



PEAK ONE PARCEL

MASTER PLAN
November, 2008



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PEAK ONE PARCEL MASTER PLAN

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OVERVIEW



CHAPTER ONE OVERVIEW

To preserve a family-oriented and economically vibrant mountain community that thrives on citizen involvement, respects our community character and natural environment, and enhances our quality of life.

~ Frisco Town Council Mission Statement

A critical mass of local working residents is needed to sustain a community. Working residents provide medical care, police protection, snow plowing, community maintenance, and every day services. These are services that full-time and part-time residents and visitors expect in the Town of Frisco. A vibrant community that is economically and socially healthy also requires a mix of residents from a wide range of ages and income levels. Frisco is slowly losing its sustainability – currently less than half of the town’s housing stock is owned by full-time



residents and the gap between what workers can afford and the cost of housing is widening.

While it is not Frisco’s responsibility to house everyone that would like to live here, it is important for the town to maintain opportunities (not a guarantee) for the local workforce to become vested members of the community. The town owned Peak One Parcel has been identified by Town Council and the community for development into a mixed income residential neighborhood.

Peak One Parcel Planning

Earlier last year, Town Council directed staff to conduct a community focused master planning process for development of the parcel. The process included information gathering, individual and small group input, preparation of alternative site plans, and public outreach. The feedback received during three public meetings, which involved over 200 citizens, residents, and business owners, has been compiled into this master plan. The draft plan also was work sessioned with the Frisco Town Council and Planning Commission.

The Peak One Parcel Master Plan serves as the guiding document for the development the Peak One Parcel into a residential neighborhood.

Background for the Plan

Town Council’s 2008-2010 Strategic Plan and the 2005 Frisco Master Plan state specific actionable items on the topic of housing in Frisco; to ensure diverse housing opportunities are

available that will support the town's economic and social diversity, and enhance Frisco's sense of community.

The Master Plan for the Peak One Parcel addresses the 2005 Frisco Master Plan with respect to housing, and meets the following vision, goal, principle and policy statements of the Town Council and Frisco Community-Wide Master Plan:

Town Council Goal: To Pursue a balanced and sustainable local economy.

- ◇ Implement the Town Owned Parcel Plan, specifically Peak One Parcel.
- ◇ Increase the number of affordable housing units in Frisco.



***Frisco Community-Wide Master Plan
Housing Chapter Vision Statement: To
Provide a variety of housing types that
meet the needs of a diverse community.***

*Housing Principle HS-1: Create a vibrant,
diverse community by ensuring a variety of
housing opportunities.*

◇ Policy HS 1.1: Ensure new housing is compatible with adjacent properties and compliments the existing neighborhood.

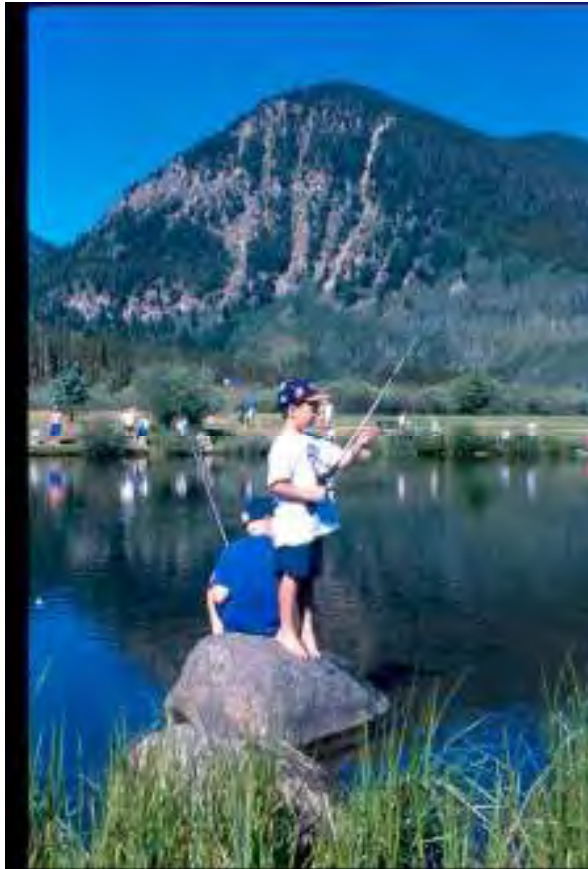
- ◇ Policy HS 1.2: Encourage a mixture of housing unit types, prices and accessibility within each development.
- ◇ Policy HS 2.2: Provide for a variety of attainable housing types that meet the economic needs of Frisco's residents.

Housing Principle HS-2: Promote new housing strategies that will complement existing programs to increase the supply of attainable homes for people who work in the community.

