

ACKNOWLEDGEMENTS

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1 INTRODUCTION/DEMOGRAPHICS

The people of Frisco enjoy a life style taking full advantage of the spectacular mountain setting. The thousands of acres of public forest land surrounding the Town are a recreation resource available to every resident. World-renowned ski areas are just a short drive away. The Peninsula Recreation Area is a recreation jewel, offering year-round activities including softball/baseball, field sports, disc golf, biking/hiking and one of the top Nordic centers in the country. Lake Dillon Reservoir provides an opportunity for boating that very few communities in Colorado have at their disposal.

Even with this unique mix of recreational opportunities, the people of Frisco see a need to expand the recreation spectrum. Many would prefer to stay in town for indoor recreation and outdoor sports. Some see ways to improve existing facilities and parks, as well as opportunities for developing new parks. Others feel there are better ways to work with other agencies to maximize the availability of recreation facilities and programs. This **Parks and Recreation Master Plan** was commissioned by Town Council to address these, and other concerns of the citizens of Frisco. It has included an intensive effort to seek out the opinions of the community and to quantify their needs. In the final analysis, this master plan is a direct reflection of the residents' vision for Frisco's park system.

1.1 Purpose of the Master Plan

When one thinks of recreation in Frisco, different images come to mind. Some residents see recreation as a quiet, contemplative experience such as gliding along a cross-country track at the Nordic Center or hiking along a mountain trail. Others think of the camaraderie one has while playing ice hockey, golf, softball or

soccer. Some prefer spending time as a family ice skating, picnicking or climbing on a play structure. Some of these activities are best enjoyed in a natural

setting and some have specific facility requirements. Ultimately, each person's understanding and way of experiencing recreation is different, but equally valid.

The purpose of this master plan is to plan for and accommodate the myriad of ways the citizens of Frisco recreate. It will examine the quality, distribution and level of use of the existing facilities/programs and identify ways the Town can satisfy unmet needs of its citizens and keep pace as the community grows. In order to accomplish this, the plan must address a number of important questions related to parks and recreation:

- Are (or will there be) enough facilities to meet current and future needs?
- Are there parks and recreation facilities in locations that are easily accessible to the residents of Frisco?
- What uses are appropriate for the Peninsula Recreation Area?
- Should the Town participate in the formation of a recreation district?
- To what level should the Town work with other agencies such as the school district to provide recreation programs and facilities?
- How does the Town meet the needs of the second homeowner population?
- What are the best ways to meet the year-round recreation needs of the community?

It is the goal of this plan to address each of these issues in order to identify the needs of today's residents, to anticipate those of tomorrow and to assure these needs will be met through proper planning. This Park and

Recreation Master Plan is not intended to be a static document. Conditions in Frisco will change. New sports may become popular and economic conditions may vary. Such changes may necessitate revisions to the plan’s conclusions or recommendations. This state of change will be on going throughout the 10 to 15 year life of the plan, making it necessary for periodic updates.

The Town’s other active planning documents were referenced during the development of this master plan. These include the

- 1999 Inventory of Developed Recreation Facilities in Summit County and Background Information on Recreation Special Districts,
- 2000 Recreation Program Evaluations,
- 2000 Paved Pathways Plan,
- 1999 Master Plan,
- Year 2000 Annual Report,
- Mayor/Manager White Paper on the Creation of a Summit County Recreation District
- Open Space Plan
- Frisco Lakefront Development Plan
- Frisco Bay Marina Plan
- 2000 Community Survey

The goal was to create a master plan focused on parks and recreation that was coordinated with the Town’s goals as defined in these documents.

1.1.1 Parameters of the Plan

From the onset, the parameters of the master plan were clearly established. A parks and recreation master plan is general in nature. The goal is to provide direction on where and how new facilities will be added to the system, but not provide specific designs on individual parks or facilities. This particular master plan focused on a number of questions facing the Town at this time. However, some issues were beyond the scope of this plan, including:

- Developing a master plan for the Peninsula Recreation Area (PRA). This plan will attempt to identify appropriate uses for the PRA and what uses the community will support. However, an individual park master plan requires additional study and physical analysis not included in the current scope. Two previous master plans were completed for the PRA (one in 1994 and an update of that plan in 1996 – See Appendix E). The Town may want to update these plans, or develop a new plan, based on recommendations contained in this document.
- Open space planning. While parks and recreation facilities are often counted as open space, developing a plan to prioritize and purchase land, as open space is typically not included in a park master plan. The Town’s “Open Space Plan” guides open space planning and acquisition in Frisco, under the guidance of the Frisco Open Space Advisory Committee (FOSAC). The presence of open space (e.g. a parcel being considered as a park site is adjacent to open space) is a factor considered in the park master planning effort.
- Recreational trails master plan. The “Town of Frisco Paved Pathway Plan” illustrates the Town’s current hard-surface path system and proposed new pathways. While a complete soft-surface trail master plan has yet to be completed, the development of this element was not included in the current scope of this Parks and Recreation Master Plan. Once again, the presence of an existing trail will be a factor that will be considered in planning for new facilities.
- Golf course feasibility. Determining the feasibility of developing a golf course in Frisco would require a detailed market analysis and operational pro forma. This plan will evaluate citizen’s desire for/interest in golf, and the public sentiment for adding a golf course at the

PRA. Detailed analysis of golf feasibility or of potential sites would need to be completed in a more detailed study.

- Planning efforts on facilities often included in a park and recreation master plan are currently underway in the Town. This includes a master plan for the Marina and the site selection and design for the Town’s first skatepark. Again, the recommendations evolving out of the planning process for each of these facilities will be considered in this plan, while detailed site planning will not.
- The Recreation Steering Committee was appointed with the specific intent of providing guidance for this master plan and to assure it would follow a citizen driven process. In addition the committee was to serve as a liaison to the community bringing information in and providing feedback to the community.

1.2 Demographics

One of the key elements of any park and recreation master plan is determining how future growth will impact the demand for parks and other recreation facilities. It is important to understand how many people currently live in Frisco and how many more people will be using the Town’s facilities over the life of this plan. This is referenced throughout the Master Plan as the “planning population”. The following analysis is largely based on the Town of Frisco 2000 Community Survey, except where otherwise noted. The 2000 Community Survey was conducted using statistically accurate parameters and is used in the plan to measure the current trends in the Town of Frisco.

Projecting population growth over the life of the master plan (10 – 15 years) and coordinating the construction of new park and recreation facilities with that growth, will allow the Town of Frisco to keep pace with

development. There are three unique circumstances an analysis of Frisco’s population must account for:

- *The Town of Frisco is almost fully built-out*
- *Second Home Occupancy Rates*
- *County Residents adjoining the Town of Frisco*

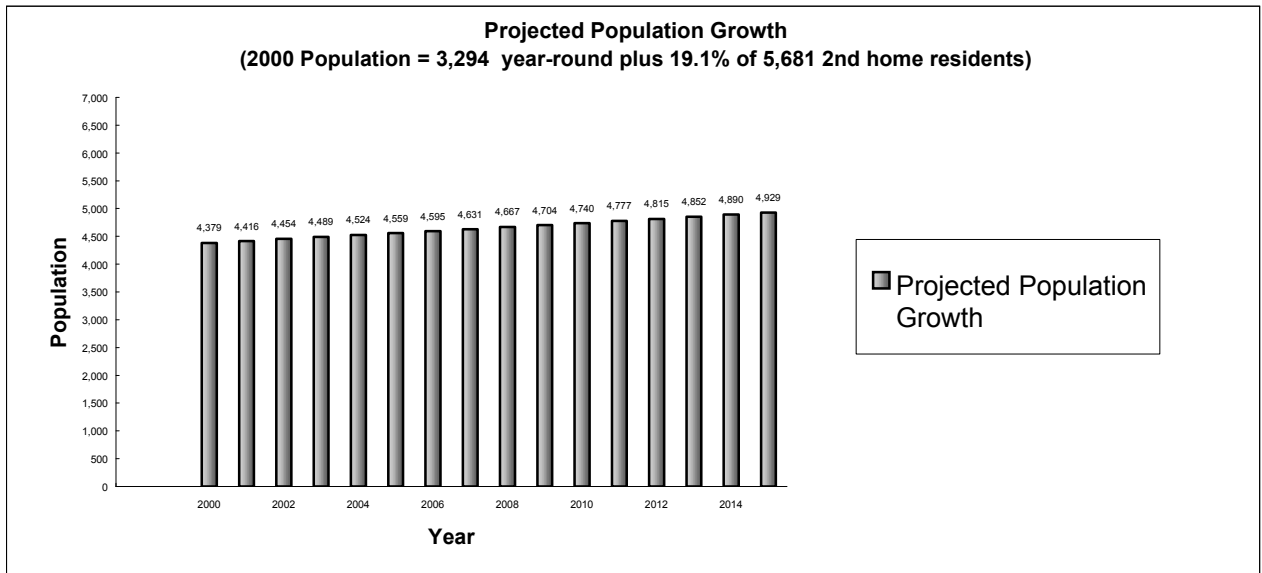
Frisco is one of the fastest-growing towns in Summit County. The Town of Frisco 1999 Annual Report states that Frisco’s population grew 84% from 1990 to 1999. According to The 2000 Community Survey, 46% of the population is full time residents and 54% second homeowners. The survey also notes that housing units have risen from 1,628 in 1990 to 2,523 in 1999, a 59% increase. The Town’s “peak” population during holidays can reach 11,000.

Table 1 shows the total planning population for both “Current Estimated Dwelling Units” and “Build-out Dwelling Units”. According to the Towns 2000 Build-Out Study residential construction is currently at +/- 88% of build out (2,523 Dwelling Units or D.U.’s). The Town’s Planning Department estimates a total build-out of 2,869 units. Full time residents in Frisco are estimated to be 46% of the total population (1,161 D.U.’s) with a total build-out of 1,320 units. Second homeownership in the Town of Frisco is currently at 54% (1,362 D.U.’s) with a total build-out of 1,549 D.U.’s. According to the State Demographers Office, there are 2.35 persons per unit for each full time residence and 4.17 persons per unit for each second homeowner residence. (Note: The “4.17” persons per second homeowner unit listed below is an average of 2.35per unit from the State Demographers Office and a 6.0 second homeowner “peak” persons per unit rate from the Summit County Community Development).

Table 1

Population Analysis							
Town of Frisco							
	D. U.	Persons Per D. U.	Pop.	Bordering County Pop.	2nd Home Avg. Occup.	2nd Home Planning Pop.	Total Planning Population
Current Estimated Dwelling Units	2,523						
-- Full-time (46%)	1,161	2.35	2,727	567			3,294
-- Second Home (54%)	1,362	4.17	<u>5,681</u>		19.10%	1,085	1,085
Total Average Population			8,409				4,379
Build-out Dwelling Units	2,869						
-- Full-time (46%)	1,320	2.35	3,101	662			3,763
-- Second Home (54%)	1,549	4.17	<u>6,460</u>		19.10%	1,234	1,234
Total Average Population			9,562				4,997

Figure 1



Therefore, planning population for both full-time and second homeowners for current and build-out conditions will only have to grow +/-12% to achieve a total build out. Please note that the 19.10% estimate of second homeowner’s average occupancy is derived from demographic data contained in The Town of Frisco 2000 Community Survey.

The second homeowner’s population has risen sharply over the last ten years and indications are that it will continue to grow (as a percentage of the total population) as this population retires to the Town of Frisco. Second homeowners (and visitors) would typically not participate in organized league sports such as softball or soccer as they spend the majority of their time in their primary residence. Therefore, the park facilities they would typically use are the

Town's drop-in facilities; the Nordic Center, trails, picnic shelters, play structures, tennis courts, etc. This makes their impact on recreation facilities slightly different from full-time residents

The population of the adjoining County subdivision is also shown in Table 1. These residents have the same access to the Town's parks and programs and pay the same fees as residents. Therefore, this group will have the same impact on parks and recreation facilities as in-town residents.

Figure 1 illustrates the projected population growth, pro-rated over the life of this plan. It reflects the fact that the Town will not see a large surge in population, due to being nearly build-out. One factor that could affect this trend would be if more second homeowners become full-time residents. If

this occurs, it will increase demand on parks and recreation facilities beyond what is assumed for this document.

1.3 Summary

Because the Town of Frisco is essentially land locked and nearly built-out, population growth should not be dramatic over the life of this plan, only around 12%, or less than 1% per year. This figure is based on the assumption that second homeowners will be using the Town's parks and recreation facilities only a portion of the time. One major variable to watch over the next 10 to 15 years is an increase in the number of second homeowners who retire to Frisco and become full time residents. A large increase in this population will put more pressure on the Town's parks and recreation facilities than projected in this master plan.

2 EXISTING FACILITIES/PROGRAMS

The Town of Frisco maintains and operates a system of neighborhood parks, a historic park, and a major regional park. In addition, the Town leases a small community building to the County, which operates this building as a County Senior Center. An extensive pathway system allows bikers and hikers access to the majority of parks and recreation areas within the Town. The Town is surrounded by U.S. Forest Service land holdings, which add significantly to the mountain flavor of the Town. Finally, the Summit County Middle School is located immediately adjacent to the town and the Frisco Elementary School is located within the Town. The schools' outdoor facilities are currently used for recreation programs and historically, the indoor facilities have also been made available for town use for recreation programs.

