

William L Novak  
507 Main St #204, PO Box 221  
Frisco CO 80443

July 16, 2017

Frisco Planning Commission  
Town of Frisco  
PO Box 4100  
Frisco CO 80443

Dear Planning Commission:

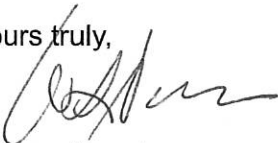
I am writing with respect to Planning File No. 079-17-SK/RZ.

From the Planning Commission Staff Report of July 13 2017 I understand that the proposed design for the hotel includes a street level restaurant/bar, a outdoor at-grade plaza/courtyard, outdoor elevated plaza/patio, and a rooftop deck bar, and pool.

I am asking the commission to consider the noise of amplified outdoor performances, which I believe would be permitted until 2am in the venues designated as bars. Specifically I am asking, if the performance noise could not be contained to the property post-construction by ordinance or other mechanism, that the commission deny the applicant planned outdoor areas designated as bars.

I believe the quality of life would be diminished for the residents of the 26 housing units, including my own, which would have a direct "sound-line" to amplified street side performances, and particularly to those 25ft above ground on the roof.

Yours truly,



William Novak



*Treat the cause, not the symptoms.*  
Naturally.

# Mountain River

NATUROPATHIC CLINIC

July 20, 2017

Joyce Allgaier  
Town of Frisco  
Community Development Department  
PO Box 4100  
Frisco, CO 80443

Dear Joyce:

I am writing in response to the Planning Commission Staff Report regarding the development of the Foote property on the 500 block of East Main Street. I am a business and property owner at 507 Main Street, directly across the street from the proposed development. Although I am not fundamentally opposed to development of the property, I do have some concerns I hope to have addressed.

My primary concern is the noise level generated from the property. As you know, the current Foote's Rest business provides musical entertainment for its customers. I am a music lover, however the frequency and volume of music amplified from the Foote property is regularly disruptive to our business, and has been for the past couple of summers. Very often during the week, musicians begin playing at noon, and the noise projects clearly into our shop and can be heard in the back of our office space. This is disruptive for many reasons. Frequently, even on beautiful summer days, we cannot keep our front door open (which helps invite customers into our business and keeps the ambient temperature pleasant) because the repetitive, loud music is disturbing and annoying to our employees, customers and patients. We run a health clinic, in which rock and pop music is not appropriate, but the Foote's Rest music is so loud that we cannot play our own, more soothing, spa-like music. In addition, we have massage therapists and an acupuncturist in our space who require a quiet, peaceful environment for their business.

We have called Foote's Rest many times, as well as Kelly Foote directly, asking them to turn down the volume. Although they usually comply with our requests, we find it extremely frustrating to have to make this repeated ask during business hours.

My hope was that the new development would correct this noise issue, but as I look at the proposed project, the "Restaurant/bar with outdoor seating (Main Street facing)", "Outdoor at-grade plaza/courtyard (Main Street facing)", "Outdoor elevated plaza/patio" and the "Rooftop bar, deck and swimming pool" give me great cause for concern. I fear these will generate even more disruptive noise than we already experience.

My second concern is the size of this proposed business. I do not have much experience reading this type of document, and it is difficult to visualize without a sketch drawing, but the proposed building sounds massive. Will the height exceed the standard limits for Main Street? If so, I find that unacceptable.

Part of the reason we choose to open our business and raise a family in Frisco, and subsequently purchase a commercial space on Main Street (prior to the development of the current Foote's Rest business) was the quaint, mountain charm of our town. As I read through this project proposal, I envision something that would fit better into Vail Village or even the Hiway 9/hotel corridor of Frisco. I fear that this large scale project will overwhelm and detract from the characteristic of Main Street that the Town of Frisco has worked hard to maintain.

