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**MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
APRIL 16, 2026
5:00 PM**

Roll Call:

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

Minutes:

Approval of the February 19, 2026, 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 topicspecific, 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:

Planning File No. MODSP-26-0001: A modification to MAJ-24-0005 and CU-24-0001 to make modifications to the proposed building materials, number of decks, number of windows, along with other minor modifications described in the applicant's narrative. No other property details will be discussed in relation to the previously approved application. Location: 200 N 7th Ave / Lot E-2 River Pines Sub Resub Outlot E Replat A River Pines Applicant: Seth Francis, representing Blue River Real Estate Fund IV

Agenda Item #1: **Planning File No. MODSP-26-0001:** A modification to MAJ-24-0005 and CU-24-0001 to make modifications to the proposed building materials, number of decks, number of windows, along with other minor modifications described in the applicant's narrative. No other property details will be discussed in relation to the previously approved application. **Location:** 200 N 7th Ave / Lot E-2 River Pines Sub Resub Outlot E Replat A River Pines **Applicant:** Seth Francis, representing Blue River Real Estate Fund IV

Staff and Commissioner Updates:

Adjourn:



RECORD OF PROCEEDINGS

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, February 19, 2026, 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

Minutes: Approval of the December 4, 2025, Planning Commission meeting minutes
The minutes were approved unanimously.

Public Comment (non-agenda items): There were no public comments.

Agenda Items:

- 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.

Community Development Director Katie Kent presented the Resolution. The Planning Commission is required to annually designate the public place for posting timely notice of public meetings at the first regular meeting each calendar year. Resolution 26-01 proposes posting notice online.

COMMISSION QUESTIONS FOR STAFF: No questions for staff

MOTION:

COMMISSION MEMBER WITHROW MOVED THAT THE PLANNING COMMISSION APPROVE RESOLUTION 26-01.

MOTION SECONDED BY PLANNING COMMISSION MEMBER FORSYTH

VOTE: YEAS: CONNOLLY – YEA, WITHROW – YEA, LESMES – YEA, TANE – YEA, FORSYTH – YEA, STABILE, DE - YEA

NOES: NONE

MOTION: PASSED

- 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 five new residential units and one 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.

Kris Valdez, Principal Planner, presented the staff report and specifically requested the Planning Commission provide input on how they believe the project integrates into the downtown core, tandem parking, if the proposed development complements the existing structure, if the community space as proposed is suitable, and proposed roof pitches. Valdez noted that at full site plan review the application is required to show full compliance with all sections of the Town Code including but not limited to: maximum building height, landscaping, snow storage, and building articulation standards.

COMMISSION QUESTIONS FOR STAFF:

- Commissioners asked for clarification on the plat note referenced within the staff memo. Valdez explained that the Town Attorney reviewed and acknowledged it was overlooked at time of platting and so 6 units of density are permitted and the bonus unit is not required to be deed restricted to 100% AMI.
- Commissioners asked for further clarification on the parking lift locations and how they meet the parking space requirements. Valdez noted that there are four lifts (eight parking spaces) and explained.
- Commissioners asked about the snow storage. Commissioners noted that they did think that the snow storage is acceptable as it meets the intent of the code.
- Commissioners asked about the landscaping areas being narrow. Valdez noted the area that is one foot wide but the planting details says they need three feet to plant trees.
- Commissioners asked about the roof design and what was being requested to be looked at. Kent replied that the Code states pitched roofs need to be a 4:12 pitch whereas it seems to contradict the definition of a pitched roof.
- Commissioners asked about the tandem parking spaces and expressed dissatisfaction that turning radiuses are not provided at time of sketch plan. Kent noted that if the engineer finds there is not adequate turning radius during the full site plan review, then the project will not move forward to full site plan review.
- Commissioners asked about the parking lifts and what happens if total failure occurs with the parking lifts. Valdez replied that they would still have to meet parking requirements so the owners would be required to comply with the minimum parking requirements at all times in the future.
- Commissioners asked for clarification on the community space. Kent replied that 20 E. Main Street was allowed with a community space of a bench on a small patio with a bicycle rack.
- Commissioners asked about the heated sidewalks and who would pay for that. Valdez directed that question to the applicant.
- Commissioners asked about the existing access into the adjacent gas station property. Valdez noted that the applicant and the town engineer are working on that and more information would be provided.
- Commissioners asked if there would be solar panels. Valdez directed that question to the applicant.
- Commissioners asked if the existing building had to remain. Valdez replied no but noted the restaurant and unit are a separate owner.
- Commissioners asked what has changed since the last sketch plan. Valdez reviewed a list of items that was modified.
- Commissioners asked if a covenant on the lifts could be recorded or memorialized in another way to ensure they don't get removed. Staff stated they would look into that.

The applicant, Margaret Ziedin, representing Baseline 121 LLC, presented noting that she has been working on this project for a few years. Ziedin reviewed the history of the site noting they thought

preserving the log cabin was important including its proximity to the historic park. Ziedin reviewed the renovations performed to the housing helps residential unit noting they work in the restaurant and so two parking spaces is satisfactory. Ziedin noted the egress with the adjacent property was abandoned by the town and half the access was given to each property and the access is not going away. They are working with the engineer on the radius but the 24' access will still remain. Ziedin reviewed the changes to the parking structure showing the revised layout noting that they are using a reputable company and they do not expect them to become dysfunctional in any short amount of time. Ziedin responded to other questions asked by the Commission including that they are not going to move forward with the heated sidewalk. The sidewalk on the west is 4' but can be narrowed to 3'. Ziedin described the architectural details and modifications made since the last sketch plan and noted that they will have the units solar ready but not installed.

The project architect, Jeff Clark, presented.

COMMISSION QUESTIONS FOR APPLICANT:

- Commissioners asked the applicant if the garage is at ground level. Ziedin responded at ground level and then slopes down.
- Commissioners asked if the water line is an obstruction with the below ground garage. Ziedin replied they don't know where the water line is but are working with the Town on that.
- Commissioners asked how the parking lifts worked to get the top car off. Ziedin replied that you move the bottom car and then lower the top car.
- Commissioners asked what the parking lane width was. Ziedin replied 24'.
- Commissioners asked about the driveway access existing to the east. Ziedin replied that they will be ensuring that the 24' access is maintained for trucks.
- Commissioners asked about the parking spaces being slanted and asked if there was drainage. Ziedin replied yes.
- Commissioners asked about the fireplace chimney appearing roofs. Jeff Clark, architect for the project, stated if they were gas fireplaces and they would not be needed.
- Commissioners asked who would be responsible for the maintenance of the parking lifts. Ziedin replied they have not decided at this time but could be addressed at time of declarations.
- Commissioners asked if the applicant has used this lift provider before. Ziedin replied no but they are providing the lifts to Foote's Rest and were recommended by BHH.
- Commissioners asked for the applicant to review the façade along the south and west elevations. Clark reviewed the changes to the design that were made since the last sketch plan.
- Commissioners noted the lift shows a 13.7' clearance which is tight for many vehicles with roof racks and noted that the fire sprinklers and HVAC are going to impact the height of the car lifts. Ziedin replied they are not using HVAC to assist with that and the engineering team will design utilities to not be over car spaces. Clark added it may lead the second level to have a lower ceiling height.
- Commissioners asked what the clearance between the decks and commercial hood noting it was close. Clark stated they have not looked at that and will make a note.
- Commissioners asked about the clearances from the transformer and fire rating and asked if the applicant has looked at that. Ziedin replied they are looking at it and they changed from a 3-phase to a 1-phase.

