

Frisco, Colorado

FRISCO ADVENTURE PARK

AT THE PENINSULA
RECREATION AREA



COMPREHENSIVE VISION & PROJECT IMPLEMENTATION PLAN

OCTOBER 5, 2020

Prepared By: Lose Design

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Acknowledgements

Lose Design would like to thank all the elected officials, board members, commissioners, staff and citizens, who participated in the development of this master plan. Through your commitment and dedication to the Town of Frisco and Peninsula Recreation Area, we were able to develop this plan to guide the delivery of recreation services to the citizens of Frisco.

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THE FRISCO ADVENTURE PARK...

Executive Summary

PROJECT BACKGROUND

Nestled between the mountain peaks of the Ten Mile Range and the shores of Lake Dillon, the Town of Frisco is known for its historic Main Street, welcoming community, and abundant recreational opportunities. The Peninsula Recreation Area (PRA) is one of Frisco's crown jewels, offering amazing mountain and lake vistas, and a myriad of recreational options in an idyllic, natural setting. A community that values healthy, active lifestyles, the Town of Frisco recognizes that our natural environment is a vital asset, and its protection, of utmost importance. Balancing the growth of recreational amenities at the PRA with the preservation of its natural beauty is an important consideration in planning for the future of the community.

Because of this importance, Frisco's Town Council and staff engaged Lose Design and its team of professionals to complete a vision and project implementation plan. While several planning efforts have been conducted over the years, none

have done so in a comprehensive manner that considered all of the PRA as a whole. The most recent comprehensive effort is now over ten years old.

The intent of this report is to pull together the work of previous studies and establish a long-term vision for the PRA in order to create a prioritized implementation plan for future construction projects. This includes an evaluation of the park from a holistic point of view, consideration of current uses and facilities, desired future uses and intensities, and recommendations for new and innovative offerings.

The name "Frisco Adventure Park at the Peninsula Recreation Area" identifies the more developed area of the park while physically locating it within the larger peninsula landmass. This serves to distinguish Frisco Adventure Park, with its facilities and programs, while also emphasizing its place within a greater context. Indeed, the Frisco Adventure Park is an active built environment that exists within the passive natural landscape of the PRA.

VISION, MISSION, & GOALS

The Frisco Adventure Park's Vision is ***to cultivate memorable Frisco recreational experiences.***

This is achieved with a long-term focus on nurturing forms of recreation that will live in people's memories for years to come and remind them of the unique Frisco character that accompanied these experiences.

The mission of the Frisco Adventure Park is ***to provide and support a diverse range of year-round recreational activities that make all visitors feel welcome to the Frisco community.***

This intention commits the park to maintaining a variety of recreational opportunities throughout all seasons. It also dedicates the park to providing a setting and environment that is welcoming to both local community members and visitors to the region.

This vision and mission are supported by the pursuit of three goals:

- Implement and improve features that increase opportunities to generate funds to sustain park operations or Town initiatives. These are outlined in this plan as Revenue Generating Opportunities.
- Implement and improve features related to basic park logistical functions. These are outlined in this plan as Operational Efficiencies.
- Implement and improve features that enhance the overall community value and park visitor experience, regardless of financial opportunity. These are outlined in this plan as Value-Added Enhancements.

Each goal is meant to give reason and purpose to the proposed design features. It is the basis for considering and organizing each design element. If a feature cannot be related to one of these goals, it cannot be seen as contributing to the grander Frisco Adventure Park Vision and Mission



and subsequently, should be reconsidered for implementation.

PLANNING & DESIGN CHALLENGES

The PRA presents unique planning and design challenges. Physically, the site is disorganized and difficult to navigate. Storage, material piles, exposed equipment, and open work yards diminish the quality of the overall user experience.

All of the facilities are in critical need of upgrade and/or expansion. Adequate administrative offices are lacking, storage is significantly limited, and programming regularly exceeds facility capabilities and capacities. These same facilities are also not capitalizing on revenue-generating opportunities to the fullest extents possible. Most notably, overuse and limited space are hindering prospects for program growth, more rentable space, concession operations, and general product sales.

KEY FEATURES

While the Master Plan (see pages viii and ix) recommends multiple features throughout the site,





the heart of the design focuses on the Recreation Village. This area serves as the park’s “base camp.” It is the administrative center and recreational core and is defined by four main buildings:

- Village Center—The park’s new “headquarters” where all administrative operations are coordinated.
- Day Lodge—Renovated to be a full-time, revenue-generating rental facility for medium-sized events.
- Activity Center—A new facility that accommodates all Nordic activities and summer/winter camp programs.
- Nordic Center—Renovated to be a full-time, revenue-generating rental facility for small events.

The plaza spaces framed between these buildings are pedestrian-friendly mingling zones. They present an outdoor environment unique to Frisco and the park and provide areas to gather, eat, relax, play, skate, view art, and recreate.

Other key site features include:

- Wedding Overlook—a small-scale, rustic outdoor setting that capitalizes on amazing views to offer a memorable, revenue-generating venue for ceremonies
- Community Space—a reclaimed open space that maintains a range of new recreational programming opportunities
- Pavilion/Restroom—an open-air shelter that acts as an amenity hub for Skate Park, Bike Park, and Ropes Course users

- Wayfinding system—a family of signage/ orienting elements that organize the park and contribute to defining its identity and establishing a sense of place

PROJECT PRIORITIZATION

An important outcome of this plan is guiding the growth and development in an orderly, self-sustaining manner. The following prioritization levels have been assigned to the proposed features in order to assist with planning and budgeting.

- High Priority features are those that generate high net revenue, are critical to operational success, and/or are “low-hanging fruit” that would provide immediate positive impact.
- Moderate Priority features are those that generate medium net revenue, are important (but not critical) to operational success, and/or depend on High Priority items for success.
- Low Priority features maintain minimal bearing on operational or financial success, are controversial, and/or maintain minimal value until other features are implemented.

High Priority Features

The **Village Center**. The Village Center building would accommodate immediate operational needs including office space, ticketing and sales space, and classroom-flex space. Construction of this building would initiate development of the Recreation Village concept and free up the existing Day Lodge for renovation. These would support Activity Center development and Nordic Center

renovation. Village Center construction and Day Lodge renovation also emphasize the need for the southern Pavilion/Restroom so that if these facilities are utilized full-time for other programmed purposes, Skate and Bike Park users will have separate accommodations for gathering and restroom space.

The **Wedding Overlook**. Capital costs are minimal, and once built, it could generate revenue. The Day Lodge would be available for receptions (and increasingly so following its renovation after Village Center construction).

The **Community Space**. This feature is intended to reclaim the boneyard area and transform it for a future community use. While its development will likely require long-term planning, all efforts will begin with determining the future of the existing Boneyard (a Public Works storage yard that currently exists on-site). Additional planning and consideration will be needed in order to understand how this will be managed.

The **Wayfinding system**. The development and implementation of an effective wayfinding system are critical components in organizing the site and helping visitors (especially first-timers) orient themselves. Equally important is the Wayfinding system’s role in defining the park’s identity and establishing the Frisco Adventure Park as an integral part of Frisco with features that lend it a similar sense of place.

(Note - A full listing and description of priorities may be found on pages 4.4 through 4.9.)

CONCLUSION

This report provides a long-term vision and site master plan for the Frisco Adventure Park. It includes an evaluation of the park from a holistic point of view, considering current uses and facilities, previous ideas and reports, and desired future uses and intensities. It also presents a prioritized implementation plan supported by staff and community input, financial analysis, and revenue modeling. As a general road map, it is intended to provide broad guidance toward park enhancement and success where more detailed design development exists as the next step.

The Frisco Adventure Park at the Peninsula Recreation Area is a recreational gem, highly valued and loved by the Frisco community. The Town and its citizens are passionate about its success. They envision a setting where memorable Frisco recreational experiences can be cultivated and nurtured. A setting that supports itself financially, increases revenue-generating opportunities, functions logistically, and provides the greatest setting for people to recreate. A setting where you can ***Find Your Next Adventure!***



~ MASTER PLAN ~ FRISCO ADVENTURE PARK AT THE PENINSULA RECREATION AREA



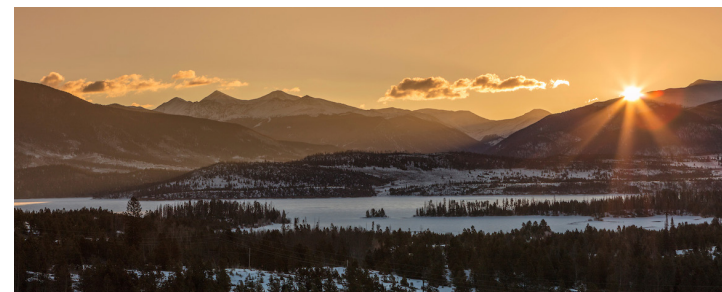
Parking Lot Legend

P1	28 spaces	P5	43 spaces
P2	29 spaces	P6	58 spaces
P3	112 spaces	P7	61 spaces
P4	32 spaces	P8	55 spaces



~ MASTER PLAN ~
RECREATION VILLAGE
AT THE
FRISCO ADVENTURE PARK

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THE ADVENTURE BEGINS...

Overview

The Town of Frisco is a small area of about 1,280 square acres and surrounded by public lands including those of the USFS, Summit County, Denver Water, and the Town of Frisco's own parks and open space. All of these lands are assets that provide access to mountain trails, to the scenic and uniquely situated waters of Lake Dillon, to sensitive wildlife habitat and open space vistas, and the



recreational parks and campgrounds of the many developed recreation areas in the region. With over 4.5 million people located in the Denver-Colorado Springs metropolitan area accessed easily by I-70 and within a 1.5 to 2 hour drive to Frisco, it is no wonder that Frisco has become both a recreational mecca and entryway to the Rocky Mountain playgrounds of Colorado.

The Peninsula Recreation Area (PRA) is located on the eastern end of the Town of Frisco, Colorado directly adjacent to Lake Dillon. It is approximately 73 miles west of the City of Denver, 3 miles south of the Interstate 70 (I-70) corridor, and is near several alpine ski areas within Summit County (Copper

Mountain Resort, Keystone Resort, Arapahoe Basin Ski Area, and Breckenridge Ski Resort). The overall PRA is 807 acres: 220 acres (27%) are owned by the Town, 565 acres (70%) are owned by the National Forest Service (NFS) and administered by the Dillon Ranger District of the White River National Forest Service and under a Special Use Permit (SUP), and 22 acres (3%) are owned by Denver Water.

The PRA is home to a variety of existing winter and summer recreational amenities. Winter amenities include Nordic skiing and snowshoeing, snow tubing, beginner skiing/snowboarding, sledding, and sleigh rides/dinners. In total, there are approximately 14.9 miles of winter trails operated by the Nordic Center. Approximately 7.5 miles of the trail system currently exist on NFS lands within the Nordic Center's SUP area; the other approximately 7.4 miles exist on lands that are privately owned by either the Town of Frisco or Denver Water. Summer recreational amenities include a softball field, a multipurpose field, a 28,000 square foot skatepark, a 27-hole disc golf course, a bike park, road and mountain biking, hiking and trail running, dinner chuckwagon rides, and camping and boating within a 96-site campground that is operated by a concessionaire for the Forest Service (this campground is located entirely on NFS land).

While the Town of Frisco recognizes its civic duties, it also understands that it operates as a business. With this awareness comes a sense of fiscal obligation to fill this role responsibly. Regarding the PRA, the Town is striving to balance the revenue opportunities in both the summer and winter seasons as well as utilize funds generated by one project to potentially fund the next.

Project Intent

The PRA is one of the primary assets that makes Frisco a unique mountain town. Because of this importance, Frisco's Town Council and staff engaged Lose Design and its team of professionals to complete a vision and project implementation plan. While previous reports have explored specific components of the PRA, none have done so in a comprehensive manner that considered all design elements as a whole. The closest effort to a comprehensive effort occurred, perhaps, with the *Frisco Peninsula Recreation Area - Final Design Report* by DHM Design, but this is now over ten years old. In 2017, Norris Design facilitated a Town charette, but while broad in its scope and recommendations, this work was conducted over a shorter time frame and did not include financial analysis.

The intent of this report is not to "reinvent the wheel" but rather to "bring it all together" under the umbrella of a comprehensive, interactive planning process. The primary outcome is intended to prepare a long-term vision resulting in a prioritized implementation plan for future construction projects. This includes an evaluation of the park from a holistic point of view, considering current uses and facilities, previous ideas and reports, desired future uses and intensities, and offer new and innovative recommendations.