- ◇ Policy HS 2.3: Public funds should be used for acquiring land on which attainable housing could be built partnering with the private sector and/or for acquiring existing units for deed restriction.
- ◇ Policy HS 2.4: Promote and encourage public/private partnerships for the development and management of attainable housing to achieve the highest quality housing possible.
 - *Action HS 2.4: Continue to initiate private/public partnerships to provide attainable housing utilizing town owned lands.*
- ◇ Policy HS 2.5: Ensure that the town's attainable housing stock targets a variety of income levels at or below 120% of average median income.

Organization of the Plan

The Peak One Parcel Master Plan is a comprehensive, advisory document that articulates a clear and concise vision for the development of the parcel. It provides guidance for architectural design and neighborhood layout, human scale, symmetry with adjacent properties, open space, recreational space, trail connections, traffic flow and traffic calming. The governing intent, principles, policies and sub-area descriptions represent direction based on the community's input. The plan's action steps outline the process to begin to develop the parcel into a residential neighborhood.



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PARCEL INFORMATION



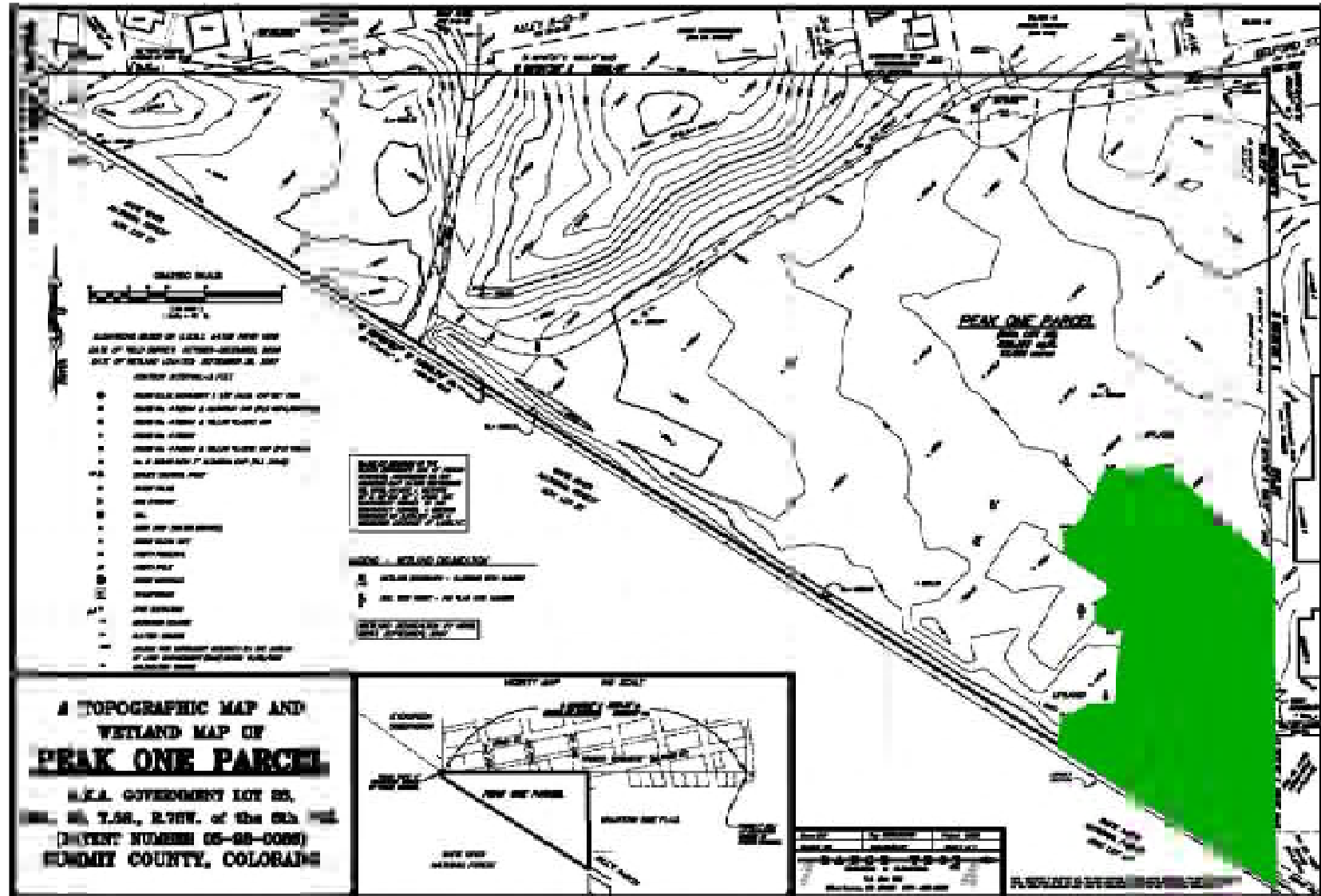
CHAPTER TWO PARCEL INFORMATION

Description & Characteristics

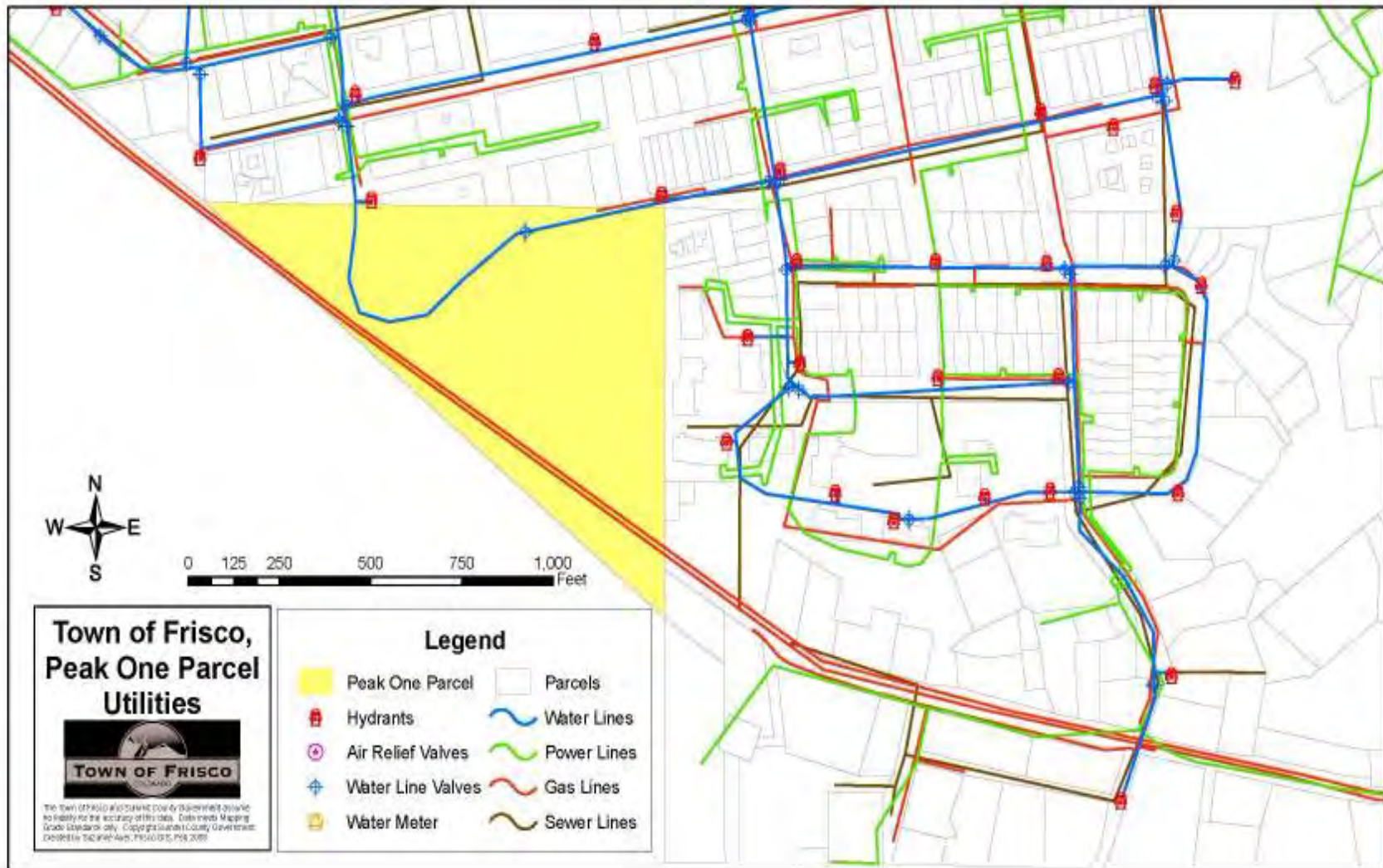
The Peak One Parcel is a 12.68 acre site, located near Second Avenue and Belford Street. Multi-unit dwellings, duplex and triplex units, and single family residences surround the parcel to the north and east, and an unimproved portion of Second Avenue runs through the parcel, connecting it to US Forest Service trailhead parking to the south.



The site is characterized by varying topography including a hill on the north with slopes of approximately 20%, a relatively flat center area and approximately 1.4 acres of wetlands on the south.



The site is adjacent to the town grid on the north and the east. Utilities serving the site include an 8" water line that runs through the site along the alignment of Belford Street and to the South of the hill and power lines that run through the site adjacent to the bike path on the south. In addition, gas and sewer lines run adjacent to the site within one block on both the eastern and northern boundaries.



