sales
Rcohn1@wm.com

T: 480.383.5721
F: 866.835.6061
2550 W Union Hills Dr #100
Phoenix, AZ 85027

Recycling is a good thing. Please recycle any printed emails.

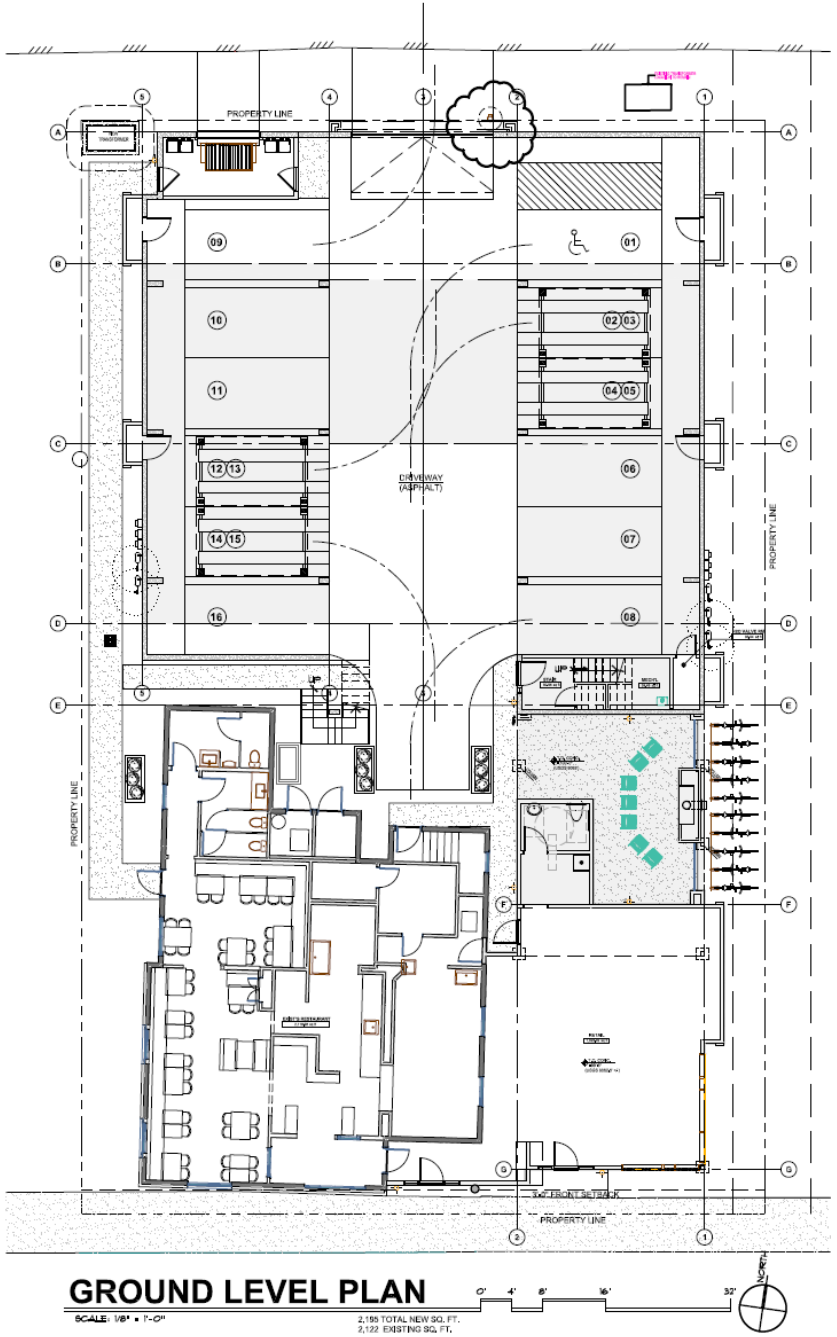
8.4 Waste collection verification

Waste Usage Plan for 121 E Main Street, Frisco.
Mixed Use Development.
2,200sf Mexican Restaurant
1,024 sf market Retail
6 residences (10 bedrooms)

https://library.municode.com/co/frisco/codes/code_of_ordinances?nodeId=CH124PUHESA_ARTIIIWARERE_S124-24DE

Dumpster Room 18 x 9 = 162sf
2 yd MSW Serviced 1 x weekly
2 x 96 Gal Glass Serviced 1 x weekly
2 yd RCY Serviced every other week.

USAGE ALLOWANCE BASED UPON
Commercial Sft +/- 3,142.47
Residential Sft +/- 6,667.34



REVISIONS:

JOB NO: 52405
DATE: 06.17.25
DRAWN BY: T. SHAFFER
CHECKED BY: Z. LEVIN

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PROGRESS SET: 06.17.25

bhh Partners of Colorado
560 ADAMS AVE, SILVERTHORNE, CO 80498 P.O BOX 7349-334 BRECKENRIDGE, CO 80424 (970) 453-4888

6IXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2024

SHEET NUMBER:
A-1.1
GROUND AND MAIN LEVEL PLAN

Outlook

Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

From Lagace, Amy S <Amy.Lagace@xcelenergy.com>
Date Wed 2/4/2026 5:03 PM
To Valdez, Kris <krisv@townoffrisco.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Cc Kent, Katie <katiek@townoffrisco.com>; Alsup, Kyle C <Kyle.C.Alsup@xcelenergy.com>

3 attachments (5 MB)
2026-01-29 site plan.pdf; Elevations 2026-01-29 Combined Application.pdf; floor plans 2026-01-29 Combined Application.pdf;

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Report Suspicious

Hi Kris - it looks like the only thing that changes with these plans is the garage door, it now meets the 20’ clearance. Everything else mentioned below is still a comment.

Thanks,

Amy

Amy Lagace
Xcel Energy
Designer
200 W 6rh St, PO Box 1819, Silverthorne, CO 80498
970-262-4033
Amy.Lagace@xcelenergy.com

MAKING ENERGY WORK BETTER

This e-mail, and any attachments, may contain confidential or private material for the sole use of the intended recipient(s). If you are not the intended recipient, please contact the sender by reply mail and delete all copies of this message and any attachments.

My Office Hours: Tues - Fri 7:00am - 4:30pm

Useful Links
Xcel Energy Standards of Installation and Use Manual *Updated Version – August 2025
Building and Remodeling | Partner Resources | Xcel Energy
Additional Xcel Customer Support

From: Valdez, Kris <krisv@townoffrisco.com>
Date: Tuesday, February 3, 2026 at 4:00 PM
To: Lagace, Amy S <Amy.Lagace@xcelenergy.com>, Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

EXTERNAL - STOP & THINK before opening links and attachments.

Hi Amy,

Thank you again for your comments this morning.

The applicant for 121 E Main Street submitted updated documents on January 29, 2026. For time constraints, I created a link to review the document outside the Town's website. Would you have the same comments on this application as the one from December 12, 2025?

The applicant insists that the application meets the setback requirements and that the transformer size is appropriate.

Thank you!

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

TOWN OF FRISCO

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM

From: Lagace, Amy S <Amy.Lagace@xcelenergy.com>
Sent: Tuesday, February 3, 2026 11:15 AM
To: Valdez, Kris <krisv@townoffrisco.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Subject: Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

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Report Suspicious

Hi Kris -

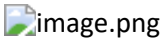
It looks like there are clearance issues with the existing and proposed transformer locations. There can be no windows or doors within 20’ of the transformer (all floors). I am showing several in conflict. I have attached the transformer clearance pages from our online standards manual. See attached.

Also - the proposed transformer size on the site plan is incorrect, it should be shown as approx 78”(w) 68” (d). With this dimension it doesn’t look like it meets the min 30’ from the corner of the structure.

Meter locations shown on the east side of structure - with the transformer shown on west. Customer owned service line cannot traverse in ROW - very limited space to get service line around structure (unless they allowed per the NEC and building codes to go through the parking garage)

And lastly, the gas service line to the old structure is not shown on the plans. With new building footprints being placed over the existing electric and gas services - they will need to be relocated or demo’d prior to start of construction.

Note: I did not see a one-line or gas load schedule so I cannot review metering or reinforcement needs at this time.



Thanks,

Amy

Amy Lagace
Xcel Energy
Designer
200 W 6rh St, PO Box 1819, Silverthorne, CO 80498
970-262-4033
Amy.Lagace@xcelenergy.com

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My Office Hours: Tues - Fri 7:00am - 4:30pm

Useful Links

Xcel Energy Standards of Installation and Use Manual *Updated Version – August 2025

Building and Remodeling | Partner Resources | Xcel Energy
Additional Xcel Customer Support

From: Valdez, Kris <krisv@townoffrisco.com>
Date: Monday, February 2, 2026 at 10:32 AM
To: Lagace, Amy S <Amy.Lagace@xcelenergy.com>, Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Subject: Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

EXTERNAL - STOP & THINK before opening links and attachments.

Hi Amy,

I wanted to check back in on the review of 121 E Main Street. We are preparing to schedule a sketch plan meeting with the Planning Commission. Any comments you could provide would be greatly appreciated.

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM

From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Wednesday, January 28, 2026 10:49 AM
To: Amy Lagace <amy.lagace@xcelenergy.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Subject: Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

Hi Amy,

Thank you! I appreciate your input.

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM

From: Lagace, Amy S <Amy.Lagace@xcelenergy.com>
Sent: Tuesday, January 27, 2026 3:37 PM
To: Valdez, Kris <krisv@townoffrisco.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Subject: Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

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Report Suspicious

Hi Kris -

Sorry for my delayed response - I have few concerns on this one, similar to our past comments. Peter Kunz in the office was last working on this one. He moved to another position, I am trying to get his last notes on this. I should have something back to you tomorrow.

Thanks,

Get Outlook for Mac

From: Valdez, Kris <krisv@townoffrisco.com>
Date: Thursday, January 22, 2026 at 10:17 AM
To: Lagace, Amy S <Amy.Lagace@xcelenergy.com>, Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>, Scott Benson <sbenson@summitfire.org>, Matt Smith <msmith.fsd@gmail.com>, Thompson, Ryan <RyanT@townoffrisco.com>
Subject: Re: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

EXTERNAL - STOP & THINK before opening links and attachments.

Hi all,

I wanted to follow up on this referral request, which may have gotten lost during the holidays. While this is a sketch plan, we are requesting preliminary comments from referral agencies.

Please let me know by **Monday, January 26th**, if you have any comments that I can pass along to the applicant.

Thank you!

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM

From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Wednesday, December 17, 2025 11:27 AM
To: Amy Lagace <amy.lagace@xcelenergy.com>; Julie.K.Gittins@xcelenergy.com <julie.k.gittins@xcelenergy.com>; Scott Benson <sbenson@summitfire.org>; Matt Smith <msmith.fsd@gmail.com>; Chris Mcginnis <cmcginnis@sehinc.com>; Thompson, Ryan <RyanT@townoffrisco.com>; Southworth, Josh <joshs@townoffrisco.com>; John Schumacher <john@cbcscode.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: Sketch Plan Referral for 121 E Main St - File MAJ-25-0002

Hi everyone,

We're currently looking at a second Sketch Plan application for the project at 121 E Main Street (File No. MAJ-25-0002).

Usually, we don't send projects out for formal referral this early in the process. However, based on some of the comments during our DRC review, staff is a bit concerned that the current design might run into trouble meeting referral agency standards.

Specifically, staff has concerns regarding the location and size of the new transformer.

We're hoping you can take a quick look now to flag any major issues. Our goal is to catch any "deal-breakers" early so the applicant doesn't have to go through a massive (and expensive) redesign later on in the formal application stage.

Quick Info:

- **Project:** 121 E Main Street
- **File Number:** MAJ-25-0002
- **Deadline for Comments:** **January 5, 2026**

You can find the project documents and site plans here: Planning Projects Under Review - Frisco Town Government

If you see anything that looks like it won't fly or will require a significant change to the layout, please let us know.

Thanks for the help!

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM



WEST ELEVATION

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



WEST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

JOB NO: 52405
DATE: 11/28/2025
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
11/28/25

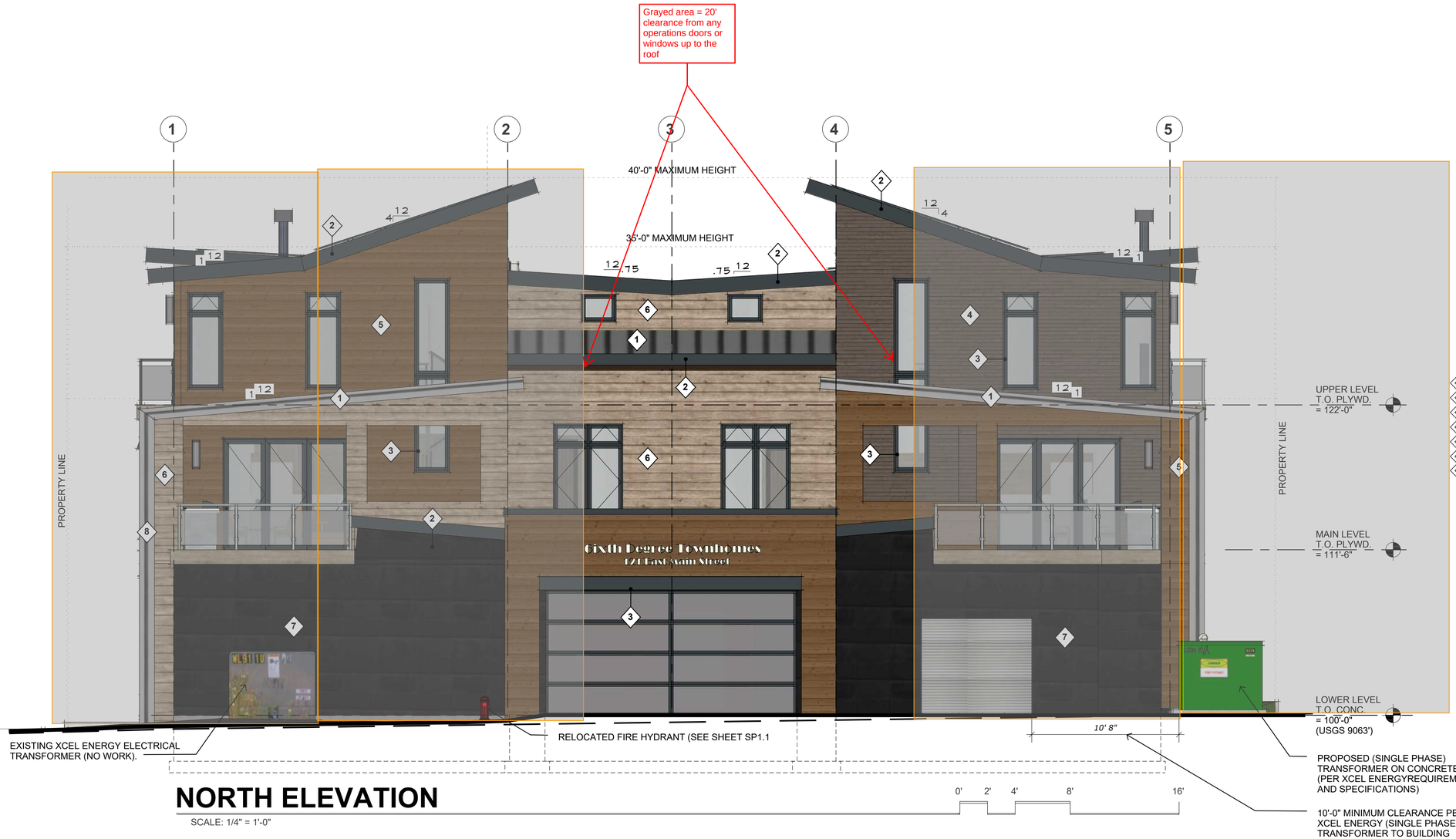
bhh Partners of Colorado
560 ADAMS AVE, SILVERTHORNE, CO 80497 P.O BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880

6IXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2025

SHEET NUMBER:

A-2.3
WEST ELEVATION



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY

REVISIONS:

JOB NO: 52405
DATE: 11/28/2025
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
11/28/25

bhh Partners of Colorado
560 ADAMS AVE, SILVERTHORNE, CO 80497 P.O BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880

6IXTH DEGREE TOWNHOMES

121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

©2025

SHEET NUMBER:

A-2.4

NORTH ELEVATION

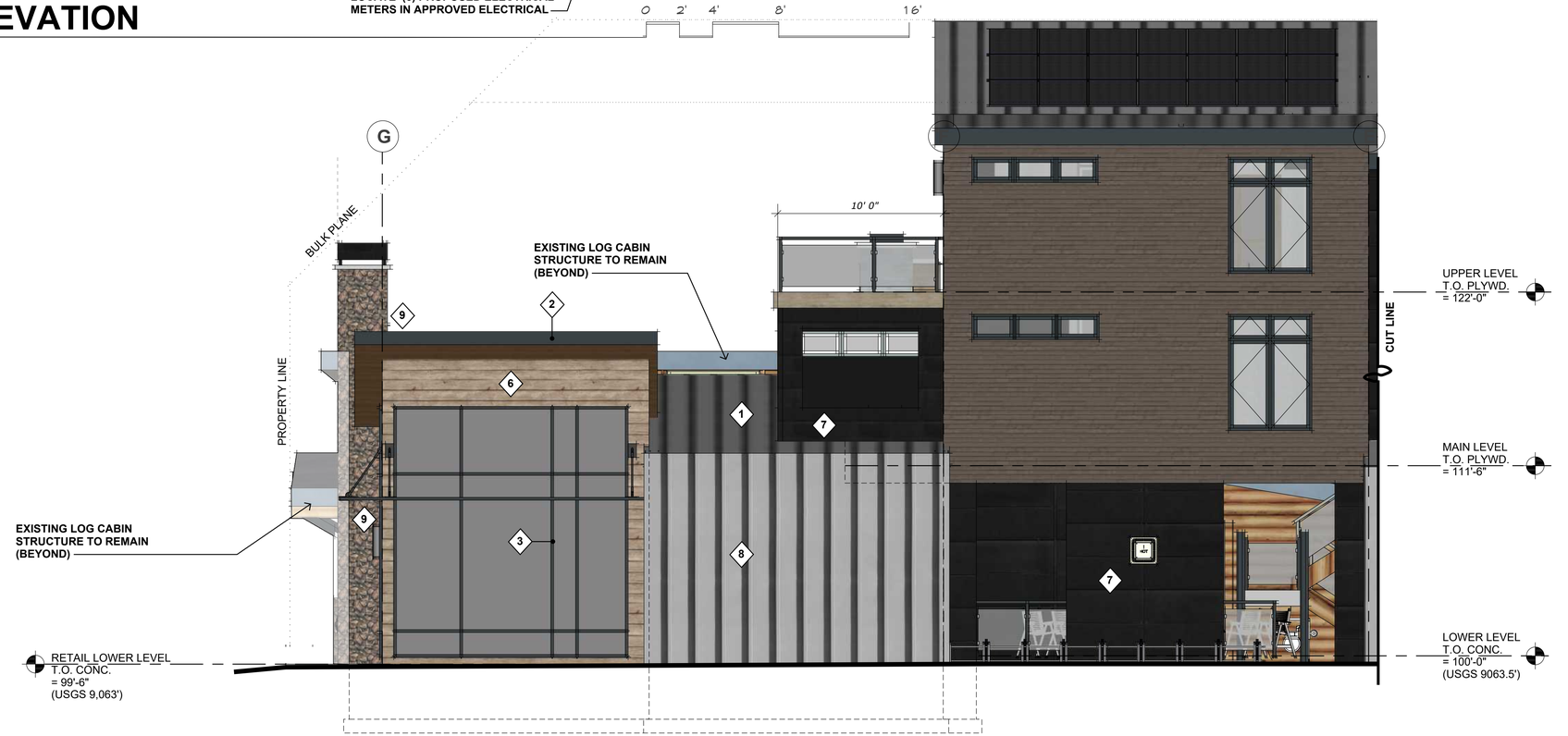


EAST ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfgr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfgr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: ASH GREY



EAST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 11/28/2025
DRAWN BY: J PAWLAK
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6IXTH DEGREE TOWNHOMES

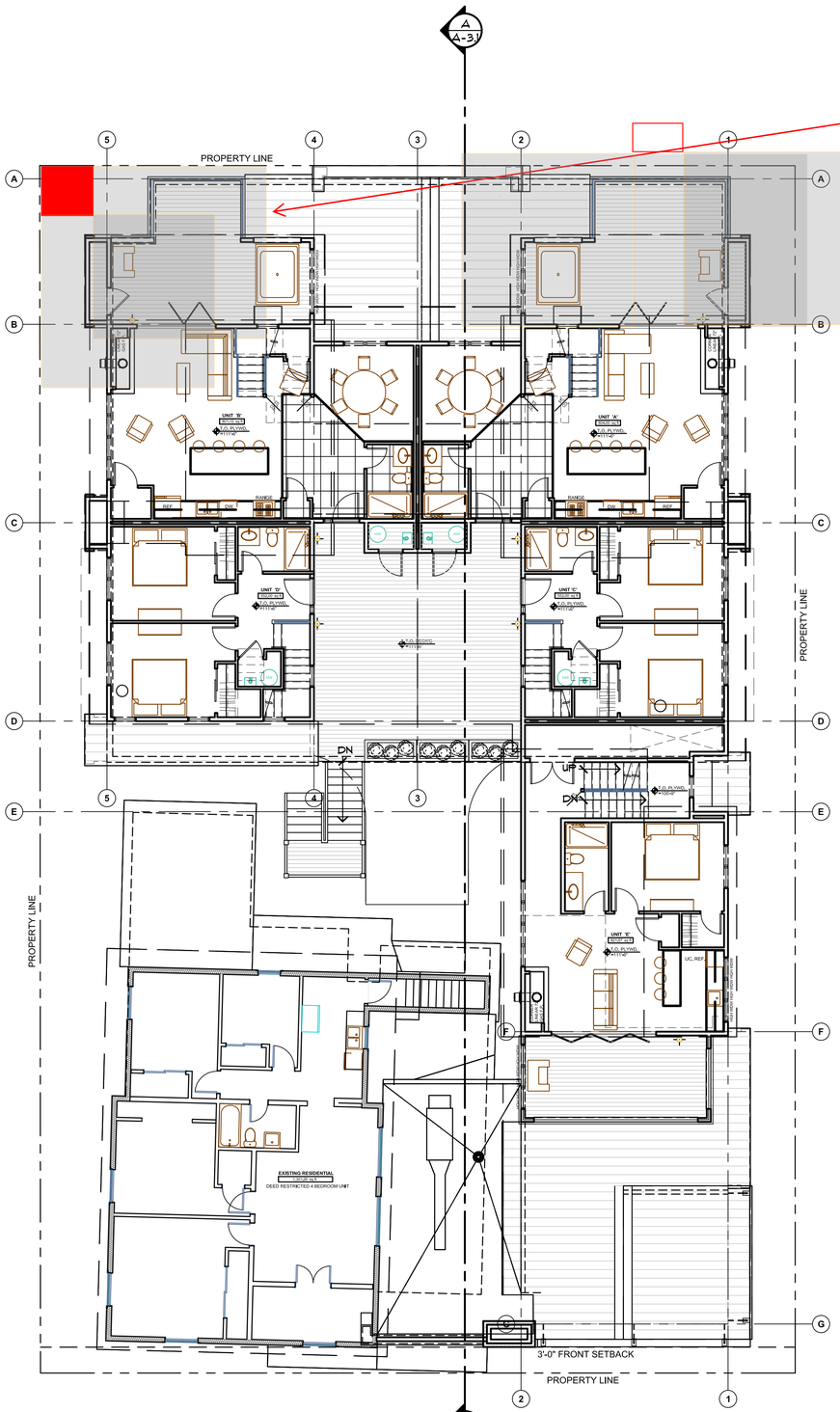
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.5

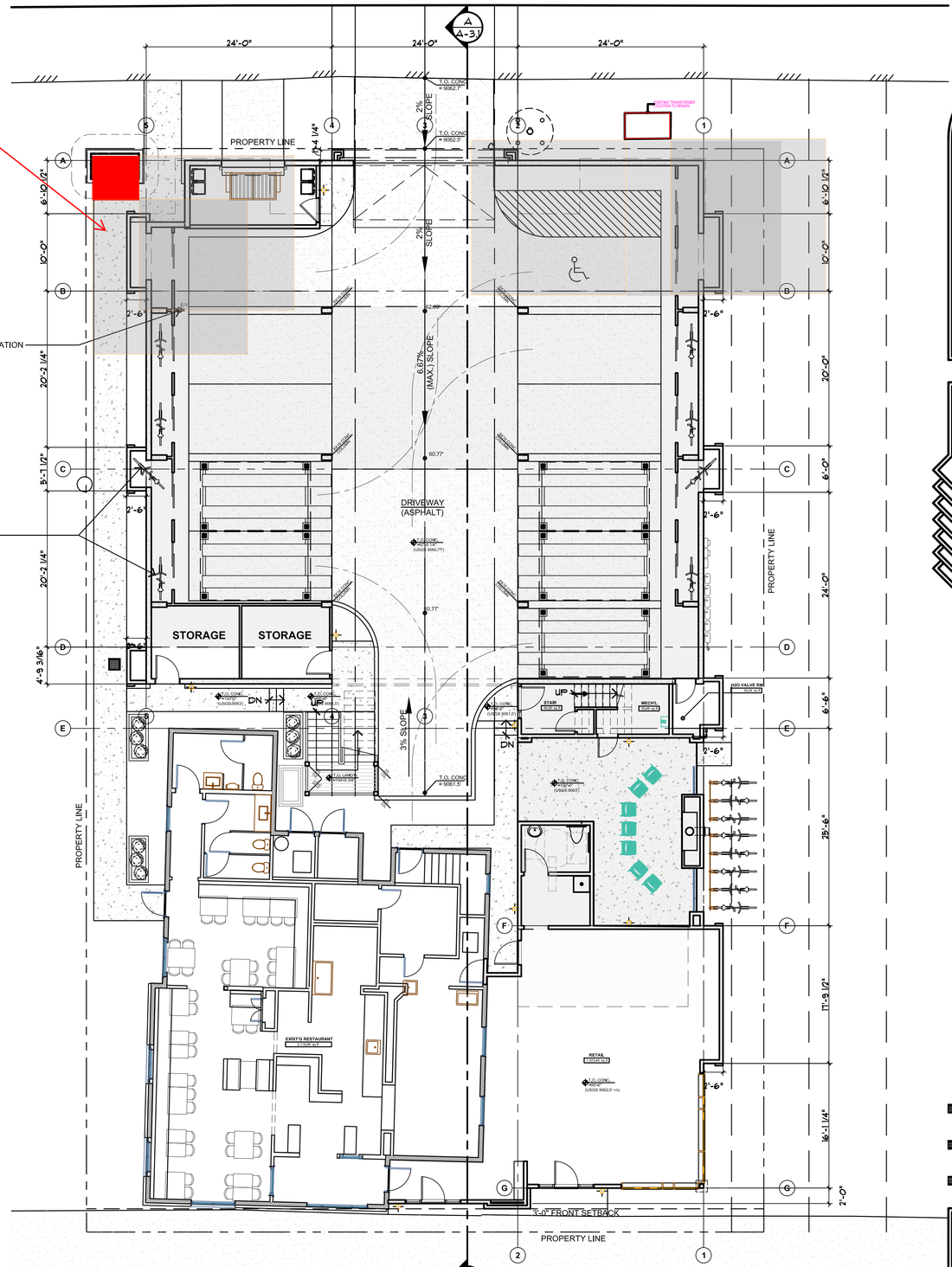
EAST ELEVATION



Grayed area = 20' clearance from any operations doors or windows up to the roof

PROVIDE (1) ELECTRIC VEHICLE CHARGING STATION

PROVIDE (LOCKABLE) BICYCLE STORAGE AS REQUIRED (7 SPACES MINIMUM)



MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"

3,531 SQ. FT. FINISHED
1,301 SQ. FT. (EXISTING)

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.5 & A-1.6 FOR MORE INFORMATION.

GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

4,682 SQ. FT. UNFIN. PARKING GARAGE
152 SQ. FT. UNFIN. DUMPSTER
1,192 SQ. FT. FINISHED RETAIL
199 SQ. FT. FINISHED STAIRS
2,122 SQ. FT. (EXISTING)

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.3 & A-1.4 FOR MORE INFORMATION.

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW COMMITTEE SUBMITTAL:
11/28/25

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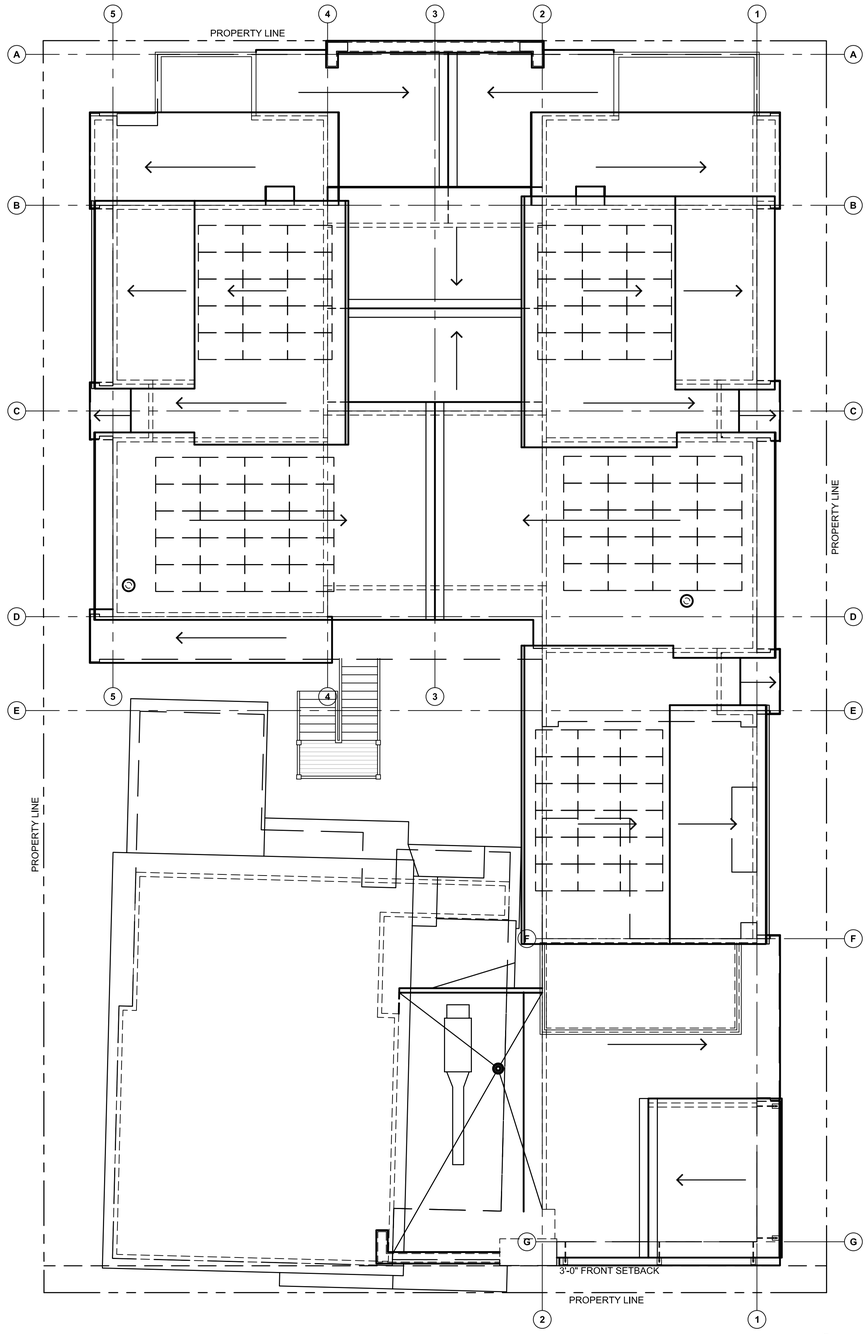
6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-1.1
GROUND AND MAIN LEVEL PLAN



ROOF PLAN

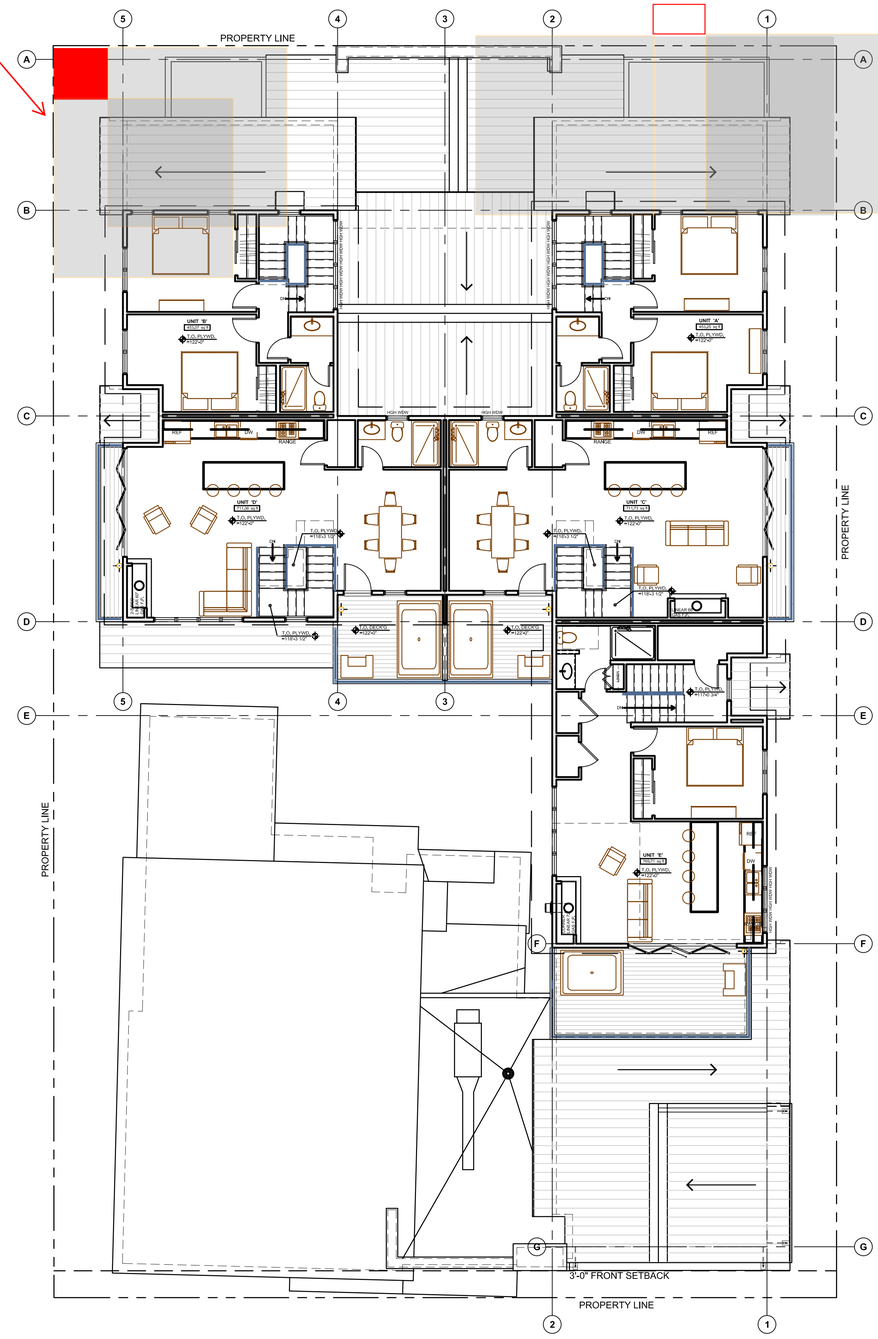
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.9 & A-1.10 FOR MORE INFORMATION.