- Commissioners asked if they would be adding sump pumps into the garage. Ziedin replied they are only going two feet into grade now that car lifts are going into ground and the civil engineer has reviewed and created an infiltration system.
- Commissioners asked if windows would be modified on existing structure. Ziedin replied not at this time.

Public Comment opened at 6:23 p.m.

PUBLIC COMMENTS: None

Public Comment opened at 6:23 p.m.

COMMISSIONER DISCUSSION:

- Commissioners agreed that the applicant made a lot of progress since the last sketch plan and thanked them for continuing to work with staff.
 - Commissioners agreed that the parking lifts seem difficult for maintenance, operating and turning radius.
 - Commissioners noted they would like the local unit to not be a parking lift.
 - Commissioners noted the tandem parking is difficult but does appear to meet the code if turning radius shows to be adequate when reviewed by the Town Engineer.
 - Commissioners agreed the design is compatible and they did a nice job picking up on some of the existing structure details and incorporating them into the new structure.
 - Commissioners noted the community space would be more ideal on the west side but there is still a community space no matter where the bench is located.
 - Commissioners had differing opinions on whether the lifts would be utilized and maintained and noted that maybe the owner considers the units shouldn't be short term rented since they will be confused with the parking lifts.
 - Commissioners noted if solar panels are on the plans at full site plan but then the applicant does not intend to add solar panels they should have to come back before the Commissioners with a modification to the final site plan.
 - Commissioners noted they would like to see signage for the bike rack indicating that it is for public use.
 - Commissioners agreed the roof pitches are fine and contain a reasonable mix.
 - Commissioners want to see more on the utilities above the parking lifts at time of full site plan review.
 - Commissioners noted that snow storage is functional and will work but encouraged the applicant to have as much as possible.
 - Commissioners appreciated getting more retail space on Main Street.
 - Commissioners noted they wanted a covenant or similar guarantee the parking lifts are always operational and functioning.
 - Commissioners expressed frustration with the plat note that was approved.
3. **Work Session:** Work session to provide Community Development updates and request feedback specifically related to the Community Development 2026 Action Plan.

Katie Kent, Community Development Director, reviewed the staff memo provided in the Commissioner's packet noting that Staff is specifically seeking input from the Commission regarding the topic of residential units within the Light Industrial District. Kent reviewed information that is being provided to Town Council on February 24th specifically related to the 8th and Pitkin property

and drive-through establishments within Town. With regards to residential units within the LI District, Kent requested the Commission provide answers to the questions listed in the Staff Report.

COMMISSIONER DISCUSSION:

Commissioners discussed the topics and provided the following overall feedback:

- Residential Units in the Light Industrial District. Support for Option B with the addition of a floor area ratio requirement. Commissioner discussion included:
 - Pros and cons of having residential units be limited to persons employed on the premise versus AMI capped units versus limited to a geographic area. Commissioners directed Staff to start with just persons employed on the premises, noting Town could always be less restrictive in the future.
 - Design guidelines needed to be taken into consideration so the building didn't add one small unit on the second floor of a large building, leading to a design that may not be compatible with the area, or compatible with future units within the structure that would want an upper level employee unit.
 - Commissioners noted the importance of having a covenant recorded on the unit.
 - Commissioners discussed the desire to allow residential units in the Commercial Oriented District but agreed that further discussion needs to be held regarding design requirements along Summit Boulevard and if there should be a cap on density.
 - Overall, Commissioners supported the initiative to add the option for employee residential units for employers within the Light Industrial District.
- Drive Through Establishments. Support for Option A as proposed with recognition that the Commission was not prepared to fully discuss this item. Commissioner discussion included they supported drive-through being prohibited on Main Street but not on Summit Boulevard.

Staff and Commissioner Updates:

1. Planning Commissioner Terms. Kim Jackson, Planner I reviewed the staff memo outlining Planning Commissioner terms noting that four members terms are ending in 2026: Andrew Stabile, Lina Lesmes, Jessica Forsyth and Candice De. Jackson informed the Commission that she would be following up with the four members through email over the next week to request they confirm if they would like to remain on the Commission. Commissioners who request to be reappointed shall fill out an application and next steps will be determined by Town Council. Staff anticipates reappointments to be made at the May 12, 2026, Town Council meeting.
2. 2025 Community Development Permit Summary. Katie Kent, Community Development Director, noted that she included a general overview of 2025 applications and requested the Commissioners let her know if they had any questions.

Adjournment:

There being no further business, Commissioner Stabile made a motion to adjourn, seconded by Commissioner Tane and was unanimous. The meeting adjourned at 8:11 P.M.

Respectfully submitted,

Kimberly Jackson

Community Development Department



**PLANNING COMMISSION
STAFF REPORT**

April 16, 2026

AGENDA ITEM: Planning File No. MODSP-26-0001: A modification to MAJ-24-0005 and CU-24-0001 to make modifications to the proposed building materials, number of decks, number of windows, along with other minor modifications described in the applicant’s narrative.

No other property details will be discussed in relation to the previously approved application.

LOCATION: 200 N 7th Ave / Lot E-2 River Pines Sub Resub Outlot E Replat A River Pines

ZONING: River Pines Planned Unit Development (PUD) and Mixed-Use (MU)

APPLICANT: Seth Francis, Blue River Builders

OWNER: Blue River Real Estate Fund III LLC
C/O Seth Francis
PO Box 7035
Breckenridge, CO 80424

TOWN STAFF: Kris Valdez, AICP, Principal Planner

PROJECT DESCRIPTION

The applicant, Seth Francis of Blue River Builders, hereinafter referred to as “Applicant,” has submitted modifications to the approved planning files for MAJ-24-0005 and CU-24-0001 located at 200 N 7th Ave, herein referred to as the “Property”, and as reflected in the March 6, 2026, review set. These revisions address various architectural, material procurement, and planning considerations that have arisen as the final plans for the building permit submittal herein referred to as “Application” have been finalized. The changes are discussed in the Summary of Changes and Staff Analysis.

BACKGROUND

On August 7, 2025, the Planning Commission approved MAJ-24-0005, a final plan for a multi-unit residential development with 11 units, and CU-24-0001, a Conditional Use application to allow for less than a 20% mix of uses in the Mixed-Use District.

The Property is a 1.960-acre developed site with wetlands and is located between N 7th Ave and Summit Blvd. When the River Pines Planned Unit Development (PUD) was approved, Outlot E was mentioned in the PUD Agreement as being subject to review in any future application under the standards of the MU zone district. Therefore, the Property is being reviewed in accordance with the Mixed Use (MU) District standards. The properties to the north are part of the PUD with the underlying zoning of Residential Low Density (RL). The property to the south is the recreation path, also identified as the 7th Avenue Alley. The property to the west is also part of the PUD and has an underlying zone district of MU. The property to the east is the right-of-way for Summit Boulevard.

Below is a vicinity map of the Property with an aerial photography base layer. The location of the Property lines shown on this map varies in accuracy and should only be used for reference purposes.



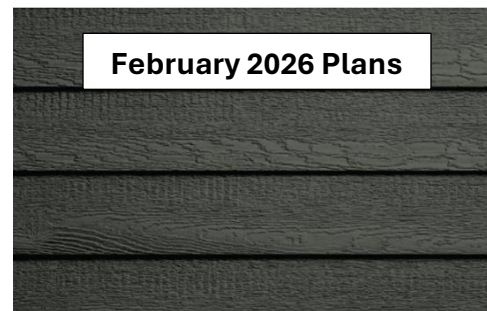
Vicinity Map

SUMMARY OF CHANGES AND STAFF ANALYSIS

Refer to the submittal application review narrative dated February 20, 2026, for the proposed modifications as outlined by the applicant.