2.1 Review of Facilities

The Town's existing park facilities were evaluated along with the School Districts facilities, with the objective of assessing the following categories:

- Visual Quality – the overall image portrayed to the park visitor
- Accessibility – to citizens from a driving, biking or walking perspective and to disabled persons utilizing the facility.
- Signage – quality of directional signs, park identification signs and on-site rules and regulations signs.
- Design Capacity – how well the park lends itself to a variety of uses.
- Landscaping – extent, quality, and variety of landscaping.

- Lighting – security lighting, type of fixtures, and overall coverage.
- Fixtures and Equipment – variety, appropriateness, and general condition of park fixtures and playground equipment.
- General Conditions and Cleanliness - overall field and turf conditions and on-going maintenance practices.

General observations and specific recommendations for each of the sites visited are incorporated in this section of the report. A rating scale was utilized for evaluation purposes, which included:

- Excellent – meets all the expectations of the public, staff, and program needs
- Good – on-going maintenance has kept the facility in good repair
- Average – although some areas were being maintained at a proper level, some areas within the site have been neglected and are in need of repair
- Fair – signs of vandalism, apparent lack of effort, some broken equipment, etc. are evident
- Poor – the overall impression is one of neglect or failure to comply with expectations

2.2 Overview of Observations of Facilities

2.2.1 Visual Quality

The overall impression of Frisco's recreation and park facilities projected to park visitors is one of good quality facilities, which are well maintained and well used. The architectural character of the parks is generally attractive and complementary to the surroundings. Wood is a predominant

element in the playground equipment at most sites, which adds to the overall mountain flavor of each facility. The visual quality of the Peninsula Recreation area is of the highest level. Similarly, the Historic Park in the center of Town is visually attractive to users as well as motorists passing by the site. Finally, Triangle Park's landscaping, signage and art make a positive statement for the downtown's gateway.

2.2.2 Accessibility

The majority of the Town's park sites are easily accessible by walking or biking and generally well distributed throughout the Town. The existing paved pathway system allows residents to travel throughout the Town without relying on their cars. The Peninsula Recreation Area is accessible either by automobile or by walking or biking on the paved pathway leading from the Town. Most park sites are reasonably accessible to disabled persons, but improvements should be made to provide additional accessible playground equipment for disabled children. There is a traffic light with pedestrian crosswalks/signals at the entry to the Waterdance subdivision. If the residents of Frisco ultimately feel there is a need for a pedestrian overpass/underpass at the Peninsula Recreation Area entry, new trail connections would be needed on the County Commons side and from the entry to the existing trail. The expense of an overpass/underpass warrants additional study to evaluate the available options.

2.2.3 Landscaping

The Town has done an excellent job of utilizing the natural surroundings in developing the Town's parks, including preserving sensitive areas such as wetlands and woodlands. Because of this, adding formal landscape improvements would be inappropriate in the parks.

2.2.4 Fixtures and Equipment

The majority of playground equipment is constructed of wooden elements, which is desirable in a mountain community. The "Funground" at the Frisco Elementary School is an excellent example of the use of wood in the construction of a playground. This facility is very popular with the Town and school-aged children judging from the heavy use it receives. The pavilions located in the parks are well done and again reflect the mountain setting. An exceptional example is the gazebo in the Historic Park. Most litter containers are placed in wooden structures.

The Town should adopt standard site furnishings for its park system. This will give all the parks a unified appearance and make replacement repairs simpler. Out of date furnishings can be replaced as an on-going capital improvement project, or as equipment wears out.

2.2.5 Design Capacity

Much of the parkland in Frisco is passive in nature (e.g. over 80% of Walter Byron Park is left in a natural state or a wetland), with limited active recreation facilities. Active recreation elements are generally located at the school sites and at the Peninsula Recreation Area. One exception is the tennis courts located in Pioneer Park. Picnic facilities and play equipment are the dominant features of the Town's neighborhood parks.

2.2.6 Signage

The signage in most parks is framed in wood and includes wooden posts, which is very appropriate for the Town. However, the park name should be featured more prominently if the Town replaces its park signage. Good directional signs, with park names, leading visitors to the various parks, were noted along the main corridors of the Town.

2.2.7 Lighting

All parks, with the exception of the Historic Park, have very limited lighting. Considering that most parks are passive in nature, limited lighting systems are appropriate, vandal lighting is all that is required. The close proximity of houses to the neighborhood parks suggests that the current lighting levels should not be increased.

2.2.8 General Conditions and Park Cleanliness

The vast majority of the parks are being well maintained and appear to be relatively free of litter and debris. Fixtures and equipment are appropriately maintained, with no evidence of vandalism.

FACILITY: Frisco Peninsula Recreation Area (PRA)						
LOCATION: State Highway #9						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character	X					Outstanding architectural design with environmentally sensitive colors.
Signage	X					Excellent use of wooden structures
Condition	X					All areas are in very good condition
Access		X				Principle access is by auto or bike.
Capacity	X					Great potential for expanded use
Accessibility	X					Current facilities are handicapped accessible, including restrooms.
Seasonal Uses	X					World-class trail system for winter and summer use
Landscaping	X					Outstanding natural surroundings
Lighting		X				Appropriate parking lot lighting
Fixtures & Equipment	X					All tastefully done
Pricing		X				Use rates appear appropriate to similar operations
Cleanliness	X					Excellent condition
Flooring/Field Condition		X				Good field and trail conditions
Programs		X				Fine use of limited spaces

FACILITIES AND EQUIPMENT: Town of Frisco currently owns 217 acres of this site with another 602 acres under a winter special use permit from the Forest Service, and 35 acres under permit from the Denver Water Board. The Town owned property contains a multi-purpose field, a disc golf course, picnicking facilities, a lodge used primarily for cross-country skiing purposes and the summer youth program, numerous parking spaces, and an extensive trail system throughout the property.

GENERAL OBSERVATIONS: This regional community park has been well designed to effectively protect the natural, open space character of the peninsula. The color schemes, signage, and general ambiance of the area compliment the area. The Frisco Nordic Center contained within the park, is a world-class facility for cross-country skiing, training and snowshoeing. This facility is operated through a contract with a private concessionaire. The

small lodge used as a part of the Nordic Center, and for summer recreation programs, is architecturally complementary to the area and is very functional, although somewhat limited in size.

RECOMMENDATIONS:

- Some effort should be made by the concessionaire of the Nordic center to evaluate customer satisfaction with the Nordic Center operation.
- The Town should complete its application for a 20-year winter permit for the PRA based on recommendations for use of the USFS land in the Master Plan.
- In the 1999 Master Plan for the Town, a major goal is to “Create a use plan and maintenance agreement with the USFS, Town and specialty groups.” Such an agreement should address the PRA as well.
- The Town should study the feasibility of constructing an addition to the existing lodge or construction of additional buildings to accommodate larger groups, particularly for organized events and races.
- The food service that is currently limited to hot drinks, cold drinks and snacks, should be expanded to include items such as microwaveable sandwiches and soups, without causing a need for additional staff.
- The large refuse containers located near the lodge, should be screened with a wooden structure.
- A small playground for elementary age children should be constructed in the vicinity of the athletic field. It can be used by children who attend ball games with their parents.
- A survey of customer satisfaction should be completed on an annual basis to monitor performance of the concessionaire.

FACILITY: Pioneer Park (owned by the Town of Frisco)						
LOCATION: Between 5 th and 6 th Avenue on Galena Street						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character		X				
Signage		X				Appropriate for the area
Condition		X				
Access	X					Easily accessible by walking, biking or by automobile
Capacity			X			Small parcel with limited usage
Accessibility			X			
Seasonal Uses						Summer use only
Landscaping	X					Good, natural setting
Lighting			X			Not visible. Do not need
Fixtures & Equipment		X				Good picnic tables and grills
Pricing						Not applicable
Cleanliness	X					Area is well maintained
Flooring/Field Condition			X			Tennis courts appear to be good.
Programs						Not applicable

FACILITIES AND EQUIPMENT: Site contains two tennis courts with one practice board on the perimeter fencing, a small parking lot for the picnic area and tennis courts with a limited number of spaces, two picnic tables and one grill, litter containers and one bike rack and one small wooden pavilion.

GENERAL OBSERVATIONS: This small neighborhood park is tastefully designed and very accessible to neighborhood children and adults. A well-maintained facility, not over-designed.

RECOMMENDATIONS:

- The chain link fence surrounding the tennis courts should be painted either dark green or black, to further enhance the natural look of the park.
- The small pavilion adjacent to the tennis courts needs to be refurbished.

FACILITY: Walter Byron Memorial Park (owned by the Town of Frisco)						
LOCATION: 4 th Avenue and Creekside Drive						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character	X					Good use of wooden structures
Signage		X				
Condition		X				Appears to be well maintained
Access		X				Easily accessible to neighborhood
Capacity		X				Good variety of activity spaces
Accessibility			X			Need accessible play equipment
Seasonal Uses		X				Good variety of uses
Landscaping	X					Beautiful natural setting
Lighting			X			Limited vandal lighting
Fixtures & Equipment		X				Good picnic shelter and play equipment
Pricing						Not applicable
Cleanliness		X				Clean site with good litter control
Flooring/Field Condition		X				Play-field appears to be in good condition
Programs						Not applicable

FACILITIES AND EQUIPMENT:

The facilities at Walter Byron Park include a 20'x20' Wooden picnic pavilion with 7 picnic tables and large barbecue grill, two swing sets with attached slides, a volleyball court and horseshoe pits, recycling litter containers (combination), walking trails throughout the park with pedestrian bridges at stream crossings. Beautiful wetlands make up a good portion of the 19.8-acre site.

GENERAL OBSERVATIONS:

This park constitutes a natural area set aside to preserve sensitive habitats and as open space for the immediate neighborhood residents. The hike/bike trail, which is paved, allows easy access to the site. The play equipment, with wooden components, fits nicely into the natural surroundings. The rock and planter wall at the front entrance to the park was installed by the Town and is maintained by the adjacent homeowners association. There is a handicap ramp at the picnic pavilion. Handrails are needed on the sides of the ramp to meet codes for accessibility.

RECOMMENDATIONS:

- Additional pedestrian benches could be placed at the edge of the wetlands and in the vicinity of the playground area.
- The parking area at the entrance should be properly marked and expanded if possible.

FACILITY: Meadow Creek Park (owned by the Town of Frisco)						
LOCATION: Meadow Drive at Hawn Drive						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character	X					Appropriate for the surroundings
Signage		X				Well done
Condition		X				Clean site with no signs of vandalism
Access		X				Trail access for bikers and hikers
Capacity			X			Limited to passive uses
Accessibility		X				Play equipment could be more accessible
Seasonal Uses		X				Summer and winter use
Landscaping	X					Nice island plantings along entrance
Lighting		X				Limited security lighting
Fixtures & Equipment		X				Good play equipment and pavilion
Pricing						Not applicable
Cleanliness	X					Well maintained
Flooring/Field Condition		X				Turf in good shape
Programs						Not applicable

FACILITIES AND EQUIPMENT:

The park includes a parking lot for 10 cars, six pedestal-type picnic tables (accessible to handicapped persons), two wooden bridges at creek crossings, a small, combination play structure with a slide, swings and climbing device, a six-sided picnic pavilion of metal construction with various picnic grills and litter baskets and, a fishing dock adjacent to the small pond (handicapped accessible).

GENERAL OBSERVATIONS:

This 4.16-acre park is a beautiful neighborhood-type park, nicely landscaped and properly designed. The bike path gives residents good access to the site. The picnic shelter is well designed and appropriate to the surrounding area. The pond is used for ice-skating in the winter.

RECOMMENDATIONS:

- A permanent restroom facility should be considered in place of the current portable toilet and shelter.
- Additional pedestrian benches should be installed around the pond.
- Litter containers should be of one standard design throughout the park. Eliminate the galvanized cans, which have the word “Trash” hand sprayed on the can.

FACILITY: Frisco Historic Park and Artisan Shops (owned by the Town of Frisco and operated by the Frisco Historic Society)						
LOCATION: Main Street and 2 nd Avenue						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character	X					Overall theme is great
Signage	X					Very appropriate to the time period
Condition	X					All buildings and equipment well maintained
Access	X					Center of the town
Capacity		X				Good use of old structures
Accessibility		X				Well thought out
Seasonal Uses		X				Open to tourists on year "round basis
Landscaping	X					Well conceived
Lighting	X					Appropriate to the space
Fixtures & Equipment	X					Excellent pavilion, benches, etc.
Pricing	X					Free to the public
Cleanliness	X					Excellent grounds-keeping
Flooring/Field Condition		X				All buildings and structures are in reasonably good condition
Programs		X				Self-guided tours

FACILITIES AND EQUIPMENT: This site contains historic structures, which are a part of the history of the Town and have been well preserved. A 30'X30' gazebo is located at the center of the property and it contains picnic tables, litter containers and is lighted for evening usage. Power is available for special performances at the gazebo. Benches and a sculpture are located at the front of the site along Main Street.

GENERAL OBSERVATIONS: This facility could serve as a model for other towns and villages to emulate. The park is well designed with preservation of the history of the Town as its theme. Certain buildings are contracted to artisans for arts and crafts items. Antique farm implements are placed throughout the site. The Frisco Historical Society operates the Historic Park under a lease agreement with the Town and the Town Public Works Staff maintain the grounds. The Frisco Historical Society owns some buildings and the gazebo while the Town of Frisco owns the land.