Research & Design Process

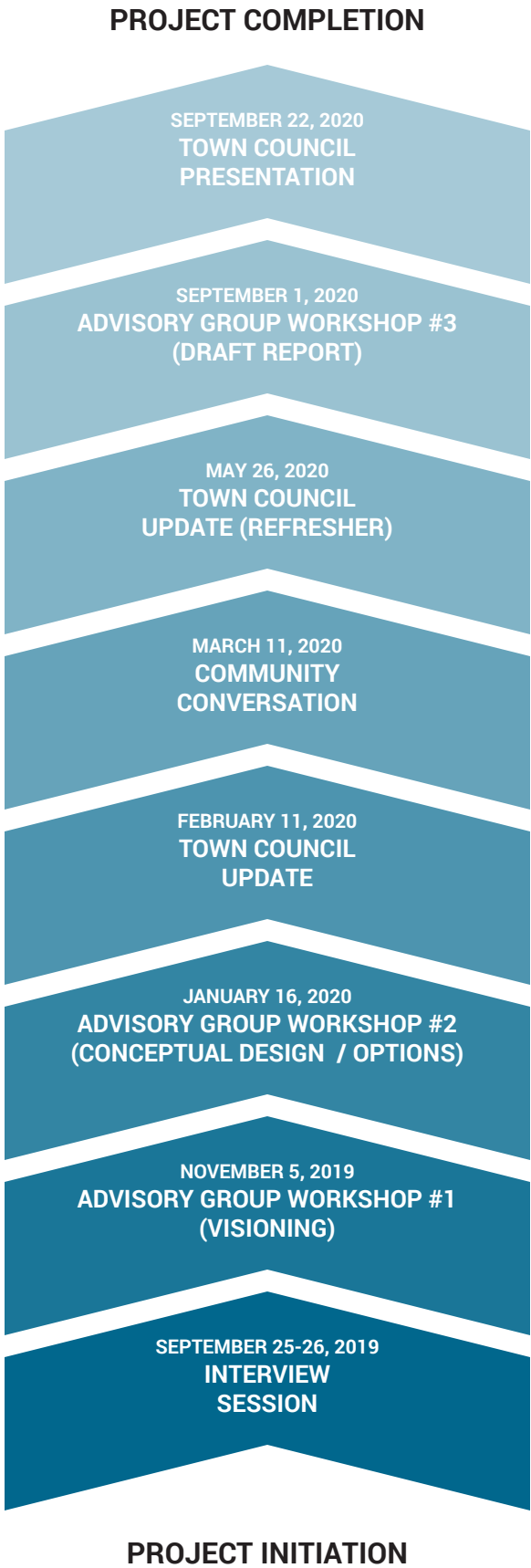
Project research began with an initial review of all previous initiatives and reports compiled by the Town of Frisco as related to the site. While research continued, a two-day **interview session (September 25-26, 2019)** was conducted with Town staff, stakeholders, user groups, neighbors, and organizations involved in previous initiatives to understand existing conditions and challenges as well as desired outcomes. During this time, the Lose team walked the site to observe existing physical conditions first-hand.

After compiling interview and research notes into a consolidated format, the Lose team returned to engage the appointed Advisory Group (composed of Town staff, local user groups, and community leaders) on two separate occasions. The first meeting consisted of **visioning workshop (November 5, 2019)** that examined the values, vision, and mission of the PRA, particularly as related to the Frisco community. The second meeting consisted of a **conceptual design presentation (January 16, 2020)** that revisited the PRA vision and mission statement and outlined multiple site and building design options.

The design process continued with a **Town Council project update (February 11, 2020)** and a **Community Conversation (March 11, 2020)** to elicit feedback from the community about visioning, programming and conceptual ideas completed to date. It also served as an opportunity to obtain open-ended input about desired/undesired features for the PRA.

After a brief project delay caused by the unprecedented COVID-19 pandemic, the Lose team rebooted the project with a “refresher” **Town Council project update (May 26, 2020)**. It then facilitated a third Advisory Committee meeting that consisted of a **draft report presentation (September 1, 2020)** to gather final feedback regarding project material and direction.

Upon revision, the final report was presented at a **Town Council meeting (September 22, 2020)** for review.



Regional Context

Frisco, Colorado

Frisco’s history began with the Ute Indians, Colorado’s first and longest remaining inhabitants, to the region now known as Summit County. The first white men to come through this area were known as “mountain men” who trapped in the high mountain lakes for beaver from 1810 into the 1840s.

The 1870s ushered in the mining industry. Founded in 1873 (officially chartered in 1879) by Henry Recen, the Town of Frisco quickly developed thanks in part to the locale’s many mines. By 1882 the permanent population reached 250 with two railroads, many businesses, hotels, and saloons. The mining boom lasted until 1918.

Along with the rest of the country, Frisco was hit by the Depression; by 1930 Frisco’s permanent

population had dropped to only 18 people but was one of the few mining towns to keep going. Frisco persevered and by 1946 the population had increased to 50.

With a current population just under 2,800 full-time residents, Frisco remained a sleepy town with a sprinkling of summer tourists until the ski industry – which now attracts millions of people a year to the area – brought a new boom era to Summit County.

This rich history provides the context in which the PRA exists. The park’s identity, including all of its existing amenities and future expansions, are linked to the local heritage. Frisco’s identity has shaped (and will continue to shape) the PRA. In turn, the PRA will also serve to assist in defining the Town, its values, character, and lifestyle.



Regional Context (cont.)







Peninsula Recreation Area (PRA)

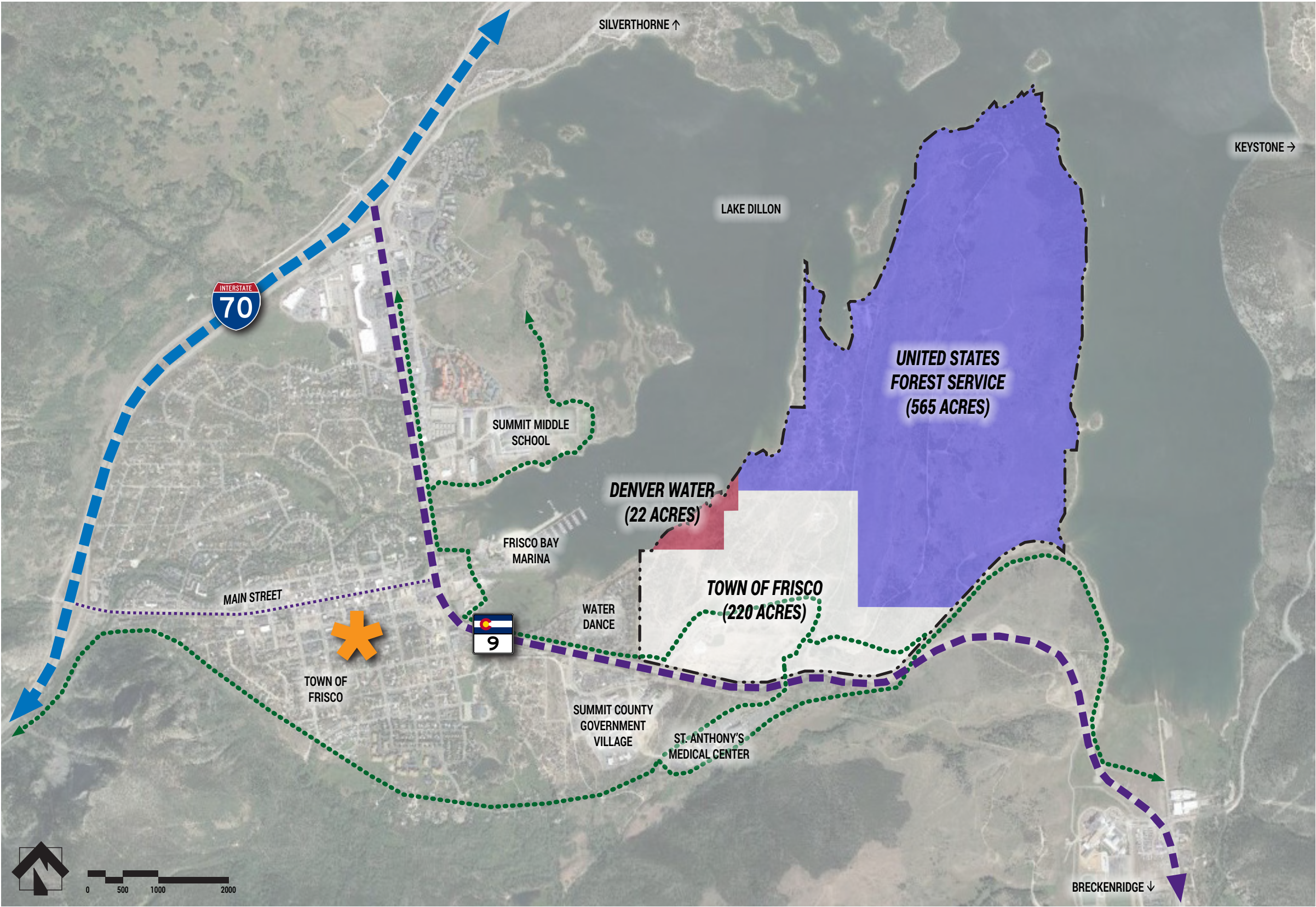
Located east of downtown Frisco along Highway 9, the Peninsula Recreation Area (PRA) represents the largest recreational space in the Frisco community. The site boasts a beautiful natural setting and spectacular views of Lake Dillon, surrounding communities, and nearby mountain peaks. It also contains a campground, miles of trails, and the Frisco Adventure Park.

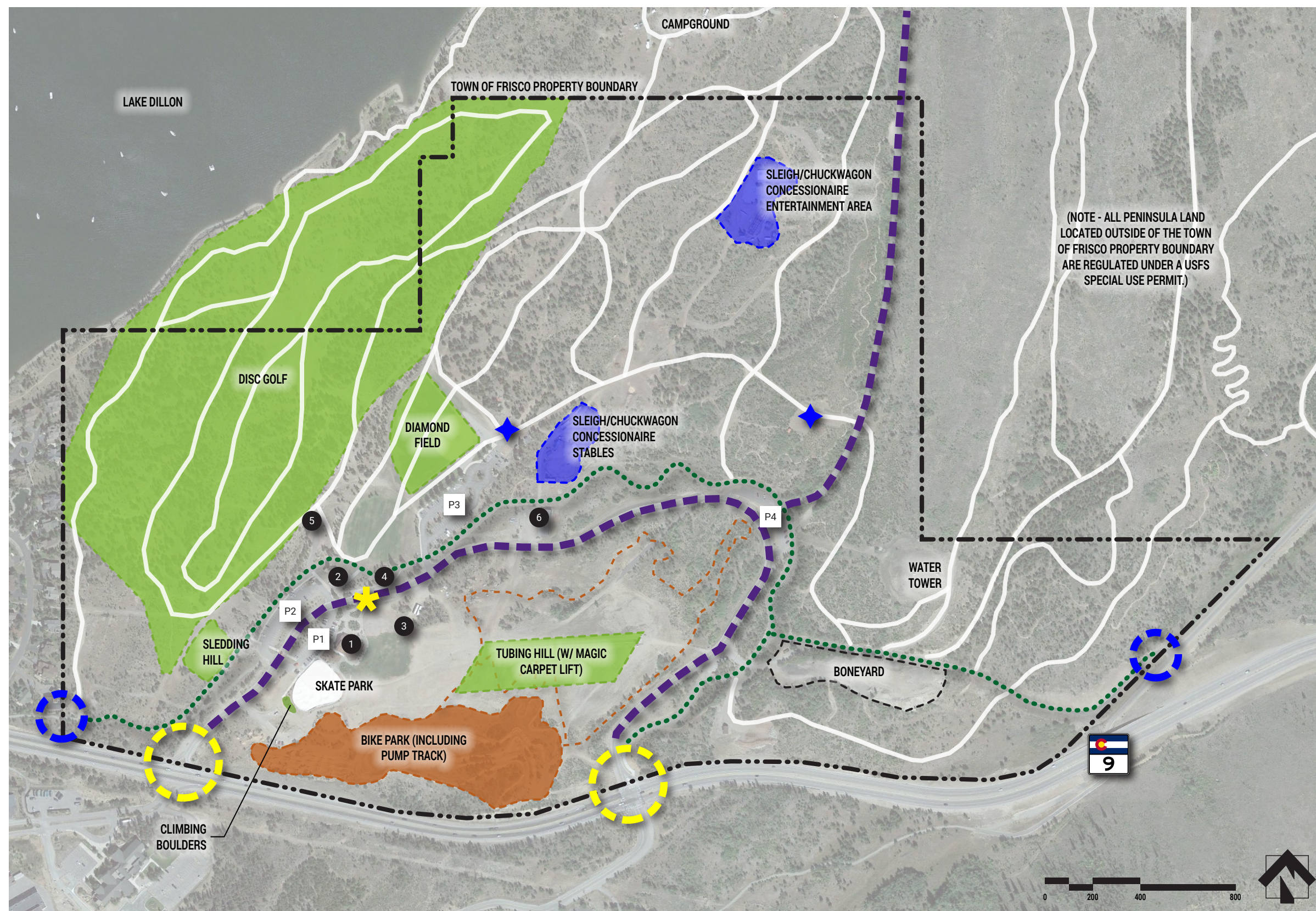
The total 807-acre land area is divided among three owners - 565 acres are owned/managed by the U.S. Forest Service, 22 Acres are owned/managed by Denver Water, and the remaining 220 acres are owned/managed by the Town of Frisco.