Grayed area = 20' clearance from any operations doors or windows up to the roof



UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

3,099 TOTAL NEW SQ. FT.

0' 4' 8' 16' 32'

NORTH

NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.7 & A-1.8 FOR MORE INFORMATION.

REVISIONS:

JOB NO: 52405
DATE: 11/28/25
DRAWN BY: J PAWLAK

CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
11/28/25

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6IXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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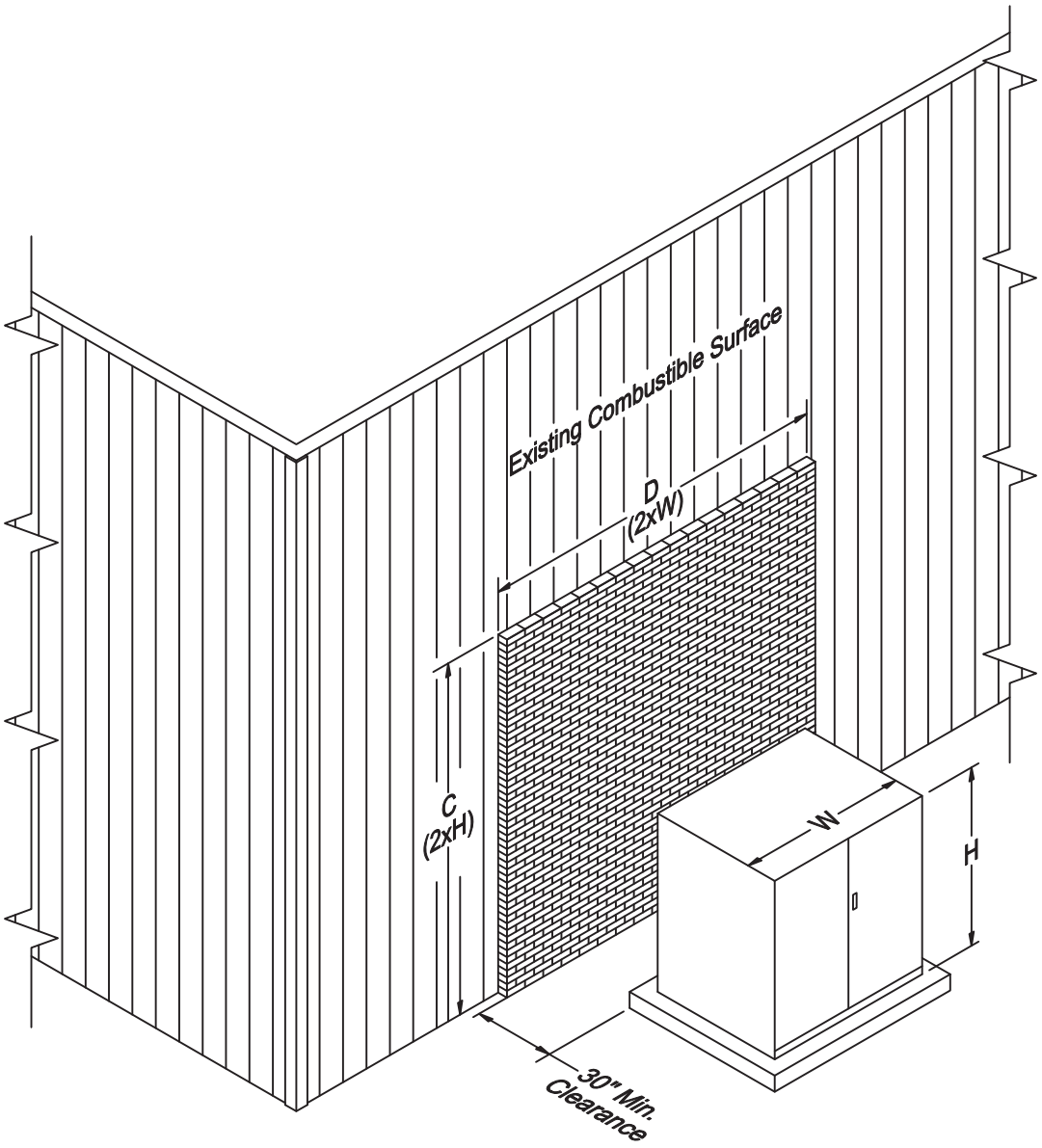
SHEET NUMBER:

A-1.2

UPPER LEVEL AND ROOF PLAN

DRAWING CR-30

CLEARANCES FOR OIL FILLED EQUIPMENT LOCATED NEAR BUILDINGS



Fire Resistant Barriers Attached Directly To Wall

In locations where basic clearances cannot be met, a fire resistant barrier shall be installed either by the customer or at the customer's expense to reduce the required clearance to combustible walls, doors air intakes or windows. The barrier shall be constructed of non-combustible material certified to have a 2 hour fire rating. It shall be of sufficient strength and have stability to resist tipping and satisfy local building ordinances. If a specific ruling regarding fire ratings is necessary, contact the local fire protection district. Engineering will coordinate the construction and location of the barrier, however the customer is responsible for all maintenance. The barrier will satisfy the following dimensional requirements:

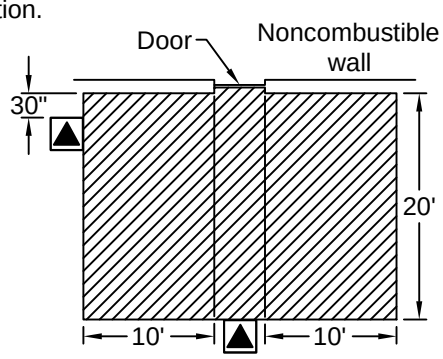
H = Height in inches of oil filled equipment.
W = Width in inches of oil filled equipment.
C = Height of barrier required to obtain a projected height of two times the height of the oil filled equipment on the building wall (2xH).
D = Width of barrier required to obtain a projected width of two times the width of the oil filled equipment on the building wall (2xW) .

DRAWING CR-30A

LOCATION OF PADMOUNT TRANSFORMERS

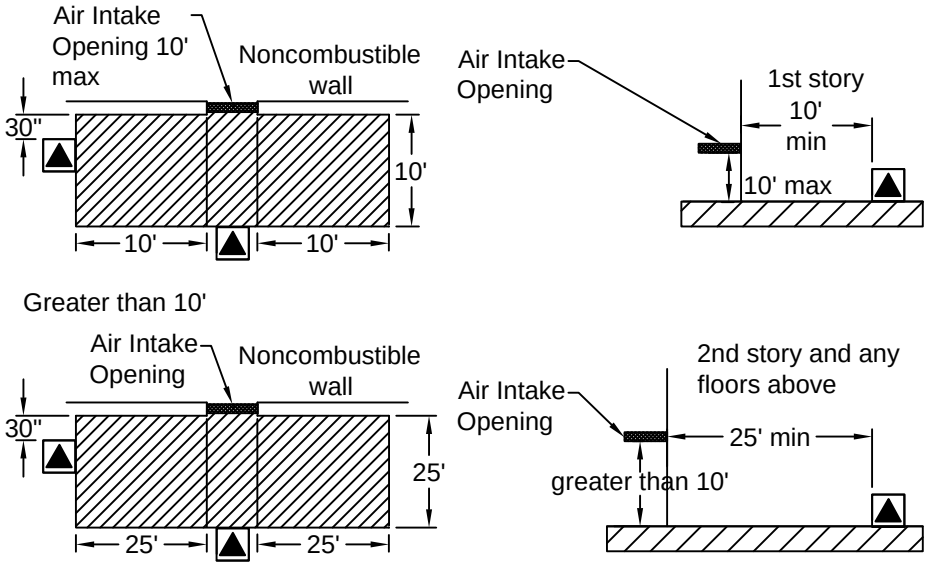
I. NONCOMBUSTIBLE WALLS (Included in this class would be wood framed brick veneered buildings, metal clad steel framed buildings, cement-board walled metal framed buildings, masonry buildings, and masonry buildings with a one hour fire rating.)
Oil insulated, padmount transformers may be located a minimum distance of 30" from noncombustible walls if all the following clearances are maintained from doors, windows, and other building openings. A sump shall be installed for transformers if the immediate terrain is not pitched away from the building.
Contact Electric Distribution Standards for sump specifications. If a combustible first floor overhang exists, a 10' distance from the edge of the transformer to the edge of the overhang shall be required in addition to the other clearances shown.

A. DOORS
Oil insulated, padmount transformers shall not be located within a zone extending 20' outward and 10' to either side of a building door on ground floor. Garage doors attached to a living space are subject to the same clearances. Parking garage and parking garage doors that are not connected to a building habitable space would not apply in this section.



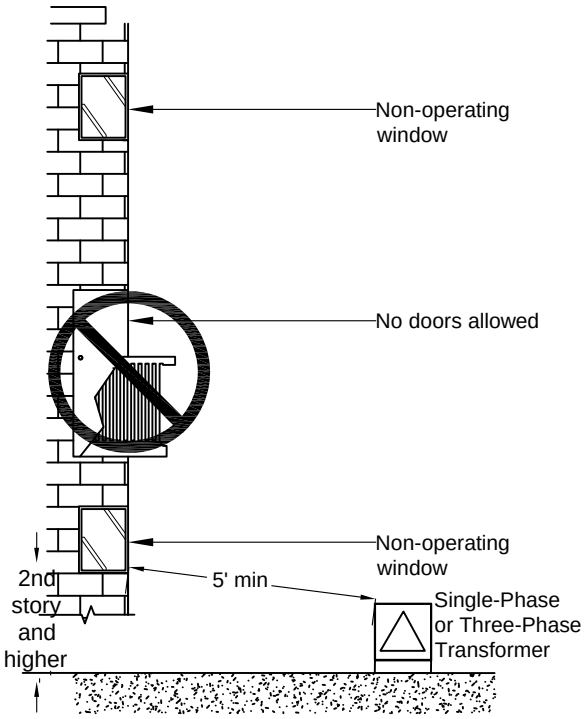
B. AIR INTAKE OPENINGS
Oil insulated, padmount transformers shall not be located within a zone extending 10' outward and 10' to either side of an air intake opening located within 10' of the ground. If the air intake opening is located more than 10' above the ground, the distance from the transformer to the wall where opening is located shall be a minimum of 25' from the wall.

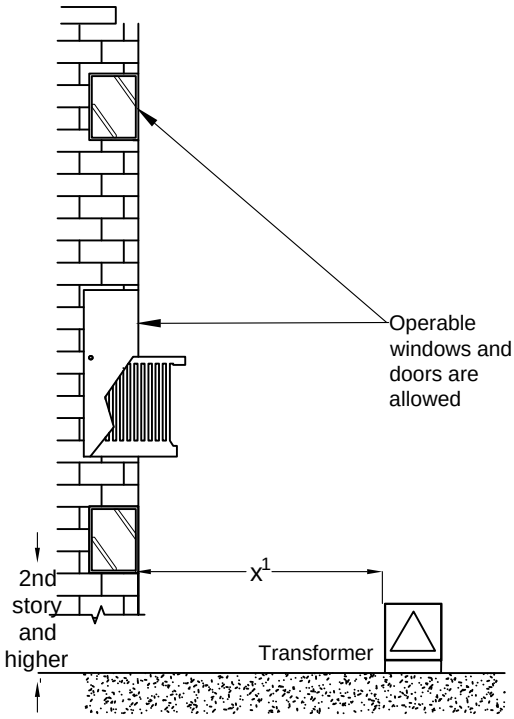
Air intake opening examples:
HAVC, air intake vent for the following but is not limited to gas appliance, hot water, furnace, etc. Any air exhaust that does not have smoke dampers or a mechanism to close off in the event of fire. Air exhaust that would be attached to a sealed combustion chamber (e.g., backup generator exhaust) would be allowed in this area since this would not have smoke entering living space.

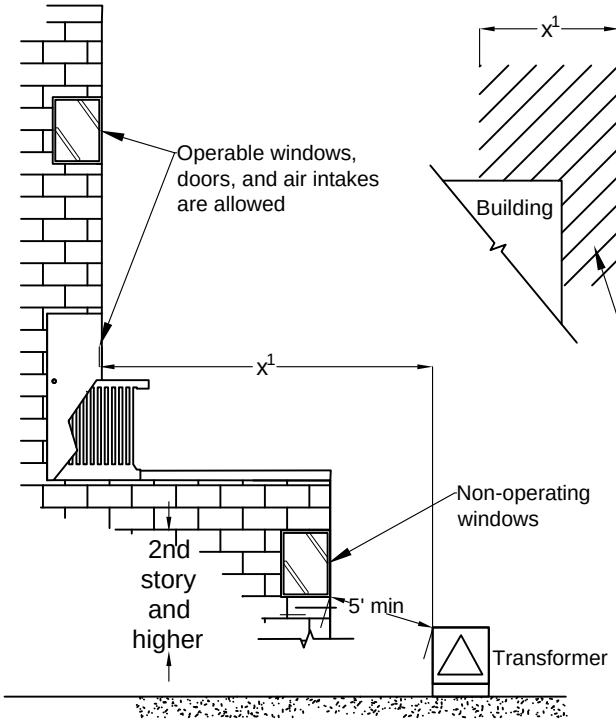


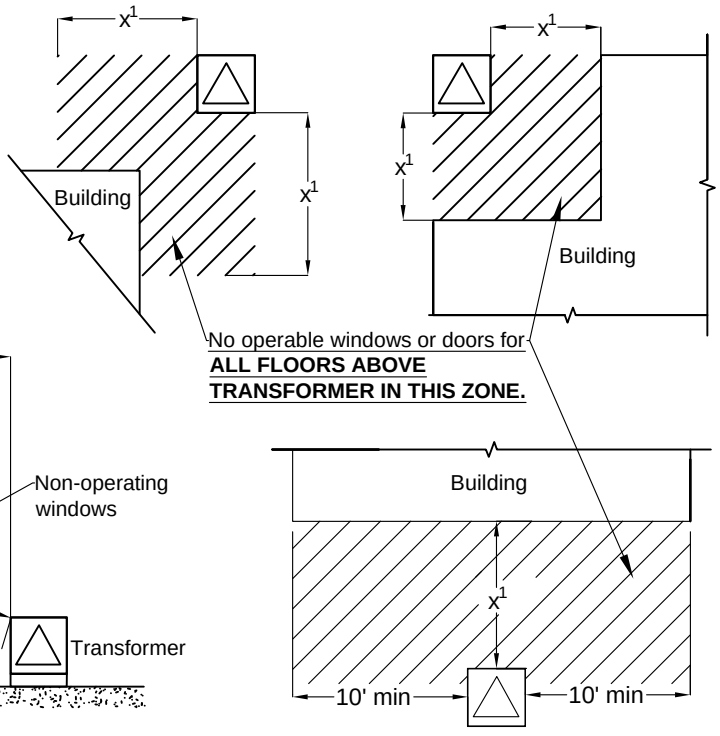
DRAWING CR-30B

MULTISTORY TRANSFORMER CLEARANCES 2 STORY AND HIGHER









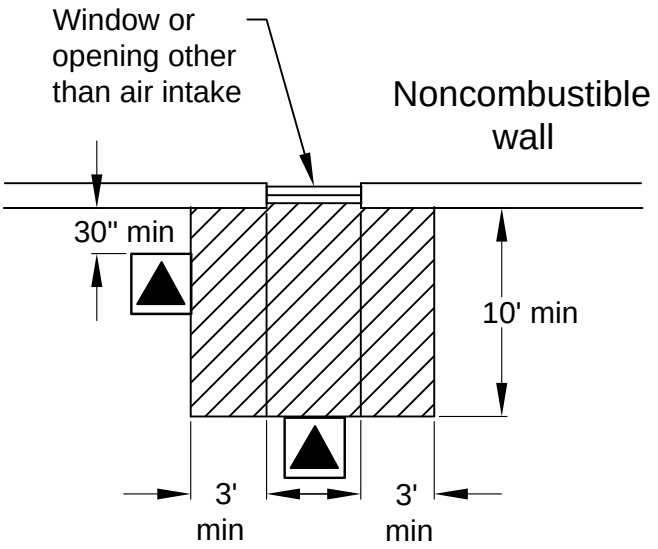
Notes:

1. x = 10' min lateral clearance for single-phase transformers and x = 20' min lateral clearance for three-phase transformers.
2. See I.A. DOORS for first story door guidance.
3. See I.B. AIR INTAKE OPENINGS for guidance on air intake openings.
4. See I.C.2 SECOND STORY for minimum non-operable window clearance for second story windows.
5. See NONCOMBUSTIBLE WALLS and COMBUSTIBLE WALLS for requirements on walls composition, clearances, and equipment barriers.
6. Transformer must have clear ground to sky clearance. No overhang or obstruction over the transformer.

