



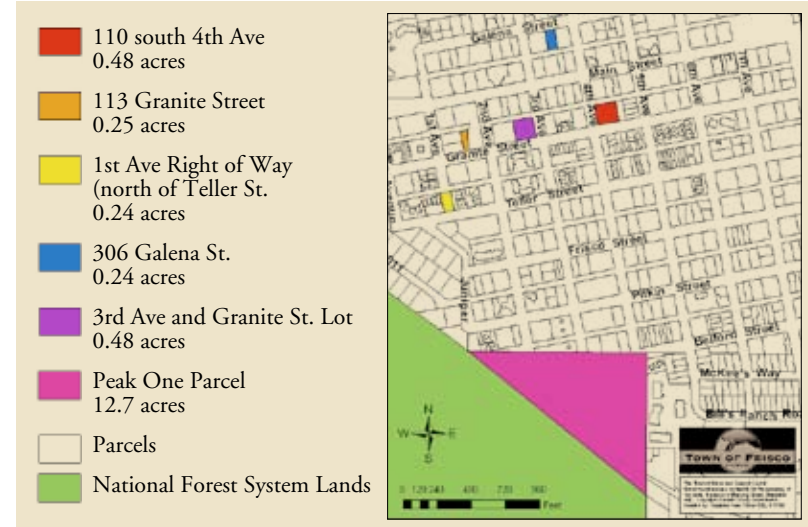
WHAT IS THE TOWN OF FRISCO DOING TO ADDRESS HOUSING?

Providing opportunities.

While it is not Frisco's responsibility to house everyone who 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. To this end, the PEAK ONE PARCEL is one of several parcels of land owned by the town within the community that are identified for development or redevelopment, into uses that include affordable housing.

The Town of Frisco is looking to establish public/private partnerships on some or all of these parcels, including the PEAK ONE PARCEL, in order to create affordable housing.

TOWN OF FRISCO OWNED PARCELS IDENTIFIED FOR HOUSING



FOR MORE INFORMATION or to learn more about housing in the Town of Frisco, please contact Amy Stoehrman at **970.668-9126** or log on to www.townoffrisco.com.

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A January 2005 study commissioned by the Summit County Housing Authority concluded that about 3,150 affordable homes will be needed county wide by 2010.

Peak One Parcel

UPDATE



AFFORDABLE HOUSING INITIATIVE





WHAT IS BEING PLANNED ON THE PEAK ONE PARCEL?

A neighborhood.

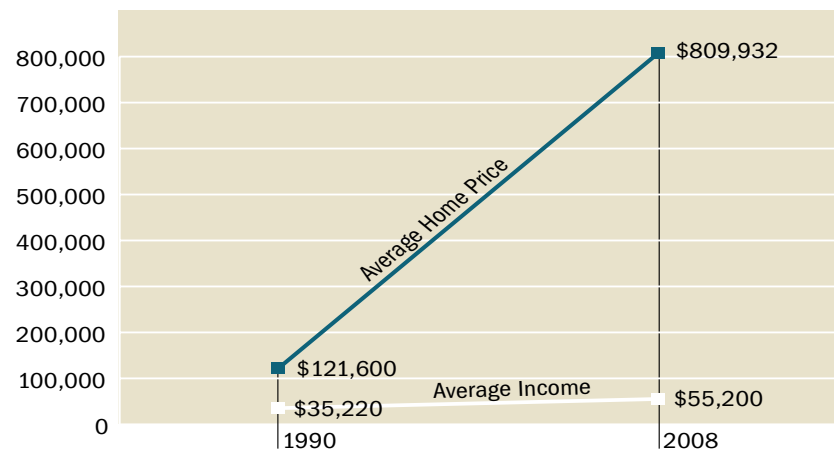
WHY IS AFFORDABLE HOUSING NEEDED IN FRISCO?

To ensure a vibrant community.