The 220 Town-owned acres (highlighted on the map at right) are the primary subject of this report.

Legend

-  Town of Frisco
-  Peninsula Recreation Area Boundary
-  Interstate
-  State Highway
-  Local Street
-  Regional Pathway





Existing Conditions











The 220 acres of PRA land owned by the Town of Frisco have historically and loosely been referred to as the Frisco Adventure Park. The park supports an administrative and maintenance staff that coordinate park operations, facilitate upkeep, and organize a wide range of year-round programming activities. Some maintenance duties are also shared with the Town's Public Works department.

Legend







Access & Circulation

-  Main Access
-  Recreation Path Access
-  Bus Stop (not in use)
-  Vehicular Drive
-  Recreational Path (paved)
-  Bike Trail (unpaved)
-  Summer & Winter Trail

Buildings & Parking

-  1 Day Lodge
-  2 Nordic Center
-  3 Yurt
-  4 Pump House
-  5 Well House
-  6 Maintenance Building
-  P1 43 spaces
-  P2 58 spaces
-  P3 92 spaces
-  P4 22 spaces

Recreation Areas

-  Recreational Green Space
-  Bike Park (including Pump Track)
-  Skate Park
-  Climbing Boulders
-  Sleigh / Chuckwagon Concessionaire Space
-  Sleigh / Chuckwagon Concessionaire Check-Ins (seasonal)

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02 ANALYSIS



WHERE ARE WE NOW...

Previous Reports

Since the last master plan report was completed in 2009, many of its recommended features (and others noted in reports generated prior to its publication) were implemented - the tubing hill, skate park expansion, trail work, climbing boulders, and 27-hole disc golf course. Other reports that engage individual elements of the park and larger PRA have also since been published. However, many aspects of these planning efforts have not been implemented because they are not addressed in the original 2009 master plan. Over time, the need for an updated plan/document emerged - one that considers these reports in an all-inclusive effort and relates them to current circumstances.

The full list of documents consulted for this project consisted of:

- 2001 Town of Frisco Parks and Recreation Master Plan
- 2002 PRA Land Use Plan
- 2007 PRA Land Use Plan
- 2009 Peninsula Recreation Area Design Plan (prepared by DHM Design)



- 2016 Peninsula Recreation Area Potential Planning Elements Evaluation (prepared by SE Group)
- CDOT's GAP Project
- 2017 Design Charrette (prepared by Norris Design, May 18, 2017)
- 2017 Lake Hill Neighborhood Master Plan
- 2017 Frisco Trails Master Plan
- 2018 Frisco Bay Marina Master Plan
- 2019 Frisco Nordic Center Master Development Plan
- 2019 Frisco Parks Master Plan Survey
- 2019-2020 Council's Strategic Plan
- 2019 Summit County's Fieldhouse Feasibility Study
- 2019 Frisco's Community Plan

Findings with direct application to this project have been summarized below. For a more detailed summary of key report findings, see the Appendix.

2019 - Frisco Community Plan:

- The Community Vision describes Frisco as "A close-knit, welcoming community that cherishes our history, environment, healthy lifestyle, and unique sense of place."
- Frisco's Small Mountain Town Character consists of "friendly small-town atmosphere, scenic beauty, the people, the lake, the historic street design and layout, access to recreation and trails, [and the] ski industry."

2007 - Recreation on the Frisco PRA, Land Use Plan:

Goals to maintain the long-term vision of enhancing the PRA as Frisco's diverse recreational "Mecca" include:

- Maintain and enhance the existing winter and summer recreational amenities, to surpass expectations and provide

- exceptional quality recreational experiences.
- Promote recreational events that contribute to and further promote the town's tourism economy and highlight the diverse recreational offerings at the PRA.
- Implement new diverse recreational amenities and uses that complement existing uses, to further enhance the PRA's quality recreational offerings.
- Improve the health of the PRA's flora and fauna to ensure a sustainable environment in which recreational amenities, scenic vistas, and existing wildlife habitats are enhanced.

2016 - Frisco PRA Potential Planning Elements Evaluation:

Town Council direction when considering incorporation of PRA design elements include:

- The PRA and Marina define Frisco as a unique mountain town.
- Activities and features in the PRA should maintain character with the mountain environment.
- Future plans for the PRA should avoid the evolution into a commercial character "fun park."
- The Town is committed to primarily providing amenities for local community members but recognizes the opportunities presented by the tremendous levels of visitors Summit County receives.
- Ideally, facilities would be a blend of revenue and non-revenue to produce an aggregate break-even for the area as a whole.
- Council prefers to save for new amenities, or fund them internally, as opposed to borrowing or bonding funds. This element represents prudent fiscal management, but

may limit the opportunities which can be developed.

- There is interest in diversifying the FAP so that it is not perceived as "just a tubing hill."
- The "role" of the PRA is centered upon community recreation, health and fitness.
- Projects which may enhance continuity between the PRA and the main areas of town are optimal.

2017 - Design Charrette:

- Phasing elements recommended for 2017-2018 consisted of skate park expansion, nature play, disc golf, sport court, Two Below Zero yurt relocation, Frisco Day Lodge, Frisco Nordic Center improvements.
- Phasing elements recommended for 2018-2028 consisted of trail expansions, skating rink, ice skate pavilion & office structure, entrance monument, volleyball courts, parking & landscape improvements, enhanced trailhead & bouldering, open field, and recreation center / field house study alternative locations.
- Phasing elements recommended for 2028+ consisted of parking, pavilion, Two Below Zero relocation, and trail improvements.

2019 - Frisco Parks Master Plan Survey

- Frisco Residents place a high value on facilities that provide a natural outdoor experience, but many residents want indoor athletic facilities as well.
- When asked to rank the most important parks and recreation needs for Frisco to address over the next 5 to 10 years, year-round and part-time residents provided similar ratings (indoor athletic facility, dog park, and additional public spaces or plazas).

Interviews & Site Visits

Interview Series - September 25 & 26, 2019

An interview series was conducted over the course of two full days to engage a full range of stakeholders, staff, officials, and users selected by Town staff.

Each interview session lasted approximately one hour, and general discussion items included interpretation of park identity and role within the community, park strengths and weakness, and overall opportunities and challenges. Where sessions consisted of specific user groups, conversations (understandably) focused on corresponding special interest topics.

Immediately following the interview sessions, the design team met with Town staff to summarize key observations and conducted follow-up phone conversations to discussion other findings.

INTERVIEW LINE-UP

September 25
Town of Frisco Staff
Adventure Park Staff
Public Works Staff
SE Group
Norris Design
Stais Architecture & Interiors
Town of Frisco Events Crew

September 26
Summer User Groups
Waterdance Community Members
Winter User Groups
Town Council Members

Follow-up phone call interviews
Adventure Park Maintenance Staff
Two Below Zero

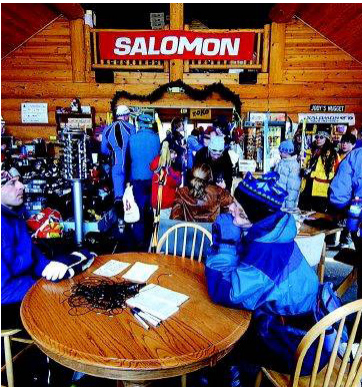
Site Visits - Multiple

A formal site tour was conducted prior to the interviews to provide context for general discussion. Additional walkthroughs were conducted by the design team in the following month to gain a better understanding of site conditions. Key observations and analytical conclusions based on these site visits include:

- The site maintains an iconic natural setting with spectacular views. Any design should protect this atmosphere and utilize it to its full advantage.
- The site is generally disorganized and difficult to navigate for a first-time user. Wayfinding would go a long way to improve this shortcoming.
- The site is in need of clean-up and screening. Unsightly storage, material piles, exposed equipment, and open work yards prove detrimental to the overall user experience.
- The site and its facilities are in serious need of additional storage opportunities.
- The staff is in serious need of administrative offices and amenities.
- The site maintains strong regional connection opportunities from its main trail system. This will improve with the construction of a southern pedestrian path below Highway 9.
- Regional connectivity would be greatly improved with the integration of the existing on-site bus stop within a greater transit service system.
- Operations and programming at the Day Lodge exceed the facility's intended capability and capacity.
- Operations and programming at the Nordic Center exceed the facility's intended capability and capacity.
- While the Boneyard serves important Public Works storage needs, it detracts from the overall user experience and exists as a lost opportunity for recreational use.

Key Findings & Perceptions

- Frisco is:
 - ◊ Rugged, rustic, quirky, and quaint
 - ◊ Not a streamlined, resort town
 - ◊ Connected to its mining past and Scandinavian heritage
 - ◊ Walkable
 - ◊ Central to the surrounding mountain communities but smaller
 - ◊ Authentic
- The PRA is beloved as a recreational gem by nearly the entire Frisco community.
- The PRA is known for offering a "classic outdoor Colorado experience":
 - ◊ Majestic views
 - ◊ Rugged terrain
 - ◊ Adventurous activities
- The PRA is family oriented.
- The PRA is accessible:
 - ◊ Open for year-round use
- ◊ Offers programmed and unprogrammed recreational opportunities
- ◊ Balances local vs. tourist visitation
- ◊ Maintains potential for experience-level gradation (from beginner-level to expert-level)
- The PRA lacks a vision, mission, and master plan for guiding decision-making and future development.
- The site lacks identity, and sense of place is weak.
- The site is generally disorganized.
- The site offers a wide range of recreational opportunities but could offer more.
- The Boneyard presents a challenging situation - while it serves an important municipal purpose, it does not fit within the context of the site.



Advisory Group Workshops

Workshop #1 - November 5, 2019

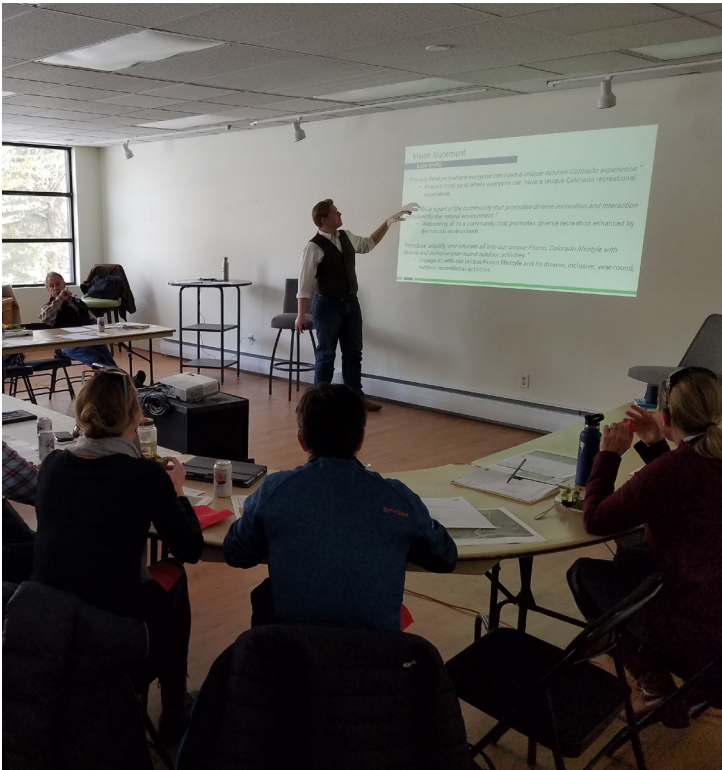
The first Advisory Group Workshop focused on the development of three draft Vision Statements.

Group members engaged in discussion related to understanding Frisco’s identity and how it related to the PRA. This was followed by discussion regarding the PRA’s identity, and the group dividing into three sub-groups tasked with identifying park strengths and weaknesses. Lastly, each sub-group worked through a series of exercises to prepare and revise its own version of a park Vision Statement.