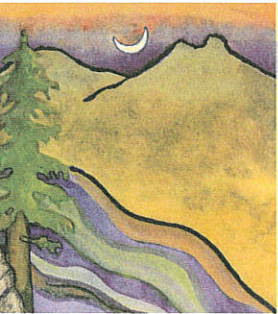
Lastly, I have concern that the parking required for this proposal will overwhelm the needs of the rest of the businesses in this area. One reason that I personally avoid Breckenridge is the challenge of finding parking. This is an area in which Frisco has much more appeal: with the exception of a couple of weekend or holiday events, it has always been easy to find a parking space on, or very near, Main Street. I see that the Foote proposal includes 33 underground parking spots, but I have concern that this will not be sufficient for the 65 room hotel, conference facilities, retail shops, bar and restaurant they also propose. I hope that the Development Department will consider the impact this may have on other nearby businesses and the parking needs of our current patients, clients and customers.

Thank you for your thought and consideration. Please feel free to contact me with any questions, and I would appreciate being kept abreast of any additional public information about this project.

Sincerely,



Kim Nearpass-Pollack  
Cell (970) 333-1357  
doctor@mountainriverclinic.com



*Treat the cause, not the symptoms.*  
Naturally.

# Mountain River

NATUROPATHIC CLINIC

July 21, 2017

Bill Gibson, Assistant Community Development Director  
Planning Commission  
Town of Frisco  
PO Box 4100  
Frisco, CO 80443

Dear Bill and Planning Commission Members~

NO exceptions to height restrictions, and NO exceptions to parking requirements for new development on Main street. I am referring to the proposed Kelly and Kerri Foote development (planning file # 079-17-SK/RZ) between 5<sup>th</sup> and 6<sup>th</sup> avenues on main street Frisco. As a business owner on main street Frisco, and a home owner in Frisco's outskirts, I object to the proposed development for two reasons.

1. Rooftop height is limited at 35 feet for flat roofs, 40 feet for pitched roofs, and “cannot be waived or modified through the HO” in the central core of Frisco. With a rooftop bar, deck and swimming pool planned as an “architectural feature” above the rooftop restrooms and elevators, I hope the commission is planning to strictly enforce rooftop height code. If exceptions are made, where do they end? Frisco would stand to lose it's mountain town character, and become another Vail or Central City where the mountains are obscured by vertical walls of building on each side of the street.
2. The proposed boutique hotel with 65 guest rooms is only planning to have underground parking for 33 cars. Where do the overflow guests park? Unless the Footes are planning to build a separate parking structure for Town of Frisco visitors and employees, the plan must be changed to limit the rooms, increase the parking, or both.

Thank you as a commission for ensuring that the Footes preserve six historic structures (Foote's rest, the blacksmith shop, Staley Rouse house, and three cabins), and for enforcing codes that preserve our mountain town character in the central core of Frisco. Thank you for sending the Footes back to the drawing board. Like everyone other developer, they need to comply with the height and parking requirements of Frisco.

Sincerely,

Dr. Justin Pollack, ND  
(970) 406-1312

[www.coloradomtn.edu](http://www.coloradomtn.edu)

[www.mountainriverclinic.com](http://www.mountainriverclinic.com)

[www.backcountryherbal.com](http://www.backcountryherbal.com)



# The Juniper Tree

July 21 2017

Frisco Planning Commission  
Town of Frisco  
PO BOX 4100  
Frisco CO 80443

Dear Commission Members.

Having reviewed the Planning Commission Report of July 13 2017 for File No. 079-17-SK/RZ, here are my concerns:

I am concerned that the plan for the structure does not include enough parking. The proposal for 65 rooms and 33 spaces cannot possibly provide adequate space for guests and employees.

My observation as a Main Street merchant is that Frisco needs a parking plan that should include a public structure. Until that happens, individual projects such as the one proposed, should have parking to adequately meet the needs of the additional burden they generate.

I am especially concerned that parking generated from the new project, will overflow to spaces on Main Street, preventing customers from visiting businesses, impeding commerce. This will have a severe impact on the vitality of my business and others on Main Street.

I am asking the Commission to deny any plan that does not adequately provide for parking, which in my view should be one spot for each unit and each employee.

