

December 28, 2009



SKETCH PLAN
Peak One Parcel, Frisco, CO
TEN MILE PARTNERS, LLC

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PEAK ONE PARCEL, SKETCH PLAN SUBMITTAL

FRISCO, COLORADO

DECEMBER 28, 2009

VISION STATEMENT

OVERALL VISION

This sketch plan sets forth a vision for creating an affordable traditional neighborhood with a sense of community and place that strikes a balance between “value” and “cost.” It resists the temptation to “value engineer” away all that gives the neighborhood its character. Yielding to this temptation results in affordable housing that is essentially “beds and parking spaces,” and that fails to meet expectations of both the residents and the community.

The vision is a simple one: To build a traditional neighborhood, with a sense of community and place. The vision has seven compelling objectives:

PROVIDE FRISCO AFFORDABLE HOME OWNERSHIP OPPORTUNITIES:

Affordable housing maintains community diversity and vitality. It gives people a chance to live in the community where they work, to serve on boards, to volunteer in their kid’s classes, and to take full measure in “reinventing where they live and work”. Providing affordable housing near existing town centers enhances the entire community’s quality of life by eliminating commuting and reducing traffic congestion, noise, and pollution. It also enhances the quality of life of each neighborhood resident. Time spent in the car can be redirected. A two car family might be able to get by with one. Providing affordable housing is only half the puzzle. Providing affordable housing near town centers is the other half.

CREATE A SENSE OF COMMUNITY WITHIN THE NEIGHBORHOOD: Opportunities for neighborly interaction and public life are encouraged through ensuring the well being of the residents and the vitality of the neighborhood. This sense of community is fostered by a variety of design responses. Although many of these may seem small in themselves, over time and together they will produce significant results.

ESTABLISH A TRUE SENSE OF PLACE BY RESPECTING THE PHYSICAL DESIGN PATTERNS OF A TRADITIONAL NEIGHBORHOOD:

The relationship between buildings, the mix of uses, and the neighborhood’s friendly and walkable human scale all contribute to a memorable place. These qualities are created and even enhanced by understanding the old principles, through careful evaluation, and where necessary inventing new patterns.

PROVIDE NEEDED COMMUNITY HOUSING FOR A VARIETY OF RESIDENTS:

An appropriate mix of building types creates diversity within the neighborhood and is more responsive to the needs of different kinds of residents, including families, singles, the elderly, or other special populations. Good quality affordable housing is created without compromising other community objectives.

ENCOURAGE SUSTAINABLE DEVELOPMENT:

The neighborhood can be sustainable and of positive benefit to an existing town when its concept and site planning are based on certain principles.

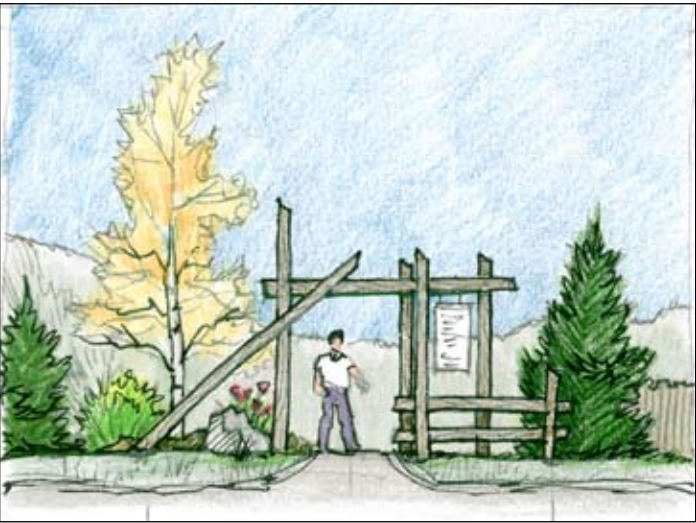
The housing is located close to the community it serves, helping to eliminate long commutes which create problems of pollution and traffic congestion. Having a location within walking distance of a mix of uses encourages residents to leave their cars at home when possible. Sustainability is encouraged through an appropriate selection of building materials that use renewable or recycled products. The goals of water and energy conservation, as well as solar access and design are promoted through careful site and building design. Finally, buildings are arranged in a compact community which will facilitate mass transit alternatives and leave more land available for parks and open space.