1. Horizontal Wood Siding

Per the Application, the wood siding specified in the original approval has proven difficult to obtain. The Applicant therefore proposes replacing the originally approved wood siding with LP SmartSide lap siding, an engineered wood product designed to replicate the appearance of cedar. The proposed siding will be eight (8) inches in width and will match the color of the previously approved material. Staff finds that the proposed material is similar in appearance to the originally approved siding and maintains the overall design intent.



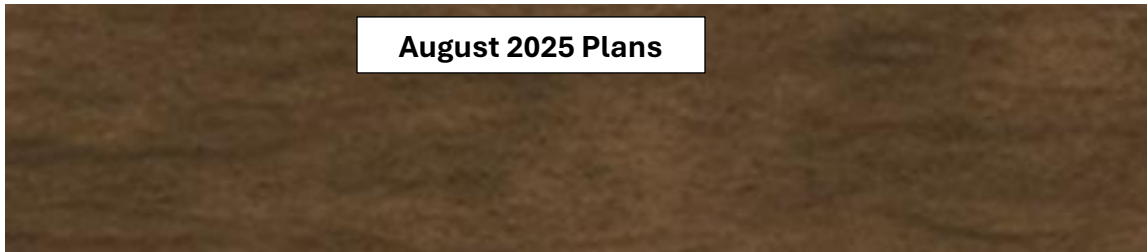
2. Vertical Siding

The Application maintains the previously approved vertical siding material but modifies the pattern of the vertical elements. The original design included a randomized pattern of 2-inch, 4-inch, and 8-inch-wide vertical members as shown in the picture below. The Applicant now proposes to standardize the siding to 8-inch-wide vertical members. This modification is intended to create a more consistent and uniform appearance across the façade while maintaining the approved material and overall design intent. Staff finds that this change does not alter the fundamental character of the approved design.



3. Fascia Wood Siding

The original application specified fascia siding as a standard cedar product. To maintain consistency with the proposed LP SmartSide horizontal siding, the Applicant proposes using LP SmartSide fascia siding, an engineered wood product designed to replicate the appearance of cedar. The proposed fascia will be the same width and match the color of the originally approved material. The image provided from the August 2025 application of the fascia wood siding in the picture below represents the appearance and finish of the fascia siding as well. Staff notes that this product is commonly used throughout the Town and finds that the proposed change maintains the overall design intent and visual consistency of the façade.



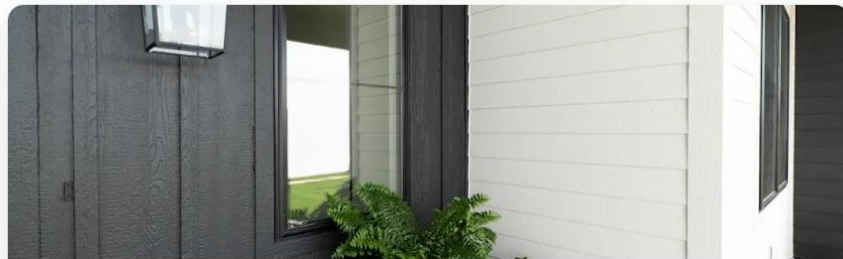
Staff obtained this Information from the website regarding LP SmartSide fascia, which the Applicant verified as accurate.

LP® ExpertFinish® Naturals Collection™ Colors

Achieve the timeless beauty of natural wood.



SAFFRON CEDAR



Cedar Texture

Realistic, deep cedar-grain texture and defining shadow lines create the look of traditional wood.

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4. Metal Siding

The originally approved metal siding material was specified as Corten steel, a weathering steel product designed to develop a rusted finish over time. While this material provides a distinct aesthetic, the rusting process can result in water runoff that carries rust onto adjacent siding, windows, and paved areas, potentially causing staining with rust flowing into the adjacent wetlands and Ten Mile Creek. Additionally, prolonged weathering may lead to deterioration of the material over time, including the potential for holes or structural degradation in the siding. Staff has reviewed and analyzed the proposed corrugated metal siding for this Application. Staff finds that this change does not alter the fundamental character of the approved design and will improve the longevity of the structures.



5. Railing

The originally approved railing design consisted of an all-metal railing system. The proposed modification replaces the metal posts with wood posts while maintaining the overall railing configuration and appearance. This change introduces additional natural materials that are consistent with the building's rustic architectural character. The use of wood posts is intended to complement the building's design and surrounding context while maintaining a visual aesthetic similar to the originally approved metal railing system. Staff finds that the proposed modification does not significantly alter the overall design intent and continues to support the structure's rustic character.



6. Roofing Materials

The originally approved roofing material for the fourth-floor roof areas is matte black metal. The Applicant proposes replacing the matte-black metal roofing on the fourth-floor roof areas with GAF charcoal architectural asphalt shingles or a comparable product. Matte black metal roofing would remain on all roof areas below the fourth floor.

According to the applicant, the fourth-floor roof areas are not anticipated to be visible from ground level or from nearby properties. As a result, the proposed change would not substantially alter the visible roof materials or the overall appearance of the building from public viewpoints or adjacent properties. Staff notes that the matte black metal roofing would continue to be utilized on the more prominent roof areas where visibility is greater.

August 2025 Plans



February 2026 Plans



7. Decks and Roof Pitches

The originally approved plans included several units with more than two deck areas. The applicant proposes removing the additional decks so that each unit would have a maximum of two decks. As a result of the deck removal, roof elements are proposed in place of the former deck areas, as illustrated in the submitted plans.

The proposed rooflines associated with these changes are all below 35 feet in height. Under the applicable code provisions, rooflines below this height are permitted to have a pitch of less than 2.01:12. While a lower pitch is permitted, the applicant has indicated that the majority of the newly proposed rooflines would maintain a pitch of approximately 2.01:12. Staff notes that the proposed changes modify certain roof forms associated with the removal of decks but remain within the allowable height and pitch parameters established in the Code. **Please see Attachment A – Application, sheet SP-1.5 - Building Height Diagram and Exhibit for the height table.**

8. Windows

The Application proposes to reduce the overall number of windows compared to the previously approved final site plan. Please see Attachment A – Application, sheets A2.2 to A2.4, Building Elevations, several upper-level windows have been removed and replaced with solid walls. Staff has determined that the reduction in windows still meets the 180-6.22.3.A Façade Standards.





STAFF RECOMMENDATION

The Application remains consistent with the intent of the initially approved planning file, MAJ-24-0005 and CU-24-0001. Adjustments appear to address practical construction concerns, address various architectural, material procurement, and planning considerations. The design integrity of the original application has been maintained through the selection of substitute materials and a consistent architectural language. Staff consider the changes to be non-substantial and within the scope of administrative approval, pending the Planning Commission's review and acceptance. The structure continues to be in compliance with all height, bulk plane, façade standards, roof standards, building materials, and building color requirements with these proposed modifications.