Yours Truly,

Jan Shackelford  
The Juniper Tree

August 1, 2017

Bill Gibson, Assistant Community Development Director Planning  
Commission Town of Frisco PO Box 4100  
Frisco, CO 80443

Subject: Town of Frisco Planning File No. 079-17-SK/RZ: Location: 510, 512, and  
518 East Main Street and 107 South 6th Avenue/Lots 1-12, Block 11, Frisco  
Townsite

Dear Bill and Planning Commission Members,

We have several major concerns with this project That we would like to bring to your attention: 1. Parking; 2. Structure exceeding maximum allowable height; 3. Noise pollution due to the rooftop pool and multiple outdoor bars; and 4. Snow removal.

1. Parking: The Town of Frisco requires one parking space for every residential bedroom that is built. In this case the proposal has 65 guest rooms, but only proposing 33 parking spaces. There are several issues with this. First, there are no parking spaces for any of the staff working there to include the workers room. Second, Frisco is not a final destination resort like Vail or Breckenridge. Frisco is a quaint mountain town with many full time residents. In my judgment, each one of the hotel rooms will require at least one parking space per room and possibly two per room. As it is, Breckenridge is gross deficiency of parking spaces and so does Frisco. Third, The town of Frisco has minimal overnight parking spaces limited to just a few at the east side of town and maybe a couple of dozen at the far west side of town. Where are the workers and overflow parking going to park. As it is, even during the day and evening, parking is at capacity with very limited spaces along Main Street, especially during peek summer and winter seasons.

2. Rooftop Deck Structure: The proposed rooftop deck height of the structure exceeds the maximum allowable. It appears the plan attempts to maneuver around the restrictions. Zoning permits exceeding the 35' flat roof and 40' peaks limit by steeples, cupolas etc. and the proposal has such a structure on top of the roof large enough just so they're able to add elevators and bathrooms that would, on their own, exceed the town height restrictions. This is an attempt to add height to the structure and circumvent the rules. One major effect, it would restrict the sun from hitting the Main Street sidewalk. It would also restrict or block visibility of the surrounding mountain vistas. If the Town of Frisco allows for this exception for this

proposal, will it allow for all? Frisco has charm that the other local towns do not have and the Town, in the past, has worked to maintain its charm.

3. Noise pollution generated by the rooftop pool, multiple outdoor bars: Since these would be considered bars, outdoor bars, the acceptable noise level is considerably high. Additionally a rooftop bar noise would carry much farther than the current noise travels and would disturb even more surrounding residence and visitors alike. The Foote's have proven to be poor neighbors when it comes to noise level in the past and I would expect them to continue their attitude toward the local residence and visitors' residents alike. There were multiple complaints from local residents in the past.

4. Snow removal: This is more of a question. How will they deal with snow removal?

Thank you for entertaining our concerns. We hope you will take them into consideration when assessing the merits of this project in determining whether it benefits the Town of Frisco as a whole.

Sincerely and respectfully,



Sam and Rebecca Eden

**From:** Kevin Smits  
**To:** [Gibson, William](#)  
**Subject:** Foote's proposal  
**Date:** Tuesday, November 07, 2017 9:21:27 AM

---

As a business owner on Main Street Frisco directly across from the proposed hotel project, I must voice my concern as to what I see as problems with the proposal and with the Town's willingness to choose which rules to enforce.

On the surface the hotel seems like a great idea. I might question whether we need a fifth hotel on Main Street, but there is nothing in the Town code to prevent it. Free enterprise, if you will.

I also believe that preserving some of the historical buildings is a great gesture of good will. Unfortunately rearranging these buildings on the same piece of land as the new hotel will only make it cramped and unattractive.

Construction will be disruptive. A rooftop pool will require pilings be driven into bedrock not to mention the excavation for the underground parking for 33 cars. The noise, extra construction traffic and dirt will put a strain on the businesses on the east side of Main Street. We already spent months under construction with the sidewalk widening project.