PRESERVE AND ENHANCE NEIGHBORHOOD CONNECTIONS TO THE PEAK ONE TRAILHEAD AND THE BIKE PATH:

Informal social trails have existed for decades connecting Frisco’s south side to the National Forest and, more recently, the Summit County Recreation Path. These trails are important recreational amenities for residents on the south side of town. In addition, the trails have experienced a significant increase in use over the last several years. The plan preserves and enhances these important trails. The trails continue to work as they originally evolved by remaining the shortest distance from point “A” to point “B”, e.g., the connection from the south end of Third Street to the Peak One Trail Head remains direct and convenient. The trails are enhanced by being surfaced and widened so as to accommodate the recent increase in usage and by creating pedestrian interest along the path through the use of portals, landscaping and thoughtful orientation of adjoining structures. In addition, where the trails cross the bike path, there will be improvements to minimize the danger of crossing the bike path during periods of heavy use.



NEIGHBORHOOD PARKS AND PATHWAYS: A central park at the end of the Third Avenue pedestrian trail is provided as the heart of the community. The street and alley system contribute to pedestrian connectivity as well.



Gates, kiosks, and fencing are integral parts of the open space system. These amenities encourage use and create a strong sense of place.

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THE FRISCO LOOK: THE CONTEXT

Frisco was founded in 1873. Today, the year-round population is around 2,800 residents. The town began as a mining camp with simple wood frame houses and by the late 1800's became a trading center with service via two railroads due to its centralized location in Summit County. After some lean years in between the mining and skiing eras, tourism is now the mainstay of the economy. Yet the Frisco look, use of functional simple architectural forms, has continued to stand the test of time. The laid-back friendly, rustic mountain town vibe strikes a chord with residents and visitors alike, and this existing context is the starting point for the design of the Peak One Neighborhood.



Central Frisco: Main Street and Dillon Reservoir



The Frisco Look: Rustic mountain details with simple forms, eclectic and earthy colors.

THE FRISCO LOOK: DIVERSITY AND MINI-NEIGHBORHOODS



By forming mini-neighborhoods that respond to the specific features of the site, the site plan sets the stage for a diversity of locations each with its own unique character.



With their two to two and a half story heights and second story terraces and porches the Hillside homes provide a unique street front presentation different from the buildings across the street.



Cottages with their modest scale and massing orient to the common court and create a cozy scale.



The second story located within the roof creates a unique scale along the street.



Reduced second story plate height and narrow width have many historical precedents.



Hillside homes create a different character and scale with second story porches facing the street.



The cottage / cabin courts have a rustic and a cozy feel which is more rural compared to the street oriented parts of the Neighborhood.



The FRISCO LOOK IS:

- * MOUNTAIN RUSTIC
- * WESTERN
- * PRACTICAL
- * GENUINE
- * TIMELESS
- * NO FRILLS
- * ECLECTIC
- * DIVERSE



The FRISCO LOOK DETAILS:

- * EXPOSED STRUCTURE
- * NATURAL WOOD
- * SIMPLE FORMS
- * EARTHY COLORS
- * STRAIGHTFORWARD DETAILS
- * CORRUGATED METAL
- * BOARD & BATTEN SIDING
- * COLORFUL TRIM



PEAK ONE PARCEL, SKETCH PLAN SUBMITTAL

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The building forms, massing and details of the Peak One Neighborhood will reflect existing buildings found throughout Frisco. Sizes, roof forms, materials, colors and details will vary from building to building and give each a unique character and personality.



The corner duplex form echoes two story gable with subordinate shed forms, as seen on Main Street and elsewhere in Frisco.



The narrow plan single family home reflects a 1 1/2 story exterior wall, as found in and near Frisco Historic Park.



The single family home with the main gable to street, hip roofed porch, and one story exterior wall height can be seen in several older Frisco homes.



The two story single family home with cross gable roof forms and front porch at first floor can also be found throughout Frisco.