FINDINGS:

- 1. The site plan modification is in general conformance with the principles and policies in the Frisco Community Plan, and residential development of this lot is supported by the Frisco Community Plan Guiding Principles of Inclusive Community and Thriving Economy. The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The location and orientation of this building creates a design that enhances the overall character of the community. This application facilitates the construction of new, affordable residential units that add variety to the sizes and types of homes in this neighborhood.*
- 2. The site plan modification is in general conformance with the recorded Planned Unit Development and Mixed Use Zone District associated with 200 N 7th Ave since all the applicable requirements continue to be met by the submittal: including lot area, lot frontage, setbacks, building height, density, lot coverage requirements, and bulk plane encroachment requirements.*
- 3. The site plan modification is in general conformance with the recorded Planned Unit Development and Mixed Use Zone District associated with 200 N 7th Ave; specifically the Design Guidelines section because all applicable requirements continue to be met by the submittal; including: that the development meets the façade standards and varied articulation requirements, the bulk plane standards are met, roof standards and materials are met, and that the building materials meet the materials required per the PUD.*
- 4. The site plan modification is in general conformance with the recorded Planned Unit Development and Mixed Use Zone District associated with 200 N 7th Ave; specifically the parking calculations and requirements, landscaping, and snow storage continue to meet the requirements as stated in the PUD.*
- 5. The modifications will not significantly alter the function, form, intensity, character, demand on public facilities, or impact on adjacent properties as approved with the major site plan.*

6. *The revised material selections and color palette meet applicable design standards outlined in the UDC, enhancing the Application's visual quality and compatibility with the surrounding built environment.*
7. *As the proposed modifications do not constitute substantive alterations to building form, density, or layout, the request is appropriate for processing as a Site Plan Modification.*
8. *The Application continues to meet the intent and standards of the Unified Development Code, particularly in maintaining architectural cohesion, material compatibility, and visual quality.*

STAFF RECOMMENDATION: Based on the analysis and findings above, staff recommends approval of the Site Plan Modification for the Property located at 200 N 7th Ave, subject to the following conditions:

1. The project shall include the updated exterior materials, colors, and components as outlined in the Application.
2. All other aspects of the previously approved Major Site Plan shall remain unchanged and in full effect as outlined below.
 1. *Prior to issuance of a building permit, a written statement shall be submitted by the project contractor acknowledging that they will be constructing roof pitches as proposed on the submitted plans and understand all height requirements in the Town Code.*
 2. *The approval of this Application is contingent upon the Applicant meeting all requirements set forth by the Town Engineer at the time of application for the building permit as outlined in the letter dated July 11, 2025.*
 - a. *Wetlands disturbance permit shall be submitted with the project. Narrative shall be included for limiting disturbance within the setback. Required prior to issuance of building permit.*
 - b. *Floodplain development permit required. Garages only on first floor (no habitable space on this level). Applicant to meet all floodplain requirements of Town code and FEMA NFIP. Required prior to issuance of building permit.*
 - c. *Demolition of existing building and structures will require disturbance within the wetlands setback. The CMP shall include two phases – a phase 1 for removal within the setback and then a phase 2 which reduces the disturbance limit after removal.*
 - d. *Right of Way Permit required for utility connections and new sidewalk. Sidewalk shall include Type 1B curb, driveway cuts per CDOT detail M-608-1, boulder walls where needed to avoid wetland disturbance, and inlets/drains where needed for drainage. The south limits of sidewalk also need to be detailed. Additional detail for sidewalk and roadway required at building permit.*

- e. *Contours near SW corner of unit 102 should be adjusted to limit wetlands setback disturbance.*
 - f. *Soils report indicates groundwater will be encountered during excavation. CDPHE dewatering and stormwater permits will likely be required.*
 - g. *Depth of infiltration bed to be detailed on building permit plans. Depending on depth, groundwater could be an issue.*
 - h. *Soils report recommends foundation drains.*
 - i. *25' easement shall be dedicated to Town for waterline on the final plat.*
 - j. *Water main shall be extended to an additional hydrant (no dead ends allowed).*
 - k. *Water services shall be perpendicular.*
 - l. *Revise landscaping plan. No trees allowed within 5' of proposed sidewalk for snow storage.*
 - m. *Traffic Study was reviewed and approved. Study indicates minimal traffic increase and no mitigation required per Town code.*
3. *Prior to the issuance of any building permit, the Applicant must provide evidence of a maintenance agreement for the sidewalk along N 7th Ave, or alternatively, establish that the sidewalk is owned by the Town. This requirement ensures that ongoing maintenance and liability for the sidewalk are clearly defined and agreed upon, contributing to the safety and accessibility of the area. Failure to meet this condition will result in the building permit application not being issued.*
 4. *The Applicant shall undertake all necessary modifications to the office space in Unit 105 to ensure it does not meet the definition of a bedroom as outlined in the Code. Non-compliance may result in the denial of the building permit.*
 5. *Prior to the issuance of a building permit, the Applicant shall submit revised Application materials that clearly and accurately reflect all uncovered decks in the snow storage calculation. Failure to meet this requirement may result in the denial of the building permit application.*
 6. *The Applicant shall provide evidence at the time of the building permit that the proposed wall at the end of the driveway/access road meets the required height specifications to adequately prevent snow accumulation from being pushed into the wetland setback area. Failure to provide satisfactory documentation may result in the denial of the building permit.*
 7. *Prior to issuance of a building permit, the Applicant shall satisfy all requirements of Summit Fire & EMS.*
 8. *Prior to issuance of a building permit, the Applicant shall satisfy the requirements of the Summit County GIS Department.*
 9. *Prior to issuance of a building permit, the Applicant shall satisfy the requirements of Xcel Energy.*

Recommended Motion

Should the Planning Commission choose to approve this Modification to the previously approved Major Site Plan application, the Community Development Department recommends the following motion:

With respect to File No. MODSP-26-0001, I move that the recommended findings set forth in the April 2, 2026 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request to amend the materials, colors, and architecture of the building for the development located at 200 N 7th Ave / Lot E-2 River Pines Sub Resub Outlot E Replat A River Pines

Attachment A – Application

Attachment B – August 2025 Materials Sheet

cc: Seth Francis



Seth Francis
Managing Partner
Blue River Real Estate

February 20, 2026

Dear Town of Frisco,

We respectfully submit this formal request to modify certain exterior elements of the previously approved site plan for 200 N 7th Ave, Frisco, Colorado 80443.

The proposed modifications include the following items, with additional detail provided below:

- Exterior siding modifications
- Reduction in the number of windows and overall window sizes
- Railing material modification
- Fourth floor roofing material modification
- Removal of certain decks

These updates remain consistent with the overall architectural aesthetic of the building. Window locations, exterior colors, and the general palette of siding and roofing materials remain largely unchanged.

For reference, we have included a PDF comparing the elevations from the approved final site plan with the proposed updates. As shown, the revised elevations appear essentially the same as those approved during the final site plan review.

We appreciate your consideration of this request and remain available to provide any additional information or documentation the Town may require in support of these proposed modifications.

Horizontal Wood Siding

The horizontal siding material originally selected by the architects is a highly custom wood product from one manufacturer that has proven very expensive to source.

We are proposing to use LP SmartSide lap siding, which is also a wood product but engineered to replicate the appearance of cedar. The proposed siding is eight inches in width and matches the color of the originally selected material. This product is widely used throughout the Town of Frisco.



Vertical Wood Siding

The previously approved vertical siding material will continue to be utilized. However, whereas the original design incorporated a randomized pattern of 2-inch, 4-inch, and 8-inch-wide vertical elements, we are proposing to standardize the application to 8-inch-wide vertical members. This adjustment is intended to provide greater visual consistency and uniformity across the façade while maintaining the originally approved material and overall design intent.

Fascia Wood Siding

The originally specified fascia siding is a standard cedar product. In order to maintain consistency with the proposed LP SmartSide horizontal siding we are proposing to use LP SmartSide fascia siding, which is an engineered wood product designed to replicate the look of cedar. The proposed fascia is the same width and matches the color of the originally selected material. The image provided above for the proposed horizontal siding material is a representative example of the appearance and finish of the fascia wood siding. This product is used throughout the Town of Frisco.

Metal Siding

The originally selected metal siding was Corten, a rusted metal product. Due to its rusted finish, water runoff can carry rust onto adjacent siding, windows, and paved areas, potentially causing staining. Over time, the rusting process can also lead to deterioration and holes in the siding.



