

FRISCO STATION CONDOMINIUM OWNERS ASSOCIATION

July 9, 2019

Ms. Susan Lee
Town of Frisco
1 Main Street
P.O. Box 4100
Frisco, CO 80443

Sent Via Email to: susanl@townoffrisco.com

Re: Frisco Community Plan

Dear Ms. Lee:

By way of introduction, I serve on the Board of the Frisco Station Commercial Owners Association along with George Swintz, who has shared with the Board details on the Frisco Community Plan for Summit Boulevard.

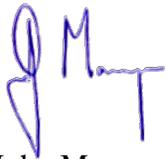
We had the opportunity to share the plan with the members of our Owners Association at our annual meeting on June 19, 2019.

While the basic elements of the plan – such as the pedestrian/bike trails along Summit Boulevard, the proposed landscaping, and the cohesive nature of the proposed signage and lighting – were well received by both the Board and the Association, we found it deeply disturbing that the plan proposed increased heights and density of the parcels in front of Safeway, Frisco Station and Wal-Mart to accommodate three-story and larger-footprint buildings – which, if constructed, would effectively screen the existing properties from Summit Boulevard. We would also want to review a traffic engineering study regarding a roundabout at the intersection of Lusher Court and Summit Boulevard before endorsing that concept.

It is a fact that visibility to street traffic is the primary element of a successful retail property. Reducing the visibility of these buildings would decrease retail sales and consequently the Town's sales taxes gleaned from these properties. Reduced visibility of these properties would also negatively affect their value, resulting in lower property tax revenue to the Town.

On behalf of the Frisco Station Commercial Owner's Association, please allow this letter to serve as our objection to these elements of the Frisco Community Plan, which would impact our retail sales and diminish the viability of our shopping center.

Sincerely,
Frisco Station Condominium Owners Association



John Maragon
Board Member