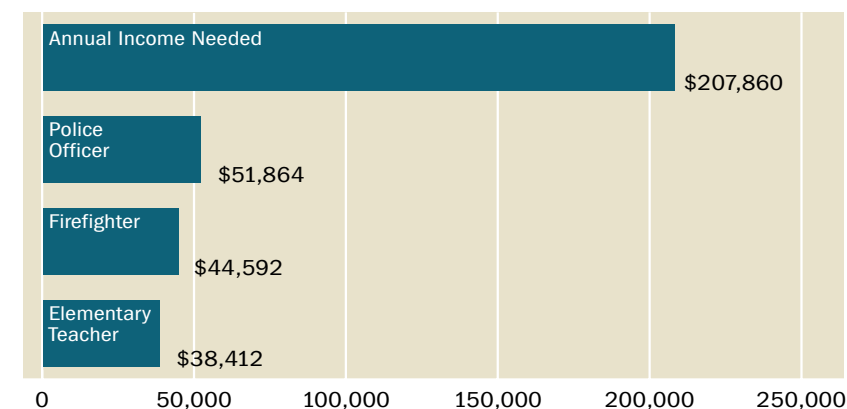
A critical mass of local working residents is needed to sustain a community. A vibrant community that is economically and socially healthy requires a mix of residents from a wide range of ages and income levels. Frisco is slowly losing its sustainability — only 35% of the town's housing stock is owned by full-time residents. In addition, the gap between what workers can afford and the cost of housing is widening.

Affordable Housing gives working professionals a place to call home. You see these people everyday – teachers, postal workers, nurses, firefighters, police officers, and restaurant managers, as examples. They work hard, but do not make enough to afford a house in Frisco because of the housing market.

FRISCO HOUSING PRICES



INCOME LEVELS COMPARED TO INCOME NEEDED TO PURCHASE THE AVERAGE PRICED HOME IN FRISCO



THE TOWN OF FRISCO is currently creating a Master Plan for the Peak One Parcel. The 12.7-acre parcel is well-suited for a new neighborhood with a diverse mix of housing types. The master plan will address key neighborhood components, including neighborhood layout and architectural design, symmetry with the adjacent properties, densities (number of units), open space, recreational space, trail connections and traffic flow.

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 to trailhead parking on US Forest Service public land to the south.

LOCATION OF THE PEAK ONE PARCEL



Between 1990 and 2000, Frisco saw a decrease in residents ages 0-4 and 35-39. The 5-9 and 30-34 age-groups stayed about the same. The 50-64 group more than doubled and the 65-79 age-group more than quadrupled.

Frisco contracted the firm of Perry Rose, LLC to oversee the master planning process for the Peak One Parcel and three public meetings have been held to gain community input.

TOWN MEETING ONE, held on September 27, 2007, was a collaborative process in which members of the public considered alternatives for development of the Peak One Parcel. Based upon feedback generated during this meeting, alternative conceptual site plans for a neighborhood development were created.

TOWN MEETING TWO, held on November 29, 2007. Attendees reviewed and evaluated the alternative site plan concepts. Feedback from this meeting was used to create a diagram of the Peak One Parcel segmented into sub-areas.

TOWN MEETING THREE, held on February 16, 2008, was an open house format where members of the community reviewed and commented on the Peak One Parcel sub-area diagram. Also discussed were the community's housing needs and other housing initiatives.

Only 35% of Frisco home owners are full time residents.

NEXT STEPS

The Town of Frisco is now formulating a draft master plan for the Peak One Parcel to present to town council during the May 27, 2008 public work-session. Community members are invited to attend the town council discussion on the draft master plan.

Taking input from the town council work-session, the Peak One Master Plan will then be formally adopted by Council at a subsequent public meeting; the parcel will next be annexed into town boundaries through a public process; and, then proposals for development will be solicited, most likely through a public/private partnership (which requires a public bidding process).

FOR MORE INFORMATION and/or to provide comments on the Peak One Parcel Master Plan project or to learn more about housing in the Town of Frisco, please contact Amy Stoehrmann at [970.668-9126](tel:970.668.9126) or log on to www.townoffrisco.com.