We are proposing to use a corrugated metal siding that replicates the appearance of rust. This alternative provides a similar aesthetic while offering greater durability and eliminating the risk

of rust staining adjacent materials. This product is a common alternative to Corten and is used throughout the Town of Frisco.



Railing

The originally selected railing design consisted of an all metal railing system.



We are proposing to replace the metal posts with wood posts. This adjustment maintains a look very similar to the original design while introducing additional wood elements that enhance the overall rustic character of the building.



Roofing

The originally approved roofing material for the fourth floor roofs is matte black metal.

We are proposing to use GAF charcoal architectural asphalt shingles (or a comparable product) for all fourth floor roof areas. These roof surfaces will not be visible from ground level or from nearby properties. Matte black metal roofing would continue to be used on all roof areas below the fourth floor, where visibility from the ground, decks, and adjacent properties is more prominent.



Decks

Certain units were originally designed with more than two decks. We are proposing to remove the additional decks so that each unit will maintain a maximum of two decks.

The removal of these decks necessitates the addition of roof elements in their place as indicated in the attached PDF. The newly proposed rooflines are all below 35 feet in height and therefore are permitted to have a pitch of less than 2.01:12 in order to comply with applicable code requirements. Notwithstanding, the majority of the newly proposed rooflines are designed with a 2.01:12 pitch.

Thank you for your time and consideration.

Best regards,

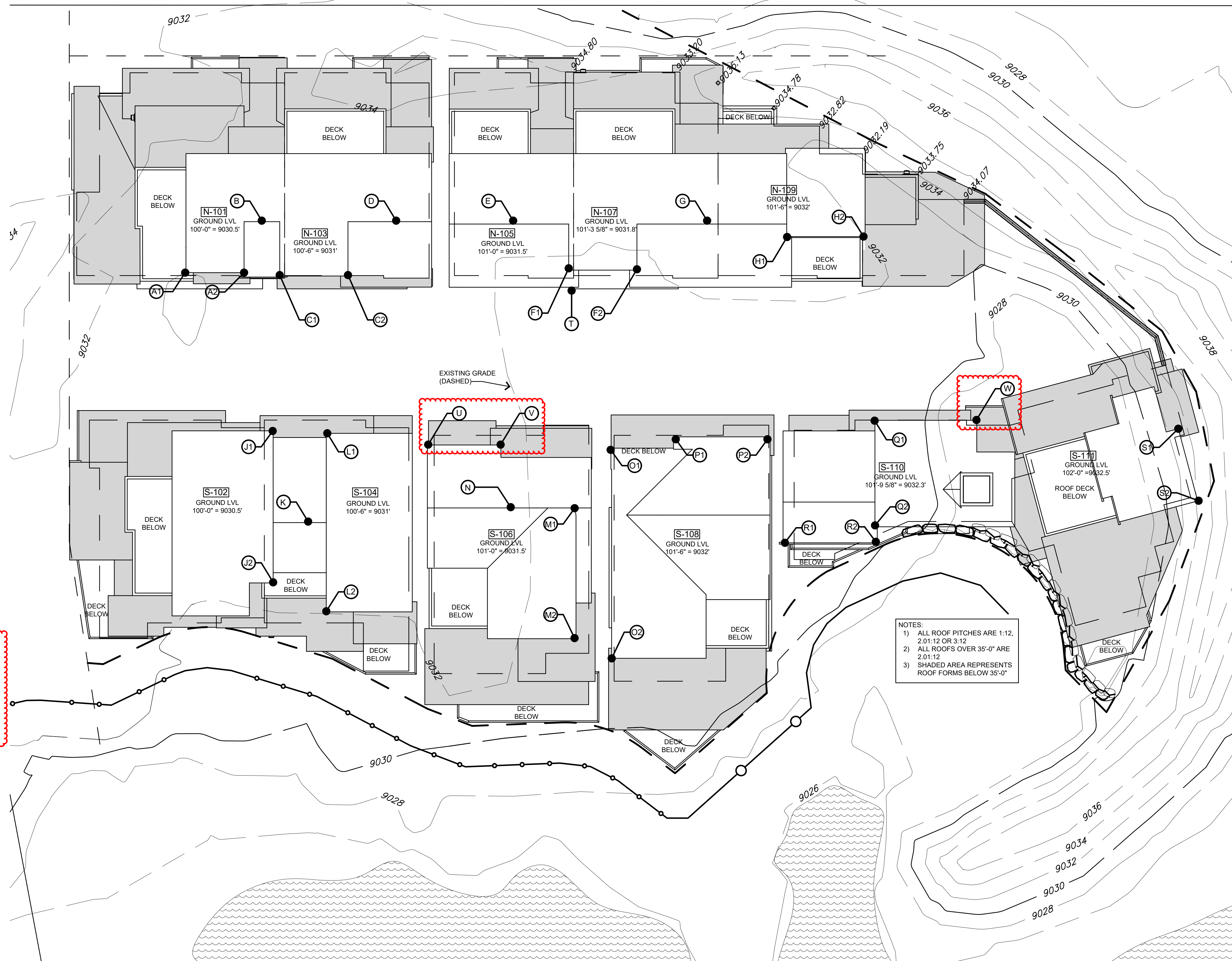
Seth Francis
Managing Partner of Blue River Real Estate Fund IV LLC

BUILDING HEIGHT TABLE

RIDGE POINT	RIDGE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,074.84'	9,034'	9,030.5'	FINISHED	9,074.84' - 9,030.5' =	44.34'
A2	9,074.84'	9,033.5'	9,030.5'	FINISHED	9,074.84' - 9,030.5' =	44.34'
B	9,073.07'	9,032'	9,030.5'	EXIST'G	9,073.07' - 9,032' =	41.07'
C1	9,074.84'	9,032'	9,031'	EXIST'G	9,074.84' - 9,032' =	42.84'
C2	9,074.84'	9,032'	9,031'	EXIST'G	9,074.84' - 9,032' =	42.84'
D	9,073.07'	9,032'	9,031'	EXIST'G	9,073.07' - 9,032' =	41.07'
E	9,073.88'	9,032'	9,031.5'	EXIST'G	9,073.88' - 9,032' =	41.88'
F1	9,075.37'	9,032'	9,031.5'	EXIST'G	9,075.37' - 9,032' =	43.37'
F2	9,075.37'	9,032'	9,031.8'	EXIST'G	9,075.37' - 9,032' =	43.37'
G	9,073.88'	9,032'	9,031.8'	EXIST'G	9,073.88' - 9,032' =	41.88'
H1	9,074.78'	9,032'	9,032'	FINISHED	9,074.78' - 9,032' =	42.78'
H2	9,074.78'	9,032'	9,032'	FINISHED	9,074.56' - 9,031.5' =	42.78'
I	BLANK					
J1	9,074.38'	9,032'	9,031'	EXIST'G	9,074.38' - 9,032' =	42.38'
J2	9,074.38'	9,032'	9,031'	EXIST'G	9,074.38' - 9,032' =	42.38'
K	9,073.25'	9,032'	9,031'	EXIST'G	9,073.25' - 9,032' =	41.25'
L1	9,074.68'	9,032'	9,031'	EXIST'G	9,074.68' - 9,032' =	42.68'
L2	9,074.68'	9,032'	9,031'	EXIST'G	9,074.68' - 9,032' =	42.68'
M1	9,074.76'	9,031.75'	9,031.5'	EXIST'G	9,074.76' - 9,031.75' =	43.01'
M2	9,074.76'	9,031.75'	9,031.5'	EXIST'G	9,074.76' - 9,031.75' =	43.01'
N	9,073.32'	9,031.65'	9,031.5'	FINISHED	9,073.32' - 9,031.5' =	41.82'
O1	9,074.79'	9,031.5'	9,032'	FINISHED	9,074.79' - 9,032' =	42.79'
O2	9,074.79'	9,031.5'	9,032'	FINISHED	9,074.79' - 9,032' =	42.79'
P1	9,074.02'	9,031'	9,032'	EXIST'G	9,074.02' - 9,031' =	43.02'
P2	9,074.02'	9,031'	9,032'	EXIST'G	9,074.02' - 9,031' =	43.02'
Q1	9,074.45'	9,030.5'	9,032.3'	EXIST'G	9,074.45' - 9,030.5' =	44.25'
Q2	9,074.45'	9,030.2'	9,032.3'	EXIST'G	9,074.45' - 9,030.5' =	44.25'
R1	9,073.68'	9,030.3'	9,032.3'	EXIST'G	9,073.68' - 9,030.3' =	43.38'
R2	9,073.68'	9,030.3'	9,032.3'	EXIST'G	9,073.68' - 9,030.3' =	43.38'
S1	9,073.55'	9,033.6'	9,032.5'	EXIST'G	9,073.55' - 9,033.6' =	39.95'
S2	9,073.55'	9,034.25'	9,032.5'	FINISHED	9,073.55' - 9,032.25' =	41.3'
T	9,066.83'	9,032'	9,031.5'	FINISHED	9,066.83' - 9,031.5' =	35.33'
U	9,071.83'	9,032'	9,031.5'	FINISHED	9,071.83' - 9,031.5' =	40.33'
V	9,071.83'	9,032'	9,031.5'	FINISHED	9,071.83' - 9,031.5' =	40.33'
W	9,071.05'	9,028'	9,032.3'	EXIST'G	9,071.05' - 9,028' =	43.05'