RECOMMENDATIONS:

- Continue the excellent management of this unique facility, which is a fine asset to the Town of Frisco.
- Place additional pedestrian benches within the site at appropriate locations.

FACILITY: Community Center Park (owned by the Town of Frisco)						
LOCATION: 3 rd Avenue & Granite Street						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character		X				Appropriate to the area
Signage			X			No need for extensive signage
Condition		X				Generally satisfactory
Access		X				Center of Town
Capacity				X		Very limited site
Accessibility			X			Site is accessible
Seasonal Uses						Not applicable
Landscaping		X				
Lighting						None needed
Fixtures & Equipment			X			Somewhat weathered
Pricing						Not applicable
Cleanliness		X				Appears well-maintained
Flooring/Field Condition						Not applicable
Programs						Not applicable

FACILITIES AND EQUIPMENT: This small corner park contains 2 park benches, 2 bike racks, 1 picnic table and a large planter box.

GENERAL OBSERVATIONS: Although the site is very limited in size, the fixtures and equipment on the site offer the passing pedestrian an opportunity to rest and enjoy this small pocket park.

RECOMMENDATIONS:

- Continue to properly maintain this oasis. It is complementary to the adjacent Summit County Senior Community Center.

FACILITY: County Senior/Community Center (owned by the Town of Frisco).						
LOCATION: 3 rd Avenue & Granite Street						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character		X				Appropriate for intended use
Signage		X				Sufficient
Condition	X					Well maintained & structurally sound
Access	X					Good senior access/center of town
Capacity			X			Limited program spaces
Accessibility		X				Very accessible
Seasonal Uses		X				Indoor uses, year 'round
Landscaping						Not applicable – indoor facility
Lighting		X				Appropriate for all program spaces
Fixtures & Equipment		X				Variety of tables & chairs, etc.
Pricing	X					Activities are appropriately priced
Cleanliness	X					Very good maintenance practices
Flooring/Field Condition		X				Floors are clean and properly waxed
Programs		X				Good variety of program offerings

FACILITIES AND EQUIPMENT: This building, owned by the Town of Frisco is leased and operated by the County as a senior/community center. It is in good physical condition and is appropriately equipped for senior programming purposes. There is a main activity room and a smaller adjacent room for small group use. A full-service kitchen is located adjacent to the large activity room. A small staff office is located at the rear of the activity room.

GENERAL OBSERVATIONS: This small, 3500 sq. ft. building, located at the geographic center of the Town, is currently used as both a senior activities building and a general program space for various Town activities. The building is well maintained and fully utilized, with a 97% usage of available operating hours.

RECOMMENDATIONS:

- Current County plans are to build a major senior activity building for Summit County seniors, located on the site of the County Commons on State Highway 9, just south of Frisco. When this building becomes operational, the current building on 3rd Avenue will become available for Town use. Other possible uses include program functions such as teen activities, physical fitness, general program activities, group meeting space, etc.

FACILITY: Triangle Park (owned by the Town of Frisco)						
LOCATION: Intersection of Hwy #9 and Main Street						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character	X					Very appropriate to surroundings
Signage	X					Well done
Condition	X					Very well kept
Access		X				Center of Town
Capacity						Not applicable. Single purpose use
Accessibility		X				Bike path allows wheelchair access
Seasonal Uses		X				Year 'round use
Landscaping	X					Outstanding
Lighting		X				Very appropriate
Fixtures & Equipment	X					Exceptional sculptures
Pricing						Not applicable
Cleanliness	X					A Town centerpiece. Well maintained.
Flooring/Field Condition						Not applicable
Programs						Not applicable

FACILITIES AND EQUIPMENT: This park contains a variety of sculpture and exceptional landscaping. Several picnic tables and pedestrian benches are available to park users. The focal point of the park is the sign with the Town name, the sculptures and the surrounding landscaping.

GENERAL OBSERVATIONS: An outstanding park that sits at a major intersection of the community, gives a positive identity to the Town. This park functions more as a well-landscaped gateway than a neighborhood park, since it lacks play structures and sports facilities.

RECOMMENDATIONS: None. The park is exceptionally well designed and appropriately maintained. This site is not suitable for play facilities due to the proximity of Highway 9 and Main Street.

FACILITY: Frisco Elementary School (Property of Summit School District)						
LOCATION: 8 th Avenue						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character		X				Appropriate for the area
Signage		X				
Condition		X				Wooden play apparatus is weathered
Access		X				Accessible for neighborhood children
Capacity		X				Good multi-purpose field
Accessibility		X				Most areas are handicapped accessible
Seasonal Uses			X			No discernable winter uses
Landscaping	X					Site is well landscaped
Lighting		X				Good parking lot and playground lighting
Fixtures & Equipment		X				Play equipment at rear of school is somewhat old
Pricing						Not applicable
Cleanliness	X					Site is well maintained
Flooring/Field Condition					X	Athletic field is in poor condition
Programs						Not applicable

FACILITIES AND EQUIPMENT: Small, tile floor, multi-purpose room and stage area within the school building. Multi-purpose athletic field with backstop. The “Frisco Funground” is a major play apparatus element with wood construction and multiple play events. Well used by the community.

At the rear of the school is a 10’ high, 8-seat swing-set, an 8’ high 4-seat swing-set, a metal climbing apparatus, and an 8’ high slide. 6 picnic tables are located near the athletic field. A 10-car parking lot is located immediately adjacent to the Funground. Two tetherball poles and a bike rack are adjacent to the Funground as well.

GENERAL OBSERVATIONS: The Frisco Funground, was built through a community effort and is an outstanding attraction to elementary-age children. The fencing around the athletic field and on the perimeter of the school grounds is well done, as is the landscaping throughout the site. Signage and litter containers are of wood construction and blend into the site. There are good parking lots in front of the school and adjacent to the Funground. Good security lighting of the area.

RECOMMENDATIONS:

- Playing field conditions need improvement.
- Additional handicapped accessible play equipment should be installed at this site based on nationally accepted standards under the American’s with Disability Legislation.

FACILITY: Summit County Middle School (Property of Summit School District)						
LOCATION: School Road (In Summit County)						
CONDITIONS						
	Exc.	Good	Average	Fair	Poor	Comments
Architectural Character		X				
Signage		X				Good exterior signage and room identification signs
Condition			X			The older gymnasium and the swimming pool are in need of major repairs
Access		X				Somewhat isolated site but easily accessible by auto, bicycle or walking
Capacity	X					Great potential for expanded recreation programs
Accessibility	X					Excellent ramp system throughout the school building
Seasonal Uses	X					Potential use of grounds and buildings on a year 'round basis
Landscaping	X					An outstanding natural site
Lighting		X				Good interior and exterior lighting
Fixtures & Equipment			X			Pool is in need of major repair. All other recreation spaces are average.
Pricing						Not applicable
Cleanliness		X				Well maintained spaces
Flooring/Field Condition			X			Field conditions are fair. Gymnasium floors are good. Theater is fair.
Programs				X		Limited community use at this time

FACILITIES AND EQUIPMENT: Two multi-purpose athletic fields, numerous multi-purpose rooms, an art room, and a full-service cafeteria, two gymnasiums, a 25 meter six-lane swimming pool, four tennis courts, one running track, one wrestling room, 400 seat auditorium with stage, and a large parking lot.

GENERAL OBSERVATIONS: The school was designed and operated as a high school prior to its current use as a middle school. It is currently underutilized for recreational purposes. This facility has enormous potential as a recreation center during evening and weekend hours. The swimming pool is in a state of disrepair and will be closed within a short period of time due to its deteriorated condition and under-utilization for school purposes (12 weeks per year). The two gymnasiums are in good condition and have great programming potential. The theater is somewhat dated, but has good potential for community use. The arts and crafts rooms are in good condition and several multi-purpose rooms are located on the activity level as well. A full cafeteria is located adjacent to a large multi-purpose room.

RECOMMENDATIONS:

- The Town of Frisco and the Summit School District should develop an intergovernmental agreement for the community use of this facility for community recreation purposes. All of the elements of a major recreation center exist within this building, although the

swimming pool is in need of \$500,000 to \$700,000 worth of repair work, according to the Facilities Manager of the School District.

- Some repair work to lighting and sound system upgrades would be necessary to bring the theatre/auditorium up to acceptable standards.
- The two gymnasiums have hardwood floors and the bleacher systems in the older gymnasium are scheduled for replacement in the near future. These are excellent program spaces for community use, as are the multi-purpose rooms and the arts facilities.

2.2.9 Other Town Facilities

The Town of Frisco owns and maintains other facilities that were not evaluated for this master plan. The 17 acres of willow/wetlands owned by the Town west of Meadow Creek Park and the Willow Preserve east of Highway 9 are both Town-owned open space parcels. These properties have no existing recreation facilities, but have the potential for passive recreation amenities such as boardwalks, bird watching blinds, etc. The 1.4 acre Frisco Cemetery is managed and maintained by the Town but has not been addressed in this plan as it does not serve a parks and recreation function. Other smaller picnic facilities such as the one west Park & Ride on Main Street were not included due to their small size, limited function and because only minor upgrades such as new site furnishings or landscaping is envisioned.

2.3 Program Evaluation

The Town of Frisco's primary focus in providing recreational services is through programs for children and youth during the summer months.

Through its Community Relations Department, the Town organizes and directs an extensive array of special events and activities throughout the year for both residents and visitors. Examples of events would include the Governor's Cup, the annual Run the Rockies, Frisco's Fantastic Fourth of July, Music on Main St., Vettes on the Rockies, the Colorado Barbeque Challenge, and the Old Fashioned

Christmas. One of the primary objectives of this department is to attract tourists to the Town through the presentation of these

special events, with an emphasis on summer activities. Another objective is to bring the community together.

The Summit School District, in cooperation with the Summit County Youth and Family Services division, offers an assortment of recreation programs for children attending Summit County schools, and a limited number of pre-school activities. These programs include Before and After School Day Camps, Kinder Camp, and day camps on regularly scheduled days-off during the school year. During the summer months five-days-per-week camps are offered at elementary schools, including the Frisco Elementary School.

Through the Summit County Senior Services Division, the County provides a good variety of senior citizen programs and activities throughout the year. The Senior Winter Games, Seniors on the Go trips, Snow shoeing and Cross-Country Ski Club are examples of the senior programs offered. The Senior/Community Center, located on Third Avenue in the Town of Frisco, currently serves as the focal point for many of the senior activities.

Finally, the mountainous setting lends itself to a wide variety of outdoor activities, such as hiking, biking, cross-country skiing, snow shoeing, downhill skiing, etc. Many of these activities are offered through the private

sector, at a fee, utilizing trails and facilities located within Summit County.

OVERVIEW OF RECREATION PROGRAMS

Children and Youth Programs

The Frisco Recreation Department offers an extensive summer program for children and youth, including sports activities, camping, arts and crafts, nature hikes, swimming and diving, and various day trips. These programs are organized and directed through seasonal recreation coordinators and part-time leadership personnel.

Teen Programs – The teen programs are offered during the summer months and include activities such as diving classes, backpacking, disc golf, rock climbing, golf and all-day trips.

Adult Programs – Adult activities include the Fourteener Club, art classes, dog obedience school, a series of nature hikes, golf, tennis and fly-fishing.

OBSERVATIONS OF RECREATION PROGRAMS

Children and Youth Programs – The Frisco Fun Club is a Monday through Thursday day camp for Town children, ages 5 through 12, held at the Nordic Center. It is an outstanding program with a variety of activities scheduled and evidence of its popularity is reflected in its growth and rising number of applicants. Each year the staff continues to improve the quantity and quality of the program offerings. A staff evaluation of each of the Fun Club activities is contained in the Town document entitled “2000 Recreation Department Evaluations.” The analysis includes a detailed program evaluation for each activity, prepared by the specific recreation employee responsible for that program. This practice of requiring a program evaluation at the close of each program, including recommendations for change or improvement, should be continued. It benefits Town residents and will result in refined, state-of-the-art

recreation program offerings for the children and youth of the community.

The Summit County Day Camp program, which includes Before School Day Camp, After School Day Camp, Kinder Camp and Days Off Camp, and the Summer Day Camps at the Summit School District’s elementary schools, including the Frisco Elementary School and Summit County Middle School (Days Off Camp), provides for the year-‘round recreational needs of the Town of Frisco’s children. This popular program certainly precludes the need for the Town of Frisco to provide similar activities during the school year.

Teen Programs –During the summer months, the Town offers a reasonable variety of teen activities staffed by the part-time recreation staff of the Town. The rock climbing classes, junior golf program, ropes course, back packing trips, general hiking, and the all-day trips scheduled, provide a reasonable level of service to the teenage population of Frisco.

The Summit County Youth and Family Services Division, also offers programs for teens, primarily targeted toward at-risk teens. These programs include Work Force Teen Mentoring programs, the Mountain Mentors program and the Violence Prevention Initiative. These programs are designed to assist in the wholesome development of teens.

The Youth and Family Services Division has examined whether or not a Teen Center should be established somewhere within Summit County. In 2000, a roundtable and teen forum were conducted to explore the issue of a Teen Center; a preliminary teen strategic plan was developed. This plan, as of this date, has not been implemented, principally due to a lack of interest on the part of County teens to play an active role in its implementation.