The resultant draft statements were as follows:

- “Frisco’s front yard where everyone can have a unique outdoor Colorado experience.”
- “The PRA is a part of the community that promotes diverse recreation and interaction enhanced by the natural environment.”
- “Introduce, Amplify, Education all into our unique Frisco Colorado lifestyle with diverse and inclusive year-round activities.”

Following this first workshop, the Lose team worked with Town staff to develop a merged draft Vision Statement and develop a honed Mission Statement. The design team also began developing a preliminary Program and Conceptual Design package for staff review and feedback.



Workshop #2 - January 16, 2020

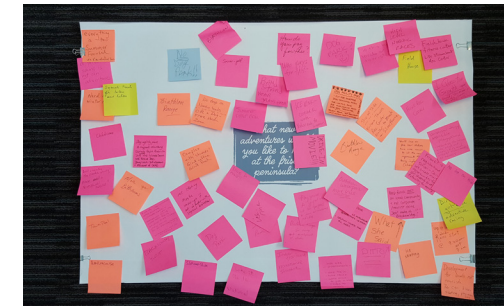
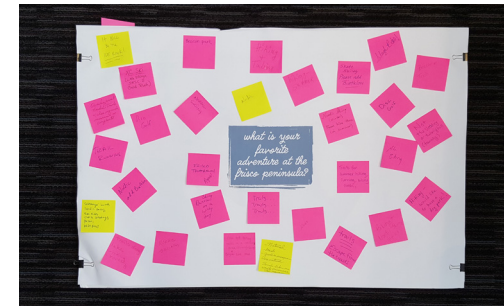
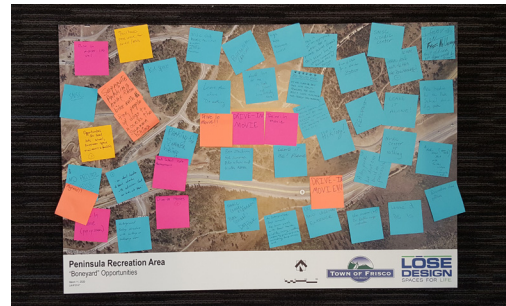
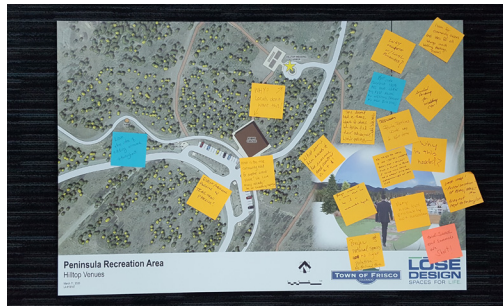
The second Advisory Group Workshop focused on the presentation of a draft Program and multiple design concepts to elicit group feedback for further design development.

The workshop opened by presenting the merged Vision Statement and introducing the new Mission Statement and related both to a draft Program. Feedback was obtained before moving on to present a base design concept and associated options. Multiple options were presented for the following design elements:

- Signage family options
- Character element options
- Activity Center site locations and floor plans
- New Building (Administration) floor plans
- Nordic Center expansion and renovation options
- Wedding Facility site locations
- Event Venue site locations and floor plans
- Sleigh/Chuckwagon Concessionaire site locations
- Boneyard design options

Following this second workshop, the design team utilized group feedback to revise the Vision and Mission Statements. It also updated Programming organization and priority. Lastly, the Lose team utilized feedback to revise the Conceptual Design and began preparation of a final Design Package to be prepared at the upcoming Community Conversation.

(To see the full set of material presented and generated at Advisory Group Workshop #2, please refer to the Appendix.)



53% of the Proposed Recreation Village comments expressed concern for additional buildings and paved parking



Of the 18 Wedding Venue comments, 5 were in favor, 10 were against, and the remainder were not relevant



11 comments were in favor of providing general learning opportunities within the park (programs, signage, etc.)

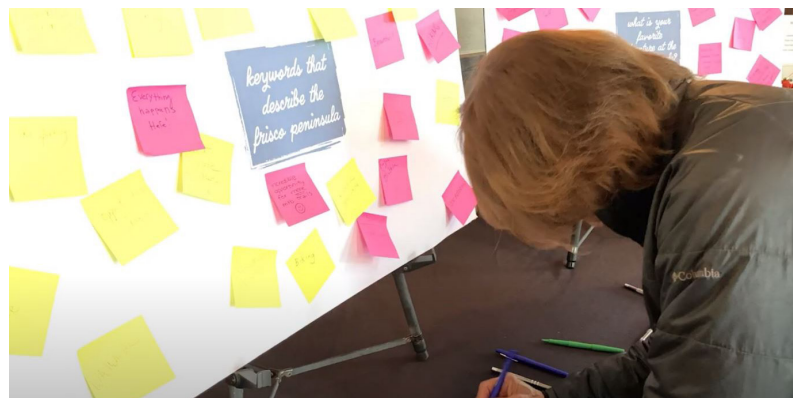
Community Conversation

On March 11, 2020, Lose Design facilitated a Community Conversation meeting held at the Frisco Adventure Park's Day Lodge. The format of the gathering included seven (7) display boards positioned for Post-it note comment, a formal presentation, and follow-up individual discussions with attendees. The meeting was recorded and posted to YouTube.

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PEOPLE ATTENDED
THE COMMUNITY
CONVERSATION ON
MARCH 11

TOP 10 NEW ADVENTURE COMMENTS		OPERATIONAL	REVENUE-GENERATING	VALUE-ADDED
1	Ice Skating		•	•
2	Biathlon Range		•	•
3	Dog Park / Dog Agility Park			•
4	Indoor Recreation / Activities Building	•	•	•
5	Trail Amenities & Enhancements			•
6	Nordic Races Enhancements		•	•
7	Community Focused Programming & Minimal New Development	•		•
8	Learning opportunities (general programs, signage, etc.)	•		•
9	Slip'n Slide			•
10	Drive-in Movies			



TOP 5 DESIRED NEW ADVENTURES

BIATHLON
TRAIL ENHANCEMENTS
DOG PARK
SKATING (ICE & ROLLER)
INDOOR ACTIVITY CENTER

71%

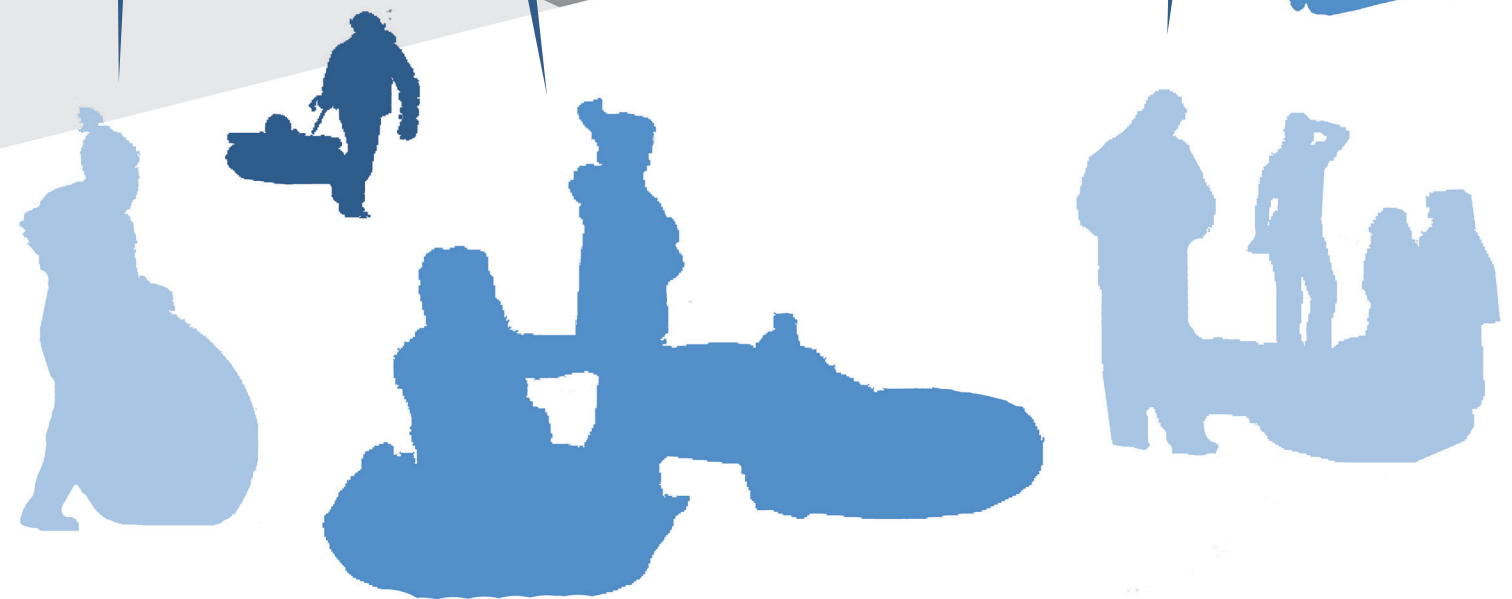
OF RESPONDENTS RANKED
NORDIC SKIING & TRAILS
AS THEIR #1 FAVORITE CURRENT
ADVENTURE

#1 NATURAL BEAUTY

RANKED AS THE HIGHEST TOPIC
LISTED FOR DESCRIBING THE PRA

41 OF 45

BONEYARD COMMENTS
RECOMMENDED CONVERTING
IT TO RECREATIONAL USE



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03

VISIONING & DESIGN





FIND YOUR NEXT ADVENTURE!

Project Statements & Goals

Project Statements are perhaps the most important components of the planning and design process because they set the stage for all work to follow. Effective Project Statements provide clear direction but are not too limiting in their direction. They often consist of a Tagline, Vision Statement, and Mission Statement.

The Tagline is a catchphrase or slogan that is meant to leave a lasting impression about the project in a short period of time. It is typically used as a marketing tool, incorporated into social media, websites, advertisements, etc. The Vision Statement describes the long-term project aspiration. It reveals what the project most hopes to become and achieve. Lastly, the Mission Statement identifies the project's intent and how it plans to achieve its Vision.



The Frisco Adventure Park Tagline, Vision Statement, and Mission Statement are based on research into previous reports as well as input gathered during interview sessions and workshops. They are intended to embody the adventurous, recreational spirit of the park, the values of the Frisco community and focus efforts for improvement and growth.

Project Goals take the spirit of Project Statements and go one step further by identifying specific aims intended to support the Mission and achieve the Vision. The three categories of goals for the Frisco Adventure Park consists of:

- Revenue-Generating Opportunities - Implement and improve features that increase opportunities to generate funds for park day-to-day activities or future initiatives.
- Operational Efficiencies - Implement and improve features related to basic park logistical functions.
- Value-Added Enhancements - Implement and improve features that enhance the park experience, add to the quality and diversity of park offerings, and support community values.

Each Goal is meant to give reason and purpose to the proposed design feature. It is the basis for considering and organizing each element. If a feature cannot be related to one of these Goals, it cannot be seen as contributing to the grander Frisco Adventure Park Vision and Mission and subsequently, should be reconsidered for implementation.

TAGLINE:

“Find your next adventure!”

VISION STATEMENT:

*“To **cultivate** memorable Frisco **recreational** experiences.”*

MISSION STATEMENT:

*“To provide and support a **diverse** range of year-round **recreational** activities that make all visitors feel welcome to the Frisco **community**.”*

Project Goals & Associated Features

VALUE-ADDED ENHANCEMENTS:

Implement and improve features that enhance the park experience, regardless of financial opportunity.

Features:

- Site Furnishing and Character Elements
- Public Art
- Trails
- Outdoor Pavilions and Restrooms
- Overlooks
- Playgrounds
- Multipurpose Field
- Screening of Maintenance Areas
- Biathlon
- Community Space



OPERATIONAL EFFICIENCIES:

Implement and improve features related to basic park logistical functions.

Features:

- Wayfinding
- Transit Service
- Additional Magic Carpet Lift
- Maintenance Shed
- By-Pass for Countywide Rec Path
- Additional Parking to support new amenities:
 - ◊ Village Center
 - ◊ Community Space
 - ◊ Event Center (Optional)
 - ◊ Wedding Overlook (Dropoff)
 - ◊ Parking "A" (Skate Park)
 - ◊ Parking "B" (Sledding Hill)
 - ◊ Parking "C" (Sleigh/Chuckwagon Concessionaire Check-In)

REVENUE-GENERATING OPPORTUNITIES:

Implement and improve features that increase opportunities to generate funds that sustain park activities or support future initiatives.