U	9,071.83'	9,032'	9,031.5'	FINISHED	9,071.83' - 9,031.5' =	40.33'
V	9,071.83'	9,032'	9,031.5'	FINISHED	9,071.83' - 9,031.5' =	40.33'
W	9,071.05'	9,028'	9,032.3'	EXIST'G	9,071.05' - 9,028' =	43.05'

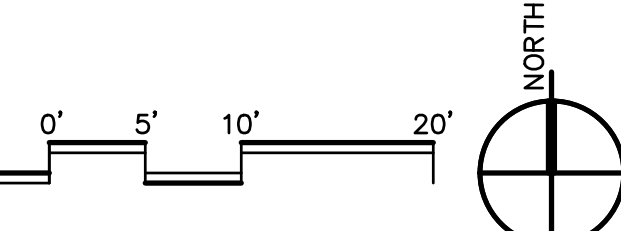
ROOF NOTES:
ALL ROOF SECTIONS, WHETHER NEWLY ADDED OR REPLACING EXISTING DECKS, ARE DESIGNED WITH A 2.01:12 ROOF PITCH IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS FOR THIS PROPERTY.



NOTES:
1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12
2) ALL ROOFS OVER 35-0° ARE 2.01:12
3) SHADED AREA REPRESENTS ROOF FORMS BELOW 35-0°

BUILDING HEIGHT DIAGRAM AND EXHIBIT

SCALE: 1" = 10'-0"



REVISIONS:
05.29.25
06.25.25
02.18.26

JOB NO: 52402
DATE: 02.18.26
DRAWN BY: S. GELMAN
CHECKED BY: J. MAZAR

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TOWN OF FRISCO UPDATE
02.18.26

bhh Partners of Colorado
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THE GLADE
200 NORTH 7TH AVENUE - FRISCO, COLORADO
(OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

© 2025
SHEET NUMBER:
SP-1.5
BUILDING HEIGHT DIAGRAM AND EXHIBIT

BUILDING HEIGHT TABLE

RIDGE POINT	RIDGE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,074.84'	9,034'	9,030.5'	FINISHED	9,074.84' - 9,030.5' =	44.34'
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B	9,073.07'	9,032'	9,030.5'	EXIST'G	9,073.07' - 9,032' =	41.07'
C1	9,074.84'	9,032'	9,031'	EXIST'G	9,074.84' - 9,032' =	42.84'
C2	9,074.84'	9,032'	9,031'	EXIST'G	9,074.84' - 9,032' =	42.84'
D	9,073.07'	9,032'	9,031'	EXIST'G	9,073.07' - 9,032' =	41.07'
E	9,073.88'	9,032'	9,031.5'	EXIST'G	9,073.88' - 9,032' =	41.88'
F1	9,075.37'	9,032'	9,031.5'	EXIST'G	9,075.37' - 9,032' =	43.37'
F2	9,075.37'	9,032'	9,031.8'	EXIST'G	9,075.37' - 9,032' =	43.37'
G	9,073.88'	9,032'	9,031.8'	EXIST'G	9,073.88' - 9,032' =	41.88'
H1	9,074.78'	9,032'	9,032'	FINISHED	9,074.78' - 9,032' =	42.78'
H2	9,074.78'	9,032'	9,032'	FINISHED	9,074.56' - 9,031.5' =	42.78'
I	BLANK					
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M1	9,074.76'	9,031.75'	9,031.5'	EXIST'G	9,074.76' - 9,031.75' =	43.01'
M2	9,074.76'	9,031.75'	9,031.5'	EXIST'G	9,074.76' - 9,031.75' =	43.01'
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O2	9,074.79'	9,031.5'	9,032'	FINISHED	9,074.79' - 9,032' =	42.79'
P1	9,074.02'	9,031'	9,032'	EXIST'G	9,074.02' - 9,031' =	43.02'
P2	9,074.02'	9,031'	9,032'	EXIST'G	9,074.02' - 9,031' =	43.02'
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R2	9,073.68'	9,030.3'	9,032.3'	EXIST'G	9,073.68' - 9,030.3' =	43.38'
S1	9,073.55'	9,033.6'	9,032.5'	EXIST'G	9,073.55' - 9,033.6' =	39.95'
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T	9,066.83'	9,032'	9,031.5'	FINISHED	9,066.83' - 9,031.5' =	35.33'

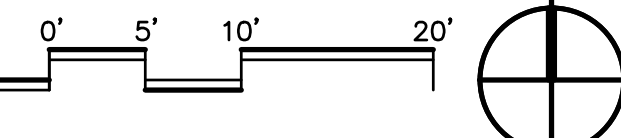
ROOF NOTES:
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NOTES:
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 2) ALL ROOFS OVER 35'-0" ARE 2.01:12
 3) SHADED AREA REPRESENTS ROOF FORMS BELOW 35'-0"

BUILDING HEIGHT DIAGRAM AND EXHIBIT

SCALE: 1" = 10'-0"



REVISIONS: 05.29.25
 06.25.25
 02.18.26
 JOB NO: 52402
 DATE: 02.18.26
 DRAWN BY: S. GELMAN
 CHECKED BY: J. MAZAR
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TOWN OF FRISCO UPDATE 02.18.26

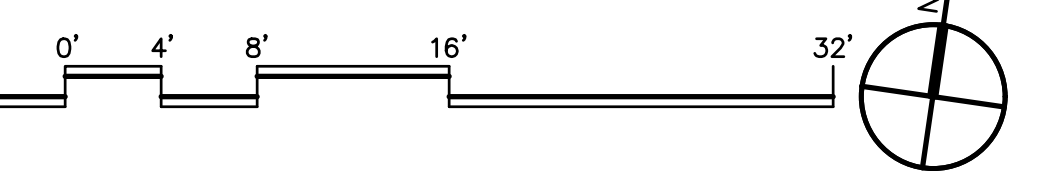
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THE GLADE
 200 NORTH 7TH AVENUE - FRISCO, COLORADO
 (OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