PEAK ONE PARCEL, SKETCH PLAN SUBMITTAL

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4 BR, 2 BA - 1,665 SF



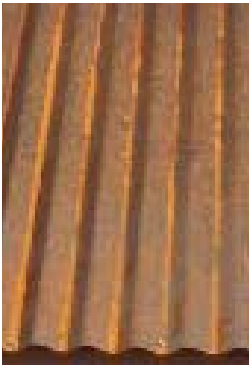
3 BR, 2 BA - 1,463 SF



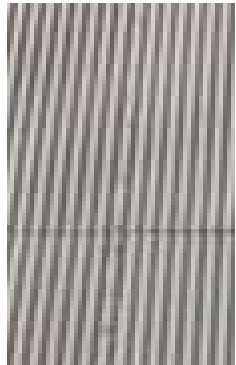
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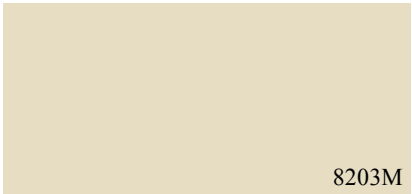
BODY COLOR



PORCH ROOF



BAY WALL



TRIM COLOR



ACCENT COLOR



MAIN ROOF



BODY COLOR



PORCH ROOF



TRIM COLOR



ACCENT COLOR



MAIN ROOF



BODY COLOR



PORCH ROOF



TRIM COLOR



ACCENT COLOR



MAIN ROOF

PEAK ONE PARCEL, SKETCH PLAN SUBMITTAL

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3 BR, 2 BA - 1,250 SF



2 BR, 1.5 BA - 1,000 SF



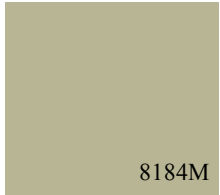
3 BR, 2 BA - 1,250 SF



2 BR, 2 BA - 1,000 SF



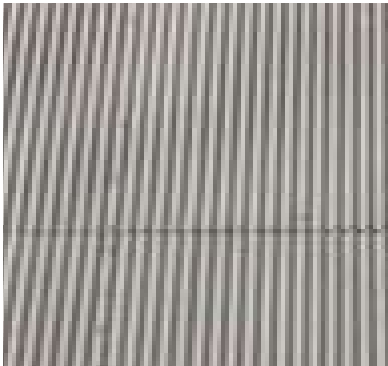
BODY COLOR



TRIM COLOR



ACCENT COLOR



PORCH ROOF



MAIN ROOF



BODY COLOR



TRIM COLOR



ACCENT COLOR



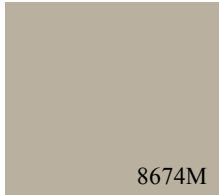
PORCH ROOF



MAIN ROOF



BODY COLOR



TRIM COLOR



ACCENT COLOR



PORCH ROOF



MAIN ROOF



BODY COLOR