The County Youth and Family Services agency, with its full-time staff, is the logical governmental entity to continue the pursuit of the question of establishing a bona-fide teen activity center within the County. Or if a County-wide Recreation District is established in the future, the District could address the developmental, staffing and operation costs of teen programming and facilities.

Adult Programs – As previously suggested, the current level of adult program offerings is sufficient, considering the lack of indoor facilities available within the Town for additional programs.

The Town of Frisco and the School District should enter into negotiations on an agreement for the use of the Summit County Middle School for evening and weekend recreation programs, including adult programs. The Middle School gymnasiums, theater, swimming pool and a variety of multi-purpose rooms offer tremendous opportunities for youth, teens, and adult recreational activities. More specific recommendations related to the use of the Summit County Middle School are contained at the end of this chapter, under the section entitled “Potential Facilities for Recreation Program Expansion.”

Senior Programs – The Senior Services Division of the County is currently undertaking a major fund-raising campaign for the construction of a new, dedicated Senior Center on the grounds of the County Commons along Highway 9. This facility is designed to replace the current Senior/Community Center on Third Avenue in Frisco, and will be a major recreation program facility for senior County residents.

2.4 Recommended Facilities for Recreation Program Expansion

2.4.1 Senior/Community Center

After the new Senior Center is completed, the Town should consider developing

recreation programs within the current Senior/Community Center on Third Avenue. This will require terminating the remainder of the lease held by the County if the Town wishes to use the building in the near term. The building would be well suited for housing/expanding the Town’s recreation programs. The feasibility of establishing a small fitness area within the small conference room of the center should be studied. The main room of the building could potentially be used for adult educational programs, dance programs, adult choir, etc.

2.4.2 Summit County Middle School

Unless the current population of the Town of Frisco increases significantly over the next five to ten years, construction of a full-service recreation center (similar to those in Breckenridge and Silverthorne) will not be necessary. Therefore, the Town should take steps to negotiate public use of the Summit County Middle School for recreation programming.

The Middle School contains two full-sized gymnasiums, a performing arts theater with over 400 seats, a six-lane, 25-meter swimming pool, and several multi-purpose rooms, all of which offer tremendous recreation programming opportunities. Although the swimming pool is currently in need of extensive repair work, estimated to cost between \$500,000 and \$700,000, the potential of this facility for *both* school and community swim programs is well worth the required investment.

Examples of cooperative use of school facilities for community recreation purposes, in both large and small communities, are found throughout the United States. The key ingredient in these successful operations is an open and honest dialogue between community and school representatives in the development of an inter-governmental agreement for the use of schools for community recreation programming purposes. These inter-

governmental agreements generally contain sections such as:

- Purpose of Relationship
- Description of Facilities to be Used (Indoor and Outdoor)
- Days and Hours of Usage
- Priority Uses of Each Party
- Cleaning, and On-going Maintenance and Repair Responsibilities of Each Party
- Operating Cost Responsibilities
- Capital Repair Responsibilities of Each Party
- Process for Dispute Mediation

It is recommended that a staff-level committee of not more than two representatives from both the Summit School District and the Town of Frisco be appointed by the respective governing bodies to begin the process of developing the inter-governmental agreement for the joint-use of selected school facilities. A reasonable time frame of perhaps six to nine months should be established for the development of a preliminary agreement, which would then be given to the Town Manager and the Superintendent of Schools for review and comment. After this review, and appropriate editing of the document by the committee, the Preliminary Draft of the Agreement should be submitted to each governing board for further review and comment. Finally, after the incorporation of any additional changes, the agreement should be formally adopted by each jurisdiction. Thereafter, the adopted agreement should be reviewed and ratified on an annual basis by each board.

2.4.3 *Nordic Center*

The Nordic Center is at capacity, especially for larger events. In addition, a number of residents commented during master plan that they would like to see amenities such as food service upgraded. A detailed programming study should be completed to determine what improvements are needed and the best ways to accomplish them.

This may include enhancement or expansion of the existing building or adding new structures to create the “Nordic Village” complex that has been discussed in the past.

2.5 *Summary*

The Town’s parks and recreation facilities are well used by the community and reflect Frisco’s mountain setting. Potential system-wide improvements include:

- Adopting standard site furnishings (benches, trash receptacles, bike racks, drinking fountains, etc.).
- Enhance accessibility to all play equipment for the disabled community. This includes creating accessible routes to the equipment and planning play events for disabled individuals.
- Use the Senior/Community Center for the Town’s recreation programs once the new County Senior Center is finished and the status of the County’s lease is resolved.
- Negotiate for public use of Summit County Middle School before and after school hours. This could include participating in the rehabilitation of the pool; use of the gym(s), theater, and other rooms for recreation programs, where appropriate.

3 LEVEL-OF-SERVICE ANALYSIS

How well are the current parks and recreation facilities meeting the needs of the residents of the Town of Frisco? Are new facilities needed to meet the needs of new residents as the Town grows? Where should new park and recreation facilities be built? This section of the master plan addresses these, and other questions, related to Frisco's level-of-service for parks and recreation facilities.

3.1 Level-of-Service for Park Facilities

Determining the level-of-service for park and recreation facilities is an integral part of a parks and recreation master plan. Level-of-service (LOS) is the ratio of parks and park facilities to the population. It is expressed in the form of facilities-per-thousand population (e.g. 3.0 tennis courts for every thousand residents). Each level-of-service analysis is specific to the community for which it is completed. Since it is a ratio, it can be used as a measuring stick to compare one community with another and as way for the Town to measure its own progress. Ultimately, each town must decide what ratio of park density best meets the needs of its residents. Since the LOS analysis is based on the Town of Frisco's current and future population, it relies on the demographic analysis presented in Chapter 1.

Defining levels-of-service for park facilities are based on the concept of setting standards for public facilities to assure adequate capacity. Initially, city planners and engineers set minimum service standards for public utilities, police and fire protection. School districts also adopted this philosophy to establish service areas for schools. Park planners then began to

quantify the minimum number of parks and park facilities required to adequately serve the population. Using LOS as a basis for comparison allows for a more detailed evaluation of the park system than the National Parks and Recreation Association's

(NRPA) historic standard for 10 acres of parks and open space for every 1,000 people. While the NRPA now recommends setting standards based on surveying levels of use for parks and park facilities, such an evaluation is typically beyond the means of small communities such as Frisco. Therefore, the LOS recommendations contained in this master plan are based on the input of the community as well as the observations of Town Council, the Parks and Recreation Steering Committee and Parks staff.

Typically parks for small communities are classified in one of three different categories, each with a different function:

- **A community park** is a large park (15 acres and larger) focused on active recreation and organized sports. The service area for a community park is typically set at a two-mile radius. The sports fields of the Peninsula Recreation Area serve as Frisco's community park. The two-mile service area encompasses the entire town and is not affected by barriers, since this type of park is considered a "drive to" facility. (It should be noted that the PRA is also considered a regional park because the Nordic Center serves most of Summit County.)
- **A neighborhood park** is a smaller park (2 to 15 acres) that is intended to serve the residents in the immediate area. It

is considered a “walk-to” facility and therefore is typically shown with a ¼ mile service area. Busy streets and other barriers do limit the service area for a neighborhood park. (For example, a parent would probably allow a 9 to 11 year-old to ride a bike three blocks to a park, but would be very hesitant if one of the streets to be crossed was Highway 9). Neighborhood parks such as Walter Byron Park, do not typically host organized sports, focusing more on picnic facilities open turf areas and play equipment.

- **Mini-parks** function the same as a neighborhood park except they are smaller (1/2 to 2 acres) and used where the available land is limited. This usually means mini-parks are constructed in existing neighborhoods that are currently underserved for neighborhood parks. As a walk-to facility, a mini-park also has a ¼ mile service area. Pioneer Park is an example of a mini-park in Frisco.

Parkland can be further classified as either “active recreation” or “passive recreation”. The Town’ of Frisco’s Zoning Code defines each of these uses as follows:

- **“Active Recreation-** Activities, usually of a formal nature, often performed with others, usually requiring equipment and taking place at prescribed places, sites or fields. Activities include, but are not limited to, swimming, snowmobiling, Frisbee golf, bicycling, tennis and other court games, baseball and other field sports, track, and playground activities. Active recreation areas include, but are not limited to, campgrounds and activity centers.”
- **“Passive Recreation-** Leisure-time activities, usually of an informal nature that generally involve less intensive activities, including not limited to, walking, jogging, hiking,

snow shoeing, Nordic skiing, sitting, picnicking, and other similar less intensive recreation uses.”

Frisco’s Level-of-Service analysis is summarized in Table 2. Each of the Town’s parks is categorized as a Community Park, Neighborhood Park or a Mini Park. Parks that have a special function and do not provide opportunities for general recreation such as picnic shelters, sports facilities, open areas of turf or play grounds (such as Historic Park) have not been included. Single purpose facilities that serve a regional population such as the Marina or the land used for Nordic skiing and disc golf at the Peninsula are also not calculated. This allows the ratio of developed parkland from one community to be compared with another. The school sites in the Frisco vicinity have been included in this analysis since access is not restricted during the school day and they function as neighborhood parks for the nearby residents. Parkland that is used for passive recreation or which is undeveloped is calculated separately. This includes the remainder of the 35 acres at the Peninsula Recreation Area (PRA) that the Town set aside for active recreation and the majority of Walter Byron Park. This will allow the Town to compare its LOS to other communities, which typically only count *developed* parkland in their LOS.

Most communities strive for a level-of-service ratio of between 5.0 and 7.0 acres of total active parkland for every thousand people. Typically, the ratio between community parks and neighborhood/mini parks is approximately 50/50. In Frisco’s case, the LOS ratio for all developed parkland is 7.32 acres per 1,000, which is at the high end of the preferred range. The sports fields at the PRA make up the community park component of this number with a 3.88 acres per 1,000 ratio. The neighborhood parks, school sites and mini parks in Frisco make up the remainder of the total with 4.23 acres per 1,000 LOS

(3.43 acres per 1,000 without the PRA's neighborhood park allowance).

The Town-wide LOS is lower than the total of the LOS for the three park categories together. This is due to an allowance for the neighborhood park acres at the PRA. All community parks have a large service area (in PRA's case, the entire Town) but

they also function as a neighborhood park for nearby residents. Therefore, an allowance of 3.5 acres, equal to the average size for Frisco's two neighborhood parks, is included for the PRA when computing the total neighborhood park LOS. These acres are not counted when calculating the town-wide total in order to avoid double counting.

Table 2

EXISTING LEVEL-OF-SERVICE (LOS) ANALYSIS ***				
Town of Frisco				
	Park Type	Developed/Active Acres	Undeveloped/Passive Park Acres	Acres per 1,000 pop.*
COMMUNITY PARKS				
Peninsula Recreation Area Sports Fields	Community	17.00	18.00	3.88
Community Park Totals				
	Developed	17.00		3.88
	Undeveloped		18.00	4.11
Total: Developed/Undeveloped			35.00	7.99
NEIGHBORHOOD PARKS				
Meadow Creek Park	Neighborhood	4.30		0.98
Walter Byron Park	Neighborhood	2.50	17.00	0.57
Summit Middle School	Neighborhood	4.50		1.03
Frisco Elementary School	Neighborhood	2.50		0.57
<i>Peninsula Recreation Area**</i>	<i>Neighborhood</i>	<i>3.50</i>		<i>0.80</i>
Neighborhood Park Totals				
	Developed	17.30		3.95
	Undeveloped		17.00	3.88
Developed/Undeveloped			34.30	7.83
MINI PARKS				
Pioneer Park	Mini Park	0.07		0.02
Community Center Pocket Park	Mini Park	0.02		0.005
Triangle Park	Mini Park	1.16		0.26
Mini Park Totals				
	Developed	1.25		0.28
	Undeveloped		0.00	0.00
Developed/Undeveloped			1.25	0.28
Current Town-wide LOS Total				
	Developed	32.05		7.32
	Undeveloped		35.00	7.99
Town-wide Developed/Undeveloped			70.55	15.31

* Level-of-service ratios are based on an estimated planning population of 4,379.
 -- Full-time residents (January 1, 2000 estimate): 2,727
 -- Unincorporated subdivisions: 567
 -- 19.10% of the second home owner/visitor population of 5,681: 1,085

** The Peninsula Recreation Area serves both as a community park and as a neighborhood park for the nearby homes. The 2.5 acres of neighborhood park shown for the PRA is an allowance reflecting this dual use.

LOS for individual park facilities can also be calculated. Table 3 lists of the existing ballfields, soccer/football fields, court facilities, picnic shelters and play structures in Frisco, including School District facilities. School District facilities are calculated here because they function as neighborhood parks, and because the Optimists Club sponsors youth soccer and baseball at this site. A LOS for each facility is then calculated.

Input from the public and staff indicates the existing complement of sports facilities is meeting current demand. Therefore, no new fields or courts are called for. However, the public did express a need for more picnic shelters and play structures. Because of this, four additional picnic

shelters and five play structures are shown (a total of six and eight respectively) in order to provide walk-to mini-parks for each neighborhood and a play structure at the PRA. The next two columns on the table calculate the need for new park facilities as the Town's population grows. In most communities, projecting population growth over a 10 to 15 year period will result in a need for additional facilities. In Frisco's case, being near build-out caps the population growth, reducing demand. In fact, reaching full build-out only triggers a need for one more tennis court, picnic shelter and play structure, and only if the figures are rounded up would a significant increase in the Town's population would have an impact on park demand.