DRAWING CR-40

LOCATION OF PAD-MOUNTED TRANSFORMERS NEAR BUILDINGS

C. WINDOWS OR OPENINGS OTHER THAN AIR INTAKE

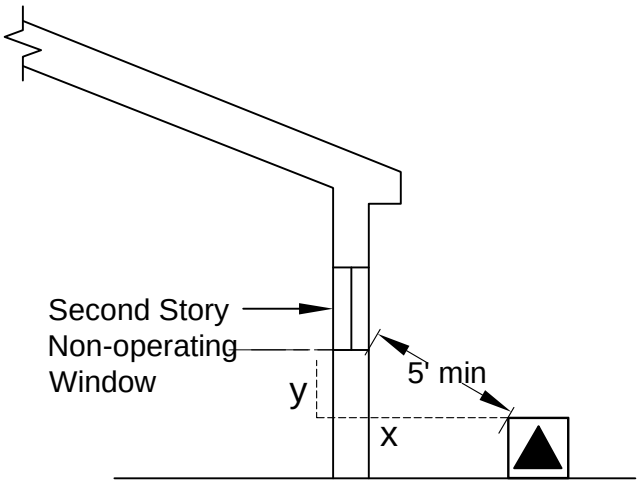


1. First Story Only
   Oil insulated padmount transformers shall not be located within a zone extending 10' outward and 3' to either side of a building window or opening other than an air intake.

2. Second Story
   Oil insulated, padmount transformers shall not be located less than 5' from any part of a second story non-operating window, non-operating door, or opening other than an air intake.
   See I.B. AIR INTAKE OPENINGS section for guidance on air intake clearances.

   Oil filled equipment shall not be placed below an operating window. No exception will be made!

   See multistory transformer clearances for buildings 2 stories and higher.
   See DRAWING CR-30B MULTISTORY TRANSFORMER CLEARANCES 2 STORY AND HIGHER.

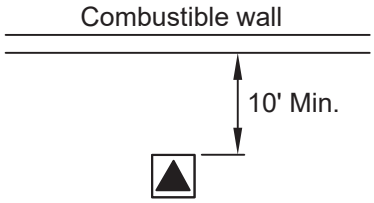


DRAWING CR-50

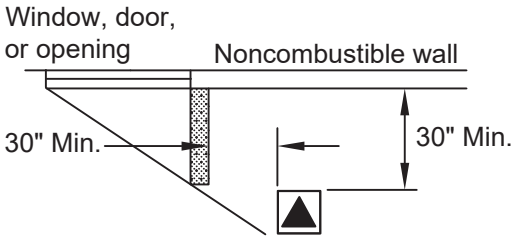
LOCATION OF PAD-MOUNTED TRANSFORMERS NEAR BUILDINGS

II. COMBUSTIBLE WALLS

(Included in this class would be wood buildings and metal clad buildings with wood frame construction.) Oil insulated, pad-mouted transformers shall be located a minimum 10' from the building wall in additon to the clearance from building doors, windows, and other openings set forth for noncombustible walls. A sump shall be installed for transformers if the immediate terrain is not pitched away from the building. Contact Customer Service and Technical Support for sump specifications. If a combustible first floor overhang exists, a 10' distance from the edge of the transformer to the edge of the overhang (combination of vertical and horizontal distance) shall be required in addition to the other clearances as shown.

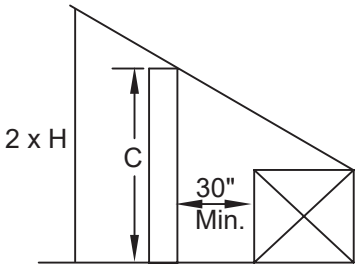


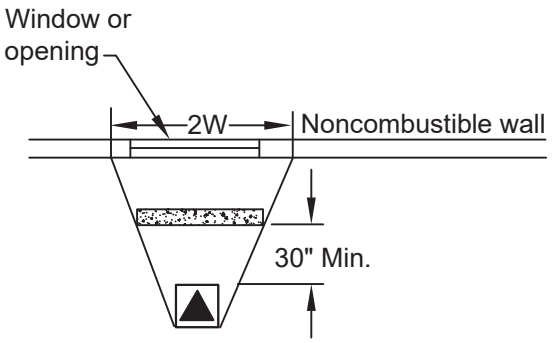
III. BARRIERS (Included in this class are reinforced concrete, brick, or concrete block barrier walls with a 3 hour fire rating.) If the clearance specified above cannot be obtained, a fire resistant barrier shall be constructed in lieu of the separation. The barrier (when required) is provided by the customer. The following methods of construction are acceptable.



A. NONCOMBUSTIBLE WALLS

The barrier shall extend to a projection line from the corner of the pad-mounted to the furthest corner of the window, door, or opening in question.



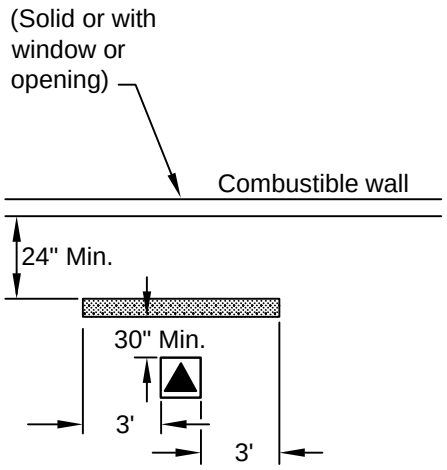


DRAWING CR-60

LOCATION OF PAD-MOUNTED TRANSFORMERS NEAR BUILDINGS

B. COMBUSTIBLE WALLS

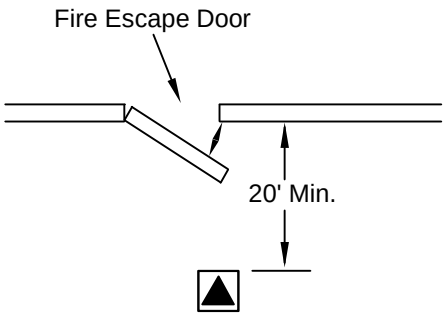
The barrier shall extend 3' beyond each side of the oil insulated, pad-mounted transformer. The height of the barrier shall be 3' above the top of the pad-mounted transformer. If a combustible first floor overhang exists, the 24" specified shall be measured from the edge of the overhang rather than from the building wall.



IV. FIRE ESCAPES

Oil insulated, pad-mounted transformers shall be located such that a minimum clearance of 20' is maintained from fire escapes at all times.

Exception: Oil insulated, pad-mounted transformers may be located closer to a fire escape than the 20' minimum when a fire resistant barrier is constructed around the transformer (side walls and roof). The barrier shall extend a minimum of 1' beyond the transformer. The transformer and barrier shall not in any way obstruct the fire escape exit. 10' clearance is required in front of padmount transformer doors. Adequate transformer accessibility and ventilation must be provided. If transformer is installed underneath a fire escape, maintain 10' vertical clearance.



V. DECORATIVE COMBUSTIBLE ENCLOSURE

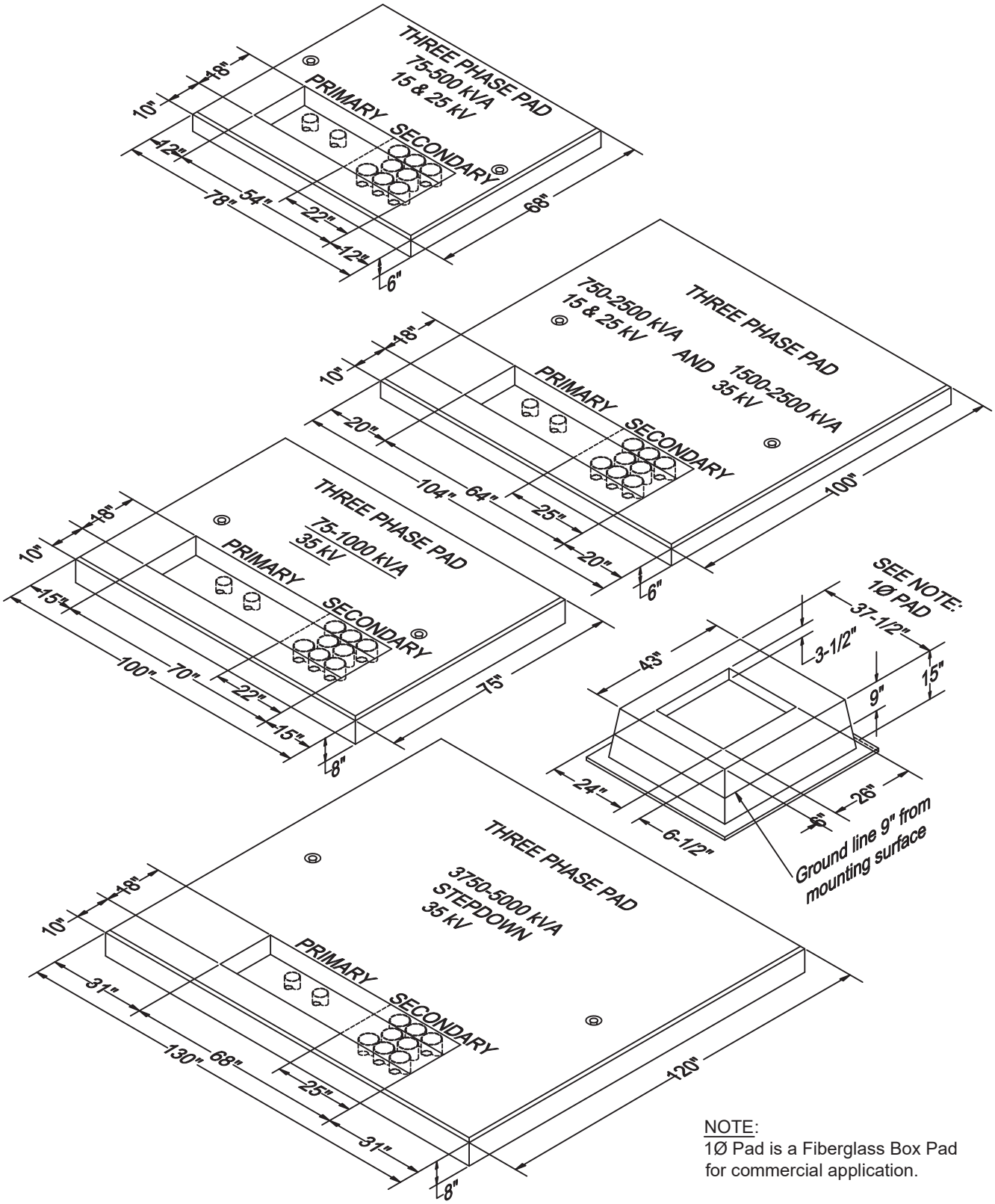
Decorative combustible enclosures (fence) installed by the customer around oil insulated, pad-mounted transformers adjacent to a combustible building wall shall not extend more than 24" beyond the transformer towards the combustible wall.10' clearance required in front of pad-mounted transformer doors. Adequate transformer accessibility and ventilation must be provided.

VI. NONCOMBUSTIBLE AND COMBUSTIBLE WALLS - FIRE RESISTANT BARRIERS

The examples of combustible and noncombustible walls and fire resistant barriers can be found in NFPA 220 or in Chapter 6 of the IBC, and apply to building exposure to a fire located outside of the building.

DRAWING CC-60

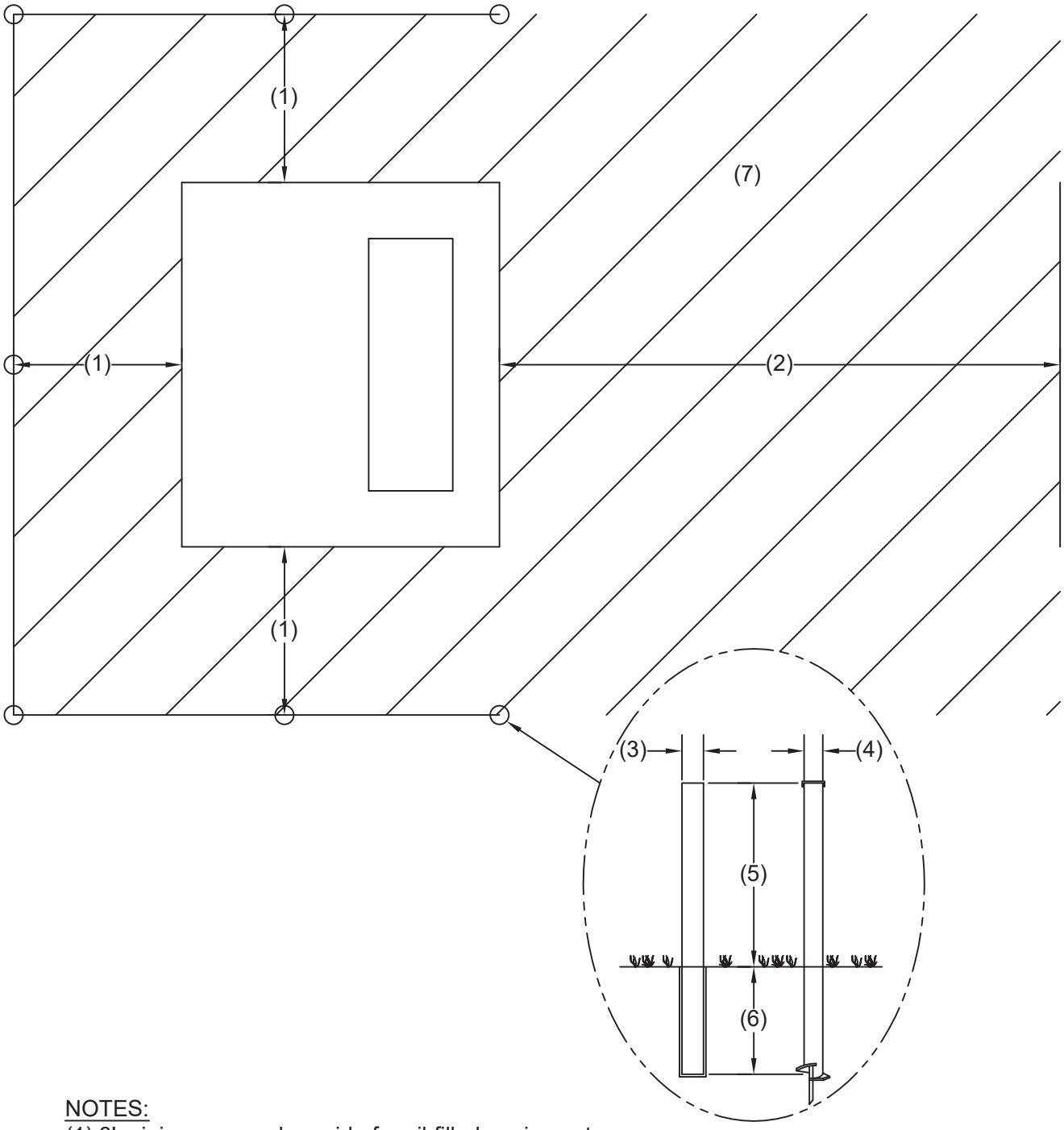
TRANSFORMER PAD DIMENSIONS FOR POURED-IN-PLACE



NOTE:
1Ø Pad is a Fiberglass Box Pad for commercial application.

DRAWING CR-90

OBSTRUCTION AND BUMPER PROTECTION CLEARANCE REQUIREMENTS FOR PAD-MOUNTED EQUIPMENT



NOTES:

(1) 3' minimum, non door-side for oil-filled equipment
2' minimum, non door-side for switch equipment
(2) 10' minimum, door-side for pad-mounted equipment except primary metering
(3) 4" diameter (slugged)
(4) 3-1/2" diameter with helix
(5) 4' minimum height
(6) 3' minimum depth
(7) The shaded area shown above must be level and free from obstructions.

TOWN OF FRISCO
COLORADO

MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: Planning Commission

FROM: Community Development Department

RE: Work Session to provide Community Development updates and request feedback; specifically related to the Community Development 2026 Action Plan

DATE: February 19, 2026

Summary
Before the Planning Commission on February 19, 2026, is a work session to provide Quarter One updates to the Community Development 2026 Action Plan ("Action Plan"), which is attached as Attachment 1. At the work session, Staff is seeking review and at times, direction, from Commissioners regarding upcoming code modifications that have been outlined in the Action Plan.