TRIM COLOR



ACCENT COLOR



PORCH ROOF



MAIN ROOF



3 BR, 2 BA - 1,250 SF

2 BR, 1.5 BA - 1,000 SF



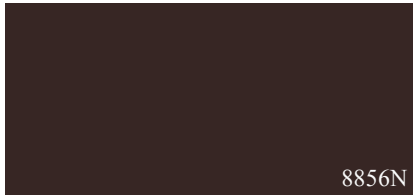
3 BR, 2 BA - 1,250 SF



BODY COLOR



TRIM COLOR



ACCENT COLOR



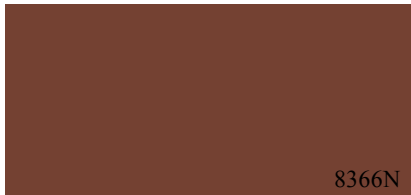
PORCH ROOF



MAIN ROOF



BODY COLOR 1



TRIM COLOR



ACCENT COLOR



PORCH ROOF



MAIN ROOF

PEAK ONE PARCEL, SKETCH PLAN SUBMITTAL

FRISCO, COLORADO

DECEMBER 28, 2009



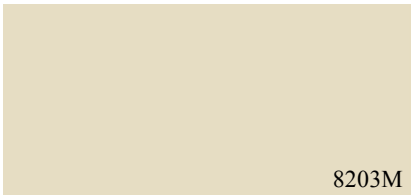
3 BR, 2 BA - 1,450 SF



BODY COLOR



PORCH ROOF



TRIM COLOR



ACCENT COLOR



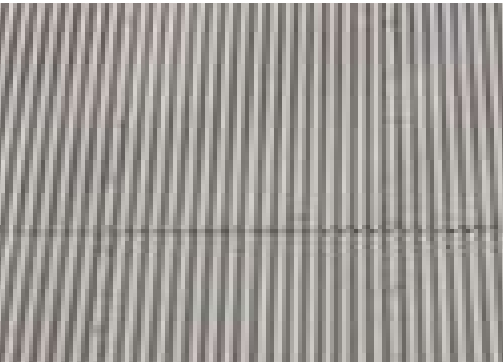
MAIN ROOF



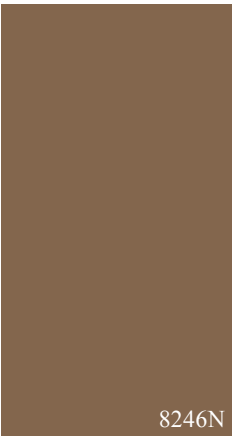
3 BR, 2 BA - 1,550 SF



BODY COLOR 1



PORCH ROOF



BODY COLOR 2



TRIM COLOR



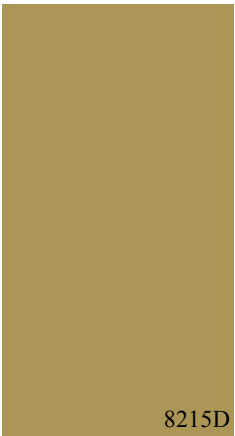
ACCENT COLOR



MAIN ROOF



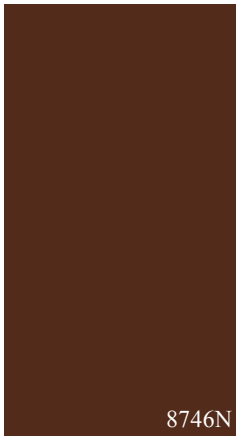
3 BR, 2 BA + LOFT - 1,650 SF



BODY COLOR 1



PORCH ROOF



BODY COLOR 2



TRIM COLOR



ACCENT COLOR



MAIN ROOF

WOLFF LYON ARCHITECTS

MATTHEW STAIS ARCHITECTS

THE FRISCO LOOK: HILLSIDE SINGLE FAMILY



STANDARD SINGLE CAR GARAGE 240SF