Parking is another huge issue with this proposal and frankly with a couple of the other projects the Town has greenlighted. There is already a parking issue in the town core. This proposal only provides 33 parking spots. Where is everyone going to park? I would assume 1.5 cars per guest room and an additional 10 spots for employees. The only option would be overnight street parking which is not allowed by Town code. The new music venue on Main Street also requires additional parking for their 300 patrons. Where are they going to park?

Any extension of the height limitations should be pulled from the table. Those of us who paid a premium to be on the sunny side of Main are now looking to have the sun blocked by this proposal's additional height. This will cause the sidewalks to be icy and dangerous on both sides of the street for the tourists visiting our town.

The rooftop bar and pool combination are also troubling. We know that environmentally a pool in Summit County is an energy suck. I would assume they will also be heating the pool deck and having some type of radiant heating system around the bar. These contribute to the vast carbon footprint this project will have on an ongoing basis.

I could continue, but I believe you can see the hotel just isn't right for our town. We need to build Frisco toward its goal of Main Street of the Rockies. If there is no parking, tourists will go elsewhere. If we don't save space for more retailers, tourists will go elsewhere and if we lose our sunny Main Street, tourists will go elsewhere.

Thank you for your time,

K

--

Kevin Smits



Broker/Owner  
Resort Real Estate Experts  
International Real Estate Coach  
Coached to Win  
970-668-2121 X 302

[Schedule a time to speak with me](#)

[www.BuySummitNow.com](http://www.BuySummitNow.com)  
[VailSummitHomeSearch.com](http://VailSummitHomeSearch.com)  
[www.YourSkiHome.com](http://www.YourSkiHome.com)

[More on how The Smits Team works for you!](#)



Proud Sponsor of the Front Row Foundation



**From:** Randy Bass  
**To:** [Gibson, William](#)  
**Subject:** Planning File No. 191-17-DA/RZ  
**Date:** Friday, November 10, 2017 9:09:56 AM

---

Bill,

Received a notice of a meeting regarding the proposed "Foote's Rest Block 11" mixed use project. While I can't make the said meeting I would like to make a couple comments:

- I believe everyone would agree that the preservation of the historic building should be the first priority and the plan does attempt this. But this current version has moved all of the historical buildings into the smallest possible area with no regard for look and feel of the original site. (A better example of planning is the current Frisco park with all of the historic buildings locations.) I feel they could do better leaving the West end of the block "historic" and open.

- The current facade of the building looks like a gov't building, not consistent with the look of the down town buildings.

- Bowling alley?? When you are limited on space this appears to be a very poor choice of number of people versus square footage used. (Just my opinion and probably not on the agenda!)

- Parking spaces. Please ensure there is a firm plan in place prior to issuing any permits. Overnight parking is an issue already in this area and we don't need to make it worse.

Randy Bass  
Unit #10  
116 S. 5th Ave.  
Frisco, CO 80443

**From:** Kathy Strong  
**To:** [Gibson, William](#)  
**Subject:** Foote's Rest  
**Date:** Monday, November 13, 2017 10:16:01 AM

---

Hello, my name is Kathy Strong, my husband Chuck and I recently purchased a condominium at 503 E. Main St. unit 202. We fell in love with Frisco and The mountain town vibe.

Regarding the Foote's Rest project: we have deep concerns about the Number of parking spaces being provided for the new project. As new property owners it's become very obvious to us parking is a problem already at this point in Frisco.

My husband and I are currently attending a metal conference with emphasis on automotive, it is clear from market projections that automobiles are going to greatly increase in number in the coming years. We feel strongly that new projects in Frisco should accommodate both their own employees and guests. We have lived in cities and it is imperative that there is parking for the sake of commerce. It is impossible to change the past, but paramount that future city planing considers what is best for the majority of residents and business owners in Frisco.

We love Frisco but worry this project is just too big for the scale of Frisco.

Thank you,  
Kathy Strong  
Sent from my iPhone

November 14, 2017

Dear Frisco Planning Commission,

We write to you as the Board of Town Center Condos, located at 116 and 118 S. 5th Avenue. We are one of the buildings most directly affected by this proposal.