Table 1: Community Development 2026 Action Plan - Q1 Action Items and Status

Action Item	Status
1. RFP for a Nexus Study re: inclusionary zoning	In Progress
2. University Technical Assistance Program ("UTAP") program for assistance with 8th and Pitkin site	In Progress Need Feedback from Town Council
3. 2024 International Energy Codes analyzed & implemented by 6/30/26	In Progress
4. Promote sustainable consuming	In Progress
5. Complete Pioneer Park design for 2026 construction	In Progress
6. Make formal application for Dark Sky Certification	In Progress
7. Work with Xcel Energy - Thermal Energy Network ("TEN") pilot program	In Progress
8. Assist Department of Local Affairs ("DOLA") Neighborhood Centers Pilot Program	In Progress
9. Town Code Analysis, Chapter 180, Unified Development Code (UDC), including: A. Implement streamlined application processes where applicable B. Suggest modifications to the Accessory Dwelling Unit regulations C. Update the current outdoor lighting regulations in the UDC D. Update landscaping regulations E. Suggest modifications to Table of Uses - drive-through establishments	In Progress Need Feedback from Planning Commission and Town Council

F. Suggest modifications to Table of Uses – affordable/employee housing units permitted on the second level or above of commercial and/or light industrial buildings	

Background and Analysis

In November 2025, Staff presented to Town Council a Community Development 2026 Action Plan: Housing, Planning, and Sustainability. The purpose of this plan is to outline the top priorities for the Community Development divisions in 2026. The action items identified have been developed off the recently approved Strategic Housing Plan, Comprehensive Plan, and Climate Action and Resiliency Plan ("CARP"). Each of the plans were developed through utilizing a collaborative process involving extensive data collection, community engagement and expert analysis. Staff analyzed the list of priorities as outlined in the plans and recommended action items based on priorities and budget limitations. The items outlined for 2026 were supported by the community, Planning Commission, and Town Council.

After reviewing the plan at their November 11, 2025, meeting, the Council supported the Community Development Department moving forward as outlined. Staff has begun working on the items listed in the Action Plan for Quarter 1, 2026. Below is an outline of the items and associated progress being made.

The list of action items below outlines a prioritized list of larger projects for Community Development to begin implementing. These are in addition to standard daily operations including responding to public inquiries, processing applications, conducting inspections, grants management, etc.

2026, Quarter 1

Action Item 1: Initiate Request for Proposal ("RFP") for a firm to conduct a nexus study to provide for the potential implementation of inclusionary zoning

Why	Response to feedback from community members, Planning Commission and Town Council requesting the town consider requiring affordable housing units, or fees in-lieu, when a property is developed or redeveloped within the Town. If the nexus study supports the Town moving forward with inclusionary zoning, Staff will work on developing code language for discussion in Quarter 3 or 4 of 2026.
Status: In Progress	The RFP has been drafted and is awaiting Town Attorney review. As soon as it is cleared by the Town Attorney, it will be sent out to seek a firm to conduct the nexus study.

Action Item 2: Discuss University Technical Assistance Program ("UTAP") program with Town Council and seek direction to apply for assistance with 8th and Pitkin site

Why	Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for $2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years. "UTAP is a helpful arrangement that benefits both local governments and graduate students. The program is a collaboration between the Colorado Center for Community Development at the University of Colorado Denver and the Department of Local Affairs. Small local governments and other political subdivisions of the State can access these valuable services to create initial plans for projects."
Status: In Progress Need Feedback	Staff conducted a phone meeting with UTAP Staff on February 3, 2026. The advantages of utilizing this program are: • Quality Level designs at a minimal cost (projects usually cost $5,000-8,000 and that is split 60/40 with DOLA) • Students with their instructor led public outreach and charette. They find people are nicer to students since the students are not biased • Positive experience for students who are at the University of Colorado Denver Staff received DOLA's support if we want to proceed. After meeting with the UTAP representative for our area, she also thinks this project could be a good fit for their program and is willing to write up a scope of work for us if we want to proceed. The concerns that Staff have at this time are: 1. Will Council continue to have support for moving forward with a design for the property • We need to commit soon to get on their schedule. Funding for the UTAP program is through DOLA and they find out each July if the program is continued. They have projects rolling through this year and 2027 but cannot commit to a start date after July since new projects then will be dependent on funding by DOLA 2. If the Council will still support this project, are they ok that using the students does take longer than a design firm. However, there is time saved in not sending out an RFP for design. Essentially: • Work could start June/July. Students put in ~20 hours during school year and up to 40 hours during the summer • Program is great for exploratory projects that aren't on a quick schedule

	• The students would do background work/community engagement/conceptual design(s) then a final design • The students take cost and sustainability into mind when designing. Their floor plans are functional, custom made, and they'll do opinion of cost based on industry standards for cost per square foot. Staff will be seeking feedback from the Town Council on February 24th to ensure Council supports moving forward with this project.

Action Item 3: Coordinate with contracted building division (Comprehensive Building Code Services "CBCS") to ensure 2024 International Energy Code updates are analyzed and implemented by June 30, 2026

Why	Response to new regulations. This will bring the Town into compliance with new building, fire, and energy codes.
Status: In Progress	The Board of Appeals met and provided input to the Town Council. At the January 27th Town Council work session, Council gave initial feedback to Staff to proceed moving forward with minimal amendments to increase the requirements for construction in Frisco, due to the desire to balance cost with progress and sustainable building efforts. Staff received public comment at a new business item at the February 10, 2026 Town Council meeting and will be providing further information to the Town Council at the March 10, 2026 Town Council meeting.

Action Item 4: Create a business list in alignment with Town purchasing and the procurement policy to promote sustainable consuming

Why	Response to CARP direction as a priority to encourage the Town Staff to purchase from sustainable businesses. If the Town implemented this item, it demonstrates that the Town is committed to leading and making smart purchasing choices based on sustainability.
Status: In Progress	Staff has begun coordinating with the Finance Department on proposed sustainability enhancements to the Town's financial and procurement policies. The intent is to integrate an environmental lens into existing decision-making processes without creating new mandates. Draft concepts include: Capital Projects: Requiring capital project proposals to consider environmental impacts—such as energy and water efficiency, greenhouse gas emissions, and climate resilience—alongside cost and maintenance.

	Procurement: Clarifying that "best value" may include sustainability practices such as low-emission operations, durable or recycled materials, waste reduction, and alignment with Town environmental goals. Budget Requests: Encouraging departments to identify opportunities to reduce energy use, emissions, water consumption, and waste while lowering long-term operating costs. These updates still need to be reviewed by Finance and aim to support cost savings, risk reduction, and community sustainability goals while remaining consistent with the Town's existing procurement framework.

Action Item 5: Complete the Pioneer Park design process which began in fall 2025 and assist Public Works with ensuring the project is ready for construction based on final design plans and direction from Town Council

Why	Response to grant funding opportunity and community input. The design process is in-process and construction is anticipated to occur in Summer 2026. This will result in community input driven improvements to the park to meet needs of existing neighboring properties along with the future residents of 602 Galena Street.
Status: In Progress	This project attracted a lot of community input and the Council received numerous correspondence regarding the options proposed for the park. At the January 27, 2026, Town Council meeting, Council gave the following direction to the design team: • Keep the two tennis courts with a basketball hoop on one of the tennis courts to create a half court. This will necessitate a tall fence between the two tennis courts. • Build a parking area adjacent to 6th Avenue and use the park for recreational use, not parking. • Create sound mitigating landscaping along the north side, between the park and adjacent residential properties. • Council would like the park to be usable in the winter, and the consultant team said that this might be partially achievable by opening gates in the court fencing in winter to leave the courts accessible for play, snowman building, etc. • Have limited to moderate disturbance of the wetlands with some boardwalks through that area. • Install educational signage in the park and along the boardwalk. • Preserve the large trees and landscaping as much as possible and include habitat for small wildlife, like birds. • Install dispersed play areas or nodes that are unique and fit the natural environment and which will not duplicate what is at Walter Bryon Park- no traditional playground equipment. Council

	suggested looking at features like permanent chess tables, boulders, fitness structure, and other more natural/creative play features. • Make the seating area softer and move away from a cement pad and into more natural materials. • The project will return to Council in March in the form of a construction contract.

Action Item 6: Make formal application for Dark Sky Certification

Why	This is in response to community support, Planning Commission and Town Council discussions supporting dark skies in Frisco due to its benefits to wildlife, human health, tourism, etc. If the application is approved, then the Town will be able to officially identify themselves as a designated Dark Sky Community by DarkSky International.
Status: In Progress	At the February 10, 2026 Town Council meeting, a second reading of the Ordinance 26-03 was approved, amending Chapter 180 of the Code of Ordinances of the Town of Frisco, Concerning the Unified Development Code, by Amending Section 180-6.16 Outdoor Lighting, Section 180-6.19 Signs, Section 180-8 Nonconformities, and Section 180-9.3 General Definitions Concerning Outdoor Lighting. Staff will pursue the application for Dark Sky certification now that the ordinance is effective.

Action Item 7: Continue facilitating discussions with Xcel Energy on the Frisco Thermal Energy Network ("TEN") pilot program

Why	This is continuing from 2025 as part of a $2.55 million dollar shared sponsored project by Xcel Energy. The program will help reduce long-term energy costs for residents and businesses while advancing Frisco's community climate goals.
Status: In Progress	Town staff continue to meet regularly with Xcel Energy regarding the TEN pilot program. Recent coordination has focused on launching the community engagement phase and advancing system design: Community Engagement: Xcel has onboarded a vendor (Jacobs Engineering) to lead education and outreach. A project website and key messaging have been developed, and on-the-ground engagement is expected to begin in February. Design & Engineering: Xcel shifted to an RFQ process to select a design firm; bids were received in early February with a selection anticipated shortly.

	Coordination: Monthly check-ins will be established, and a kickoff meeting with the Town and the outreach team is being scheduled. Schools: Xcel will conduct direct outreach to better understand school participation following difficulty securing a prior letter of intent. Staff will continue to keep the leadership team and Council informed as project timelines and engagement opportunities are finalized.

Action Item 8: Assist Department of Local Affairs ("DOLA") Neighborhood Centers Pilot Program

Why	In response to a direct request from DOLA, the Town has submitted an application to be part of a pilot designation opportunity program. This program supports mixed-use pedestrian oriented neighborhoods and will allow the Town to receive prioritization for certain state funding programs. If accepted into the pilot program, Staff will have the opportunity to work with DOLA to ensure guidelines developed for the program are conducive to mountain communities.
Status: In Progress	DOLA has began their pilot program coordination and Staff has attended the first scheduled meeting to provide input on guidelines, ensuring they are practical to Frisco and other mountain communities.

Action Item 9: Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. If modifications are directed, Staff will then draft language for public hearings and formal adoption.

A: Implement streamlined application processes where applicable

Why	Response to feedback received from the community and recommendations outlined in the Comprehensive Plan. Additionally, state statute and a condition of receiving Proposition 123 funds require the Town to implement an affordable housing fast track process. If the Town supports modifying the code to streamline planning application processes, it will improve customer relations and meet state statutes.
Status: In Progress	Staff began drafting the affordable housing fast track process, and will suggest other modifications to Town Code, Chapter 180, Article 2, Administration, in an effort to support streamlining our application processes to improve community relations. Staff will present ideas for discussion at an upcoming work session before the Planning Commission.

B: Suggest modifications to the Accessory Dwelling Unit regulations

Why	Response to feedback received from the community, Planning Commission, and Town Council members to encourage the community to provide housing through this development method. If the Town supports modifying the code, it could lead to reduced costs and/or incentives to property owners willing to construct accessory dwelling units on their property.
Status: In Progress	Staff are working on a new ADU covenant and potential code changes to facilitate more ADU development, in accordance with the adopted Strategic Housing Plan. A recommendation for Council to consider updated incentives for development through Housing Helps is also being developed.

C: Update the current outdoor lighting regulations in the UDC

Why	In response to community, Planning Commission, and Town Council support for becoming a dark sky community. In order to apply for the certification, the Town is required to make modifications to the lighting regulations as outlined in a previous work session.
Status: Completed	At the February 10, 2026 Town Council meeting, a second reading of the Ordinance 26-03 was approved, amending Chapter 180 of the Code of Ordinances of the Town of Frisco, Concerning the Unified Development Code, by Amending Section 180-6.16 Outdoor Lighting, Section 180-6.19 Signs, Section 180-8 Nonconformities, and Section 180-9.3 General Definitions Concerning Outdoor Lighting.

D: Update landscaping regulations

Why	In response to a need to conform for the soon to be adopted Summit Fire & EMS requirements for Wildfire Urban Interface (WUI) requirements, and suggestions in the CARP and Comprehensive Plan to create a more robust water conservation program, the Town is updating the landscaping regulations. If modifications are supported, it will lead to Code language consistent with Summit Fire & EMS regulations along with showing support for conserving water within the Town.
Status: In Progress	Staff is currently working on drafting modifications to the landscaping regulations to bring them into conformance with the WUI requirements. Staff has reviewed changes in relation to water conservation and thinks that the draft changes are on track for increasing water conservation. Staff will bring suggested changes to the Planning Commission at an upcoming work session after they are drafted and reviewed by the Town Attorney.

E: Suggest modifications to the Table of Uses with regards to drive-through establishments

Why	In response to community comments along with comments from Planning Commission and Town Council members, Staff is reviewing code language to prohibit drive-through establishments in the Central Core District along with discussing the possibility of restricting and/or prohibiting them in other areas such as Ten Mile Drive.
Status: In Progress	This has not been drafted yet but it will be brought forward concurrently with another Code amendments to be conscious of staff, Planning Commission, and Town Council's time.

F: Suggest modifications to the Table of Uses with regard to affordable housing units being permitted on the second level or above of commercial and/or light industrial buildings

Why	Business owners are requesting to provide employee housing above their businesses but, housing is prohibited in the Light Industrial District. If supported by the Town, this would allow employee housing to be permitted and encourage business owners to construct units for their employees above their existing one-level structures.
Status: Need Feedback	Staff is seeking input from the Commissioners at the February 19th work session on this topic. Further information and questions for the Commission are outlined in Attachment 2.

Attachments:
Attachment A: 2026 Community Development Action Plan
Attachment B: Discussion Topic: Residential Units within LI District
Attachment C: Town of Frisco Zoning Map
Attachment D: FLUM Office and Industrial Innovation District

MEMORANDUM

P.O. BOX 4100 ✞ FRISCO, COLORADO 80443

TO: **MAYOR AND TOWN COUNCIL**

FROM: **JAMES GORHAM, ECONOMIC DEVELOPMENT MANAGER**
KRIS VALDEZ, AICP, PRINCIPAL PLANNER
NICO CRUZ, SUSTAINABILITY COORDINATOR

RE: **WORK SESSION TO DISCUSS COMMUNITY DEVELOPMENT 2026 ACTION PLAN: HOUSING, PLANNING, AND SUSTAINABILITY**

DATE: **NOVEMBER 11, 2025**

Summary:
The purpose of the November 11th work session is to provide the Council an overview of the top priorities of 2026 for the Community Development Department's Housing, Planning, and Sustainability Divisions. As a result of the work session, Staff is seeking guidance from Town Council regarding:

1. Does the Council have specific questions and/or concerns regarding the action items the Community Development Department anticipates initiating in 2026?
2. Are there other action items the Council anticipated the Community Development initiating in 2026 that are a priority for the Town and not included in this memo?

The 2026 action items have been developed through three recently adopted Town plans:

- Strategic Housing Plan, October 2024
- Comprehensive Plan, May 2025
- Climate Action and Resiliency Plan, October 2025

Background

The action items identified have been developed off the recently approved Strategic Housing Plan, Comprehensive Plan, and Climate Action and Resiliency Plan ("CARP"). Each of the plans were developed through utilizing a collaborative process involving extensive data collection, community engagement and expert analysis. Staff analyzed the list of priorities as outlined in the plans and recommend action items below based on such priorities and budget limitations. The items outlined for 2026 were supported by the community, Planning Commission, and Town Council input leading to the adoption of plans and are financially feasible in 2026 based on the approved Town budget.

Strategic Housing Plan
The Strategic Housing Plan was formally adopted by the Town Council on October 22, 2024. The Plan builds upon the 2023 Summit County Housing Needs Assessment and provides a local response to the growing housing crisis. Through the process four key findings were identified:

1. **Housing Shortage & Affordability Crisis -** Frisco faces a well-documented shortage of affordable housing options, for both purchase and rental. Nearly half of all renters and homeowners are cost-burdened, spending more than 30% of their income on housing. This severely restricts local workers' ability to live in the community, exacerbating labor shortages and increasing commute times.
2. **Workforce Housing Need -** By 2034, Frisco will need approximately 680 new housing units to meet both immediate and future demand. Approximately 70% of these should be rental properties to support the local workforce, with the rest allocated for homeownership to help retain long-term residents and families.
3. **Economic & Environmental Impacts -** The affordable housing shortage is directly tied to the town's economic stability, as local businesses struggle to recruit and retain workers. Models used in the plan demonstrate that new workforce housing developments will have significant positive impacts on local employment, economic output, and tax revenue, while also addressing environmental sustainability concerns.
4. **Development Constraints** - A range of constraints, including high construction costs, limited available land, and strict land-use controls, pose challenges to affordable housing development. The plan provides specific strategies to address these issues which can assist in facilitating new housing projects.