STANDARD TWO CAR GARAGE 400SF



FRONT SHED SINGLE CAR GARAGE 240SF



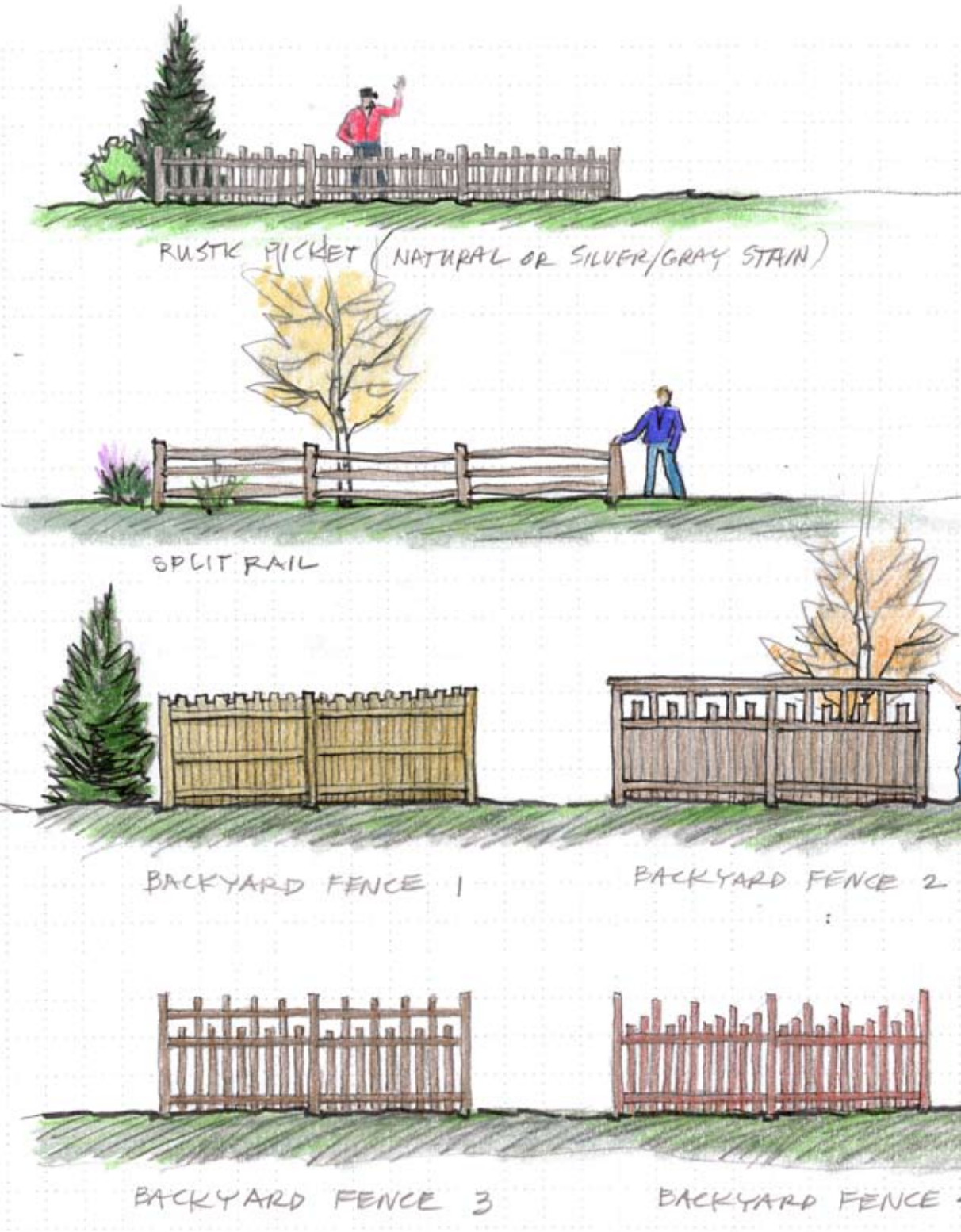
TWO CAR GARAGE WITH STORAGE LOFT 600SF



SIDE SHED SINGLE CAR GARAGE 240SF



TWO CAR GARAGE WITH BONUS ROOM 700SF



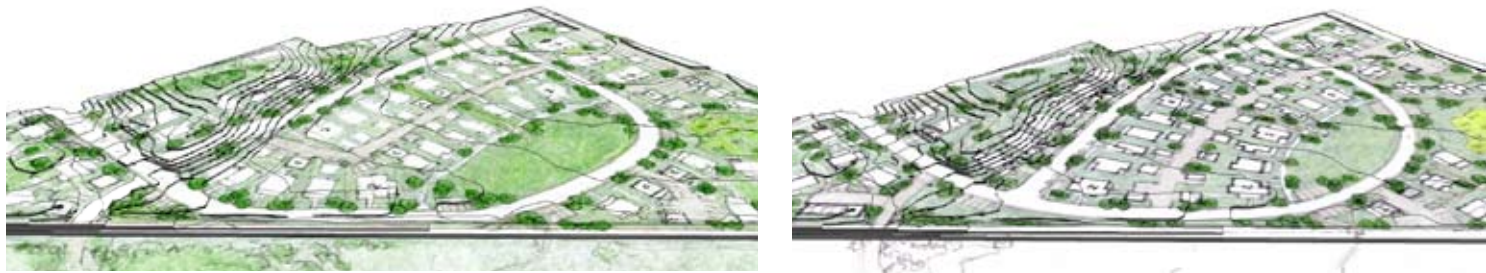
1. SITE PLAN CRITERIA

A. CONNECTIONS AND RESOLVING THE STREET GRID



Above is an aerial showing the Peak One Parcel in its context. Resolving the street grid by means of two “T” intersections and a loop is the guiding principle for this street geometry.

B. TOPOGRAPHY AND STREET LAYOUT



An earlier site plan study where Belford Street and Second Avenue create a four-way intersection with the service road to the trailhead. To accomplish this connection, Belford Street must climb up the face of the hill, requiring costly cut and fill and creating several oddly sloping building sites.

By keeping the Belford alignment at the foot of the slope, less cut and fill is needed, and several similar lots are created on the uphill and downhill sides, requiring fewer building prototypes to fit the lots.