Parcel Background

Given its proximity to the town's boundary and street grid, the Town of Frisco purchased the Peak One Parcel in 1998 for municipal purposes. The parcel is a part of unincorporated Summit County and, in order for the town to utilize the site, the property first must be annexed into Frisco.

The site is one of the largest parcels of Town owned land and has been identified as a suitable site for a mixed income and affordable housing. Frisco Town Council's 2008-2010 Strategic Plan and the 2005 Frisco Master Plan identify housing as a priority, including use of the Peak One Parcel for a residential neighborhood.

The 2000 Frisco Three Mile Plan described the future use of the Peak One Parcel as "potential community uses". In 2001, the Ten Mile Basin Master Plan was adopted, and it described the future use for the Peak One Parcel as "Community Facilities and Affordable Housing". The 2001 Town of Frisco Parks and Recreation Master Plan identified the Peak One Parcel as an excellent site for a pocket park, specifically noting that "the park could also serve as an amenity for attainable housing". The 2005 Frisco Three Mile Plan identified the future use of the parcel as "potential community services and facilities". In 2006, the Town's Community Survey found that a majority of voters felt that affordable housing is an important issue that needs to be addressed by the Town. In July of 2007, the Town of Frisco retained Perry Rose to create a Master Plan for the Peak One Parcel and to evaluate the site's potential to provide affordable housing for the community.

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GUIDELINES



CHAPTER THREE GUIDELINES

The goal of the Peak One Master Plan guidelines is to foster a residential neighborhood that respects existing adjacent neighborhoods, the natural environment and creates a sense of community. For clarity, the plan identifies specific guidelines for the development of the Peak One Parcel as outlined below in the governing intent; parcel sub-area descriptions; and site-wide planning principles and policies.

Governing Intent

The intent for development of the parcel into a residential neighborhood is to allow for a variety of building designs with an eclectic effect while still protecting the character of the neighborhood through architectural details and elements, to provide a human scale to the façade and enhance the walking experience in the neighborhood. Buildings are to be designed in a manner that is fitting with Frisco's mountain character, are complementary to the adjacent existing neighborhoods and are sustainable. The intent also promotes the creation of a variety of small scale lot sizes to encourage diversity and enhance usable open space areas. The site also must preserve and respect the natural features of the site as well as the recreational amenities surrounding it.

Peak One Sub Area Descriptions

Establishment of the Peak One Parcel into sub-areas is based on the natural topography of the site, and identifies its characteristics for development. The parcel is divided into four sub-areas: Sub-area 1: The Northwest Corner; Sub-area 2: The Hill; Sub-area 3: The Neighborhood Center; and Sub-area 4: The Wetlands.



Each Sub-area, including its size and recommended building types is described below.

Building Type Definitions:

- *Cabin – smaller single family residence, typically with other similar units on the same lot (per the Town’s Cabin Housing standards)*
 - *Carriage/Accessory Unit – second floor above stand-alone garage units or within a primary residence, typically sharing a lot with another residence*
 - *Single Family – typically stand alone one family residence on its own lot*
 - *Duplex – two residential units attached by a dividing wall, each on its own lot*
-

Sub Area 1:
NW CORNER

Sub Area 1 (SA-1) is a portion of the Peak One site that is bounded on the north and west by an existing neighborhood, to the south by the county rec path, and to the east by 2nd Avenue. This section is separated from the bulk of the parcel by 2nd Avenue and a hill with its associated vegetation, shielding SA-1’s view to the east. People utilizing the White River National Forest will pass this sub-area as they access the public land. The high visibility of this section means that it will play a special role as a “gateway” to the White River National Forest from Frisco, and to Frisco from the regional paved pathway network.

SA-1 SPECIFICATIONS-

<i>APPROX. SIZE</i>	1.58 acres
<i>BUILDING TYPES</i>	Cabins, Carriage/Accessory units

Sub Area 2:
HILL

Sub Area 2 (SA-2) consists of a section of land with moderately steep slopes (approx. 20%) on the northern boundary of the site. SA-2 also includes a heavily traveled pathway that enters the site from the north along the alignment of 3rd Avenue. It is required that pedestrian/non-motorized access to and from the site through this corridor be maintained as it would preserve a traditional connection to a popular sledding hill. Due to the inherent complexities regarding development on steep slopes, SA-2 may define its character with elevated views from larger, single family “homes on a hill”. Marketability will drive the parcel size and layout on the hill.

SA-2 SPECIFICATIONS-

<i>APPROX. SIZE</i>	2.13 acres
<i>BUILDING TYPES</i>	Single Family, Carriage/Accessory units

Sub Area 3:

NEIGHBORHOOD CENTER

Sub Area 3 (SA-3) is adjacent to existing neighborhoods and encompasses the flat zone in the center of the site. The role of this zone will be to provide a transition zone that creates an edge condition similar to the adjacent residential structures as well as to balance the desires for a contiguous network of open space and focused housing development. Using Frisco-familiar unit types and styles in this transition zone will create a sense of place as a conscious and respectful extension of the town character. Likewise, sensitivity to the existing pedestrian trails through this zone will enhance connectivity and permeability into and from the surrounding neighborhoods.