There are numerous positive aspects of this project and we feel it would bring vitality to Main Street. However, you cannot overlook sufficient deficiencies with this proposal and approve them all in the name of historic preservation. Especially where there are design solutions that could be employed to resolve these very real concerns that the applicant seems unwilling to pursue despite previous comments from your Commission. Specifically we are very concerned that the parking, as designed, will negatively affect Town Center Condos, the block, as well as the entire Main Street core within the Town of Frisco. We do believe there could be potential for a compromise which is detailed further in this letter. In addition to parking, we are concerned about the height of the clock tower and other features as well as the containment of noise on the property; however, the majority of this letter will focus on the concern regarding the request for the parking waiver.

The applicant is requesting waivers from aesthetic design standards as well as their parking requirement. Should the Planning Commission wish to approve the variances from design standards including setbacks, bulk/plane requirements, and similar design standards, these deviations appear to be within the purpose and intent of the Historic Overlay district; **however, it is not within the intent of the Historic Overlay district to waive development standards in place to ensure that a project will not pose a direct and negative impact on neighboring business owners, residents, and visitors.**

Furthermore, even without the requested parking waiver for this project, the logic used to justify the parking analysis up until the request for the waiver is concerning (discussed in detail below). If the steps to get to the request for the waiver are questionable, then the bar for approving the waiver should be set very high. We have read and examined the parking analysis provided in the staff report and provide the following comments:

1. On-Street Parking Credits:

The applicant is receiving 25 on-street parking credits for the bowling alley. This means they do not have to provide ANY parking for the bowling alley. The Code requires 25 spaces for this type of use. The staff report states that it is not exempt from the Town's parking requirements, but then provides analysis to exempt it – this is confusing. For context, the entire parking adjacent to this site on 5th Ave, Main Street, and 6th Ave is shown at 28 spaces, adding a use requiring 25 spaces and exempting and expecting it to be absorbed by Main Street will pose a direct impact on the neighborhood.

2. Zero Parking Required for the Restaurant:

The logic that no first floor retail or restaurants are required to provide additional parking on Main Street is justifiable in an urban core; however, it cannot be used in conjunction with the request of the bowling alley for on-street credits and ALSO be exempt from parking. This type of double dipping will pose a significant and negative impact to the surrounding neighborhood.

3. Multi-Use Shared Parking Provisions:

There are three criteria in the Town Code to allow for a 20% reduction in parking for a mixed use development. The logic presented in the staff report that criteria c is met appears shaky, and we hope the Planning Commission questions this analysis. The staff report states that "the parking compatibility

of a restaurant with hotel and residential uses is not generally acceptable during the evening.... However a case can be made that the restaurant will generally draw from residential/hotel guests and pass-by foot traffic..." This argument is confusing. There are numerous restaurants on Main Street and it is likely that the majority of patrons at the proposed restaurant will not necessarily be guests of the hotel. The logic that shared parking for the restaurant and residential units makes no sense since the residents of the 6 deed-restricted studio units proposed will likely not be dining at the restaurant as their main source of food.

#### 4. Visitor Parking:

The staff report states that 1 visitor space is required for every 5 dwelling units. There are 9 on the site, the staff report states that 1 is required. 2 spaces should be required.

#### 5. Request for the Waiver:

The staff report states that 78 spaces are required. Should the Commission agree with the logic that the mixed use reduction of 20% can be used, then 62 spaces are required. The applicant proposes 48 spaces – 40 in the parking garage, 4 tandem spaces on site, and 4 overnight spaces on Town ROW, thus requesting a waiver of 14 spaces. However, it would be VERY easy argue that 79 spaces are required – the mixed use reduction is not satisfied since criteria c is not met and 2 visitor spaces are required. In this scenario they are asking for a waiver of 31 spaces, which is huge. Regardless, a request to waive a parking requirement of between 14-31 spaces is extreme and should not be approved. Furthermore, a hotel should, at a minimum be required to have 1 space per unit. The applicant contends that often times a hotel is not filled to capacity so 1 space per unit should not be required. The engineers who devise these types of parking requirements are keenly aware of this, and they are also aware that many times more than one vehicle is associated with a hotel booking – this logic is at the basis of the standard of 1 space per unit and it should not be waived.