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 SHEET NUMBER:
SP-1.5
 BUILDING HEIGHT DIAGRAM AND EXHIBIT



ROOF PLAN

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



REVISIONS:	05.29.25 06.25.25 02.18.26
JOB NO:	52402
DATE:	02.18.26
DRAWN BY:	S. GELMAN
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TOWN OF FRISCO UPDATE
02.18.26

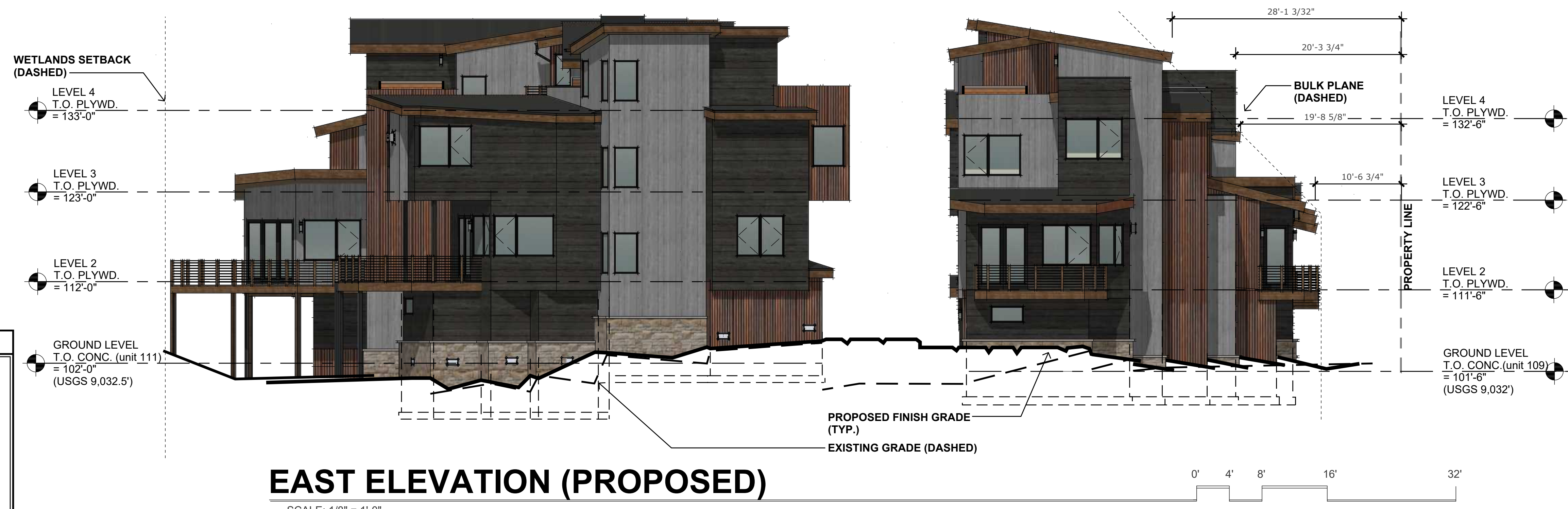
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THE GLADE
200 NORTH 7TH AVENUE - FRISCO, COLORADO
(OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

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SHEET NUMBER:

A-1.5
ROOF PLAN

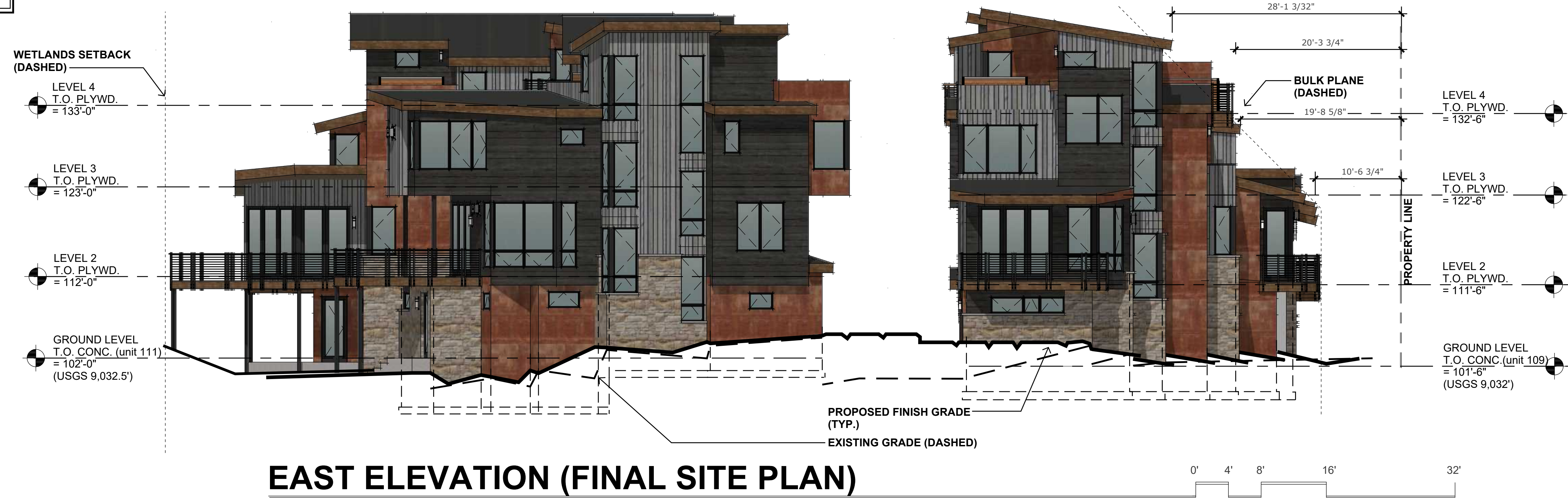
COLOR LEGEND PROPOSED	
1	METAL ROOF - IMAGE II (STAND'G SEAM) mfr: BERRIDGE color: MATTE BLACK
1A	ASPHALT SHINGLE ROOF - LEVEL 4 ROOFS mfr: GAF color: BLACK (NON-REFLECTIVE)
2	FASCIA mfr: LP SMART SIDE color: CIMMARON
3	WINDOW CLAD AND FLASHINGS mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING - 1X8 LAP mfr: LP SMART SIDE color: BLACK HAWK
5	VERTICAL SIDING - 1X8 NICKLE GAP CEDAR mfr: SPECIALTY WOOD PRODUCTS color: POWDERHORN
6	CORRUGATED METAL SIDING mfr: CORTEN color: RUST
7	STONE VENEER mfr: TELLURIDE STONE CO. color: COLORADO BUFF STRIP



EAST ELEVATION (PROPOSED)

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

NOTES:
 1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12.
 2) ALL ROOFS OVER 35'-0" ARE 2.01:12.
 3) SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS.