SA-3 SPECIFICATIONS-

APPROX. SIZE

7.57 acres

BUILDING TYPE

Single Family, Duplex, Carriage/Accessory units

Sub Area 4:

WETLAND

Sub Area 4 (SA -4) comprises the southeastern corner of the site and delineates the boundary of a wetland. This area is not suited for development and intense active recreation but may be utilized for passive recreation, open space, water quality mitigation, retention/detention, habitat, etc.

SA-4 SPECIFICATIONS-

APPROX. SIZE

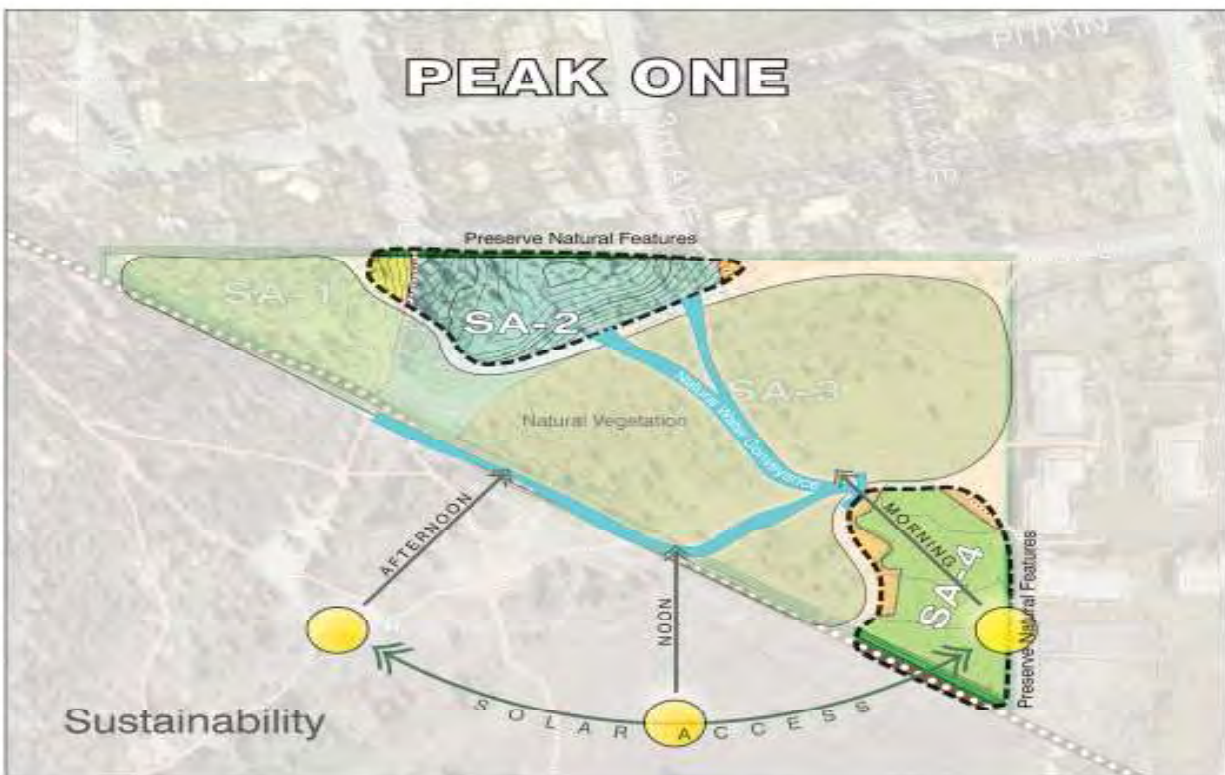
1.40 acres

Guiding Principles & Policies

The following principles and policies provide guidance for the development of the Peak One Parcel into a residential neighborhood. Each section below represents direction based on the community's input, and is intended to direct design of the site, design of the units, and design of recreational/open space amenities.