C. CREATING MINI-NEIGHBORHOODS (EACH WITH ITS UNIQUE CHARACTER)



The Peak One Neighborhood consists of various mini-neighborhoods, each with its own unique character. The cottage/cabin courts are more rustic and informal in character. The Hillside houses relate to the street through second story living accommodations. The central neighborhood provides strong street character.

D. DESIGNING FOR SNOW



The right-of-way has adequate space on each side for snow storage, but garages are located relatively close to the street to reduce the amount of snow shoveling required. Generous porches along the fronts of homes create habitable space along the building edge and welcoming faces to the street.

E. DESIGNING BUILDINGS THAT RESPOND TO THE SITE CONSTRAINTS



Hillside homes need to be designed with two fronts. One faces the street and one faces the Hilltop Park and trail. Living spaces on the second level overlook the street to the south and open to patios and outdoor living spaces on the park side.

2. THE GREENHOUSE, THE TOWER AND THE PARKS

The neighborhood has three primary focal points --- the Greenhouse/Community Garden, the Hilltop Park with an Observation Tower, and the Crescent Park.

THE GREENHOUSE

The Greenhouse accomplishes multiple goals, including the creation of:

- A positive terminating vista from both inside the neighborhood looking south and from the bike path looking north;

- A center for neighborhood involvement and activity, including a place for hosting neighborhood gatherings and events; and
- A well defined and engaging “outdoor room” along the west elevation and adjoining the community gardens that will be a great place to “hang out” and interact with neighbors.

The Greenhouse design program needs to be defined by the residents; however, there is opportunity for community gardens, photovoltaic power, trombe wall, composting and recycling.



At the southern edge of the site, accessible form the Temple Trail, a community garden and greenhouse could provide a focal point for the neighborhood. Access to the bike path is provided at two controlled points to help avoid conflicts with pedestrians and bicyclists.



THE TOWER

The Tower and surrounding Hilltop Park creates the second strong neighborhood focal point and terminating vista. In addition, it will create a well defined and engaging public space that will be a great pedestrian “destination”. The views from the observation deck will be stunning.



THE PARKS

Finally, the neighborhood will have three well defined parks. The first will be the Crescent Park located to the north of the greenhouse which is defined by the fronts of homes in a gentle arc along its northern edge. The Hilltop Park, being located on the high point of the site, will have a unique mountain character. Finally, at the west end of the neighborhood, the cabins will be grouped around an informal green. The green will provide a great place for neighbors to interact and children to safely play.



The mid-block pedestrian trail fits into a generous 20 foot wide Right-of-Way. Low fences, gentle earth mounds, and privacy fences in places create a diversity along the path. Homes along either side can be placed so that the side porches orient toward the trail, encouraging neighborly interaction.

STREET DESIGN

Streets on the Peak One Parcel need to be pedestrian-friendly, efficient and attractive. At the same time they need to be easily plowed and maintained. The Sketch Plan contemplates two street

types and an alley. Use of alleys is crucial in providing service and vehicular access to the lots without compromising street life. Having narrow streets is the best way to calm traffic and create a

pedestrian-friendly environment. These designs balance the needs of the automobile owner, snow plow operator, emergency vehicle driver and last, but not least, the child on a bicycle.

BELFORD STREET AND THE ENTRANCE SEGMENT OF SECOND AVENUE



On Second Avenue and Belford Street 26-foot pavement for two-way traffic is a reasonable dimension. A detached sidewalk of 6 feet is provided on one side with ample tree lawns on both sides to allow space for sufficient snow storage. This street can be accommodated within a 50-foot right-of-way.