EAST ELEVATION (FINAL SITE PLAN)

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

REVISIONS:	REVISION 1
JOB NO:	52402
DATE:	02.18.26
DRAWN BY:	S. GELMAN
CHECKED BY:	J. MAZAR

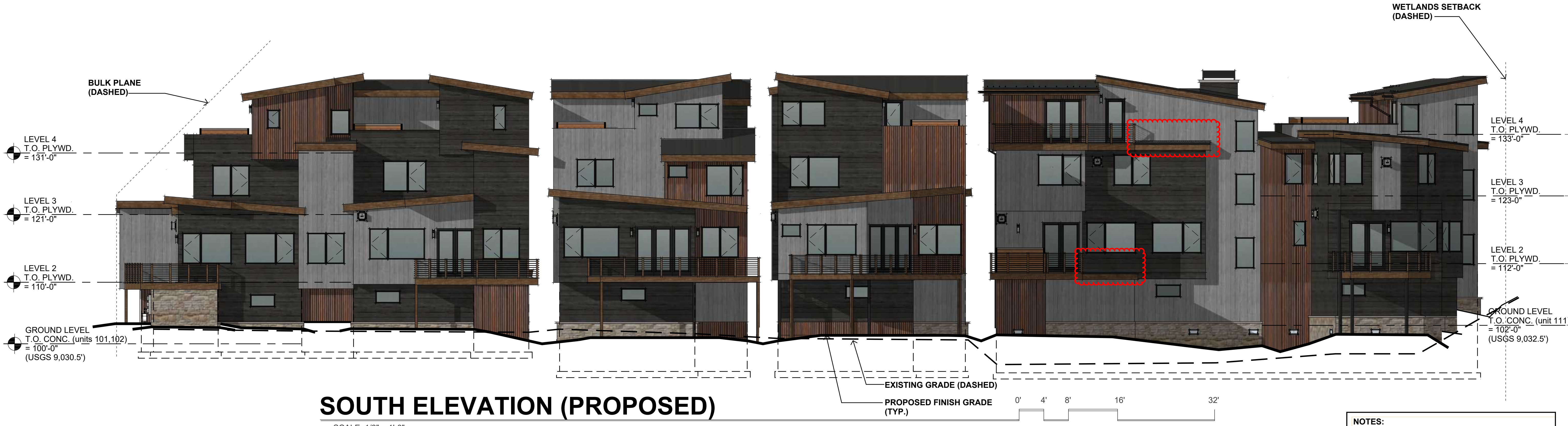
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THE GLADE
 200 NORTH 7TH AVENUE, FRISCO, COLORADO
 (OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

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 SHEET NUMBER:
A2.0
 BUILDING ELEVATIONS



SOUTH ELEVATION (PROPOSED)
SCALE: 1/8" = 1'-0"

NOTES:
 1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12.
 2) ALL ROOFS OVER 35'-0" ARE 2.01:12.
 3) SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS.

REVISIONS:	REVISION 1
JOB NO:	52402
DATE:	02.18.26
DRAWN BY:	S. GELMAN
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TOWN OF FRISCO UPDATE 02.18.26



SOUTH ELEVATION (FINAL SITE PLAN)
SCALE: 1/8" = 1'-0"

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THE GLADE
 200 NORTH 7TH AVENUE, FRISCO, COLORADO
 (OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

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 SHEET NUMBER:
A2.1
 BUILDING ELEVATIONS



NORTH ELEVATION at SOUTH BUILDINGS (PROPOSED)

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

REVISIONS:	REVISION 1
JOB NO:	52402
DATE:	02.18.26
DRAWN BY:	S. GELMAN
CHECKED BY:	J. MAZAR

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TOWN OF FRISCO UPDATE 02.18.26

NOTES:
 1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12.
 2) ALL ROOFS OVER 35'-0" ARE 2.01:12.
 3) SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS.



NORTH ELEVATION at SOUTH BUILDINGS (FINAL SITE PLAN)

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

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THE GLADE
 200 NORTH 7TH AVENUE, FRISCO, COLORADO
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SHEET NUMBER:
A2.2
 BUILDING ELEVATIONS at DRIVE AISLE



WEST ELEVATION (PROPOSED)

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

NOTES:
 1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12.
 2) ALL ROOFS OVER 35'-0" ARE 2.01:12.
 3) SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS.



WEST ELEVATION (FINAL SITE PLAN)

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

REVISIONS:	REVISION 1
JOB NO:	52402
DATE:	02.18.26
DRAWN BY:	S. GELMAN
CHECKED BY:	J. MAZAR

TOWN OF FRISCO UPDATE 02.18.26

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THE GLADE
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 (OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

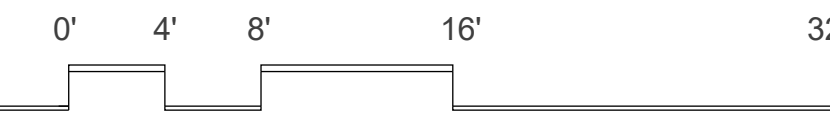
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 SHEET NUMBER:

A2.3
 BUILDING
 ELEVATIONS



SOUTH ELEVATION at NORTH BUILDINGS (PROPOSED)

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



SOUTH ELEVATION at NORTH BUILDINGS (FINAL SITE PLAN)

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



NOTES:
 1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12.
 2) ALL ROOFS OVER 35'-0" ARE 2.01:12.
 3) SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS.

REVISIONS:	REVISION 1
JOB NO:	52402
DATE:	02.18.26
DRAWN BY:	S. GELMAN
CHECKED BY:	J. MAZAR

TOWN OF FRISCO UPDATE 02.18.26

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 560 ADAMS AVE, SILVERTHORNE, CO 80497 P.O. BOX 7998-334 BRECKENRIDGE, CO 80424 (970) 458-6800

THE GLADE
 200 NORTH 7TH AVENUE, FRISCO, COLORADO
 (OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

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 SHEET NUMBER:
A2.4
 BUILDING ELEVATIONS at DRIVE AISLE



NORTH ELEVATION (PROPOSED)

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

- NOTES:**
- 1) ALL ROOF PITCHES ARE 1:12, 2.01:12 OR 3:12.
 - 2) ALL ROOFS OVER 35'-0" ARE 2.01:12.
 - 3) SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS.



NORTH ELEVATION (FINAL SITE PLAN)

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

REVISIONS: REVISION 1

JOB NO: 52402
DATE: 02.18.26
DRAWN BY: S. GELMAN

CHECKED BY: J. MAZAR

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TOWN OF FRISCO UPDATE 02.18.26

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THE GLADE
200 NORTH 7TH AVENUE, FRISCO, COLORADO
(OUTLET E-2, RE-PLAT A, RIVER PINES SUBDIVISION)

SHEET NUMBER:

A2.5
BUILDING ELEVATIONS



METAL ROOFING

**- METAL SALES
PROFILE: STANDING SEAM
(COLOR: BLACK)**

**WOOD FASCIA
- 2X12**

**- SPECIALTY WOOD PRODUCTS
SERIES: NEW AGE MODERN
(COLOR: CIMMARON)**

**WINDOW CLADDING
and FLASHINGS**

**- SIERRA PACIFIC
(COLOR: BLACK)**

**HORIZONTAL SIDING
1X10 CHANNEL RUSTIC**

**- SPECIALTY WOOD PRODUCTS
SERIES: NEW AGE MODERN
(COLOR: BLACKHAWK)**

**1x4 VERTICAL SIDING
- 1X4,1X8,1X10 T&G**

**-SPECIALTY WOODS PRODUCTS
SERIES: NEW AGE MODERN
(COLOR: POWDERHORN)**

**METAL SIDING
PANELS**

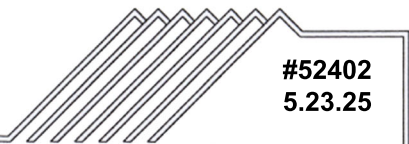
**-CORTEN
PROFILE: 3'X3'
(COLOR: RUST)**

STONE VENEER

**-TELLURIDE STONE COMPANY
(COLOR:COLORADO BUFF STRIP)**



P.O BOX 931, 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880
P.O. BOX 2113, 560 ADAMS AVENUE SILVERTHORNE, CO 80498 (970) 513-1000



**#52402
5.23.25**

THE GLADE