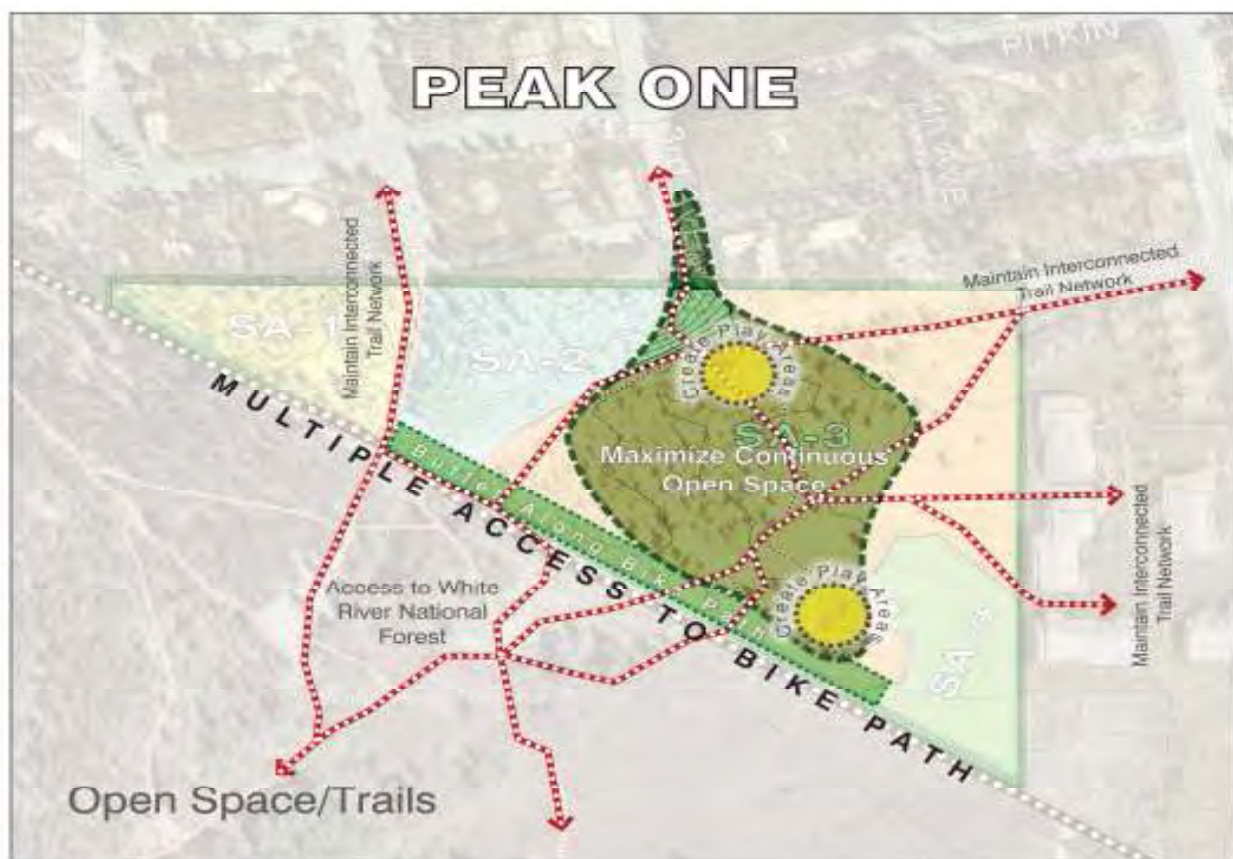
Sustainability Principle: Ensure environmental sustainability and natural features are incorporated into the layout and design of the parcel.

- ◇ Policy S-1: Protect and carefully incorporate natural terrain into the design.
- ◇ Policy S-2: Design the parcel's layout and the circulation network in the context of the natural features, edge conditions and the desired open space network
- ◇ Policy S-3: Orient streets and buildings to allow for passive solar and day-lighting techniques.
- ◇ Policy S-4: Use thermal efficient technologies (insulation, passive/active solar, thermal mass, etc.) and renewable energy sources to lower energy consumption on the site.
- ◇ Policy S-5: Use landscaping that is native and conserves water.
- ◇ Policy S-6: Use sustainable building materials, where and when appropriate.



Open Space / Recreation Principle: Include continuous open space areas throughout the new neighborhood to be publicly accessible to all residents of Frisco.

- ◇ Policy OR-1: Create a consolidated park/open space concept for the parcel.
- ◇ Policy OR-2: Protect the wetlands and leave undeveloped.
- ◇ Policy OR-3: Provide small areas suitable for small groups to spend time together, perhaps including a children's play area with playground equipment and/or a small BMX course.
- ◇ Policy OR-4: Incorporate small private outdoor yards, balconies, patios or roof top gardens to provide opportunities for private outdoor space for use by the residents.
- ◇ Policy OR-5: Provide a buffer between residential units and the county rec path, south of the parcel, and ensure its landscaping retains the natural character of the area.
- ◇ Policy OR-6: Tie open spaces into surrounding neighborhoods. For example, provide open space connection and pedestrian pathway from the Third Avenue sledding hill into open space on the site. Similarly, maintain walking paths between Mountainside buildings into open space on the parcel.