THE LOOP

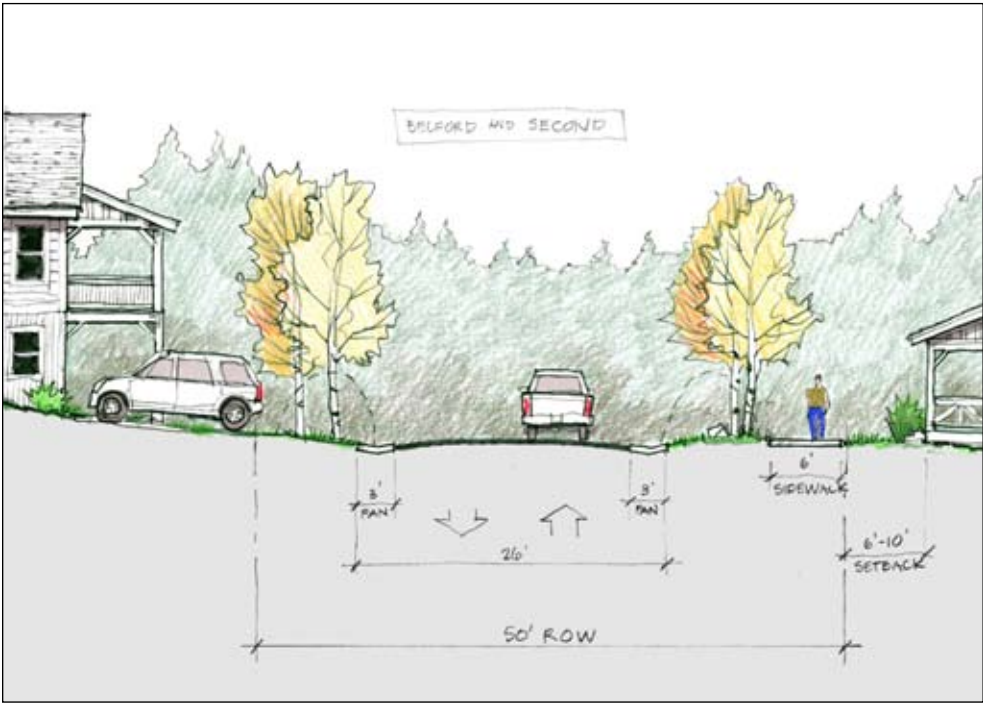


The Loop does not have on-street parking, but instead has occasional parking pockets, a solution which has proved to be very maintenance friendly especially in mountain areas with a high amount of snowfall. This street fits easily within a 50-foot right-of-way.