As you hear this request, we ask you to consider the cumulative effects of developments. If you are expected to hear this type of request – which is an extreme deviation from a parking standard – it may be an appropriate time to request that Town Staff and Council enact creative solutions to parking. The music venue a block away was recently approved with a parking variance, and after living in Town Center Condos for 2 years it is clear that our development is under-parked. The Town is at a tipping point as many other developments are underway that will only exacerbate parking if not reviewed and approved with the proper thought and consideration.

Visitors and residents of Town Centre Condos park on the street, often overnight, which is illegal. If this project is approved as designed, the overflow parking will end up overnight on the street, and not just in the 4 spaces requested for overnight, on-street parking. This is appropriate time to ask if the provision prohibiting overnight parking on the ROW should be changed, and not just for this proposed hotel. Would it also be reasonable to allow Town Center Condos, Bear's Den, and other specific developments the ability to park overnight on the street as a compromise to ensure that we are still able to accommodate our residents and visitors if this hotel is approved? Many mountain towns allow parking for residents on Town ROWs with the provision that vehicles are moved if it snows more than 4 inches. These types of conversations should occur *before* coming to your Commission for a decision. We believe there are two options – that this project be put on hold and these conversations occur, or the proposal as submitted is rejected and redesigned with the required parking for approval – or a combination thereof.

Sincerely,  
Town Center Condos Board

**From:** Justin Pollack  
**To:** [Gibson, William](#)  
**Subject:** Foote's Rest Development  
**Date:** Tuesday, November 14, 2017 11:18:08 AM

---

Dear Bill, Planning Commission, and town Council Members~

Having taken a look at the plans for the Foote's rest development, I'm encouraged by seeing that height restrictions of 35 feet for flat rooves, and 40 feet for pitched rooves is being met. Congratulations to the Foote's for a beautiful appearing project, that sounds like it will include six employee housing units. Between that, and the preservation of historic structures, I'm encouraged.

**In my cursory look through the plans, I did not see notes about what was happenig with parking. If the proposal still has 65 guest rooms is only planning to have underground parking for 33 cars, I am still concerned about this.**

Council members, please consider: as the town gets built out, please discuss the need for a multi-level parking garage (this should at least partially be paid for with funds put aside by each developer who would benefit from the increased tourism and money they make from building and selling). If people stop using cars, the parking structure could be transformed into something applicable for the future. In the meantime, the town is going to need parking for all the people coming to enjoy Frisco Main Street, Foote's boutique hotel, and the new music venue.

All my best,  
Justin

***Dr. Justin Pollack, N.D.***

[www.coloradomtn.edu](http://www.coloradomtn.edu)

[www.mountainriverclinic.com](http://www.mountainriverclinic.com)

[www.backcountryherbal.com](http://www.backcountryherbal.com)

**From:** Jeff Stegemeyer  
**To:** [Gibson, William](mailto:Gibson.William)  
**Cc:** [jstegemeyer@stellarmold.com](mailto:jstegemeyer@stellarmold.com)  
**Subject:** Foote Development Plan  
**Date:** Wednesday, November 15, 2017 6:19:47 AM

---

Mr. Gibson and Town of Frisco Planning Commission,

We would like to add our input to the development plan of the Foote property. Our first impression is that this large project with a bowling alley, rooftop bar and pool doesn't seem to be an appropriate addition to the quiet charm of main street Frisco. People love main street Frisco because it retains its "small town" feel...it is quieter...and very different from busy Breckenridge and Silverthorne.

Another important concern would be the parking. We already have difficulty in that department and to allow this large development to only provide only a small fraction of the actual parking they will need to support their guests doesn't seem to be a wise plan. There are many other businesses and developments that need parking for their customers and guests and this property would run a monopoly on those parking spots.

We also think that this development should comply to current standards and height variances. The extra structures on top do not fall into the current guidelines and do not seem appropriate compared to the other building already lining main street.