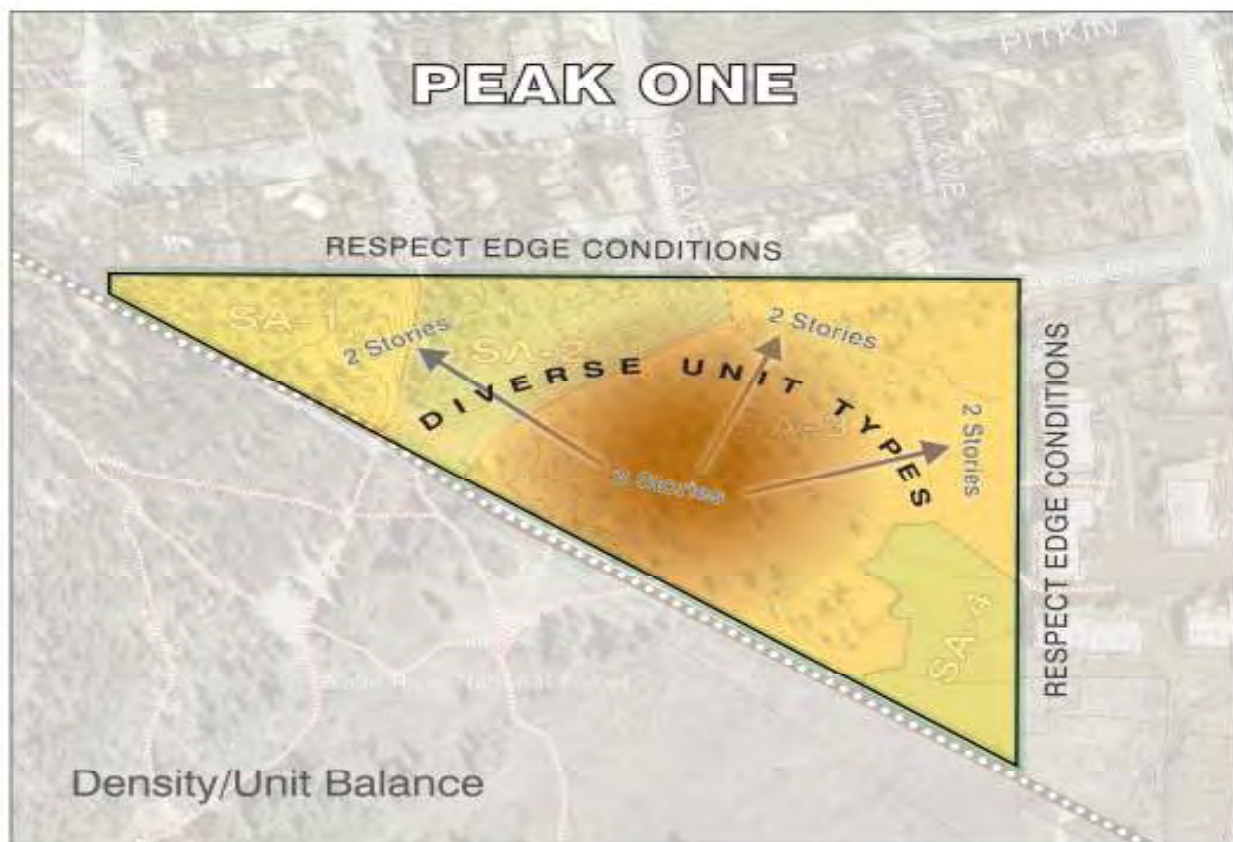
Street Design/Access Principle: Utilize the existing network of trails and paths to guide the location and design of streets and pedestrian walkways.

- ◇ Policy SA-1: Design the site with the most efficient street network possible.
- ◇ Policy SA-2: Utilize alleys and shared driveways to reduce auto access to the front of lots.
- ◇ Policy SA-3: Create a functional and interconnected circulation network, tying the Peak One neighborhood to the town's surrounding neighborhoods, and providing access to the adjacent national forest.
- ◇ Policy SA-4: Provide primary access from both Belford Street and Second Avenue to minimize traffic impacts on the surrounding neighborhoods.
- ◇ Policy SA-5: Provide street access along continued Second Avenue to the trailhead parking on the White River National Forest.
- ◇ Policy SA-6: Design streets to have narrow profiles to provide a safe and inviting environment for pedestrians.
- ◇ Policy SA-7: Design entryway features along Second Avenue and Belford Street that incorporate traffic calming strategies.



Density/Unit Balance Principle: Create a density gradient that respects edge conditions adjacent to existing neighborhoods with lower densities adjacent to the existing neighborhoods and higher densities located toward the center of the parcel.