Table 3

LEVEL OF SERVICE (LOS) FOR INDIVIDUAL FACILITIES						
Town of Frisco						
Facility	Existing Facilities	Current LOS*	Additional Facilities Needed		Total Facilities Needed	Total Facilities Needed
			To Meet Today's Demand	Target LOS	To Maintain LOS in 2010***	To Maintain LOS in 2015****
Baseball Fields**	3	0.67	0	0.67	3.25	3.38
Softball Fields**	2	0.45	0	0.45	2.17	2.25
Soccer Fields						
– Full Size**	2	0.45	0	0.45	2.17	2.25
– Junior**	1	0.22	0	0.22	1.08	1.13
Public Tennis Courts**	6	1.34	0	1.34	6.50	6.76
Sand Volleyball Courts	1	0.22	0	0.22	1.08	1.13
Basketball Courts	2	0.45	0	0.45	2.17	2.25
Disc Golf	1	0.22	0	0.22	1.08	1.13
Picnic Shelters	2	0.45	4	1.34	6.50	6.76
Play Structures	3	0.67	5	1.79	8.66	9.01

* Based on a current population of 4,479 (2,779 year-round residents, 567 residents in adjacent County subdivisions 1,114 2nd home residents).

** Includes facilities at the Frisco Elementary School and Middle School

*** Projected 2010 population of 4,849.

**** Projected 2015 population of 5,041.

3.2 Parks and Recreation Facility Distribution

The other fact affecting the need for parks and recreation facilities is how well they are

distributed within the community. A city or town

may have a high LOS ratio, but still be short of parks. Physical barriers such as a busy

street or creek can affect the availability of parks.

Both Highway 9 and I-70 are considered barriers. None of the creeks in Town are counted as a barrier to park usage as bridges are already in place or may be added where necessary.

Map 1 illustrates the distribution and service areas for Frisco's existing parks. The sports fields at the Peninsula Recreation Area and the two school sites are meeting the Town's current need for a community park. However, the school fields need to be rehabilitated in order to maximize use. Given the shortage of available vacant land in Frisco, and the fact that public input indicates that there are enough sports fields, no new community park sites are needed.

Meadow Creek Park, Walter Byron Park and Pioneer Park all serve as neighborhood parks and are providing adequate service for the north-central neighborhoods. Map 1 clearly shows that the neighborhoods south of Main Street are lacking in walk-to park facilities (except for the homes around Frisco Elementary School). Residents participating in the focus groups and in the first public meeting commented on this shortage. The western neighborhoods are also lacking in neighborhood/mini parks, as is the neighborhood northeast of Highway 9. If the PRA is upgraded with a play structure and picnic facilities, it could serve as a neighborhood park for homes in the Waterdance subdivision. Adding mini-parks in these four areas would address the shortage of small park facilities.

3.3 School Facilities as Parks

Map 1 also shows Summit County Middle School and Frisco Elementary School serving as neighborhood parks. The Elementary school's "Funground" is an exceptional play structure and is heavily used by residents from all neighborhoods in Frisco. The designation of school sites as

neighborhood parks is a reflection of how the community uses these facilities and the fact that the schools *do not* limit public access during the day. This means a mother with a pre-school age child can have access to the schools' play structures during the school day. (Some schools restrict access to school grounds during the day for security reasons, limiting their value as a neighborhood park). School sites typically lack picnic facilities, which is the case in Frisco. Ideally, the Town should work with the School District to provide small picnic shelters and play equipment for pre-school children at each school so they offer all the elements of a typical neighborhood park.

3.4 Summary

The primary observations and recommendations of this chapter are:

- Given the shortage of available vacant land in Frisco, and the fact that public input indicates there are enough sports fields, no new community park sites are needed.
- Add mini-parks to the neighborhood south of Main Street, to the western neighborhoods and to the neighborhood northeast of Highway 9. Upgrade the PRA with a play structure and picnic facilities.
- Work with the School District to construct small picnic shelters and play equipment for pre-school children at each school so that they offer all the elements of a typical neighborhood park.
- At full build-out, add one more tennis court, picnic shelter and play structure.
- Monitor the number of 2nd homeowners who become full time residents. A significant increase in this population could have an impact on park demand.

Map 1

4 PUBLIC INPUT

One of the primary goals of this master plan is to give the residents of Frisco as many ways as possible to describe their vision for the Town's parks system. A variety of techniques were used during the Master Plan process to gather public input including an opinion survey, focus groups, public meetings and a steering committee. The suggestions and priorities for improving, or adding parks and recreation facilities are described below. The final recommendations of this Master Plan are derived directly from this input.

4.1 Community Survey

In the summer of 2000, the Town of Frisco commissioned the Northwest Colorado Council of Governments to work with Town staff to conduct a bi-annual Community Survey. The survey covered a wide variety of questions related to Town government including questions on parks and recreation. The survey targeted two groups initially, registered voters and property owners. Immediately following the randomly selected survey, survey forms were made available for anyone to fill out. The combined response rate of 512 surveys (221 registered voters and 291 property owners) was sufficient to make the response statistically valid (plus or minus 4% - 6%).

When respondents were asked to rank recreation priorities against other Town Priorities, the following responses were noted:

- Preservation of open space was a very high priority. This was reinforced by the input received at the first public meeting.
- There was strong support for expanding the bike path system in Town.

- Support for "Developing recreational facilities at the PRA" and "Expanding recreation programming year round" received moderate support, with most respondents listing these

facilities in the middle of a 1(very important) to 5 (not important) scale.

One question in the survey focused specifically on the Peninsula Recreation Area. Residents were asked to rank a list of potential facilities for the PRA on a scale of 1 to 5.

- Support was highest for additional summer trails, adding an amphitheater, adding winter trails, a children's playground, a sledding/tubing hill and a multi-purpose recreation/convention/performing arts facility
- There was limited support for adding ballfields, a restaurant facility, indoor ice hockey/skating, in-line hockey, concession stand, or a second disc golf course. However, keep in mind that all of the respondents to the survey were adults (some with children, some without) and nearly half were second homeowners who tend to be in an older demographic group, therefore, support for sports that interest younger and more physically active people may not be well represented in these results. A survey of youths may yield different results for some of these facilities such as in-line skating or ice hockey. The Town should regularly evaluate teen's interest in programs or facilities through focus groups or brief surveys to be sure their interests are not overlooked.
- Support for constructing a golf course at the Peninsula was mixed. Among the property owners 42% ranked golf #1

(very important) or #2 while only 29% of the registered voters gave golf a similar ranking. On the other end of the scale, 57% of the registered voters gave golf a #4 or #5 (not important) while 45% of property owners also ranked golf as a low Peninsula priority.

4.2 Focus Groups

Focus groups were conducted to further quantify the resident’s needs and to elaborate on the input received in the opinion survey. A focus group is a structured discussion held with a small group of randomly selected individuals as well as representatives who use or have an interest in Town parks and recreation facilities. Personal invitations were sent out to individuals based on recommendations from the Recreation Steering Committee, staff and Town Council members.

The opinions voiced in the focus groups do not have the statistical validity of the Community Survey with its large sample size. However, the scripted nature of these sessions can provide a depth of understanding of the resident’s attitudes and values toward parks and recreation an opinion survey cannot.

Three focus group sessions were conducted over a two-day period. A total of 24 adults participated in the sessions, representing the Town’s varied demographic profile (singles, single parents, married with children, empty nesters, etc.) and with ages ranging from early 20’s to 60’s. Some were new residents while others grew up in Frisco and others were second homeowners. The average residency in Frisco was between five and ten years. Appendix A includes a copy of the focus group scripts and summaries.

Some of the key findings include:

- The Peninsula Recreation Area/Nordic Center, the Town’s trail system, the summer events (downtown and at the

PRA) and the Marina were rated as the most positive aspects of the Town’s parks system.

- More sports fields, an affordable municipal golf course, a multi-purpose ice arena/performing arts center and a teen center are needed in Town. The Elementary and Middle School’s sports fields and the play structures and restrooms in existing parks are needed to be upgraded. (Note: all of these facility needs were included on the “Wish List” described later in this chapter).
- There was broad support for cooperating with the School District, including helping with maintenance or repairs in exchange for public access.
- There also was broad support for the concept of forming a recreation district in Summit County to provide regional recreation facilities.
- Most thought adding a lighted Nordic trail was a good idea and wanted to see the Nordic building expanded.
- Participants felt the Town should be careful of how many facilities are planned at the Peninsula, although a rustic amphitheater seemed acceptable to most. The consensus was to not change the basic character of the PRA.
- The majority acknowledged the need for affordable golf in the County. There was less consensus on the location for the course with some advocating the Peninsula and others preferring sites outside of Frisco. Some were concerned that a course may be a financial drain on the Town.

4.3 Public Meetings

Three public meetings were held to solicit comments from the community at large. The first meeting was held in December of 2000 and was an open forum held early in the master plan process giving residents an opportunity to express their thoughts or concerns regarding the park system. In the second meeting, held in February of 2001, the residents were given updates on the

work completed to that point and were asked to prioritize a list of suggested facilities. The third meeting, held in March of 2001, gave the public an opportunity to comment on preliminary recommendations contained in the draft master plan. Questionnaires were distributed at each public meeting. The results of the questionnaires are provided in Section 3.4 below. The public was also given opportunities to comment on the Master Plan at presentations to the Planning Commission and Town Council.

4.3.1 Public Meeting No. 1.

Approximately 70 people attended the first public forum. Many of those attending were in-town residents; others were business owners in Frisco and a number resided outside of Frisco. Attendees were asked to make suggestions or comment on the master plan. Some of the comment and suggestions included:

- Support for a skateboard park. Some of the discussion was devoted to the location of the skatepark and visibility. It should be noted that planning for the Town’s skatepark was happening simultaneously to this plan.
- Young people attending the meeting expressed a need for a teen center and youth advisory board in Frisco. The teen night held in a private restaurant a few years ago was a good model.
- Improvements to the trail system including a grade separated crossing for Highway 9, a regional trail around the Reservoir, maintaining access to public land, etc. Another mentioned conflicts with snowmobiles on Town trails.
- Improve the Nordic Center with low-level night lighting, limiting the sleigh rides, etc.
- Protect the mountain character of the Peninsula. It was also suggested that the impact of any new use be studied carefully.
- Preserving open space also was an issue for a number of people, but again,

this plan will not address preserving open space.

- Reconstructing the old ski jump was advocated by a number of people
- More small parks with play equipment are needed. These should not be near water for safety reasons.
- Other suggestions included a small outdoor amphitheater, an outdoor pool, a dog park, kayak course, in-line hockey and group picnic facilities and improving the quality and quantity of public restrooms in Town.

Following the open forum, attendees were asked to prioritize a list of potential improvements to the park system. Participant’s wrote-in suggested facilities prior to the exercise beginning (marked with an asterisk on the table). The results of that exercise are shown on Table 4.

Table 4

DOT EXERCISE

“Over recent years a number of new recreation facilities have been suggested. Which facilities do you think Frisco needs most?”

Ski / Snow Board Jump	30 dots
*Passive Open Space	29 dots
*Highway 9 crossings	19 dots
Golf Course	19 dots
*Lighted Nordic Trail	17 dots
Amphitheater	17 dots
*Youth / Teen Center	13 dots
Skating / Ice Hockey Rink	13 dots
Multi – Purpose Recreation Facility	8 dots
*Downtown restrooms	4 dots
In-line Hockey Rink	3 dots
*River / Kayak	2 dots
*None	2 dots
Group Picnic Pavilion	2 dots
*Paths in Town	1 dot
*Dog Park	1 dot
Open Turf Areas for General Recreation	0 dots

** Facility written in by participants*

The support for the Ski/Snowboard Jump and Passive Open Space among this group of Frisco/County residents was evident. The Highway 9 Crossing and a Golf Course also ranked very high. The Lighted Nordic Trail, Amphitheater, Youth/Teen Center and Skating/Ice Hockey were in the third tier of top priorities.

4.3.2 Public Meeting No. 2.

The second public meeting was attended by approximately 50 residents and was held following the completion of the inventory and analysis phase and the focus groups. The consultant team reported on the results of the first public meeting, the focus groups, the meetings with other public agencies and the inventory and analysis of the existing park system. Following the presentation, the audience was divided into six small groups in order to prioritize a list of suggested improvements. This “Wish List” of improvements to the park system (See Appendix B) is a compilation of the suggestions received during the first public meeting, the focus groups, committee meetings and the first questionnaire.

Each of the six small groups was asked to reach a consensus on their top 10 park system improvement priorities. Each group appointed a “Captain” to record the priorities and report back to the larger group. The intent was to have each group function like a town council or other deliberating body with compromise and cooperation being the best way to reach a consensus. Appendix B contains the Group Captains sheets and a table summarizing each group’s top priorities.

It should be noted that prior to this meeting, Town staff received a petition with signatures from 100 Frisco residents and approximately 15 to 20 e-mails and letters supporting golf and other recreational facilities (such as a multi-use center) at the Peninsula. A table summarizing their facility suggestions is included as Appendix B.

Table 5 below show the number of times each group listed a facility in its top ten.