Features:

- Village Center - Administration and Tubing Guest Facility
- Day Lodge - Rental Venue Renovation
- Activity Center for Nordic and Youth Programming
- Nordic Center - Rental Venue Renovation
- Wedding Overlook (Arbor or Patio)
- Event Center
- Ice Skating (Ice Circle or Trail)
- Ropes Course
- Sleigh & Chuckwagon Concessionaire

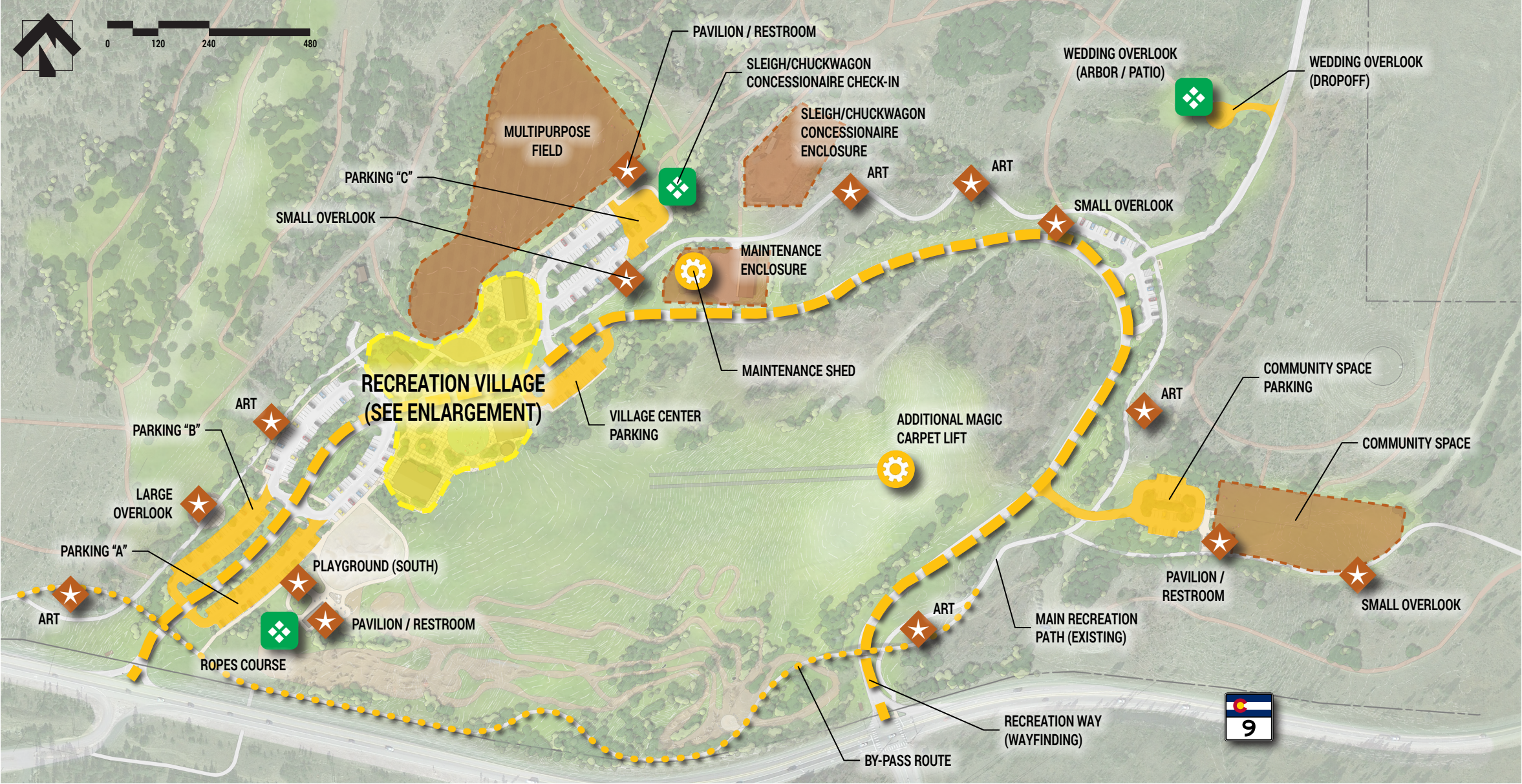
Vision Plan

The Peninsula Recreation Area is the largest municipally owned recreational feature in the greater Summit County area. With 807 total acres, jointly managed by the Town of Frisco, the USFS, and Denver Water, the PRA is an important recreational asset for the Town and the region. The Frisco Adventure Park is situated on the approximately 220 acres of Town owned land at the PRA. It contains diverse, developed recreational amenities that make it an attractive and unique launching point for the diverse range of summer and winter recreational opportunities. The Frisco Adventure Park at the PRA is one of the features that establishes Frisco’s identity as a unique mountain town.

In order to sustain and enhance the future of the Frisco Adventure Park, this plan organizes proposed improvements into three categories. This organization is to ensure that all proposed facilities are congruent with the overall community vision for the PRA. These categories are 1) Revenue-Generating Opportunities 2) Operational Efficiencies, and 3) Value-Added Enhancements. Each proposed park feature is associated with one or more of these goals. Through this connection, each feature is linked to the grander Vision and Mission.

The focus of the Vision Plan is to visually identify each feature’s associated goal and begin relating it to a physical location. The site’s design begins with the central circulation spines formed by Recreation Way and the main recreation path. These corridors directly connect nearly every design feature and act to physically unify the site. To enhance this physical connection, character elements (including wayfinding features, fence lines, boulder lines, lighting standards/banners, etc.) are incorporated. These elements establish a visual identity that ties the site together and visually links the Frisco Adventure Park to the greater Frisco community. This begins with monumental entry signage that announces arrival to the site and culminates in the Recreation Village (see plan on opposite page).

With this fundamental organizing structure in place, guests are able to orient themselves and branch off the main paths to find their next adventures. By maintaining a connection between each new design



feature and an associated project goal, the integrity of the park’s Vision and Mission Statements are maintained. Guests are able to cultivate memorable recreational experiences and feel welcome to the Frisco community!

(NOTE - While some design elements have been suggested by the community - i.e., drive-in movie facility and slip’n’slide - it is not felt that they align with the park’s vision, mission, and/or goals. As a result,

they have not been incorporated into the final design. Additionally, all features proposed in the Vision Plan require further design development as they are engaged for implementation. The intent of this report is to identify key features and their approximate orders of magnitude for decision-making and planning purposes only. Separate scopes of future work can engage design detailing and construction documentation at later dates.)

Legend

Vehicular Corridor

Recreation Path Corridor

Revenue-Generating Opportunity

Operational Efficiency

Value-Added Enhancement

Vision Plan

RECREATION VILLAGE

The Recreation Village serves as the park's “base camp.” It is the administrative center, recreational core, and main public transit dropoff point. Spatially, it is defined by four main buildings and the pedestrian plaza areas that link them together. While connected visually, these buildings maintain separate programming:

- Village Center – This facility acts as a new park headquarters by housing all administrative functions, and tubing operations from tickets and check-in to storage and supportive needs. It also contains new public spaces and a central food and beverage concessionaire.
- Day Lodge - Renovated to be a full-time, revenue-generating rental facility for medium-sized events (approximately 150 people). Kitchen facilities are expanded and basement access improved to better support rental needs.
- Activity Center - A new facility that accommodates all Nordic activities and summer/winter camp programs. The building provides a main multipurpose room and fully equipped locker rooms.
- Nordic Center - Internally renovated to be a full-time, revenue-generating rental facility for small events (approximately 60 people).

(For more information about each building, please refer to its respective profile sheet located within this section.)

The plaza spaces framed between these buildings are pedestrian-friendly mingling zones. Planting beds soften the setting while art exhibits provide visual interest. A central circle provides ice skating in the winter and roller skating in the summer (it can also be used for events, festivals, and performances during the warm times of the year). A nature-themed playground provides a place for families to play and gather.

Ultimately, the Recreation Village is a place for guests to come and go as they please, providing a space gather, eat, relax, play, skate, view art, and plan their next adventure!



Legend



Revenue-Generating Opportunity



Operational Efficiency



Value-Added Enhancement



VILLAGE CENTER

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
\$5.6 - \$7.5 million

ANNUAL REVENUE RANGE
General / Winter Tubing \$856,339 - \$1,455,372

PURPOSE
The Village Center addresses administrative office/ ticketing and storage space needs that are not currently being accommodated. The existing Day Lodge contains limited office and storage space. The popular tubing operations have outgrown their allotted space, and the building is also serving as a revenue-generating rental facility. The Day Lodge's current location and layout make it difficult to meet all of the existing needs effectively, even if expansion is considered.

DESIGN DESCRIPTION
To minimize its overall site footprint, the Village Center is a two-story multi-use facility. With an architecture style that matches and complements the Day Lodge, its first floor provides a large common room (and outdoor extension) with unimpeded tubing hill views, a food prep area to provide concessions, multiple classroom spaces, restrooms/lockers, skiing amenity space, and a tubing storage room. The second floor is dedicated to administrative needs, providing office space, conference rooms, storage, and restrooms/lockers.

(Note: Refer to Appendix for conceptual floor plans.)

RELATED FEATURES & EXPECTED OUTCOMES
Once the Village Center is built, the Day Lodge may be renovated to function as a full-time rental facility (see following page). The Village Center will also eliminate storage needs being placed on the Nordic Center, enhancing the latter's ability to function as a full-time rental facility. Additionally, the new Village Center can enhance current ticketing operations as well as accommodate ticketing needs associated with a second Magic Carpet.

Incorporation of new Village Center classrooms can allow for the growth of camp programs and on-site educational instruction. Also, new Village Center concessions and retail sales can expand current patron service, and new full restroom and locker facilities can be provided for staff, patrons, and camp attendees.

Elsewhere on-site, construction of a Pavilion/ Restroom near the Skate and Bike Parks can provide amenities for associated users. This can eliminate user interference between skate and bike park users and Village Center and Day Lodge patrons, especially during event and rental periods.





DAY LODGE RENOVATION

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
\$350,000 - \$550,000

ANNUAL REVENUE
Facility Rentals \$30,000 - \$60,153

PURPOSE
In 2019, Day Lodge rental bookings generated \$30,000 in revenue, but rentals are limited due to building overuse and over-programming. The intent of the Day Lodge renovation is to repurpose the facility to focus entirely on revenue generating rental opportunities.

Concessions sales are restricted by small kitchen space and lack of product storage area. The ticketing and sales space is too small for servicing tubing patrons during peak times. Retail opportunities are limited due to the lack of merchandise display areas. Administration and storage is located in a windowless basement with water infiltration issues and is accessible only through an interior and exterior stair. This access situation is not only ADA noncompliant, but it presents a hazardous environment for moving large items in or out of storage. Lastly, while the Great Room’s windows are oriented towards the tubing hill, this winter view is blocked by the large berm of snow required for tubing safety.

DESIGN DESCRIPTION
Renovation includes kitchen expansion, ticketing office upgrades (to supplement the Village Center), and lift equipment for basement storage access. Renovation also includes expansion of the existing patio to create more usable outdoor event space.

(Note: Refer to Appendix for a conceptual floor plan.)

RELATED FEATURES & EXPECTED OUTCOMES
By exporting all administrative and ticketing operations to the new Village Center, the Day Lodge can be free to function as a full-time rental space. An expanded kitchen and concessionaire can support all functions. Also, event-based storage can be located in the basement and accessible via a new lift.

As a full-time rental facility, the renovated Day Lodge can be available 7 days a week for approximately 150 guests . The renovated Day Lodge can accommodate multiple types of events, but it can be particularly convenient and complimentary to ceremonies that occur at the park’s Wedding Overlook. A renovated Day Lodge can also lessen the immediate need for the Event Center.

As noted with the Village Center, construction of an outdoor pavilion and restroom near the Skate and Bike Parks can provide amenities for associated users. This can eliminate these user groups from needing access the Day Lodge during event and rental periods.



ACTIVITY CENTER

IMPLEMENTATION CATEGORY
Tier 2, Moderate Priority

COST RANGE
\$2.1 - \$2.9 million

ANNUAL REVENUE RANGE

Nordic	\$ 98,803 - \$187,615
Programs & Events	(-\$125,061) - (-\$110,744)
Net	(-\$ 26,258) - \$ 76,871

PURPOSE
The Activity Center addresses physical programming needs that are not currently being met. The existing, iconic Nordic Center building maintains a limited occupancy with minimal storage options.

Nordic and summer/winter camp operations are constrained by the building’s size. Out of necessity, additional structures (a shed and fabric tensile room) have been added to accommodate storage and operational needs. Due to overcrowding at peak times, program growth and user experience is restrained and quality diminished.

DESIGN DESCRIPTION
The Activity Center offers a main multipurpose room supplemented by restrooms and lockers. It also includes office space, concessions, Nordic Center ticketing and rental areas, general storage, and a dedicated waxing/repair area for Nordic skiers.