Comprehensive Plan
The 2025 Frisco Comprehensive Plan (Plan) was formally adopted by the Town Council on May 13, 2025, following an 18-month-long process of community engagement, stakeholder collaboration, and public review. The Plan fulfills state requirements to provide a strategic framework for guiding land use, housing, transportation, the environment, economic vitality, and community services. Extensive public input helped shape the final version, ensuring that the Plan reflects community values and priorities for sustainable growth and resilience.

The Comprehensive Plan was recently awarded the Colorado American Planning Association (APA) Honor Award for the Comprehensive Plan at the 2025 Western Slope Planning Conference recognizing it based on factors such as innovation, the ability to serve as a transferable lesson for other communities, excellent quality, and effectiveness of implementation. Further information, including the project award video shown at the award ceremony, can be found here:

- Town of Frisco: Comprehensive Plan - Comprehensive Plan Award
  - Project Video
  - Award Article

Climate Action and Resiliency Plan
The Climate Action and Resiliency Plan (CARP) was adopted by Town Council on October 14, 2025, establishing a science-based pathway to reduce community greenhouse gas (GHG) emissions by 54.6% by 2030 (from 2017 levels) and to achieve net-zero by 2050. The plan sets sector-specific goals, including reductions in building energy use and transportation emissions,

a 100% renewable electricity goal for buildings by 2035, and waste reduction and forest resilience targets. Early efforts focus on building electrification, renewable energy expansion, and transportation decarbonization—the Town's largest emission sources per the 2023 GHG inventory. These actions strengthen Frisco's long-term sustainability, community resilience, and quality of life.

Analysis: 2026 Community Development Action Items: Housing, Planning, and Sustainability.

The list of action items below outlines a prioritized list of larger projects for Community Development to begin implementing. These are in addition to standard daily operations including responding to public inquiries, processing applications, conducting inspections, grants management, etc.

The items on the list have been developed off the recently approved Strategic Housing Plan, Comprehensive Plan, and Climate Action and Resiliency Plan. Each of these plans has an extensive action/implementation schedule outlining priorities for the town over the next five (5) years. For detailed information on each action item, please outreach to a staff member or review the relevant plans as linked at the top of the memo.

Staff have analyzed the list of priorities as outlined in the plans and are confident that the list below is within the approved 2026 budget and manageable from a workload perspective.

2026, Quarter 1

- Initiate Request for Proposal ("RFP") for a firm to conduct a nexus study to provide for the potential implementation of inclusionary zoning. Staff lead: James Gorham
    - *Response to feedback from community members, Planning Commission and Town Council requesting the town consider requiring affordable housing units, or fees in-lieu, when a property is redeveloped within the Town. If the nexus study supports the Town moving forward with inclusionary zoning, Staff will work on developing code language for discussion in Quarter 3 or 4 of 2026.*

- Discuss University Technical Assistance Program ("UTAP") program with Town Council and seek direction to apply for assistance with 8th and Pitkin site. Staff lead: James Gorham
    - *Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for $2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years.*
    - *"UTAP is a helpful arrangement that benefits both local governments and graduate students. The program is a collaboration between the Colorado Center for Community Development at the University of Colorado Denver and the Department of Local Affairs. Small local governments and other political subdivisions of the State can access these valuable services to create initial plans for projects."*

- Coordinate with contracted building division to ensure 2024 International Energy Code updates are analyzed and implemented by June 30, 2026. Staff lead: Nico Cruz

- *Response to new regulations and support from Town Council to Comprehensive Building Code Services ("CBCS") at the August 12, 2025, Town Council work session. This will bring the Town into compliance with new building codes.*

- Create a preferred business list in alignment with Town purchasing and the procurement policy to promote sustainable consuming. Staff lead: Nico Cruz
  - *Response to CARP direction as a priority for the Town to encourage the Town to purchase from sustainable businesses. If the Town implemented this item, it would show that the Town is committed to leading and making smart purchasing choices based on sustainability.*

- Complete the Pioneer Park design process which began in fall 2025 and assist Public Works with ensuring the project is ready for construction based on final design plans and direction from Town Council. Staff lead: Emma Heth
  - *Response to grant funding and community input. The design process is in-process and construction is anticipated to occur in Summer 2026. This will result in community input driven improvements to the park to meet needs of existing neighboring properties along with the future residents of 602 Galena Street.*

- Make formal application for Dark Sky Certification. Staff lead: Emma Heth
  - *This is in response to community support, Planning Commission and Town Council discussions supporting dark skies in Frisco due to its benefits to wildlife, human health, tourism, etc. If the application is approved, then the Town will be able to officially identify themselves as a designated Dark Sky Community by DarkSky International.*

- Continue facilitating discussions with Xcel Energy on the Frisco Thermal Energy Network ("TEN") pilot program. Staff lead: Nico Cruz
  - *This is continuing from 2025 as part of a $2.55 million dollar shared sponsored project by Xcel Energy. The program will help reduce long-term energy costs for residents and businesses while advancing Frisco's community climate goals.*

- Assist Department of Local Affairs ("DOLA") Neighborhood Centers Pilot Program. Staff lead: James Gorham
  - *In response to a direct request from DOLA, the Town has submitted an application to be part of a pilot designation opportunity program. This program supports mixed-use pedestrian oriented neighborhoods and will allow the Town to receive prioritization for certain state funding programs. If accepted into the pilot program, Staff will have the opportunity to work with DOLA to ensure guidelines developed for the program are conducive to mountain communities.*

- Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. Staff anticipate initiating discussion on each topic with Planning Commission and Town Council during work sessions and receiving direction on if modifications are wanted to these code topics. If modifications are directed, Staff will then draft language for public hearings and formal adoption.

- Implementing streamlined application processes where applicable. Staff leads: Kris Valdez and James Gorham
  - *Response to feedback received from the community and recommendations outlined in the Comprehensive Plan. Additionally, state statute requires the Town to implement an affordable housing fast track process. If the Town supports modifying the code to streamline planning application processes, it will improve customer relations and meet state statutes.*

- Suggest modifications to the Accessory Dwelling regulations. Staff lead: James Gorham
  - *Response to feedback received from the community, Planning Commission, and Town Council members to encourage the community to provide housing through this development method. If the Town supports modifying the code, it could lead to reduced costs and/or incentives to property owners willing to construct accessory dwelling units on their property.*

- Update the current outdoor lighting regulations in the UDC. Staff lead: Emma Heth
  - *In response to community, Planning Commission, and Town Council support for becoming a dark sky community. In order to apply for the certification, the Town is required to make modifications to the lighting regulations as outlined in a previous work session.*

- Update landscaping regulations. Staff leads: Kris Valdez and Nico Cruz
  - *In response to a need to conform for the soon to be adopted Summit Fire & EMS requirements for Wildfire Urban Interface requirements, and suggestions in the CARP and Comprehensive Plan to create a more robust water conservation program. If modifications are supported, it will lead to regulations consistent with Summit Fire & EMS regulations along with showing support for conserving water within the Town.*

- Suggest modifications to the Table of Uses with regards to drive-through establishments. Staff lead: Kris Valdez
  - *In response to community comments along with comments from Planning Commission and Town Council members, Staff has heard that the Town wants to prohibit drive-through establishments in the Central Core District along with discuss the possibility of restricting and/or prohibiting them other areas such as Ten Mile Drive.*

- Suggest modifications to the Table of Uses with regards to affordable housing units being permitted on the second level or above of commercial and/or light industrial buildings. Staff lead: Kris Valdez
  - *In response to frustration by business owners who are willing to provide employee housing above their businesses but are prohibited in the Light Industrial District. If supported by the Town, this would allow employee housing to be permitted and encourage business owners to construct units for their employees above their existing one-level structures.*

2026, Quarter 2

- If supported by Town Council in Q1, apply to UTAP to receive assistance on leading, designing and holding a charette for the 8th and Pitkin site. Staff lead: James Gorham
    - *Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for $2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years.*

- Coordinate HC3 workshops to provide community information regarding compost programs; including yard waste. Staff lead: Nico Cruz
    - *Response to CARP direction as a priority for the Town to encourage sustainability within the Town. If this is supported, it would increase community participation in waste reduction efforts and help divert more organic material from the landfill.*

- Design a Town Heat Pump Incentive Program. Staff Lead: Nico Cruz
    - *Response to CARP direction as a priority for the Town to encourage beneficial electrification and sustainable heating. This project will develop a Town heat pump incentive program coordinated with existing state, federal, and Xcel Energy rebates.*

- Coordinate with Public Works for implementation of:

    - Day Lodge Heat Pump & Building Automation System (BAS) upgrade

    - Building Envelope retrofits (weatherization, windows, storm windows, crawlspace sealing, etc.)

    - Roofing Replacement at Day Lodge → though maintenance in nature, it enables electrification and solar readiness (linked to BE strategies).

    - Town Hall EV chargers (2 dual-port now, infrastructure for 1 future DCFC and 2 more dual-port L2)

    - Heat Trace Smart Controls at Day Lodge, Visitor Center, and Community Center

        - *Response to CARP direction as a priority for the Town to encourage sustainability in Town buildings. Implementation of these items will demonstrate that the Town is leading by example while also having existing facilities become more energy efficient.*

- Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. Staff anticipate initiating discussion on each topic with Planning Commission and Town Council during work sessions and receiving

direction on if modifications are wanted to these code topics. If modifications are wanted, Staff will then draft language for public hearings and formal adoption.

- Establish a small stakeholder group consisting of community members to discuss incentives to incorporate into the UDC to encourage the protection of historic structures. Staff lead: Kris Valdez
  - *Response to community feedback and discussions held by the stakeholder group in association with the Comprehensive Plan. If further clarity of a town definition of a historic structure is established, and incentives are identified, it could assist in the protection of historic structures that are not on a historic registry but are valued by the community for their historic nature or use. Suggestions from the Comprehensive Plan stakeholder group included having a subcommittee to assist staff with this.*

2026, Quarter 3

The action items on the 2026, Quarter 3 list have intentionally been left minimal due to the high volume of application processing and customer service needs at this time. This will also allow Staff to catch up on Quarter 1 and Quarter 2 action items if more time is needed.

- Begin discussions on parking requirements. Staff lead: Kris Valdez and Nico Cruz
  - *Response to conversations raised at Planning Commission, Town Council, and with developers over past few years raising questions about if the Town's parking regulations are written to best serve the Town's needs. This will include discussing the on-street parking pilot program potential growth within the central core, along with analyzing parking space minimum/maximum number of space requirements and analyzing size requirements based on current standards and trends*.

- Host charette for design strategies for the 8th and Pitkin lot. Staff lead: James Gorham
  - *Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for $2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years.*

- Initiate discussions regarding utilizing future 5A funds to be used towards water and sanitation tap fees for applicants applying for affordable housing. Staff lead: James Gorham
  - *Response to Strategic Housing Plan suggesting as an incentive to encourage affordable housing. If this was implemented, it would reduce the cost of a property owner to add an affordable housing unit such as an ADU to their property if they could be reimbursed by the Town for their water and sanitation tap fees.*

- Update Three-Mile Plan. Staff lead: Kris Valdez
  - *Response to State Statute that requires an updated plan each year. When updated in 2025, Staff noted that they would like to spend more time in 2026 on the update*

to ensure the plan is consistent with outside agencies including Summit Fire & EMS and Frisco Sanitation.

- Analyze the 2023 Frisco Trails and Pathways Plan and take the lead to determine what the Town should be prioritizing as outlined in this plan. Staff lead: Emma Heth
  - *Ensure that recommendations for this plan are being reviewed and financial opportunities are pursued for implementation beyond the Peninsula Recreation Area and the Backyard.*

- Initiate planning and design for the Year-Round Cycling Infrastructure and Engagement Initiative. Staff lead: Nico Cruz
  - *Response to CARP direction as a priority for the Town to encourage sustainable transportation. This project will initiate development of a plan for year-round cycling infrastructure and engagement, including winter plowing routes, quick-build markings and parking, safety communications, and evaluation of an e-bike share program to support Frisco's climate and mobility goals.*

- Suggest modifications to phase out all wood, charcoal, and gas burning stoves. Staff lead: Nico Cruz
  - *Response to CARP direction as a priority for the Town to encourage sustainability. This would include a work session with Town Council to seek feedback and support and then developing an incentive and education plan prior to implementing an Ordinance with code changes.*

2026, Quarter 4

- Draft outline for a program to encourage sustained building efficiency through retro-commissioning commercial buildings. Staff lead: Nico Cruz
  - *Response to CARP direction to have a program available as commercial buildings decide to remodel in the future. This would encourage sustainability through the adaptive reuse of buildings.*

- Begin seeking financing opportunities to plan for developing designs for a canopy/parking area photovoltaic system to be installed at a Town site. Staff lead: Nico Cruz
  - *Response to CARP direction to have the Town take the lead on promoting PV. The design and construction are anticipated to be an expense not currently budgeted for, and so if supported by the Town, Staff would begin seeking funding opportunities to assist in the design and construction.*

- Begin discussions with Town Council to determine if there is support for Community Improvement Districts. Staff lead: James Gorham
  - *Staff would like to discuss different incentives and state authorized improvement districts with Council to assist property owners in redeveloping their properties in a manner that meets the vision and needs stated within the Comprehensive Plan and the Strategic Housing Plan. Having Improvement Districts and Authorities*

could provide incentives to encourage redevelopment in a defined area of town if supported by the Town.

- Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. Staff anticipate initiating discussion on each topic with Planning Commission and Town Council during work sessions and receiving direction on if modifications are wanted to these UDC topics. If modifications are wanted, Staff will then draft language for public hearings and formal adoption.

    - Update the UDC to align with recommended uses and character designated in the Future Land Use classifications and association map (FLUM). Staff lead: Kris Valdez
        - *If modifications are supported, as recommended and adopted in the Comprehensive Plan, the Table of Uses which outlines permitted, conditional, and prohibited uses could be amended; this is primarily for the Gateway and Main Street districts.*

    - Initiate discussions to modify the Non-Residential and Residential Design Standards in the UDC. Staff lead: Kris Valdez
        - *The Comprehensive Plan recommends the Town consider modifying their design standards based on feedback heard from the community and Planning Commission. This would ensure that new development and redevelopment within the Town meets the Town's vision for various districts in the Town such as Ten Mile Drive, Summit Boulevard, and Main Street. This would also remove outdated design standards that are difficult for applicants to decipher such as chroma color limitations.*

Financial Impact: The financial impact varies from strategy to strategy. From UDC changes and study recommendations, to incentivizing development. Staff has prioritized the action items for 2026 recognizing that the relevant divisions have limited budgets and ensuring that the items listed are feasible; primarily through dedication of staff time within the Community Development department. The Town has prioritized a few specific dollar amounts in the 2026 budget approval including:

- $1.5 million dollars for Pioneer Park construction improvements
- $5,000 for Unified Development Code amendments – non-capital
- $1,500 for Sustainability public outreach
- $70,000 for Housing Professional services
    - $55,000 to conduct nexus study to determine feasibility of inclusionary zoning
    - $15,000 to assist with designs and charette for 8th and Pitkin site

Alignment with Strategic Plan: The Action Items outlined for Community Development to initiate discussion include each of the four Strategic Objectives in the 2024-2028 Strategic Plan:

- Providing Progress-driven Quality Core Services
    - *Environmental Stewardship and Climate Change: This pillar emphasizes commitment to protecting the environment and taking proactive steps to mitigate the effects of climate change*

  - *Infrastructure and Public Safety. Maintaining and enhancing infrastructure, along with providing essential public safety services, are crucial for the well-being and security of the community*
- Providing Vibrant Culture, Arts, and Recreation Opportunities
  - *Preservation of Historical Assets: This pillar emphasizes the importance of maintaining and protecting varied historical assets for future generations, ensuring that the Town's broad history is preserved and accessible*
- Enhance Community Inclusivity
  - *Diverse Housing: Offering a variety of housing types to support the workforce and residents*
  - *Lasting Social Sustainability: Considering equity, inclusivity, and accessibility in decisions and policies*
- Support a Thriving Economy
  - *Infrastructure Development: This includes preserving and improving infrastructure that helps the business community, as well as making plans for and investing in Main Street and Summit Boulevard infrastructure*
  - *Workforce and Community Support: This pillar focuses on increasing workforce housing to appropriate levels, supporting increased access to childcare, and continuing to support regional transit and mobility improvements*
  - *Economic Growth and Regulation: This involves supporting business development and diversification, having a regulatory system that protects health, safety, and welfare while promoting customer service, funding programs, and regulations that support the visions for Main Street and Summit Boulevard*

Staff Recommendation: Staff are seeking guidance from Town Council regarding:

1. Does the Council have specific questions and/or concerns regarding the action items the Community Development Department anticipates initiating in 2026?
2. Are there other action items the Council anticipated the Community Development initiating in 2026 that are a priority for the Town and not included in this memo?