- “Cooperate to improve school district facilities” appeared on all six group’s list.
- Four facilities “Outdoor Amphitheater”, “Expand Nordic Center Building”, the “Multi-purpose Ice Arena/Performing Arts Center and “Safe Highway 9 Pedestrian Crossing” appeared on five out of six lists.
- “Affordable Golf Course” also appeared on five lists, but three groups listed it as “In-Town” and two groups selected “Out of Town” as the preferred location for the facility.

This prioritized list of facilities is the culmination of an extensive public input process. It is a record of the opinions of those citizens who attended the public meetings and participated in the focus groups. It should not be confused with a statistically balanced opinion survey as it only represents the thoughts of a small portion of Frisco’s population. However, it will allow the debate on how best to implement the master plan to begin on a foundation of public input. It will be up to Council, staff and the public to determine the final facilities priorities based on financial, physical and political factors.

Table 5

ACTION ITEMS	FREQUENCY	GROUP #
Cooperate to Improve School District Facilities	6	1,2,3,4,5,6
Outdoor Amphitheater	5	1,2,4,5,6
Expand/Improve Nordic Center Building	5	1,2,3,5,6

Safe Hwy 9 Pedestrian Crossing	5	1,2,4,5,6
Affordable Golf Course (In-Town/Not in Town)	5	1,2,4,5,6
Multi-Use Ice Arena /Performing Arts Center	5	1,3,4,5,6
Expand/Improve Shoreline Trail	3	2,4,5
Low Level Lights for Nordic Trail	3	3,4,5
Ice Rink	3	1,5,6
More Pocket Parks	2	2,6
Sledding/Tubing Hill	2	3,4
Expand Disc-Golf Course	2	5,6
Batting Cages	2	1,5
Ski Jump	2	1,5
Additional Ballfield	1	1
Kayak Course	1	2
Integrate Marina into Parks Plan	1	2
Build Skatepark	1	6
Improve Kids' Pond w/ Restrooms and Picnic Area	1	4
Upgrade Existing Play Structures	1	4
Miniature Golf Course	1	6
Negotiate Reduced Rate for Golf Course - Short Term	1	6

4.4 Questionnaire Results

Two separate questionnaires (See Appendix C) were distributed during the public process. One questionnaire was distributed at the first public meeting and at each of the focus groups. A second questionnaire was handed out at the second public meeting.

A tabulation of the results of the first questionnaire is included in Section C of the Appendix (full questionnaires are on file at the Town Hall). This tabulation represents the combined results from the public meeting and focus groups. A total of 67 surveys were returned; 45 from the first public meeting or hand delivered to Town Hall and 22 from the focus groups.

- The first question focused on the quantity of recreation facilities in Frisco and asked if the residents felt more were needed. In general, most felt there were enough general park

facilities in Town. The exception was a need for more recreational trails. In addition, a portion of the respondents felt there was a need for more play structures.

- Most felt the Town’s recreation facilities received above average maintenance, with the Meadow Creek Play Structure scoring the highest. The School District’s facilities generally scored lower on maintenance with the Elementary School baseball field scoring the lowest.
- When asked what new facilities were most needed in town, a multi-purpose recreation facility scored the highest, with an amphitheater, skating/ice hockey rink also high choices. It is worth noting that a “golf course” actually ranked high as a priority, but it also received a high number of “don’t need/want” rankings. This is another good indication of the strong feelings

- constructing a golf course generates.
- When asked how best to pay for new parks and recreation improvements, “Form a Recreation District” was the top choice with “Borrow Money for Municipal Bonds” and “Lodging Tax” the next two options.
- For those who felt a sales tax increase was the best way to fund new improvements (the 4th ranked option) a ¼% increase was felt to be about the right amount of increase.
- Most people indicated they would be willing to increase property taxes \$25 to \$50 per year if that was the choice for additional funding.

In the second questionnaire, which was distributed during the second public meeting, a series of follow-up questions were posed to the attendees. A total of 44 surveys were filled out.

- The introduction to the first question described how the public input up to that point showed little support for a golf course at the Peninsula then went on to ask if they would support building a golf course somewhere else in the County. Sixty percent said they would support golf, but thought building a sensitively designed course at the Peninsula was the best idea. Only 18% wanted a course somewhere else in the County. This level of support for golf at the Peninsula was not evident in the previous public input. The assumption is that supporters of golf had heard about the input to date and came out to attend the second public meeting. This assumption is supported by e-mails and other communications in support of golf that staff received before the meeting (including a petition with 100 signatures). These letters, e-mails and the petition are on file at Town Hall. This change in direction on golf from those attending the second public

- meeting strengthens the supposition that there is a core group of citizens in Frisco who strongly support golf, including at the Peninsula, while there is another group who opposes the concept just as vigorously.
- Question #2 asked participants to clarify exactly what the Town needed for a “multi-purpose/performing arts/convention center/ice arena” by giving them an opportunity to select one, or a combination of facilities. Sixty percent thought a complete multi-purpose facility with all of the components included was best for the Town. Seventeen percent opted for just an ice arena, while 9% thought the Town did not need any of the facilities included in the multi-purpose facility.
- A follow-up question asked if indoor recreation facilities should be included in the multi-purpose center and 30 said yes, while 8 thought school district facilities should be used. Those who answered yes also provided suggestions on what facilities to include.
- The fourth question gave residents an opportunity to select different options for building a new ski jump. Fourteen percent said build a simple facility with just the different length ski jumps. Twelve percent wanted an expanded facility with snowmaking, warming hut/restrooms, snowboard facilities, etc. The majority, 56%, said the Town did not need to spend money on a ski jump at all. Sixteen percent didn’t have an opinion or did not answer.
- Most of those who filled out surveys were Frisco residents (31), while 13 owned businesses. Only 2 said they were residents of the County.

Section C of the Appendix includes a tabulation of the results from the second public meeting questionnaire.

4.5 Recreation Steering Committee Priorities

Seven Frisco residents were appointed by Town Council to a Recreation Steering Committee (RSC) to provide guidance for the master plan. Their other role was to serve as a conduit to the community by getting information out about the master plan and relaying community attitudes and suggestions back to the consultant team.

The RSC also took on the challenge of developing its own prioritized list of facilities. The first step in this process was for each committee member to develop his or her own list of parks and recreation facility priorities. The results were e-mailed to staff and are included in Section D of the Appendix. The RSC suggestions were then incorporated into the “Wish List” used for the small group discussions at the second public meeting. Subsequent to the second public meeting, the RSC met as a group to reach a consensus on their own list of facility priorities based on what they had heard from the community and their own opinions. The RSC’s top priorities are listed below (in no particular order).

- Formation of a Special Recreation District
- Highway 9 crossing, above or below grade
- Nordic Center Improvements
- Sledding/tubing hill
- School District and USFS Inter-Governmental Agreements
- Amphitheater at the Peninsula
- Ice-outdoor
- Multi-use facility
- Golf agreement with a local course
- Kayak course
- Batting cages
- Trails committee

The members of the RSC believe that the plan can incorporate recreational needs for the entire community and that the Town has the ability to move forward now with many of these improvements through agreements

suggested in this plan. The members of RSC are concerned about the sustainability of any funding source and the maintenance of those improvements in the future. The RSC recommends that Town Council make improvements now and plan carefully for the Town’s future.

4.6 Summary

The master plan process was designed to maximize public input. The level of public participation was very strong, and the input from the public insightful. Some of the highlights of this process include:

- There was strong consensus on the value of the Peninsula Recreation Area to the community. There is unanimity regarding the USFS and Denver Water Board Land, only minor improvements were suggested. Community attitudes diverge on how to best use the Town’s 217 acres. Opinions are strongly held on both sides of the issue of further development. Some advocate minimizing development while others feel additional development would not compromise the PRA’s basic character and function. Any improvements proposed for the PRA will require careful study, demonstrating the sensitivity of the design. In some cases, it may even be necessary to complete an opinion survey or go to a referendum to determine the community’s preference.
- The people who use the Nordic center and PRA’s trail system would like to see both improved including a larger lodge and night lighting.
- Most people would like to see a grade-separated bike/pedestrian crossing for Highway 9.
- There is strong support for affordable golf in the County, as long as it can be provided in a cost effective manner. Constructing a golf course on the Town’s land at the

- PRA is a source of controversy, due to the concerns outlined above.
- Cooperating with other governmental agencies in the County to provide recreation received very strong support. This includes the School District, the USFS and forming a recreation district with other towns in the County.
 - Residents generally support the idea of a multi-purpose center. There was less consensus on what facilities should be included and where it should be located.
 - There was strong support for an amphitheater and a sledding hill among the residents. It appeared most people would support constructing these facilities at the PRA, as long as they were modest in size.
 - Constructing more small parks in town so residents could easily walk to a park was widely supported.
 - Most people, especially the younger, more active residents, support a ski jump, but there is concern regarding the cost/benefit of such a facility.

5 PROPOSED MASTER PLAN

The Proposed Master Plan is a direct result of the public input process summarized in the previous chapter. The residents of Frisco were given every opportunity to influence the recommendations contained in this chapter. The Community Survey identified attitudes regarding new facilities at the Peninsula Recreation Area. The public meetings and focus groups, along with the exercises and questionnaires completed during those meetings, further clarified the community's needs and concerns. The Recreation Steering Committee also helped shape the direction of the plan. Town Staff and the consultant team evaluated this broad spectrum of public input in light of the long-range plans of the Town (for all public priorities and not just parks and recreation) and past experience on master plans in other similar communities.

5.1 Community Priorities

The community priorities discussed here, evolved out of the "Wish List" generated during the small group discussions at the second public meeting. Each public forum prior to that meeting was used to establish and refine the list of proposed improvements to Frisco's parks and recreation system.

The recommendations proposed in this chapter are only the beginning in the process. It will be Town Council's task to decide which improvements are completed and in what order. For instance, a property may become available that is well suited to a lower priority item. Or an item ranked low in the Survey may move up on the priority list due to low cost or ease of construction. Council must have the flexibility to respond to such opportunities as they arise. Some complex high priorities such as the Multi-

Purpose Center will require additional study, plus detailed design and time for construction. This may take anywhere from two to four years. There are many other variables that can also affect the implementation of the master plan's recommendations, including Frisco's economy.

5.1.1 Cooperate to Improve School District Facilities.

The full Wish List ranked by the small groups contained three suggestions on ways the Town could work with the School District to improve the indoor and outdoor facilities at the Summit County Middle School and Frisco Elementary School. These ranged from helping to upgrade and maintain sports fields, to sharing in the cost of rehabilitating the Middle School Pool and using excess space at the Middle School for indoor recreation. The assumption was that the Town cooperates with the School District on these items in exchange for more public access. Each of the six groups felt this was a priority for the Town. This direction is consistent with input from the focus groups, public meetings and direction in the 1999 Master Plan for Joint Cooperation completed by the Town and School District. Developing an Intergovernmental Agreement (IGA) on shared use with the School District should be a high priority for the Town. See Section 2.4.2 for additional issues related to developing an IGA with the School District.

5.1.2 Outdoor Amphitheater

An outdoor amphitheater has consistently been mentioned as a high priority during the public input, received support from both property owners and voters in the survey and would be a welcome addition to the Town's recreation spectrum. The consensus seems to be toward a small amphitheater. The size of the amphitheater

will be limited by how much parking can be provided at the preferred site. Some have advocated placing an amphitheater at the Marina. However, the Marina Master Plan has clearly shown there is not enough room for both the Marina and an amphitheater, even if more land could be purchased from the Sanitation District. The other two potential sites are at the Peninsula Recreation Area and Summit County Middle School. The PRA has suitable terrain but it may be difficult to provide enough parking unless more parking spaces are added. When an amphitheater was discussed for the PRA, most felt it should be simple and rustic in character. The Middle School is closer to Town, already has parking and appears to have vacant land on the east end of the site. However, the Middle School is in the County outside of the Town of Frisco. No alcohol can be consumed on School District property and trees would need to be cut down. Additional study would be needed to determine if the terrain is suitable. Both the School District and Denver Water Board's cooperation would be needed (neither have been contacted on the concept as of yet). Map 2 shows the potential locations for the outdoor amphitheater.

Based on this discussion, it appears that the PRA is the best site for a town amphitheater.

5.1.3 Expand/Improve Nordic Center Building

The residents place a high value on the Nordic program at the Peninsula. Those who use the facility note that the Nordic Center Building is too small for the current level of use. In the past, there have been proposals to create a "Nordic Village" at the PRA with a wide variety of uses including restaurants. The concessionaires who operate the center for the Town also have submitted a detailed 10,000 S.F. program for expanding the Nordic Center Building. Other suggestions have included a minor expansion with better food concessions. An

architect should be retained to determine the feasibility of expanding the existing building, or to add new buildings and to establish a realistic program and improvement plan.

5.1.4 Safe Highway 9 Pedestrian Crossings.

Highway 9 is perceived as a barrier to non-motorized movement in Frisco. Many residents said they would prefer an overpass or underpass crossing to a signalized crossing, especially for children. While this is not specifically a parks and recreation improvement, the level of public support expressed during this master plan indicates it would be very popular with the residents. There may be an opportunity for an underpass at the point where 10 Mile Creek crosses under Highway 9 or near the PRA entry.