Whereas other on-site spaces are more formal in nature, the Activity Center’s focus is intended to provide active indoor space. All Nordic activities and summer/winter camp programming can be conducted at the Activity Center in spaces specifically designed for the intended use.

(Note: Refer to Appendix for a conceptual floor plan.)

RELATED FEATURES & EXPECTED OUTCOMES
Construction of the Activity Center can alleviate storage and multi-purpose programming demands being placed on the Nordic Center. The new facility will allow the existing Nordic Center building to be renovated and utilized as a revenue-generating, programmable space for activities more suited to its size, character, and physical capabilities.

While the Activity Center is being developed, design consideration should be given to re-routing the main path that currently runs through the northern portion of the Recreation Village. While this path can remain for general connectivity, re-routing of the main circulation path may be adjusted to run north of the Activity Center and eastern parking lot. Additional systemic path study is required in future scopes of work.





NORDIC CENTER RENOVATION

IMPLEMENTATION CATEGORY
Tier 2, Moderate Priority

COST RANGE
\$10,000 - \$15,000

ANNUAL REVENUE
Facility Rentals \$159 - \$2,122

PURPOSE
The intent of the Nordic Center renovation is to create a facility focused entirely on smaller-scale rental opportunities. The Nordic Center faces similar operational challenges as the Day Lodge. Space is significantly limited for current Nordic activities, summer/winter camp programming, general offices, and storage. During peak-use times, the facility is at or above capacity, diminishing the overall patron experience. Additionally, restroom and locker facilities are minimal and cannot accommodate program needs.

DESIGN DESCRIPTION
Nordic Center renovation can be relatively minor (e.g., repainting, re-carpeting, refinishing) to keep the integrity of the original design aesthetic intact.

RELATED FEATURES & EXPECTED OUTCOMES
By exporting all Nordic and summer/winter camp programming to the new Activity Center, the renovated Nordic Center can be free to function as a full-time rental space, available 7 days a week, for approximately 60 guests.

A second design option consists of expanding the current Nordic Center to better accommodate all of its unmet programming needs (refer to Appendix for a conceptual floor plan). Total cost of the expansion is approximately the same as constructing a new Activity Center (see previous page).

The greatest disadvantage of Nordic Center expansion is its potential design limitations. Whereas a new building is free to develop independently, an expansion would always be tied to the existing facility - functionally and aesthetically. While total building number would be less with the expansion option, total area of programmed space is similar in either scenario. Given that cost is also similar for either option, expansion may present unnecessary restraints on future designs the Town may wish to pursue.



WEDDING OVERLOOK - ARBOR/PATIO

IMPLEMENTATION CATEGORY

Tier 1, High Priority

COST RANGE

Arbor \$ 2,000 - \$ 5,000

Patio \$20,000 - \$28,000

ANNUAL REVENUE RANGE

\$22,880 - \$37,838

PURPOSE

The Wedding Overlook provides a formal, outdoor space with views of Lake Dillon and the surrounding peaks designed to accommodate ceremonies.

DESIGN DESCRIPTION

The Wedding Overlook's arbor is a simple, rustic structure. Preferred surfacing beneath the arbor and guest seating is natural but holds the opportunity to be paved. Either option is graded to be ADA accessible. The preferred location maintains amazing views of Lake Dillon and the surrounding mountains.

RELATED FEATURES & EXPECTED OUTCOMES

Intended guest totals for wedding ceremonies can be approximately 100 people. Given the simplicity of the design (i.e., open arbor and flush surfacing), Nordic trails can still be able to pass through the space during wintertime. Additionally, Sleigh/Chuckwagon Concessionaire summer check-in operations can be relocated to the current winter check-in location and formalized with a more structured plaza space.

Due to public concern about site over-development, ceremony parking can be managed by having guests park elsewhere on site and shuttling them to the Arbor. A roundabout is included in the design to accommodate drop-offs, but consideration should be given in future design development to locate it further from the ceremony area and screen it from view from wedding participants and guests.

The Day Lodge renovation can complement the Wedding Overlook by offering a dedicated rental space for receptions. Overall, this can make the Wedding Overlook more attractive to couples by offering the convenience of keeping all festivities within close proximity to one another. It can also enable the Town to offer a range of wedding package deals, increasing the opportunities for additional revenue.

Construction of an Event Center can also complement the Wedding Overlook and provide accommodations for larger groups (if desired). Similarly, facility proximity can make the Wedding Overlook more attractive to couples and afford the Town additional revenue-generating opportunities by supporting wedding package deals.





EVENT CENTER

IMPLEMENTATION CATEGORY
Tier 3, Lower Priority

COST RANGE
\$3.6 - \$4.8 million

ANNUAL REVENUE RANGE
\$27,649 - \$41,092

PURPOSE
While the Day Lodge provides the Town with a venue rental space, occupancy limitations are geared towards small- to medium-sized events (120-150 people). The Event Center is intended to support larger events and rental opportunities (200+ people) that are otherwise being accommodated by other venues located throughout Summit County.

DESIGN DESCRIPTION
The Event Center provides a large multipurpose event space supported by a catering room, restrooms, storage, and conference or wedding-specific facilities (i.e., breakout rooms or changing rooms).

(Note: Refer to Appendix for a conceptual floor plan.)

RELATED FEATURES & EXPECTED OUTCOMES
The Event Center can accommodate larger-scale events, including wedding receptions (to compliment the Wedding Overlook), retreats, birthday parties, graduation celebrations, bar mitzvahs, quinceañeras, Town meetings, etc. Additionally, it could also be utilized for small sporting expos as a lesser “convention-type” space. This facility is not intended to compete with larger convention centers at neighboring resorts but rather to offer an “in-between” option for the community that does not need a large 2,000-person ballroom.

While this type of space has not been historically recommended nor strongly demanded by the public, it does provide a revenue-generating opportunity. Given its spatial/parking needs (approximately 1.0 - 1.5 acres) and the community’s concern with maintaining as much of the site’s natural beauty as possible, the Community Space that replaces the Boneyard can be an ideal location. If the Event Center is constructed in the Community Space, the corresponding Pavilion / Restroom currently shown on the Master Plan would not be built.



ROPES COURSE

IMPLEMENTATION CATEGORY
Tier 2, Moderate Priority

COST RANGE
\$200,000 - \$300,000

ANNUAL REVENUE RANGE
\$43,478 - \$51,885

PURPOSE
The Ropes Course is intended to provide an adventure based, on-site recreational activity that can serve as an additional revenue-generating opportunity for the Town.

DESIGN DESCRIPTION
The proposed high Ropes Course maintains a footprint of approximately 20,000 square feet (although the particular site location maintains the ability to expand or shrink). Exact features and equipment will be determined at a later date.

RELATED FEATURES & EXPECTED OUTCOMES
Placement of the Ropes Course is an important part of the site planning process. The recommended location positions the Ropes Course in close proximity to parking and the Skate and Bike Park Pavilion/Restroom facility for general use, gatherings, and events. This location is also isolated and does not interfere with other site activities or features. Additionally, the Ropes Course's placement near the Skate Park and Bike Park aligns with their more adventure-based nature.



ICE SKATING

IMPLEMENTATION CATEGORY
Tier 2, Moderate Priority

COST RANGE
Ice Circle (Ice) \$1 - \$1.5 million
Ice Circle (Glice) \$350,000 - \$360,000
Ice Trail (Ice) \$1.5 - \$2 million
Ice Trail (Glice) \$460,000 - \$470,000

ANNUAL REVENUE RANGE
Ice Circle (Ice) \$11,830 - \$14,118
Ice Circle (Glice) \$11,830 - \$14,118
Ice Trail (Ice) \$25,506 - \$30,439
Ice Trail (Glice) \$25,506 - \$30,439

PURPOSE
Ice Skating is intended to provide a new, revenue-generating recreational opportunity for the Town. Ice Skating was noted as one of the most desired new adventures during the Community Conversation.

DESIGN DESCRIPTION
The Ice Circle is 100' in diameter and maintains an overall area of approximately 7,800 square feet. It is enclosed by a perimeter fence and maintains the opportunity to be covered. It also includes the opportunity to provide either a natural ice or synthetic (Glice) surface.

As an option, the Ice Trail is 20' wide / 500' long and maintains an overall area of approximately 10,300 square feet. Because of its larger footprint, it would be located north of Recreation Way between the Nordic Center and Activity Center. It would also be enclosed by a perimeter fence, maintains the opportunity to be covered, and could provide either a natural ice or synthetic (Glice) surface. If the Ice Trail is constructed, the Ice Circle would not be built.

RELATED FEATURES & EXPECTED OUTCOMES
Construction of the new Village Center or Activity Center supports the outdoor Ice Skating feature (e.g., ticketing, skate rental, Glice surface summer storage, etc.). While the feature presents the opportunity to skate, it also offers a people-watching activity for other visitors. During summer, both the Ice Circle or Ice Trail can be utilized for roller skating. The former can also be used as open space for events, festivals, or performances.





**SLEIGH / CHUCKWAGON CONCESSIONAIRE
CHECK-IN PLAZA**

IMPLEMENTATION CATEGORY
Tier 3, Lower Priority

COST RANGE
\$19,000 - \$26,000

ANNUAL REVENUE
Development of the Recreation Village and associated facilities is expected to boost Sleigh/ Chuckwagon Concessionaire revenue prospects by enhancing the overall visitor experience and by increasing park visitation numbers.

PURPOSE
The Sleigh/Chuckwagon Concessionaire is intended to provide a unique recreational activity as well as a revenue-generating opportunity for the Town. Construction of a new Check-In Plaza is meant to improve the visitation experience by providing a designated place that creates a sense of arrival.

DESIGN DESCRIPTION
The Check-In Plaza is located where the current winter check-in area exists. It is positioned adjacent to a paved drop-off area and is defined by hardscape and rustic fencing. The space also incorporates a new boarding deck to make wagon and sleigh loading easier. Current operations utilize approximately 2.5 acres (~1 acre for stables and storage; ~1.5 acres for entertainment and events) and would be maintained.

RELATED FEATURES & EXPECTED OUTCOMES
As the Sleigh/Chuckwagon Concessionaire is managed by a third party, independent of the Town, revenue-generating opportunities are based on lease rates. By centralizing seasonal check-in areas to one location, expanding adjacent parking, and defining/improving its designed sense of place, operations can be streamlined, and the overall quality of the recreational experience improved. These upgrades hold the potential to increase sales and provide greater revenue-generating opportunities.





WAYFINDING
IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
\$800,000 - \$1 million

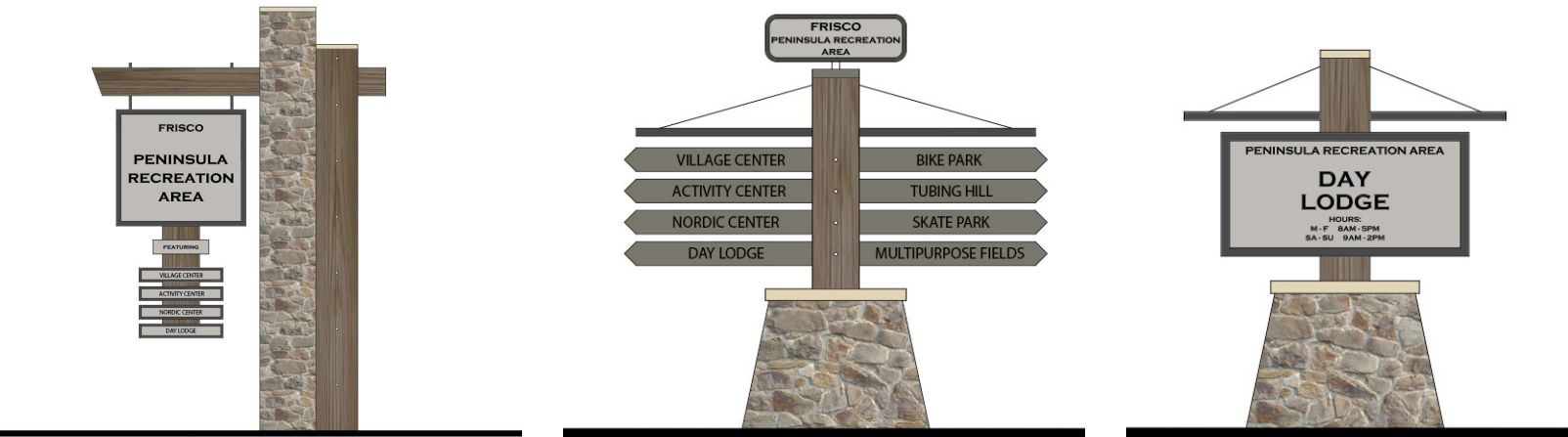
ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
Themed wayfinding is intended to define to the site's physical identity. It helps visitors (especially first-timers) orient themselves and learn about site features and other site information.