Reviews and Approvals: This report has been reviewed and approved by:

Katie Kent, Community Development Director
Diane McBride, Deputy Town Manager
Tom Fisher, Town Manager

ATTACHMENT B

NEEDED FEEDBACK: RESIDENTIAL UNITS WITHIN THE LIGHT INDUSTRIAL DISTRICT

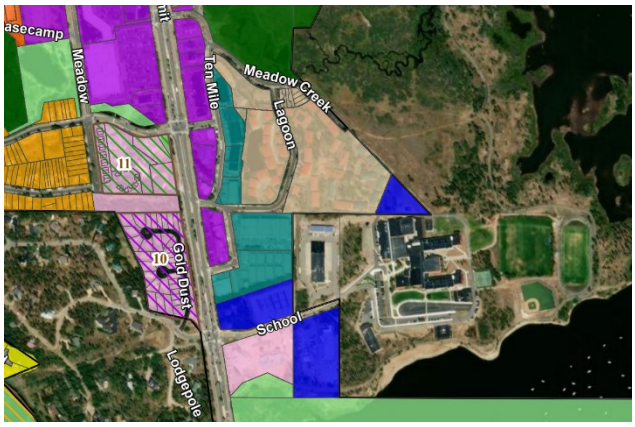
At the Planning Commission work session on February 19th, Staff is seeking feedback from the Commissioners regarding:

1. Does the Commission support the general concept of allowing an employee-occupied residential unit in the Light Industrial District?
2. Does the Commission want Staff to suggest to Council that the occupancy be tied to a person employed within a specific geographic area instead of limiting occupancy to being employed for a business on the premises?
    - Staff has concerns that if an occupant is not employed by a business on the property, they may be more apt to raise concerns over typical operations within the area such as delivery trucks, noise, etc.
2. Does the Commission think the number of employee units on a premise should be capped?
    - If the units are exempt from density, and a cap is not written, then there is the potential for an unlimited amount of employee housing units on a property (still required to meet parking, maximum height, etc.).
3. Does the Commission want to consider allowing employee-occupied residential units in other districts?
    - Districts where residential units are currently prohibited in entirety (other than accessory dwelling units ("ADUs") include: Commercial Oriented (CO), Open Space (OS), Parks & Recreation (PR) and Public Facilities (PF) zone districts.
    - ADUs are permitted by right in most districts with the exception of:
        - Not permitted at all within the OS District
        - Conditional Use within RS, PR, and PF District

    *Staff does not support residential units of any kind within the Open Space District.
4. Does the Council have a preference on the direction language is written based on the two options outlined in the outline?
5. Does the Commission have additional comments/ideas that Staff should consider writing into the Town Code around this topic?

Background:

The Light Industrial (LI) District is a small area within the Town located to the east of a portion of Ten Mile Drive. The district is represented on the Town's Zoning Map (Attachment 3) by the turquoise color:





Town Code, 180-5.1.5, Table of Allowed Uses, does not allow any "Residential' category of uses within the Light Industrial (LI) District. The only residential use currently permitted within the LI District is an accessory dwelling unit.

TABLE 5-1 TABLE OF ALLOWED USES																
• = Permitted ◑ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
RESIDENTIAL USES															
Group Living	Group care facility					◑	◑				◑				
	Senior housing					◑	◑				◑				
Household Living	Cabin housing		•	•	•	•				◑	◑				180-5.2.1 *on Granite & Galena Streets only
	Duplex and two-unit townhomes		•	•	•	•				•	• ◑				180-5.2.8
	Fractional ownership unit					◑	•			◑	◑				
	Multi-unit dwellings				•	•	◑			•	• ◑				180-5.2.8
	Single-household detached dwelling	•	•	•	•	•				•	• ◑				180-5.2.8
	Townhomes, attached or standalone			•	•	•				•	• ◑				180-5.2.8

TABLE 5-1 TABLE OF ALLOWED USES															
• = Permitted ◑ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	Warehouse								•						
	Wholesale business							◑	•						
ACCESSORY USES															
Accessory Uses	Accessory building and use	•	•	•	•	•	•	•	•					•	
	Accessory dwelling unit	◑	•	•	•	•	•	•	•	•	•		◑	◑	180-5.3.1
	Home occupation	◑	◑	◑	◑	◑				◑					
	Home office	•	•	•	•	•	•	•		•	•				
	Solar energy facility	•	•	•	•	•	•	•	•	•	•	•	•	•	180-5.3.3
	Electric Vehicle Charging Station	•	•	•	•	•	•	•	•	•	•	•	•	•	

The Town has had property owners within the LI District approach staff to ask if they could construct residential units above their existing businesses for their employees. Due to the Table of Uses, and the restrictions for an ADU, business owners did not find it feasible to move forward.

The area is comprised of one-level structures, although the LI District allows a maximum height of 45' for pitched roofs and 35' for flat roofs. Existing images of the district are pasted here for reference:

Image 1: View looking Northeast on Ten Mile Drive



Image 2: View looking Southeast on Ten Mile Drive



If the Town moved forward with allowing employee-occupied residential units within the LI District:

- Light Industrial Dimensional Requirements would still be applicable

TABLE 3-8: LI DISTRICT DIMENSIONAL STANDARDS	
	LOT STANDARDS
Minimum lot area	10,500 sf
Minimum lot frontage	50 ft.
	SETBACKS
Minimum front yard setback	15 ft.

Minimum side yard setback	None
Minimum rear yard setback	10 ft.
	BUILDING STANDARDS
Maximum building height	45 ft. (pitched); 35 ft. (flat)

- All other regulations/codes would be applicable (building, fire, etc.)
- HOA permission would be required if applicable

2025 Comprehensive Plan

This suggested code amendment was discussed during the development of the 2025 Comprehensive Plan. In that plan, the Future Land Use Map references this area as "Office and Industrial Innovation District" (Attachment 3). Within this district, it is noted that residential units could be permitted:

> *Residential units such as apartments, condominiums and live/work units ranging from 12-30 DU/acre. Buildings should not exceed 4 stories.*

Additionally, Goal D.4 of the Comprehensive Plan states,

> "*Support existing light industrial and synergistic uses, and incorporate makerspaces.*" One of the strategies to achieve this goal is to, "*Incentivize reinvestment in light industrial zones. Encourage existing light industrial businesses to upgrade facilities and continue operating in the Town of Frisco. Consider offering tax breaks or grants.*"

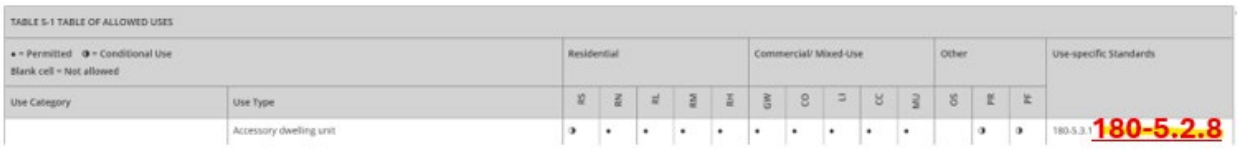
One way to encourage upgrading in the Light Industrial District is to allow the development of employee housing.

Suggested Language

Staff has drafted two suggested options for the Commission to consider for discussion as outlined below.

OPTION A FOR DISCUSSION

1. Add to the Table of Uses (Table 5-1), Accessory Dwelling Unit row, use-specific column: reference to "180-5.2.8" (keep existing reference to 180-5.3.1)
2. Allow more than one ADU on a property within the LI District; and
3. Add to Town Code 180-5.5.1.A that ADUs in the LI District are exempt from density as long as the unit is deed restricted for rent to persons employed by a business on the premise
4. Add to Town Code, 180-5.2.8 that residential units are prohibited on the ground floor within the LI District.


TABLE 5-1 TABLE OF ALLOWED USES

• = Permitted ◑ = Conditional Use
Blank cell = Not allowed

Use Category	Use Type	Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
		RO	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PF	M	
	Accessory dwelling unit	◑	•	•	•	•	•	•	•	•	•		◑	◑	180-5.3.1 180-5.2.8

180-5.3.1. Accessory Dwelling Units.

A. Accessory dwelling units shall be no larger than 900 square feet.
B. Accessory dwelling units shall not be used for short-term rental housing.
C. Accessory dwelling units shall not be subdivided.
D. In all districts where accessory dwelling units are permitted or conditional, except the **LI,** PR and PF Districts, one accessory dwelling unit is permitted per principal dwelling unit or commercial unit.
E. An accessory dwelling unit shall be counted as a unit of density, unless exempted by Section 180-5.5.1.

180-5.5.1. Incentives.

A. Accessory Dwelling Units. In the RL, RM, RH, GW, CC, and MU Districts, any accessory dwelling unit meeting the Town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 100 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority.
B. **In the LI District, any accessory dwelling unit shall be exempt from density requirements when the unit is deed restricted for rent to persons employed by a business on the premise.**

180-5.2.8. *Residential Uses in Central Core, **Light Industrial,** and Mixed-Use Districts.*

A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor.
B. *Mixed Use District.* For properties fronting along Main Street, residential uses on the ground floor are a conditional use.
C. ***Light Industrial District.* For properties located within the Light Industrial (LI) District, accessory dwelling units are prohibited on the ground floor.**

OPTION B FOR DISCUSSION

1. Allows "Multi-Unit Dwellings" as a permitted use within the Table of Uses (Table 5-1) with a note in the Use-Specific Standards column to refer to 180-5.2.8; and
2. Inserts language within Town Code, Section 180-5.2.8 to allow residential units within the LI District to be exempt from density with parameters as shown in red bold font below.

TABLE 5-1 TABLE OF ALLOWED USES

• = Permitted ◑ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	Fractional ownership unit					◑	•			◑	◑				
	Multi-unit dwellings				•	•	◑			•	• ◑				180-5.2.8

180-5.2.8. *Residential Uses in Central Core**, Light Industrial,** and Mixed-Use Districts.*

A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor.

B. *Mixed Use District.* For properties fronting along Main Street, residential uses on the ground floor are a conditional use.

C. *Light Industrial District*. For properties located within the Light Industrial (LI) District, residential units shall be exempt from density requirements and are permitted if:

1. **Residential uses, and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor; and**
2. **The residential unit(s) must be subordinate to and serve the principal use of the property; and**
3. **Residential unit(s) shall be permanently restricted to occupancy to persons employed for a business located on the premises. Prior to issuance of any building permit for an on-site employee housing unit, a covenant restricting the unit to use as housing for on-site employees shall be submitted to the Town for review and recordation; and**
4. **Residential unit(s) shall be prohibited from being sold as an individual unit for perpetuity.**

Questions for Commissioners

At the Planning Commission work session on February 19th, Staff is seeking feedback from the Commissioner regarding:

1. Does the Commission support the general concept of allowing an employee-occupied residential unit in the Light Industrial District?
2. Does the Commission want Staff to suggest to Council that the occupancy be tied to a person employed within a specific geographic area instead of limiting occupancy to being employed for a business on the premises?
   - Staff has concerns that if an occupant is not employed by a business on the property, they may be more apt to raise concerns over typical operations within the area such as delivery trucks, noise, etc.
3. Does the Commission think the number of employee units on a premise should be capped?
   - If the units are exempt from density, and a cap is not written, then there is the potential for an unlimited amount of employee housing units on a property (still required to meet parking, maximum height, etc.).
4. Does the Commission want to consider allowing employee-occupied residential units in other districts?

- Districts where residential units are currently prohibited in entirety (other than accessory dwelling units ("ADUs") include: Commercial Oriented (CO), Open Space (OS), Parks & Recreation (PR) and Public Facilities (PF) zone districts.
- ADUs are permitted by right in most districts with the exception of:
    - Not permitted at all within the OS District
    - Conditional Use within RS, PR, and PF District

*Staff does not support residential units of any kind within the Open Space District.

5. Does the Council have a preference on the direction language is written based on the two options outlined in the outline?
6. Does the Commission have additional comments/ideas that Staff should consider writing into the Town Code around this topic?

Town of Frisco Zoning

- Historic Overlay District
- Parcels
- Town Boundary

PUD Overlay Districts

- 1- Mountainside
- 2- Northway
- 3- Frisco Place
- 4- Royal Mountain Ranch
- 5- Creek at Frisco
- 6- Residence at Creekside Estates
- 7- Frisco Park Filing 1 and 2
- 8- The Reserve at Frisco
- 9- River Pines
- 10- Mountain Pines
- 11- Crossroads at Frisco
- 12- Lakepoint
- 13- 101 W Main Housing
- 14- Rivercrest Townhomes

Zoning Districts

- GW - Gateway
- CC - Central Core
- CO - Commercial-Oriented
- LI - Light Industrial
- MU - Mixed Use
- OS - Open Space
- PF - Public Facilities
- PR - Parks & Recreation
- RS - Residential Single-Household
- RN - Residential Traditional Neighborhood
- RL -Residential Low Density
- RM - Residential Medium Density
- RH - Residential High Density

FRISCO COLORADO

This map is for display purposes only and is not survey accurate.
Do not use for legal conveyance. Map printed 9/2025.

0 500 1,000 2,000 Feet

1in = 600ft
Scale: 1:7,200

N

Lakeview
Dillon Dam
Point
Beaver Lodge
9000 Divide
Lusher
Lakepoint
Summit
Basecamp
Meadow
Ten Mile
Meadow Creek
Lagoon
Hawn
Lupine
Rose Crown
Wildflower
Larson
Gold Dust
School
Mallard
Little Chief
Miners Creek
Alpine
Aspen
Highwood
Riverview
Willow
Forest
Wildfire
Creekside
Emily
Lodgepole
Summit
Stonebridge
Sunset
Riverside
Madson
Streamside
Galena
Main
1st
2nd
3rd
4th
5th
6th
7th
8th
Granite
Teller Street
Teller
Frisco
Pitkin
Belford
McKees
Bills Ranch
Meridian
Recen
Hunters
Mount Royal
Aspen
Pine
Juniper
Summit
Bayview
State Hwy 9
Hammerstone
Water Dance
Peninsula
Recreation
Crown Point

OFFICE AND INDUSTRIAL INNOVATION DISTRICT

DESIGN CRITERIA

Supported Uses: Light manufacturing and industrial uses such as warehousing, storage, assembly, and auto-related services. Maker spaces such as research, fabrication, artisan workshops for small businesses, artists, and entrepreneurs. Supportive retail such as cafes, co-working spaces for collaboration, supply stores and other supportive industries. As appropriate, community spaces can be synergistic to support education, community workshops, training, and skills development. Residential units such as apartments, condominiums and live/work units ranging from 12-30 DU/acre. Buildings should not exceed 4 stories.

Connectivity: The district should be well connected to Hwy. 9 to support the movements of deliveries and trucking as well as multi-modal including access to public transit and include infrastructure for bikes and pedestrians.

Parks, Open Space and Civic Space: Commercial, retail and office spaces should consider small plazas and greens spaces for dining or respite and promote social interaction. Green buffers, street trees and native landscape should support human-comfort and streetscape aesthetics.

Economy: Workforce development opportunities are essential to a vibrant and innovative economy. This district directly benefits the economy by encouraging entrepreneurship, business growth, retention and investment, and increasing jobs and skills development.

Sustainability: New buildings should adhere to green building standards to reduce environmental footprints and lower energy costs through solar and energy-efficient mechanical systems, and green building materials. Car-sharing programs and electric vehicle (EV) charging stations can also be incorporated.

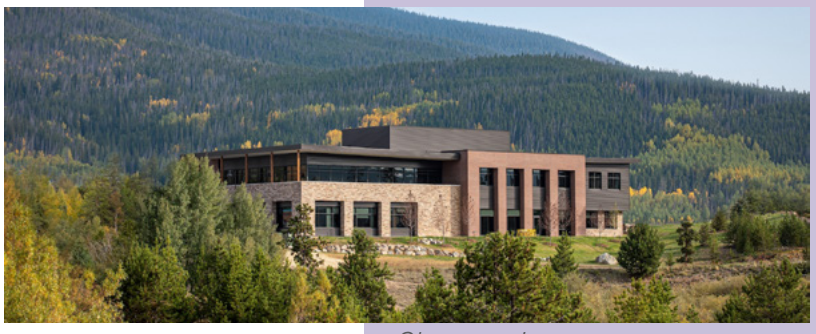
Equity: Consider the impacts of new businesses to existing development and ensure displacement is considered. Coordinate training programs and education to support underserved or lower-income residents.

CHARACTER

The Innovation District is an opportunity to foster industrial, creative, and entrepreneurial activities, to drive economic growth and innovation. This includes creative design centers, adaptive reuse, and a mixed-use character to provide a range of complimentary uses and collaborative workspaces, professional trades, and contractors to generate revenue for the Town and offer a place for artists, technology, and trades to flourish.