As homeowners right next to this project we are also concerned with the potential noise issue. The music they play now is often very loud and allowing music on the roof would only magnify the noise and disturb more people.

The Foote Development by ITSELF looks be a beautiful project ...but in context of its neighbors, the character and charm of main street Frisco, parking and noise issues it doesn't appear to be a good fit the way it is currently designed.

Thank you!

Jeff and Tammy Stegemeyer  
Unit # 14  
Towne Center Condos

**From:** [Info=townoffrisco.com@mg.townoffrisco.com](mailto:Info=townoffrisco.com@mg.townoffrisco.com) [<mailto:Info=townoffrisco.com@mg.townoffrisco.com>] **On Behalf Of** Frisco Gov Website  
**Sent:** Wednesday, November 15, 2017 4:14 PM  
**To:** Hoffman, Sarah; Kent, Katie  
**Subject:** New submission from Post a Comment for Planning Commission Meetings

**Your Full Name**

Sid Rivers

**Email**

[sidrivers@yahoo.com](mailto:sidrivers@yahoo.com)

**Phone**

(970) 409-0433

**Physical Address**

718 Belford St  
Frisco, Colorado 80443  
United States  
[Map It](#)

**Your Comment**

Dear Planning Commission Members,

For the most part this project is good idea. However, it tries to fit WAY too much on site using the guise of historic preservation. Placing all of the historic buildings in one small area of the property is awkward. The historic buildings and placement do not blend well with the extremely modern style of the hotel, patio, and amenities. I strongly feel that the applicant is using the historic preservation element in order to request too many waivers.

The design of the proposed building is massive and I do not support any building height above what is permitted. The clock tower feature is completely useless, both architecturally and as a usable time piece. This feature has nothing to do with historic preservation. Who would even be able to view this tower, other than the neighbors located on the upper floors across from the development? Who doesn't check the time by glancing at their cell phone? There is no need for a clock tower. Furthermore, Frisco already has a building with a clock tower located approximately 4 blocks away.

The parking as proposed is inadequate at best. The parking analysis is deficient and does not address the true amount of parking that will be needed, or circulation for the many delivery vehicles that will be appearing on a routine basis to support the restaurant, bowling alley, pool, deed-restricted units, hotel occupant and guest uses. While parameters exist for providing a parking credit for mixed use development, this proposal simply does not address the parking demand that they are creating. The applicant should enlarge the parking garage to accommodate their parking needs for the full-time residents, staff, and guests instead of pushing the parking demand out on to the street. Additionally, I am staunchly opposed to private commercial development having dedicated, reserved parking spaces located in the PUBLIC right-of-way.

While this project has many merits, the waivers requested are excessive and the parking provided is insufficient. I hope the Commission will review the facts pertaining to this development and not be blinded by the lure of historic preservation. Thank you for your consideration.

Sincerely,  
Sid Rivers  
718 Belford St.  
Frisco, CO



**From:** [Info=townoffrisco.com@mg.townoffrisco.com](mailto:Info=townoffrisco.com@mg.townoffrisco.com) [<mailto:Info=townoffrisco.com@mg.townoffrisco.com>] **On Behalf**  
**Of** Frisco Gov Website  
**Sent:** Wednesday, November 15, 2017 10:41 PM  
**To:** Hoffman, Sarah; Kent, Katie  
**Subject:** New submission from Post a Comment for Planning Commission Meetings

**Your Full Name**

Mary Elaine Moore

**Email**

[memoore@coloado.net](mailto:memoore@coloado.net)