- ◇ Policy DU-1: Use a variety of designs to create diversity and visual interest within the units.
- ◇ Policy DU-2: Use a mix of different building types and materials to ensure there is diversity and variety.
- ◇ Policy DU-3: Design units as one, two and three stories in height.
- ◇ Policy DU-4: Design each housing unit to have adequate storage to accommodate the recreational mountain lifestyle that characterizes living in Frisco (i.e. skis, bicycles, boats etc.).
- ◇ Policy DU-5: Design the neighborhood layout of units so to integrate into the existing neighborhoods.
- ◇ Policy DU-6: Design each unit and lot to provide the connection from public to private to intimate space for residents.
- ◇ Policy DU-7: Ensure a variety of housing opportunities are provided: deed restricted units, market rate units with employment restrictions, rentals, etc.



Human Scale Principle: Ensure the parcel is developed into a neighborhood that retains view corridors, and enhances the human to building, building to building, and building to street relationships.

- ◇ Policy HS-1: Maintain vistas of Mount Royal from various locations on the parcel.
- ◇ Policy HS-2: Provide view corridors from Mountainside Condominiums, and the other adjacent neighborhoods.
- ◇ Policy HS-3: Design building that front onto streets, have porches with some private yards.
- ◇ Policy HS-4: Design with the human scale relative to buildings and streets.

Aesthetics Principle: Create an overall design to promote a cohesive, sustainable and enjoyable neighborhood while respecting the natural character of the parcel.

- ◇ Policy A-1: Create a setting for family living in a mountain context.
- ◇ Policy A-2: Create the overall design to promote a cohesive, sustainable and enjoyable neighborhood while respecting the character and setting that preceded it.
- ◇ Policy A-3: Utilize contextual architecture and site planning, focusing on contemporary mountain design to create a sense of place and an identity for the Peak One Parcel that is uniquely its own.



Trail Connections Principle: Use the existing trail network and provide useable, central, continuous trail corridors to access through the site to adjacent public recreational areas.

- ◇ Policy TC-1: Maintain Third Avenue as a recreation access corridor through the site to the recreation pathway and trails to the south.
- ◇ Policy TC-2: Maintain access to the Second Avenue USFS trailhead and countywide rec path, both south of the parcel.
- ◇ Policy TC-3: Improve and enhance the Second Avenue trailhead access area (in cooperation with the USFS) to provide maintenance and year-round access to that trailhead parking area.
- ◇ Policy TC-4: Maintain the Peak One Parcel as a gateway to the White River National Forest.



Architectural Character Principle: The design of the residential neighborhood needs to reflect Frisco's mountain character and be compatible with adjacent neighborhoods.

- ◇ Policy AC-1: Contemporary mountain and cabin styles of architecture are appropriate.
- ◇ Policy AC-2: Building facades should include natural materials to give them a rural or rustic feeling.
- ◇ Policy AC-3: Cluster housing units where possible and use the principles of new urbanism design.
- ◇ Policy AC-4: Frisco's existing Residential Overlay District or similar design guidelines written specifically for the Peak One Parcel should govern the design of buildings on the parcel.
- Visual examples of suggested housing types and styles are illustrated on the following pages:





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IMPLEMENTATION



CHAPTER 4 IMPLEMENTATION

Action Steps

The five steps outlined below will result in the development of the Peak One Parcel into a mixed income residential neighborhood. Each step will ensure consistency with the Peak One Parcel Master Plan's vision for the parcel.

These steps require public hearings and action by the Frisco Planning Commission and/or the Frisco Town Council.

1. Prepare an application for the Annexation of the Peak One Parcel from unincorporated Summit County into the Town of Frisco.
2. Simultaneously with the Annexation Application, prepare an application to rezone the parcel for use as a residential neighborhood in conformance with other Frisco ordinances and regulations.
3. After Annexation and Rezoning, issue an open competitive Request for Qualifications (RFQ) and subsequent Request for Proposals (RFP) to identify and select a development team to develop affordable and market rate housing on the site.
4. The selected development team will prepare site specific plans and construct a mixed-income community including affordable and market rate housing on the Peak One Parcel.
5. Ensure that the development team allocates the affordable housing on the Peak One Parcel through coordination with the Town of Frisco and the Summit Combined Housing Authority by lottery to pre-qualified individuals and families in the 60% to 180% of Area Median Income (AMI) categories, as outlined in the Frisco Affordable Housing Guidelines.

Timeline

A general timeline of the next steps to implement the Peak One Parcel Master Plan is as follows:

- ◇ Summer, 2008 - Planning Commission and Town Council finalization, consideration and adoption of the Master Plan for the Peak One Parcel.
- ◇ Fall, 2008 - Begin annexation of the Peak One Parcel into the Town of Frisco. Simultaneously rezone the parcel for use as a residential neighborhood.
- ◇ 2009/2010 - Issue competitive Request For Proposals for development of the Peak One Parcel as a mixed-income, homeownership, family-oriented community/Project goes through the Town's development application process.
- ◇ 2010/2012 - Begin construction/Development of the Peak One Parcel.