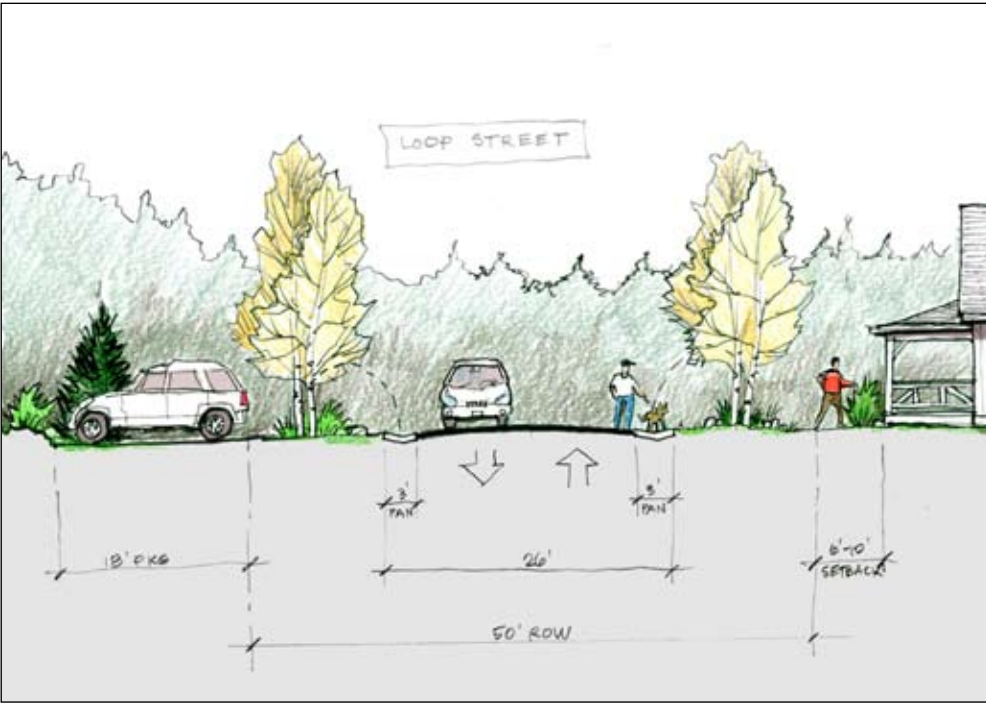
THE ALLEY



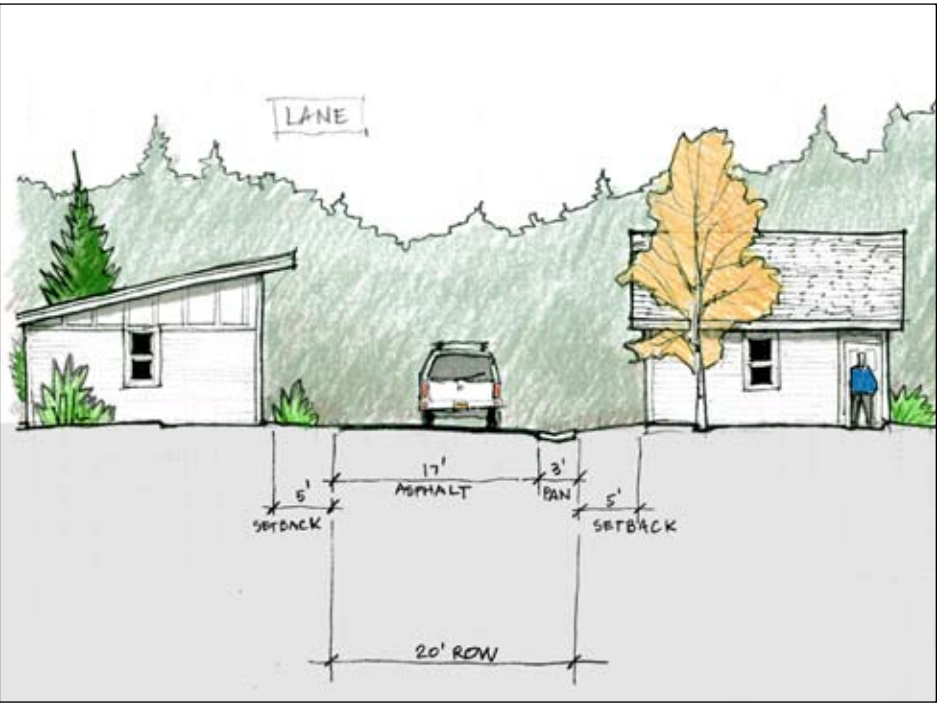
The alleys need to be wide enough to accommodate snow storage. A 20-foot right-of-way with 5-foot setbacks provides an ample garage-to-garage dimension which is wide enough to allow for snow plowing and storage.



Belford Street and Second Avenue cross-section.



Loop Street cross-section.



Cross-section of a typical alley

Second Avenue continues into the site as one of the main access points.

An observation tower could be placed at the highest point of the site creating a memorable focal point.

The Third Avenue trail splits when it meets the northern edge of the site. One trail leads west along the edge of the Hilltop Park down to the trail head parking access. The other spur leads south to the Crescent park.

Belford Street enters the site and curves gently to the south along the toe of the slope. Hillside homes line the uphill side of the street.

At the western end of the property a cottage cluster forms an informal green court. Parking for the homes is located in two small parking pockets at either side of the site.

Access to the National Forest trailhead is maintained. Crossings of the bike path are limited to two places and each one will have appropriate signs and features to make the intersection safer.

UNIT MIX	
BUILDING TYPE	# OF UNITS
Cottage/Cabin single family	24
Standard single family	15
Hillside single family	13
Corner duplex units	20
TOTAL	72

A generous 6 ft wide sidewalk is placed on the south side of Belford Street making a strong pedestrian connection from east to west. Ample space is provided for snow storage on both sides of the right of way.

The front porches of these homes face the wetland area to the south and are visible from the Loop Street and Crescent Park.

The Crescent Park is the center of the community. Its northern edge is defined by fronts of homes in a gentle arc.

A site is set aside for Community Gardens and a greenhouse adjacent to the Temple Trail.

An informal arrangement of small cottages lines the southeastern edge of the property and responds to the natural setting of the adjacent national Forest land across the bike trail.

The wetland area at the southeast corner of the site will be preserved and enhanced. Buildings are set back a minimum of 25 feet from its edge.