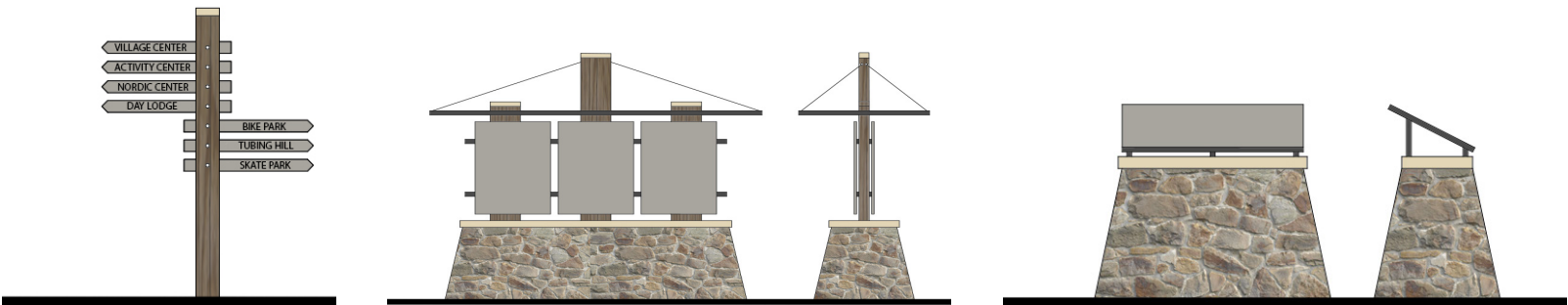
DESIGN DESCRIPTION
Wayfinding elements are constructed at a range of scales, depending on intended use and audience. Materials are generally rustic in character (e.g., stone and timber).

RELATED FEATURES & EXPECTED OUTCOMES
When creating a sense of place, wayfinding is most effective when considered in terms of a signage "family." This entails the design of a signage series that considers scale and intended use. Larger gateways and monumental signs harken arrival while destination signs identify site facilities (e.g., Village Center, Day Lodge, Nordic Center, Activity Center, etc.). Signage can be designed for both vehicular and pedestrian scales, but both typically entail orienting visitors about where they are, where they are going, or providing other information.

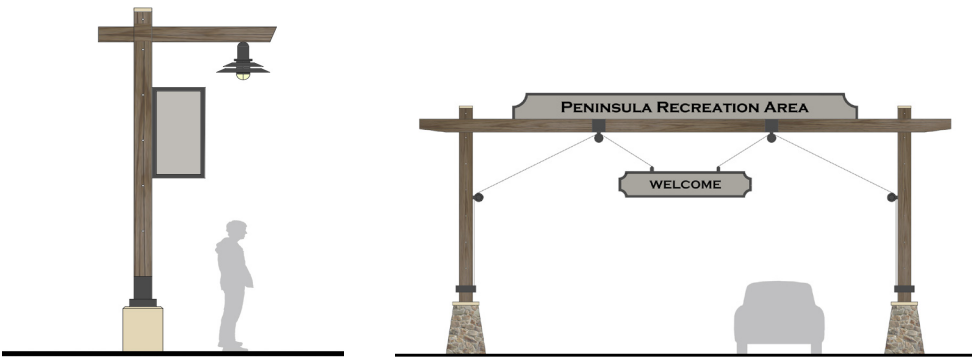
Vehicular Scale Signage
Larger monumental signage welcomes visitors to the Frisco Adventure Park while directional and destination signage orients park-goers.



Pedestrian Scale Signage
Smaller signage also orients visitors and provides other informational posting opportunities.

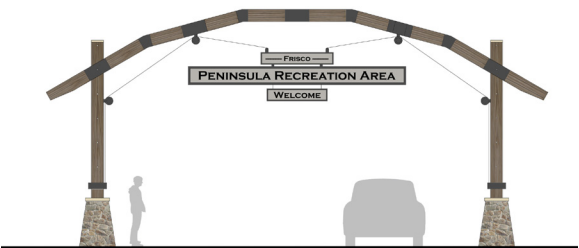
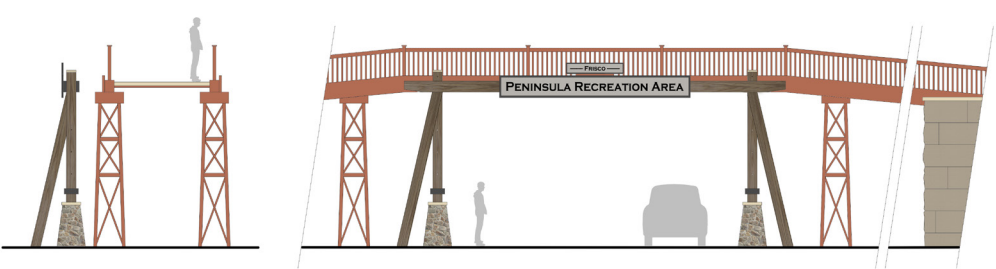


Lighting Standard
Inspired by the lighting located in downtown Frisco, this design maintains a rustic appearance and harkens back to the regions mining heritage.



Standard Archway Signage
A simple design that utilizes stone, timber, and metal to establish a rugged, rustic appearance. A pulley system offers the opportunity to hang custom signage on a seasonal basis.

Archway Signage w/ Bridge
Taking inspiration from historic mine entrances, this design utilizes similar materials and incorporates a pedestrian bridge overpass.



Rounded Archway Signage
Similar to the Standard Archway Signage, this design incorporates a rounded top.



ADDITIONAL MAGIC CARPET LIFT

IMPLEMENTATION CATEGORY
Tier 2, Moderate Priority

COST RANGE
\$400,000 - \$600,000

ANNUAL REVENUE RANGE
Included within Village Center revenue range on page 3.6.

PURPOSE
A second Magic Carpet Lift is intended to relieve pressure currently being placed on the existing lift during peak times (e.g., weekends, holidays, etc.) and act as a back-up if it needs repair. A second Lift is also meant to accommodate additional tubers and be isolated for skier use during scheduled downhill skiing events. Lastly, a second Lift opens more opportunities for after-school programs and/or events.

DESIGN DESCRIPTION
A second Magic Carpet Lift will be near identical to the existing structure.

(NOTE - Additional design development is required to determine the best location of a second Magic Carpet Lift as related to operational parameters and needs. This additional scope of work also includes a deeper review of grading opportunities and limitations.)

RELATED FEATURES & EXPECTED OUTCOMES
While a second Magic Carpet Lift holds the potential to increase capacity, it is not intended to double it. Doing so necessitates additional staffing. Doubled user attendance also holds the potential to “overrun” the site with tubers and possibly crowd out other visitors wishing to utilize other site features.

A second Magic Carpet Lift (combined with the incorporation and/or expansion of other facilities) also necessitates an evaluation of the existing snowmaking system. To capture early-season Nordic skiers and/or beginner skiers and snowboarders as well as add more lanes of tubing, the snowmaking system needs to be expanded.

MAINTENANCE SHED

IMPLEMENTATION CATEGORY
Tier 2, Moderate Priority

COST RANGE
\$200,000 - \$270,000

ANNUAL REVENUE RANGE
None

PURPOSE
While maintenance staff and crews have a main Maintenance Building to operate from, spatial limitations have forced many of their tools, equipment, and materials to remain outside and directly exposed to nature’s elements. This can wear on tools and equipment and creates an unsightly work yard in full view of Recreation Way and the nearby recreation path. The Maintenance Shed is intended to help organize maintenance operations by providing designated storage for tools, equipment, and materials such as gravel, stone, topsoil, mulch, etc.

DESIGN DESCRIPTION
The Maintenance Shed is a covered, open-air shelter comprised of six storage bins.

(Note: Refer to Appendix for a conceptual floor plan.)

RELATED FEATURES & EXPECTED OUTCOMES
In conjunction with vegetative screening and an enclosure fence, the Maintenance Shed assists in creating a more ordered maintenance yard that can function more efficiently and look more organized.



TRANSIT SERVICE

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
Dependent on details of service.

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
While the site currently maintains existing bus stop infrastructure, it is not served by an existing public transportation system. The purpose of this feature is not to build additional amenities but rather, to include the Frisco Adventure Park along a bus route that affords patrons an alternate way to visit the site.

DESIGN DESCRIPTION
The existing on-site bus stop includes a two-way pull-in area for busses, curbside bollards, and two pick-up/drop-off zones on either side of Recreation Way. If desired, future improvements can include shelters and signage panels indicating bus routes.

RELATED FEATURES & EXPECTED OUTCOMES
Incorporation of an on-site bus stop provides another connection opportunity to the surrounding community. Visitors have alternative methods for accessing the site and on-site parking demands can be reduced.

BY-PASS ROUTE FOR COUNTYWIDE REC PATH

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
\$600,000 - \$810,000

ANNUAL REVENUE RANGE
None

PURPOSE
The Summit County recreation path runs directly through the interior of the site. While this provides direct access to key site elements, it creates circulation conflicts. The By-Pass Route is meant to provide an opportunity for recreation path users to avoid interior site activity and lessen conflicts.

DESIGN DESCRIPTION
The By-Pass Route is a 10'-wide paved pathway that runs parallel to Highway 9 and is graded for ADA accessibility. The path crosses Recreation Way in two locations via two bridge structures. It also connects to another recreation path that passes under Highway 9 and links to the larger regional recreation path network.

(NOTE - Only preliminary grading analyses have been conducted for this report to determine that implementation was possible. Additional design development is required to determine detailed parameters for full implementation.)

RELATED FEATURES & EXPECTED OUTCOMES
While the By-Pass Path affords pedestrians and cyclists the opportunity to circumvent internal congestion, it also supplements the entry archways by providing unique bridge structures that enhance the site's identity.

ADDITIONAL PARKING

IMPLEMENTATION CATEGORY
Varies dependent on development

COST RANGE
Village Center \$ 93,000 - \$126,000
Community Space \$147,000 - \$200,000
Event Center \$210,000 - \$290,000
(optional; see page 3.33)
Wedding Overlook (Dropoff) \$ 68,000 - \$ 92,000
Parking "A" \$139,000 - \$189,000
Parking "B" \$126,000 - \$172,000
Parking "C" \$ 34,000 - \$ 46,000

ANNUAL REVENUE RANGE
None

PURPOSE
Additional parking is intended to help meet site needs during peak periods. To ease public concern about "over-paving", parking is meant to occur in phasing as the site continues to grow.

DESIGN DESCRIPTION
Each parking area is paved and provides the following amount of additional spaces:

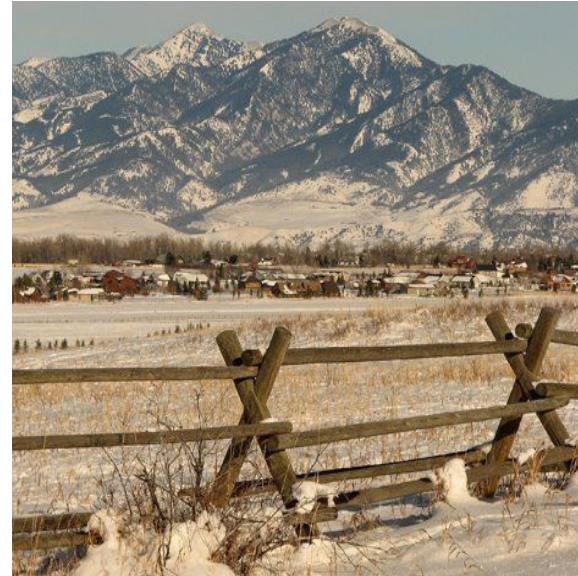
Village Center 34 spaces
Community Space 28 spaces
Event Center 60 spaces
(optional; see page 3.33)
Wedding Overlook (Dropoff) 0 spaces
Parking "A" 61 spaces
Parking "B" 55 spaces
Parking "C" 20 spaces

RELATED FEATURES & EXPECTED OUTCOMES
Site parking demands are high, particularly during peak activity periods (e.g., winter tubing weekends, summer camps, event programming, etc.). Addition of key new facilities (e.g., Village Center, Community Center, etc.) likely necessitates new corresponding parking lots. While parking needs exist, the public is sensitive to not "over-paving" a site known for its natural beauty and environmental sensitivities.



Fencing

Fencing defines edges and draw the eye along a linear path. For the Frisco Adventure Park, a more rustic and rugged style is recommend.



Boulders

While very simple, boulders placed along roadways and paths/trails accentuate corridor edges, creating a heightened sense of place. Their natural appearance also lends itself to the Frisco Adventure Park's rugged identity.