**Phone**

(970) 668-5937

**Phyisial Address**

610 Main St  
Frisco, Colorado 80443  
United States  
[Map It](#)

**Your Comment**

As a business and property owner (Stork & Bear Co.) in Frisco and a concern community member I want to reiterate again my concerns and disappointment with the proposed development of lots 1-12, Block 11, on Main St. (known as Foote's Rest development. As I commented at the July presentation, the Staley/Rouse House should not be moved to the west end of the block between the Foote's Rest and the cabins. The proposed relocation positions it un-naturally to what a resident of that time period would have lived in. In addition, the unique construction and the siding of this home will not be visible, which is why this home is so striking and unusual for this area and time period. I believe that it was moved out of convenience to the project. In addition, the sheer size of this project and modern design does not compliment the historical building on that block. One of the requirements in adding on to a historical structure or adding units around a historical structure is that it is to compliment the historical nature of the current building. The hotel is big, bold and does not relate or compliment the historical features of the current buildings. When I spoke at the Planning Commission meeting in July, I comment on this as well as the corner of Main and 6th in that the corner of the building was too bold and cold for our Main St. I noticed in your minutes that it was stated that the corner of 5th was commented as being bold. I hope that everyone realizes that it is not the corner of 5th and that it is the corner of 6th. In addition, parking is "golden" in Frisco. We can not afford to give it away to another large development at the expense of so many businesses that have been faithful to the Town of Frisco in operating solid, consistent and thriving businesses for many years. We have been instrumental in the success of our Main St. where locals and visitors alike enjoy coming and "doing business" with the shops and restaurants in a very loyal way. Please acknowledge this and uphold the need for more on site parking and not give away more than the 20% reduction in parking incentive for Historical Overlay's district's.

Lastly, I find it disappointing that when commenting on the lack of parking the development will provide. it was stated " It will only be a problem on a few high peak times of the year. What a shame that this development will be "over built", use our resources and impact the home town feel of our Main St. and only booked out a few times a year during peak season. Please, limit the concessions on this property, remember it is their choice to build something to the maximum level allowed because the current zoning allows it, but it is the planning commission's ability to be responsible to the community in this development project.

I request that you deny the current design and lead them to a development that fits the property and in our town.

Thank you for your consideration,  
Mary Elaine Moore

**From:** Justin Blackston  
**To:** [Gibson, William](#)  
**Subject:** Foote's Project objections  
**Date:** Thursday, November 16, 2017 12:37:10 AM

---

Dear Bill and Planning Commission Members,

After thoroughly reviewing the proposed Foote's building project I wanted to take a moment and forward my thoughts. As a current property owner in the beautiful town of Frisco, I was alarmed at not only the scale of the proposal, but as well as the apparent disregard for communal impact. While I do believe that the drawings and design of the project are well put together and some of these features would be great to have in Frisco, it is the space and the location that cause my concern.

While we like aspects of what they are proposing, this project appears to cram as much as possible into a rather small space. It is not just a hotel, but also a bowling alley with retail shops, historic preserve, outdoor entertaining area, and more. The appealing elements are over shadowed by the chaos this is sure to bring. There are several other immediate concerns that come to mind. The building as I understand is projected to consist of 65 residential rooms however the applicants are requesting an alarming variance in parking from which would normally be required for a project of this scale. The parking situation in downtown Frisco is already a headache and I believe if approved, would only further exacerbate an existing issue.

It ALL truly makes me wonder if the applicants understand what it is that makes Frisco special and that is its friendly and inviting small town atmosphere. The lack of corporate feel is why my family chose to buy in the lovely town of Frisco from the start. Lets not pile a huge amount on such a beautifully historic block of Frisco, lets be deliberate in what we allow to come in and improve our practically perfect Main Street.

We would support elements of this proposal, but as you can see this project has just expanded and expanded from the original proposed, which I assume is a simple but direct attempt at generating more revenue. I love that this will bring more jobs, but many projects will do that, so the one we choose should be for the right reasons. One that will fit with the feel of our downtown and support keeping Main Street a place where people are able to enjoy, shop, eat, and socialize without the headache of overcrowding. I urge that this project be seriously reviewed and that dramatic changes be made before an approval is to be granted.

Sincerely,

Justin and Courtney Blackston

**From:** robert russo jr  
**To:** [Gibson, William](#)  
**Subject:** Foots  
**Date:** Thursday, November 16, 2017 8:21:57 AM

---

Very concerned that the proposed development at foots with all the variances falls far too far outside the guidance plans for Frisco future downtown. Would request decline until scope and major modifications are made. Respectfully, Robert Russo TCC.