Character Imagery

FUTURE LAND USE MAP

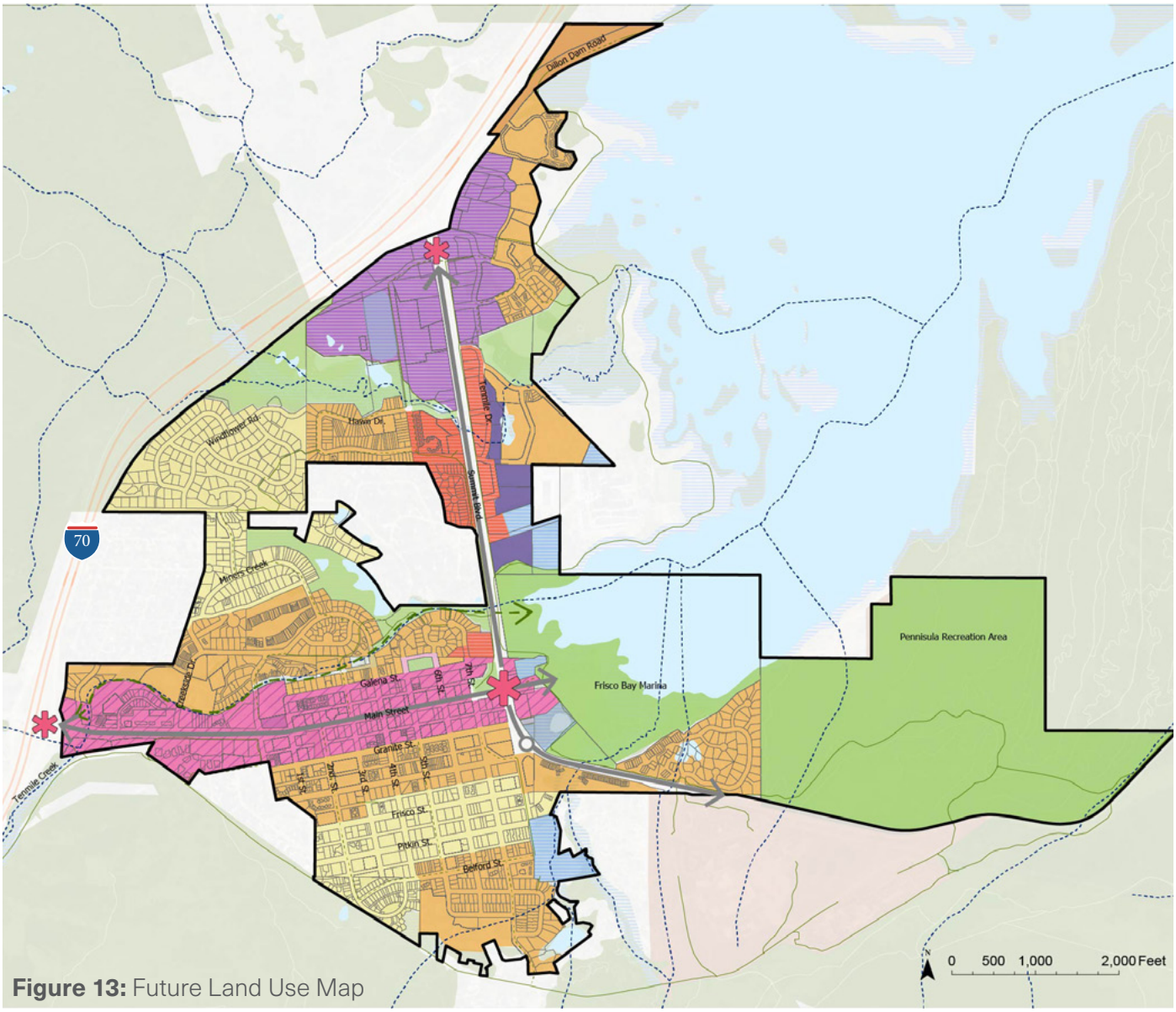


Figure 13: Future Land Use Map

MAP LEGEND

- Gateway
- Town of Frisco Boundary
- Interstate Highway
- State Highway
- Pathways and Trails
- Greenway

LAND USE CATEGORY

- Residential Neighborhood (Low to Mid Density)
- Residential Neighborhood (Mid-to-High Density)
- Summit Boulevard District
- Main Street District
- Gateway District
- Office and Industrial Innovation District
- Parks and Open Space/ Civic Space
- Public Facilities

ENVIRONMENTAL FEATURES

- Water Bodies
- 100-year Floodplain
- Wetlands
- Creeks and Streams

MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: Planning Commission

FROM: Kimberly Jackson, Planner I

RE: Planning Commissioner Terms

DATE: February 19, 2026

Summary

The Town of Frisco Municipal Code, Chapter 41, Planning Commission, states that, "The Planning Commission shall consist of seven (7) members appointed by the Town Council. The term of each appointed member shall coincide with the terms of office of the Town Council of the Town of Frisco…All members of the Planning Commission shall be bona fide residents in the Town of Frisco." Planning Commissioners serve 4-year terms.

At this time, four (4) seats are up for reappointment to the Frisco Planning Commission. At the end of February, Staff will be requesting the four members who are up for reappointment in April 2026, if they have an interest in remaining on the Planning Commission.

NAME	TERM 1	TERM 2	TERM 3	NOTES
Connolly, April	June 2023-June 2024	April 2024-April 2028		Up for Reappointment April 2028
De, Candice	November 2023-April 2026			**Up for Reappointment April 2026**
Forsyth, Jessica	April 2018-2022	April 2022-April 2026		**Up for Reappointment April 2026**
Lesmes, Lina	April 2018-2022	April 2022-April 2026		**Up for Reappointment April 2026**
Stabile, Andy	April 2014-April 2018	April 2018-April 2022	April 2022-April 2026	**Up for Reappointment April 2026**
Tane, Ira	April 2020-2024	April 2024-April 2028		Up for Reappointment April 2028
Withrow, Kelsey	April 2016-2020	April 2020- April 2024	April 2024-April 2028	Up for Reappointment April 2028

Staff requested the Town Attorney confirm that Planning Commission members are subject to the Town Charter, HRC-2.3, which states that the Mayor and Town Council members cannot serve more than three (3) consecutive terms…terms are considered consecutive unless they are at least two years apart. Staff was updated that the term limits outlined in the Town Charter only pertains to the Council and is irrelevant to Planning Commission.

When vacancy on the Commission exists, Staff advertise the commissioner vacancy for three (3) weeks in the Summit Daily and on the Town's website. The selection process is variable based on how many applications are received. If more than one application is received for a vacancy, then Staff approaches Council for direction. Council may:

- Appoint a subcommittee of two Council members to interview candidates for the open position(s) and provide a recommendation to Town Council; OR
- Request Staff bring forward a recommendation to Town Council

Staff expects to have the Town Council fill the Planning Commission candidates at the Town Council meeting scheduled for May 12, 2026.

Attachments:
Attachment A: Town Code, Chapter 41, Planning Commission

Footnotes:
*--- **(1)** ---*
***Editor's note—** Ord. No. 89-09, adopted March 7, 1989, amended Ch. 41 in its entirety to read as herein set out. Former Ch. 41 pertained to the Planning and Zoning Commission, and derived from Ord. No. 72-18, adopted December 4, 1972.*
***Cross reference—** Code of Ethics, Ch. 15; Flood Hazard Areas, Ch 97; Subdivision of Land, Ch. 157; Zoning, Ch. 180.*

§ 41-1. - Creation.

Pursuant to Article XII, Section [HRC-]13-3, of the Town of Frisco Home Rule Charter there is hereby created a Planning Commission for the Town of Frisco.

(Ord. No. 89-09, 3-7-89; Ord. No. 90-24, 12-4-90)

§ 41-2. - Membership; terms.

The Planning Commission shall consist of seven members appointed by the Town Council. The term of each appointed member shall coincide with the terms of office of the Town Council of the Town of Frisco. Any member who fails to attend three consecutive regular meetings or who misses any six regular meetings in a 12-month period shall be removed from the Commission unless the Council finds unusual circumstances justifying the absence. Any member who shall remove him/herself from the board as referenced in Section 15-3 due to a financial conflict of interest, as defined in Section 15-2, on any four unrelated matters during a 12-month period shall be removed from the Planning Commission unless the Council finds unusual circumstances justifying the removal. Any such removal or a resignation shall cause the Town Council to appoint a new member to fill the unfinished portion of the vacated term. A Commissioner may also be removed as prescribed in Chapter 10, Section 10-4, of this Code.

(Ord. No. 89-09, 3-7-89; Ord. No. 90-24, 12-4-90; Ord. No. 99-03, 3-2-99)

§ 41-3. - Qualifications.

All members of the Planning Commission shall be bona fide residents in the Town of Frisco, and if any member ceases to reside in the town, their membership shall immediately terminate. Appointed members shall hold no other municipal office. A "municipal office" is hereby defined as the Mayor, a member of the Town Council or a paid employee of the Town of Frisco.

(Ord. No. 89-09, 3-7-89; Ord. No. 23-26, § 2, 12-12-23)

§ 41-4. - Officers, meetings, rules and records.

A. The Commission shall elect a Chairman and a Vice Chairman from among the appointed members and create and fill such other offices as it may determine. The term of office shall be for one term, with eligibility for reelection. Offices shall be filled at the first regular meeting of the term.
B. The Commission shall schedule at least one regular meeting in each month. Regular meetings may be cancelled if there are no pending applications or other business before the Commission. Special meetings may be called at the request of the Chairman or Vice Chairman. Notice of special meetings shall be given to the members at least 48 hours prior to such meeting and shall state the purpose and time of the meeting.
C. The Commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record.

(Ord. No. 89-09, 3-7-89; Ord. No. 21-01, 1-26-21)

§ 41-5. - Staff and finances.

A. The Commission, with the consent of the Council, may appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion and removal shall be subject to the same provisions of law as govern other corresponding civil employees of the town. The Commission may also, with the consent of the Council, contract with town planners, engineers, architects and other consultants for such services as it may require. The expenditures of the Commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the Council, which shall provide the funds, equipment and accommodations necessary for the Commission's work.
B. The compensation, if any, of the members of the Planning Commission shall be determined by Council as a part of annual budget process.

(Ord. No. 89-09, 3-7-89; Ord. No. 23-26, § 3, 12-12-23)

§ 41-6. - Powers and duties.

The Planning Commission shall have all of the powers and perform each and all of the duties specified by Article 23, Title 31, Colorado Revised Statutes, together with any other duties or authority which may be conferred upon it by the laws of the State of Colorado and the Town of Frisco. It is the duty of the Commission to oversee the preparation and periodic revision of a Master Plan for the physical development of the town and to certify the Master Plan to the Town Council for adoption. The performance of such duties and the exercise of such authority are to be subject to each and all of the limitations expressed in the Charter for the Town of Frisco and the Code of the Town of Frisco.

(Ord. No. 89-09, 3-7-89; Ord. No. 89-22, 9-18-89)

MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: **Planning Commission**
FROM: **Katie Kent, Community Development Director**
RE: **2025 Community Development Permit Summary**
DATE: **February 19, 2026**

Summary

Below is an overview of permits processed within Community Development through the Planning and Building Divisions in 2025. This is provided for informational purposes for the Planning Commission. Information below includes:

- Number of planning, building, mechanical, and plumbing permits issued in 2025 with a comparison to 2022, 2023 and 2024
- Number of certificate of occupancies issued in 2025 broken down by unit type
- Revenues received from planning, building, mechanical and plumbing permits in 2025 with a comparison to 2022, 2023, and 2024
- 2025 Short Term Rental applications processed
- 2026 projection with regards to permit submittals and associated revenues

2025 Community Development Permit Summary

- The Town saw an increase over 2024 in the number of building permits issued for all categories with the exception of commercial building permits which declined in 2025.

Building Division Permits Issued 2022 through 2025				
	2022	**2023**	**2024**	**2025**
Building, Residential	37	55	46	79
Building, Commercial	30	60	57	31
Demolition	12	4	1	11
Hot Tub	23	19	23	25
Mechanical	96	135	117	132
Occupancy	1	1	8	21
Plumbing	55	95	72	84
Re-Roof	73	47	67	77
Window/Door	26	30	33	70

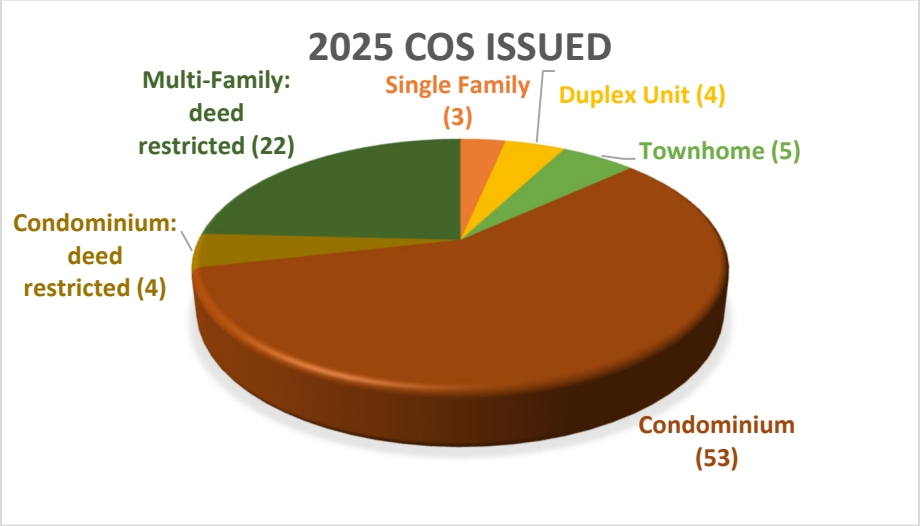


- The Town saw a slight increase over 2024 in the number of smaller scale planning application permits issued but documented a decrease in large scale applications.

	2022	2023	2024	2025
Administrative Site Plan	45	37	34	32
Appeal	0	1	0	0
Banner	9	5	15	18
Conditional Use	4	2	0	2
Improvement Agreements	1	7	5	5
Major Site Plan	6	3	5	3
Minor Site Plan	18	16	5	9
Modification to Site Plan	1	3	1	4
Minor PUD	1	0	0	1
Master Sign Plan	0	1	3	4
Outdoor Commercial Establishment	3	2	1	5
PUD	0	0	1	0
Final Plat	4	1	1	5
Sign Permit	15	12	22	24

- The Town saw a dramatic increase in Certificate of Occupancies issued in 2025. Large projects that contributed to this number included 80 West Main (36 condos), 619 Granite Street (22 apartments), and a portion of the Basecamp Studios (17 condos) were completed.

2025 COs Issued	
Single Family	3
Duplex Unit	4
Townhome	5
Condominium	53
Condominium: deed restricted	4
Multi-Family: deed restricted	22



- In 2025 there were 5 units demolished and 91 Certificate of Occupancies issued, resulting in a net increase of 86 housing units within the Town in 2025.
    - The addition of 86 net new units within the Town led the Town to increase the number of available short term rental licenses from 903 to 924. This maintains the 25% unit inventory as required by Town Code.

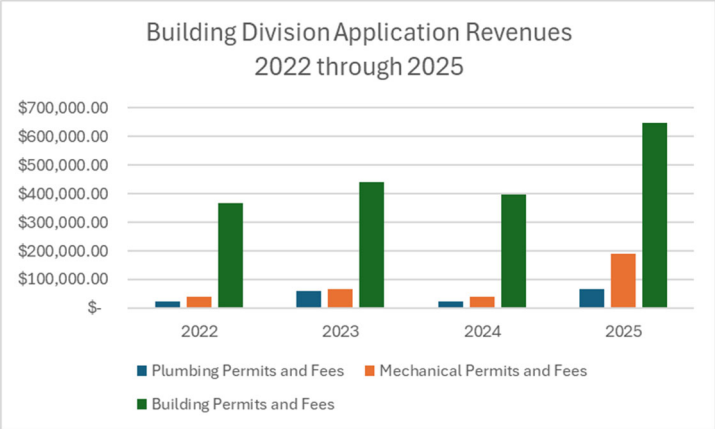
2025 STR Processing	
Waitlist Applications Submitted	100
STR Full Application Submittals	95
Approved Renewals	842

- Community Development's 2025 permit application revenues exceeded anticipated revenues due partially to the increased number of permits submitted but primarily due to large projects that Staff were unsure if would be proceeding when budgeting was done in 2024. Factors to note include:
    - In January 2025, planning fees increased by 10%.
    - The Building Division was under the third party contracted company, Comprehensive Building Code Services (CBCS) for 2025 in entirety. CBCS ensured that project values were submitted accurately; therefore having permit fees not be underpaid as was historically done prior to 2025.
    - Revenues taken in by Building, Mechanical, and Plumbing Fees exceed the Town's expenditure for CBCS billing.
    - Large projects that contributed greatly to the increased 2025 revenue through mechanical, plumbing, and building permit fees included:
        - 602 Galena Street
        - 101 W. Main Street
        - 20 E. Main Street
        - 580 E. Main Street

Planning Application Revenues				
	2022	**2023**	**2024**	**2025**
Planning Revenues	$44,962.02	$30,795.63	$23,311.00	$44,162.67



Building Division Permit Application Revenues				
	2022	**2023**	**2024**	**2025**
Plumbing Permits and Fees	$21,945.58	$59,855.62	$23,311.49	$65,850.26
Mechanical Permits and Fees	$37,737.86	$66,400.76	$39,023.80	$188,299.33
Building Permits and Fees	$365,722.18	$442,151.39	$398,800.29	$646,634.07



2026 Projection

- Community Development expects to see a balanced expenditure/revenue in association with building, planning, and mechanical fees. Outstanding fees for 20 E. Main Street and 101 W. Main Street are anticipated to be larger contributions to the 2026 revenue.
- In 2025, the number of Development Review Committee (DRC) meetings was drastically reduced leading Staff to anticipate a decline of large planning projects within the Town in 2026 and leading to a revenue decline in 2026. Anticipated large planning projects in 2026 include:

- 121 E. Main Street: Major Site Plan application submitted in 2025; whereas there are no planning revenues in 2026 for this project, if approved the Town can anticipate building, plumbing and mechanical revenues.
- 90 S. Madison Avenue: The property owner had a 2025 DRC meeting and Staff are anticipating a Major Site Plan and associated fees in 2026.
- 80/86/92 Beaver Lodge Road: Major Site Plan application submitted in 2025; whereas there are no planning revenues in 2026 for this project, if approved the Town can anticipate building, plumbing and mechanical revenues.