5.1.5 Multi-Purpose Center.

In the past, the Town completed a detailed study of constructing a Multi-Purpose center at the PRA, which voters turned down. Input received during this master plan clearly shows there are many in the community who still feel this is a Town priority that will strengthen the Town's economic base. Constructing such a facility is a complex issue. A high quality Multi-Purpose Center will cost millions of dollars to construct and may require a subsidy from the Town for its operation, depending on the facilities included (e.g. ice arena, performing arts, convention center). In addition the Middle School and High School already have good quality theaters that could be used for the performing arts. Further complicating the problem for Frisco is where should a Multi-Purpose Center be constructed? There is no room at the Marina and the Town is holding the 10-Acre Site behind WalMart in reserve for a commercial uses. The most obvious choice is at the Peninsula Recreation Area, but many in the community are opposed to additional development there. If a Multi-Purpose Center is to be built, it will be

necessary to re-visit the previous planning study to confirm the program and cost assumptions. In addition, a more detailed visual analysis (preferably a 3-D computer animation) would be required to allow the public to clearly understand how the building could be incorporated into the Peninsula landscape without a negative impact. The plan would have to go back to the voters to approve funding. This type of facility also could be considered in the context of a recreation district for the County.

5.1.6 Affordable Municipal Golf Course (In-Town or In the County).

Golf has also been a contentious issue in Frisco for years. There are ardent supporters in town and ardent opponents (especially regarding a golf course at the Peninsula). There is clearly a need for affordable golf in the Frisco area. Even the opponents will typically concede this fact. How to achieve this goal is another matter. The Town should take the following steps

- Negotiate reduced rates for Frisco residents at an existing course. Because these contracts are typically year-to-year and can be terminated by the host golf course, it should not be considered a permanent solution.
- Work with other towns in the County under a recreation district to build a golf course somewhere in the County. Sites that will have the longest playing season should be considered first. A recreation district would reduce the Town’s financial obligation and risk of entering into operating a golf course. The goal should be to construct a “Municipal Style” course with affordable rates. If either of the first two options fail, the voters should be asked to allow studying the construction of a golf course at the Peninsula (voter approval is required at this time to study golf in Frisco). If it could be demonstrated that a course could be built in a sensitive manner, the opposition to a golf course may be reduced to a point where the project

could proceed. The Peninsula is not the preferred site for a golf course because of public opposition but is the only site with sufficient land area in Frisco.

5.1.7 Low Level Lighting for a Nordic Trail & Summer Walking Trail Along the Peninsula Shoreline.

These two priorities have been combined because they both are enhancements to the trail system at the PRA. The Peninsula’s trail system is clearly one of the Town’s most valued resources and improvements have been suggested throughout the master plan process. The Town is in the process of making a submittal to the Forest Service for a 20-year winter-use permit, but put the application on hold until this master plan was complete. It is difficult to recommend adding night lighting to a Nordic Trail on Forest Service Land due to the complexity and scope of the environmental investigations required.

The Town would be better served if low-level lighting were added to a trail loop on the 217 acres of Town-owned land, where no permit is required. The public expressed an interest in formalizing a summer walking trail around the perimeter of the Peninsula. The 3.2 km trail described in the cost estimate in the next chapter reflects a trail extending from Town land to Crown Point on the west side of the Peninsula. A social trail exists from Crown Point south along the east side of the Peninsula, but the USFS would like to abandon this trail for environmental reasons, or find ways to reduce problems due to bank erosion, etc. If the Town is interested in repairing this social trail, the USFS may consider not abandoning it. However, the Town should consider the cost and time needed to improve and maintain the trail. This may not be feasible since maintaining the Town-owned Peninsula land takes up much of the PRA’s maintenance staff’s available time. Other improvements to the trail system such as: trail widening, new trail connections or extensions, adding a yurt as a warming hut,

summer maintenance to improve winter conditions, etc. are included in the Town’s current application for a 20-year winter permit on Forest Service land and are consistent with the direction from the community.

5.1.8 Outdoor Ice Rink.

The Town now has an outdoor ice rink on the pond at Meadow Creek Park. With regular maintenance, the pond should be adequate for the near term. If the ice arena component of the Multi-Purpose Center is built, an additional outdoor ice rink is not needed. If the ice arena is not built, the Town should consider constructing a more formal outdoor ice rink. The ice will need to be chilled and, ideally, have a roof for shade. With a post-tensioned concrete slab, the rink could be used for in-line hockey in the summer. Durango has just recently begun operation of a covered open sided ice arena, and was able to maintain good quality ice this year, even without refrigeration (the City will chill the ice next year, however.). Breckenridge’s experience has shown that it’s not feasible to maintain outdoor ice in Colorado without a full roof for shade.

5.1.9 Pocket Parks.

The analysis of the Town’s park system and public input shows that there are enough community and neighborhood parks to meet current and future demand. There is a need for more pocket parks, however. These facilities are fairly inexpensive to build (typically less than \$75,000 each) and can be built on sites between ½ and 2 acres in size. The 12.6-acre “Triangle”, on the south end of Town that was acquired from the USFS, would be an excellent site for a pocket park along with other future uses (although it would need to be annexed into the Town). Developing a small park here would help meet the demand for parks in an area that is currently underserved. The park could also serve as an amenity for attainable housing, one of the uses being considered for the property. Map 2 shows

three other sites for pocket parks in Town: one in the general vicinity of the Historic park, one at The Reserve in Frisco and a third northeast of Highway 9 in the Lakepoint at Frisco area.

5.1.10 Sledding/Tubing Hill.

A sledding tubing hill would be a good facility companion to the Nordic Center and a logical addition to the Peninsula Recreation Area. Town staff has already considered sites at the PRA and if one is found to be suitable, it would be a simple and inexpensive facility for the Town to add.

5.1.11 Expand Disc Golf Course

Expanding the disc golf course could be considered if there is adequate room on Town property or Denver Water Board land. This is also a fairly inexpensive recreation amenity and growing in popularity, which may argue in favor of its construction even though it ranked fairly low in the Community Survey.

5.1.12 Batting Cages

There were only a few requests for batting cages during the master plan process, but they appeared on two of the small groups’ priority lists. If requests for batting cages continue as the implementation of the plan progresses, they should be located adjacent to one of the existing ballfields, the Middle School or the PRA. It would be even better if the private sector were to provide batting cages in conjunction with miniature golf course/“fun-plex”.

5.1.13 Ski Jump

A ski jump was the top priority from the first public meeting “dot exercise” but was requested less as the master plan progressed. A strong contingent of skateboarders attended the first public meeting and may have voted heavily for the ski jump. If this were the case, it would indicate more support among the youth of the community for this facility. The old ski jump site is not feasible due to the presence

of high quality wetlands in the landing area. If the Town is to pursue this facility another site will need to be found, probably on USFS land. This will trigger an environmental analysis and permit from the USFS. Because of these complications and the fact that a ski jump would be a regional facility, it is more appropriate for a recreation district.

The remaining items on the priorities list received only one vote, and should be considered lower priorities. These include: additional ballfields, a kayak course, integrating the Marina into the Park Master Plan, improve the kids fishing pond with restrooms and picnic facilities, a miniature golf course and reduced golf rates for Frisco residents at a local course. The exceptions would be the skateboard park, upgrading existing play equipment and the Marina, which the Town has already committed to build.

5.2 Other considerations

Implementing the recommendations of the master plan will require that all Town-owned land be considered as potential sites. This can become controversial in a community such as Frisco that is nearly built out. Some observations are in order in this area.

- The 10-acre parcel west of WalMart was frequently mentioned as a site for parks and recreation facilities. At this time, the Town is only considering commercial uses for that site due to planning and fiscal reasons.
- There are a group of residents, and non-residents, who oppose major additions to the Peninsula. One only has to look at the results of the Community Survey to understand this fact. The number of people in this group will vary, depending on the facility proposed. Projects suggested for the Peninsula will need to be carefully studied and potential impacts/mitigation measures identified. This is not to say the Peninsula should not be considered as a site for the

facilities proposed in this plan. It does mean, however, that careful site selection and design will be needed.

- New park and recreation facilities should be sited next to other parks or open space to maximize the value of both uses.
- All new facilities should be located next to existing recreational trails or have trails extended to them.

5.2.1 Recreation District

The idea of forming a recreation district in Summit County is not new. The towns in the County have evaluated the concept a number of times over the last two decades, but have never been able to reach an agreement. Recently, representatives from the towns and the County have been meeting on a regular basis to discuss the feasibility of forming a district. This group has published a “White Paper” summarizing how a recreation district could be formed in Summit County (Appendix F).

A recreation district is formed through the creation of a special assessment district with the power to collect property taxes and the goal of addressing regional recreation needs. The voters within its boundary must approve the district and elect the board of directors. The mission of most recreation districts is to provide the large-scale facilities such as sports complexes; ice arenas, golf courses and recreation centers individual towns often cannot afford to build or maintain. Once formed, the recreation district would function independently and have its own recreation staff. The board of directors would govern the district, with each town and the County represented on the board.

Determining which Town and County land is to be included in a recreation district is done prior to its formation, and often follows the boundaries of the local school district. However, individual towns can opt to not be included in the district and may even choose to not participate in a particular

facility. The Town of Breckenridge has indicated (at least preliminarily) that it would not be interested in joining the recreation district. Existing facilities can be excluded from the district (e.g. the Silverthorne’s recreation center), but this may cause confusion among district residents who wonder why they have to pay a non-resident fee to use a facility. Working out these, organizational details associated with forming a recreation district in Summit County will be among the biggest challenges facing its formation.

is no set formula for increasing maintenance levels as new facilities are added. One rule of thumb is that each new acre of parkland will add \$4,000 to \$6,000 per year in increased maintenance costs. This figure will vary, depending on the type and size of facility being maintained. Maintenance of indoor facilities will also vary greatly, since a recreation-based facility with showers, pool and locker rooms require more maintenance than a community meeting room. Detailed staffing studies are needed when adding a major facility such as a golf course or a multi-purpose center.

Summit County is fortunate to have a very strong tax base. One mil will raise approximately \$1.1 million per year, based on current property valuations. At this level, it is estimated that a two to three mil tax increase would be needed to fund and operate a district. It will be important to plan the list of facilities carefully to demonstrate how all residents within the boundaries will benefit and to keep the tax increase as low as possible and. Ultimately, voter approval for forming a recreation district will depend on a well-coordinated grass-roots effort from the community and a well-planned campaign to inform the voters of the benefits.

5.2.2 Maintenance

When expanding a park system, maintenance is often over looked. Maintaining high maintenance standards, for existing and new parks and recreation facilities is a necessity, not a luxury. Poorly maintained public facilities are not just unsightly, they are a potential lawsuit if an individual is injured due to poor maintenance. In past parks and recreation public forums, surveys or focus groups in other communities, residents have said they prefer to spend money maintaining the existing parks and recreation facilities, before building new ones.

As new parks and recreation facilities are added in Frisco, maintenance staffing should be increased proportionally. There

Insert Map 2 here

6 GOALS, OBJECTIVES AND POLICIES

The following “Objectives” are guideposts that facilitate the realization of the goals established in this master plan. The “Policies” are position statements that help achieve the Objectives. Objectives and Policies can only be successful if there is general agreement within the Town on their meaning and intent and a commitment to follow the direction they provide.

In a general sense, progress toward meeting Objectives is measurable and can be quantified in annual evaluations. They can also be used to identify the future needs of the Parks and Recreation Department.

Policies are “decisions made in advance.” Often policies are created as a result of issues encountered in a controversial decision (“From now on it will be our policy to. . .”). Policies can also be created through independent deliberation. Regardless of how they are generated, the purpose of policies is to bring consistency to decision-making, generally about recurring issues. The following policies are intended to guide the design and use of park facilities.

Objective I. Provide a broad range of recreational experiences for Frisco’s residents.

Policies

- A. Provide recreation facilities and programs for all ages in the community.
- B. Reevaluate programming annually. Programs will be added or eliminated based on increases or decreases in demand.

Objective II. Provide convenient public access to all recreation sites and facilities.

Policies

- A. Neighborhood and Mini Parks will be located within walking distance of the neighborhoods they serve (+/- 1/4-mile radius from the park).
- B. The primary mission for neighborhood and mini parks will be to serve the residents in its service area. Use of neighborhood or mini parks for organized competitive sports is discouraged. Facilities for organized competitive sports will typically not be included in neighborhood parks.
- C. School sites can be used as neighborhood parks (especially in areas not currently served by a mini or neighborhood park), provided they include neighborhood park facilities (picnic shelter, play equipment for pre-school children, etc.).
- D. Mini-parks will only be constructed in existing neighborhoods that are not adequately served by a neighborhood park or school site.
- E. If an existing neighborhood or mini park adequately serves an area and a new park is proposed as an amenity for a new development, that park can only be constructed if it is dedicated to the Town, built to Town standards, open to all members of the community and maintained by the home owners association (again to Town standards).
- F. Community parks are intended to serve residents within a +/- 2-mile

radius from the park and will contain facilities for organized sports.

- G. Community parks will be located along major roadways and recreational trails.

Objective III. Maintain and upgrade existing parks to achieve a high level of quality, safety and attractive appearance.

Policies

- A. Continue to improve/develop Town-owned parklands.
- B. Existing park facilities will be reevaluated yearly and equipment or facilities replaced as needed.
- C. Play equipment will be inspected by an individual certified by the *National Playground Safety Institute* at intervals recommended by the manufacturer and governing safety standards.
- D. All existing parks will be improved to current adopted standards.
- E. Develop diverse recreation features within the park system.

Objective IV. Expand the supply and diversity of parks and leisure facilities in Frisco to meet the needs of the current and future population.

Policies

- A. Securing land for future parks is a high priority for the Town. Implement the recommendations of the master plan through the CIP, grants or other funding sources approved by the voters.
- B. Continue and expand programs and services that are representative of Frisco's mountain setting and demographic profile.
- C. Work with a local golf course to allow the Town to subsidize greens fees and secure reduced rates for Frisco residents.

Objective V. Encourage private development to dedicate the required open space and construct the recreation facilities necessary to meet the needs of the residents it brings into the community.

Policies

- A. All new development (or redevelopment) will provide the minimum amount of usable open space required by the Land Use Code.
- B. Encourage developers to construct recreation facilities for their residents.

Objective VI. Coordinate with other public agencies to meet parks and recreation needs as efficiently as possible.

Policies

- A. Utilize intergovernmental agreements to gain/provide access to School District facilities on a time-available basis and avoid unnecessary duplication.
- B. Coordinate with Summit County to plan for regional parks and trails within the Town of Frisco growth area.
- C. Work with the USFS to maintain and manage buffer zone trailheads at all major Forest Service land access points and to complete and maintain the 20-year permit at the PRA.
- D. Continue working with the Denver Water Board on an agreement for use of their land.
- E. Work with nearby Towns in the County to form a recreation district.

Objective VII. The cost of recreation programs should be generally borne by the participants.

Policies

- A. Wherever possible, the operating costs for recreation programs will be borne by the users.
- B. Programs and services for youths and seniors will be provided at costs within means of low-income families. Where possible, cost recovery for these programs will equal 50% of total cost.
- C. Fees for Adult programs will be set for full cost recovery. Frisco residents, second homeowners and residents of adjacent County subdivisions will qualify for local rates.
- D. Where possible, scholarship programs will be made available for qualifying participants from the Town of Frisco or in cooperation with Summit County Social Services.

Objective VIII. Coordinate new park/facility construction with the paved Pathway Master Plan so that pedestrians, bicycles and other non-motorized users can easily reach the Town’s park facilities.

Policies

- A. Plan and designate safe pedestrian crossings for Highway 9 (signalized intersections, underpasses or overpasses).
- B. Plan future parks and recreation facilities near existing or future trails where possible.

Objective IX. Provide convenient opportunities for people with disabilities to use and enjoy the amenities of the park system.

Policies

- A. Construct new park facilities (including any upgrades to existing facilities) to meet or exceed ADA requirements for accessibility.

- B. Establish a mechanism for reviewing accessibility of designs for new construction.

Objective X. Operate programs and services to established national or local standards.

Policies

- A. Officially adopt relevant standards as goals for Department operations and distribute to staff/post in appropriate locations.
- B. Evaluate nationally recognized or adopted programs for the applicability to Frisco.

Objective XI. Actively promote the Benefits of Parks & Recreation to area residents and the community as a whole.

Policies

- A. Use multiple media outlets to reach the public (e.g., the Department brochures, newspaper(s), cable TV public access channels, web site, etc.)
- B. Use construction signage to announce each new park or park improvement project.
- C. Establish community education/outreach programs.

Objective XII. Increase maintenance capabilities proportionally with new park facilities.

Policies

- A. Staff will establish and maintain the minimum “per acre” benchmark that a park maintenance employee is capable of maintaining to accepted standards.
- B. New parks maintenance staff will be added proportionally with the construction of new parks and recreation facilities (indoor and outdoor).

Objective XIII. Coordinate new park improvements with the current Open Space plan

Policies

- A. New park facilities will be located adjacent to open space where possible.

7 ACTION PLAN AND FUNDING

Using the Parks and Recreation Master Plan to address the needs of the residents of the Town of Frisco requires a clearly defined course of action. This section of the master plan is intended to provide Town Council and Town Staff with a checklist of actions to be followed in implementing the recommendations of the Master Plan. This plan of action is not intended to be a static document. It should be updated as conditions change or as projects are completed.

All of the projects listed below have been described in earlier chapters of the report. However, the *Action Plan* provides an opportunity to see the full scope of the recommendations contained in the Master Plan. Using this checklist, actions can be prioritized and scheduled for implementation. Where required, plans can be made to allow residents to vote on the larger projects in order to approve funding via a revenue bond. In the end, not all of the projects listed here may be implemented. The Town's priorities may change, recreation trends may alter the resident's interests or economic conditions in Frisco may change.

The projects are listed in order of priority. Projects that are already included in the Town's Capital Improvement Plan (CIP) are listed first. Multiple steps are shown when required. In some projects, (e.g. Cooperate with the School District) follow-up steps are shown below the main task. These follow-up tasks will, in some cases, occur later in the Action Plan. Projects that are best completed within a recreation district are listed separately.

7.1 *Capital Improvement Projects*

(Included in the Town's CIP)

- ❑ 2002. Upgrade Walter Byron Park Playground. \$18,000
- ❑ 2002 Walter Byron Park Path Improvements. \$75,000
- ❑ 2002 Summit Boulevard Pedestrian Crossing Study. \$100,000
- ❑ 2004 Meadow Creek Restrooms \$100,000. (Determine if a year-round restroom is warranted.)
- ❑ 2004 Summit Boulevard Pedestrian Crossing Project \$1,000,000.

If possible, park improvements should be moved up in the CIP in order to show progress as a result of the master plan.

7.2 *Master Plan Priorities*

- ❑ Negotiate an IGA with the School District for public access. Potential projects:
 - Rehabilitate Middle School Pool.
 - Establish/organize times for public access to Summit County Middle School indoor recreational facilities.
 - Establish satellite Town recreation office in Middle School.
 - Furnish small cardio/weight room in Middle School.
- ❑ Negotiate reduced rates at a local golf course for Frisco residents until an affordable

- municipal course can be built in Frisco or the County.
- Work with other governmental entities in County to establish the operational requirements for forming a recreation district
 - Submit formation of a recreation district to the voters for approval
 - Finalize and submit application to USFS for 20-year winter-use permit for the Peninsula Recreation Area. Complete any additional studies required.
 - Secure/purchase land for any new facility without a site (e.g. pocket parks.)
 - Define size and program for outdoor amphitheater.
 - Complete a site selection process.
 - Develop detailed designs for improvements.
 - Build amphitheater on preferred site.
 - Select an architect to develop a program and plans for expanding the Nordic Center Building or for adding additional buildings.
 - Build expansion to Nordic Center building.
 - Plan and develop detailed designs for a grade-separated Highway 9 crossing.
 - Build Highway 9 crossing.
 - Retain an architect to update the program/design for the Multi-Purpose Center. (This project could also be constructed under a recreation district).
 - Complete a site selection analysis.
 - Develop computer modeling for site if at PRA.
 - Submit the design to voters to approve funding via revenue bonds.
 - If approved by the USFS, design and construct soft-surface shoreline trail on the west side of the Peninsula at the PRA.
 - Design and install low-level lighting for a Nordic trail loop at the PRA (on Town land).
 - Plan and implement improvements to the Meadow Creek Pond to enhance outdoor ice-skating.
 - If the ice arena portion of the Multi-Purpose Center is not approved, plan, design and build a simple covered ice rink with the capability for in-line hockey in the summer. Complete a site selection process for the facility.
 - Add four more pocket parks in underserved areas of town
 - Design and build pocket parks as land becomes available. Work with surrounding residents during the design process.
 - Plan and build a sledding/tubing hill at the PRA. Determine if night lighting is desirable.
 - Determine if expansion of disc golf at the Peninsula is feasible and warranted being include on the improvements list (given its ranking in the Community Survey). Work with users to determine scale of the expansion (9 or 18 holes) and if additional amenities are required.

- ❑ Add a batting cage(s) next to one of the ballfields in town.
- ❑ Increase maintenance staffs proportionally with the addition of new parks and recreation facilities.

7.3 Recreation District Projects

The following facilities are best addressed through a recreation district and listed separately for that reason. If a recreation district is not formed, the Town will need to determine which (if any) would be appropriate for the Town to construct on its own.

- ❑ Upgrade Middle and Elementary School sports fields
 - Determine responsibilities for continued maintenance.
- ❑ Work with other towns in the County to find a site for a municipal golf course.
 - Participate in the design, construction and maintenance of the golf course.
- ❑ Complete a planning process on feasibility of the ski jump (level of public support, potential partners, location, number of facilities/amenities, etc.)
 - Complete an environmental analysis if site is on USFS land.
 - Submit application for permit.
 - Complete phasing plan and detailed design for Phase I
 - Build Phase I.

7.4 Costs/Potential Funding Sources

The Estimate of Probable cost shown in Table 6, illustrates the potential costs for the improvements called for in the Action Plan. Two levels of costs are

shown, reflecting the potential range of cost for each facility. Using a cost range is essential at this time because detailed designs are not available for any of these facilities. Costs can be affected by a wide range of factors, such as, whether land needs to be purchased, if water rights are available, what facilities are included in the program, what the level of finish will be, if the utility infrastructure is already in place, etc. As such, these costs should be viewed as “order of magnitude” costs that will allow Council to begin to prioritize projects.

Funding can be a complicated question. A number of variables will affect the scope and cost for the projects listed in this master plan.

- The formation of a recreation district, including defining the district’s boundaries and the facilities to be included in the district is a major variable affecting cost.
- Another factor is potential partners. For instance, if the Town and the School District agree to share facilities, the amount each entity will pay for capital improvements and maintenance will need to be defined.
- Which projects can be funded through the CIP and which will require special funding?.
- Will the voters approve funding for the large projects?

Town Council’s sound fiscal planning has given Frisco an excellent financial footing. The Town’s revenue is essentially derived from sales tax, the Real Estate Transfer Tax and commercial development. However, the Real Estate Transfer Tax has peaked and will continue to decline as the Town reaches build-out. The Town is currently debt free, which allows the Town to go into debt (sell bonds) to fund new projects. These bonds could be

paid off out of existing revenue. The total cost on a 20-year bond of \$1,000,000 is around \$1,800,000, depending on the interest rate at the time of the bond sale. This works out to approximately \$90,000 per year in principal/debt service for every \$1,000,000. It would be up to Town Council to decide how much of the Town's budget they would be willing to dedicate to parks and recreation projects. Typically, Council has around \$3,000,000 per year in capital funds for all Town projects such as new roads, water, Parks, town owned buildings and emergency repairs. For instance, if the Town decides to construct an \$8,000,000 Multi-Purpose Center, the total cost with debt service would be

\$14,400,000 or \$720,000 per year (25% of the capital funds). Based on this analysis, it's clear that it will be difficult for the Town to fund the projects on the priority list without careful planning and cost sharing with other partners. This cost sharing should include placing an emphasis on applying for and securing grants from government agencies, foundations and the private sector. Potential sources include Great Outdoors Colorado (GOCO), the Boettcher and Gates Foundations, other State Agencies (e.g. State Trails Grants), Community Block Development Grants, Land and Water Conservation Fund, donations from individuals and the private sector in exchange for signage/plaques, etc.

Table 6

ESTIMATE OF PROBABLE COST		
Town of Frisco		
	Low	High
Cooperate to Improve School District Facilities (cost share w/ S. D.)		
-- Rehabilitate Middle School Pool	\$200,000	\$350,000
-- Upgrade Middle School Sports Fields (Soccer / Baseball)	\$50,000	\$70,000
-- Upgrade Middle School Sports Fields (Soccer / Softball)	\$50,000	\$70,000
-- Small Scale Indoor Recreation Facilities @ Middle School	\$200,000	\$500,000
Outdoor Amphitheater (Low: Clearing/Grading/Stage. High: Seating/Amenities)	\$800,000	\$1,500,000
Expand Nordic Center Building (Low: 2,000 SF @ \$125/SF)	\$250,000	\$420,000
Highway 9 Pedestrian Crossing	\$1,000,000	\$1,250,000
Multi-Purpose Ice Arena / Performing Arts / Convention Center	\$6,000,000	\$12,000,000
Golf Course		
-- As Part of a Recreation District (Low: 25% of \$8,000,000)	\$2,000,000	\$3,150,000
-- Town of Frisco Builds Its Own Course on the Peninsula	\$7,000,000	\$9,000,000
Secure Permit & Improve Shoreline Trail at the PRA (4' Soft-surface, 3.2 km)	\$125,000	\$150,000
Low Level Lighting for a Nordic Trail(s) (Town Land: 3.0 km, Lights 300' O. C.)	\$150,000	\$200,000
Outdoor Ice Rink (High: Fully Covered with Chillers)	\$50,000	\$1,000,000
More Pocket Parks (Low: 4 Pocket Parks @ \$75,000 ea)	\$300,000	\$500,000
Sledding / Tubing Hill (Low: Clearing/Grading/Stage. High: w/ Amenities)	\$125,000	\$300,000
Expand Disc Golf Course (Low: 9 Holes at \$800 per Hole/High w/ Amenities)	\$7,200	\$72,000
Batting Cages	\$300,000	\$500,000
Ski Jump (In Location Approved by USFS)	\$1,000,000	\$10,000,000
Total	\$19,627,000	\$41,032,000