Lighting

Lighting along Recreation Way also takes on a more rustic appearance and harkens back to mining lanterns showcased in downtown Frisco.

Banners

Banners offer opportunities to highlight vertical design elements, such as light poles.

At the Frisco Adventure Park, they also hold the opportunity to celebrate local events and culture.



CHARACTER ELEMENTS

IMPLEMENTATION CATEGORY

Tier 1, High Priority

COST RANGE

\$400,000 - \$500,000

ANNUAL REVENUE RANGE

Indeterminate

PURPOSE

The intent of the Character Elements is to help define the park's identity and create a sense of place.

DESIGN DESCRIPTION

Character Elements include site fencing, lighting, boulder lines, and banners.

RELATED FEATURES & EXPECTED OUTCOMES

A key component of the park's design is creating a sense of place. This comes in the form of incorporating simple (but definitive) design gestures throughout the site. Taken individually, they are simply elements and features. When combined, they establish a design "language" that defines the park, giving it uniqueness and identity. In keeping with the community identity, many of these design pieces are inspired by downtown Frisco (below).





PUBLIC ART

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
Indeterminate (Commissioning Fee)

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
Art pieces are intended to contribute to the site’s identity and uniqueness by providing visual interest and presenting works that provoke thought.

DESIGN DESCRIPTION
Art pieces may be commissioned to independent artists. Artistic parameters have yet to be defined. Monumental scales may be considered to establish centerpiece features that act as site landmarks, especially within the Recreation Village.

RELATED FEATURES & EXPECTED OUTCOMES
Works can be strategically positioned along circulation routes, within gathering spaces, or at other key positions available for viewing. The Recreation Village can be a focal point for particularly prominent works that contribute to a greater sense of place.



Image courtesy of Tres Birds (<https://tresbirds.com/LA-VELETA>)

OVERLOOKS (1 LARGE; 3 SMALL)

IMPLEMENTATION CATEGORY
Large - Tier 2, Moderate Priority
Small (Dickey Trailhead) - Tier 3, Lower Priority
Small (East of Activity Center) - Tier 3, Lower Priority
Small (Community Space) - Tier 3, Lower Priority

COST RANGE
Small - \$23,000 - \$32,000 (each)
Large - \$140,000 - \$190,000

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
The Large Overlook is intended to frame views of the Sledding Hill, Lake Dillon, and the mountains in the distance. It provides both a built space that complements the Sledding Hill and a defined gathering space to meet or people watch.

Small Overlooks are also intended to frame views, but they are located throughout the park and are constructed within the context of smaller built environments.

DESIGN DESCRIPTION
Overlooks are designated outdoor spaces defined by hardscape, wooden decking, and safety rails. While generally open, the area also includes seating for visitors.

RELATED FEATURES & EXPECTED OUTCOMES
The Sledding Hill has emerged as an informal place for activity that many park visitors participate for general recreation or when winter tubing is overcrowded. The Large Overlook helps to better define this space and give it a stronger identity. The Large Overlook also presents a place for portable food kiosks (potentially stored in the Village Center) to setup and sell snacks and hot chocolate.

Small Overlooks are located next to existing recreation paths for convenient access and are accessible to all users. While only three have been identified, their design can be utilized for others that may be identified in the future.



TRAILS

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
Indeterminate

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
Trails maintain very high community value. They have been identified as one of the greatest amenities offered at the Frisco Adventure Park, providing the core, year-round recreational activity for patrons. They are not engaged in detail as part of this report because a comprehensive trail network has been previously designed and documented in the Frisco Nordic Center Master Development Plan (see Section 2). The MDP report highlights existing trails and delineates proposed trails throughout the entire Peninsula Recreation Area. Furtherance of the trail construction and improvements at the PRA is of utmost importance to the Frisco Community.

DESIGN DESCRIPTION
Trails (as opposed to recreation paths) are unpaved recreational corridors that vary in overall width. Designated uses consist of Nordic trails, summer trails (multiuse/mountain biking), and fatbike trails.

RELATED FEATURES & EXPECTED OUTCOMES
All MDP trails fit with the proposed design elements of this report, but four areas warrant special attention during future design development. (1) An existing Nordic trail passes through the Wedding Arbor area. The space should be designed to maintain open trail space and utilize flush surfacing. (2) The Nordic loop encircling the Tubing Hill has been designated within the MDP as contingent upon the alignment of future structures and bridges. This requires coordination during future stages of design development, particularly near the Recreation Village and By-Pass Path. (3) The Sleigh/Chuckwagon Stables need to accommodate the proposed trail along its eastern boundary. (4) The Community Space requires future design coordination for a proposed Nordic trail.

BIATHLON

IMPLEMENTATION CATEGORY
Tier 3, Lower Priority

COST RANGE
\$100,000 - \$150,000

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
The intent of the Biathlon is to provide a unique recreational activity for patrons. Input from the Community Conversation event indicated a demand for this amenity.

DESIGN DESCRIPTION
Open space and facilities accommodate race starts/stops and event logistics. Existing Nordic trails are utilized for skiing. The shooting range includes a 15-point range, mechanical targets, roof over targets, and targets on frames on slab.

RELATED FEATURES & EXPECTED OUTCOMES
Biathlon planning and design requires additional research and development. The proposed design and associated cost noted above assumes the implementation of more sophisticated amenities that may potentially be utilized for higher competition. Additionally, while site features might be utilized to accommodate Biathlon needs (e.g., the Multipurpose Field as shooting range), their use may detract from the greater park recreational experience.



MULTIPURPOSE FIELD

IMPLEMENTATION CATEGORY
Tier 3, Lower Priority

COST RANGE
\$3,500 - \$5,000

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
The park currently maintains open space near the existing Nordic Center and an existing diamond field. However, Town staff interviews have indicated that the diamond field is underused, and its outfield fence presents an obstacle for Nordic skiers to avoid in wintertime.

The Multipurpose Field is intended to establish an open green space that maintains more flexible recreational opportunities. While team sports may still be played on the Multipurpose Field, it is not specifically programmed to accommodate any particular sporting group.

DESIGN DESCRIPTION
The Multipurpose Field is created by eliminating the existing diamond field and merging the resultant space with the green space near the Nordic Center. Total area is approximately 4.5 acres.

RELATED FEATURES & EXPECTED OUTCOMES
Proximity to the Activity Center provides access to outdoor space for programs and camps. During wintertime, Nordic skiers also have access to a large space before venturing out to the trails.

Additionally, the Multipurpose Field can be utilized for the Biathlon shooting range, but additional research and evaluation is needed (see Biathlon section to left).

PAVILIONS / RESTROOMS (3)

IMPLEMENTATION CATEGORY

Bike & Skate Park - Tier 1, High Priority
Community Space -Tier 3, Lower Priority
Multipurpose Field - Tier 3, Lower Priority

COST RANGE

\$500,000 - \$750,000 (each)

ANNUAL REVENUE

Indeterminate

PURPOSE

The park currently does not offer any covered, open-air gathering facilities. The Pavilion / Restroom is intended to provide this amenity and accommodate small gatherings such as picnics, barbecues, parties, etc.

DESIGN DESCRIPTION

The Pavilion / Restroom provides open-air, sheltered seating. It also supports a men’s and women’s restroom as well as a small space for janitorial storage.

(Note: Refer to Appendix for a conceptual floor plan.)

RELATED FEATURES & EXPECTED OUTCOMES

Sited at three different locations, the restrooms are meant to alleviate the burdens currently being placed on existing facilities (i.e., on-site public restroom facilities are only provided at the Day Lodge and Nordic Center). The Pavilion / Restroom nearest to the Day Lodge is more specifically intended to draw Skate Park, Bike Park, and the new Ropes Course users away from the facility during events. Town staff has indicated that programmed Day Lodge events and rentals are regularly interrupted when general park visitors (most often Skate Park and Bike Park users) attempt to utilize the facilities.



COMMUNITY GREEN SPACES

IMPLEMENTATION CATEGORY

Community Space - Tier 3, Lower Priority
Event Center Space - Tier 3, Lower Priority

COST RANGE

Community Space \$64,000 - \$86,000
Event Center Space \$4,500 - \$6,500

ANNUAL REVENUE RANGE

Indeterminate

PURPOSE

This area is currently occupied by the Boneyard, a materials storage area utilized by the Town’s Public Works Department. The intent of the Community Space is to reclaim this space for recreational purposes.

DESIGN DESCRIPTION

The Community Space is approximately 2.6 acres of open green space that maintains the opportunity to be used for a variety of uses:

- Event Center (see page 3.11)
- Pavilion / Restroom (see section to left)
- Dog Park
- Green Space
- Other Community Uses

RELATED FEATURES & EXPECTED OUTCOMES

Research into previous reports, interviews, and general public input have all confirmed the desire to remove the Boneyard from the site. However, while its land use is not fitting to a park setting, the Boneyard does serve a municipal purpose. Whichever design option is pursued from above, consideration should be given on how to possibly accommodate relocation of the Boneyard.

ENCLOSURES

IMPLEMENTATION CATEGORY
Tier 1, High Priority

COST RANGE
Sleigh/Chuckwagon Stables \$33,000 - \$45,000
Maintenance Complex \$31,000 - \$42,000

ANNUAL REVENUE RANGE
None

PURPOSE
The intent of the Enclosures is to contain maintenance operations, restrict sprawl, and screen the visibility of all operations from recreation path and trail users. This will simultaneously establish a defined storage space and add value to the visitor experience.

DESIGN DESCRIPTION
Enclosures are solid 6'+ fences that enclose respective operations. Gates and additional screening vegetation are incorporated, as needed.

RELATED FEATURES & EXPECTED OUTCOMES
Both the Maintenance Complex and Sleigh/Chuckwagon Stables are open and visible to all, creating unsightly views for general visitors and recreation path users that pass by either facility. Respective Enclosures can screen these views and help to contain the overall operational footprints.



PLAYGROUNDS (2)

IMPLEMENTATION CATEGORY
Playground (South) - Tier 2, Moderate Priority
Playground (North) - Tier 3, Lower Priority

COST RANGE
South \$300,000 - \$400,000
North \$300,000 - \$400,000

ANNUAL REVENUE RANGE
Indeterminate

PURPOSE
Playgrounds are intended to supplement the overall recreation experience - families may come to the park for other experiences or events, but while they are there, playgrounds are available to entertain children.

DESIGN DESCRIPTION
Playgrounds are nature-themed and designed for children in a range of ages. Surfacing may vary (e.g., wood chips, rubber, etc.) but is code compliant for safety. Exact features and equipment will be determined at a later date.

RELATED FEATURES & EXPECTED OUTCOMES
Two locations have been identified to alleviate potential over-crowdedness and also to service different areas - 1) Skate Park, Bike Park, and Ropes Course users; this area expands upon an existing boulder climbing area and 2) Activity Center and northern trail users; this area creates a fun gathering area in the Recreation Village north of Recreation Way.



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04 IMPLEMENTATION



HOW DO WE GET THERE...

Overview

The Peninsula Recreation Area is one of Frisco’s crown jewels, offering amazing mountain and lake vistas, and a myriad of recreational options in an idyllic, natural setting. A community that values healthy, active lifestyles, the Town of Frisco recognizes that the natural environment is a vital asset, and its protection, of utmost importance. Balancing the growth of recreational amenities at the Peninsula Recreation Area with the preservation of its natural beauty is an important consideration in planning for the future of the community.

This report provides a long-term vision and site master plan for the Frisco Adventure Park that addresses these values. This plan is based on a holistic design evaluation that considers current uses and facilities, previous ideas and reports, and desired future uses and intensities. It also identifies

the purpose of design features, their relationship to other features, and how expected outcomes will address park needs and opportunities.

This final section of the report provides recommendations and summarized data intended to help Town of Frisco leadership with future decision-making and implementation efforts. Project information has been compiled and presented in the form of three comprehensive tables (see pages 4.4 to 4.9). The tables summarize all of the proposed design features, the goals and needs being met, and the proposed timing or importance of each feature. The tables are intended to provide leadership with an at-a-glance reference guide for planning and budgeting future improvements. Following the summary tables is an overview of funding opportunities and strategies.

Decision-Making Tools

TIERS

All of the proposed design features have been assigned tiers to identify their level of priority. The prioritization is based on the general importance and future impact of each feature in relation to the main project goals of revenue-generating opportunities, operational efficiencies, and value-added enhancements. The tiers are intended to offer an ordered listing of design features that may be considered by Town leadership for implementation, dependent on current conditions. For instance, the Town may obtain grant funding that is limited in size or can only be applied to specific types of projects.

SUMMARY TABLES

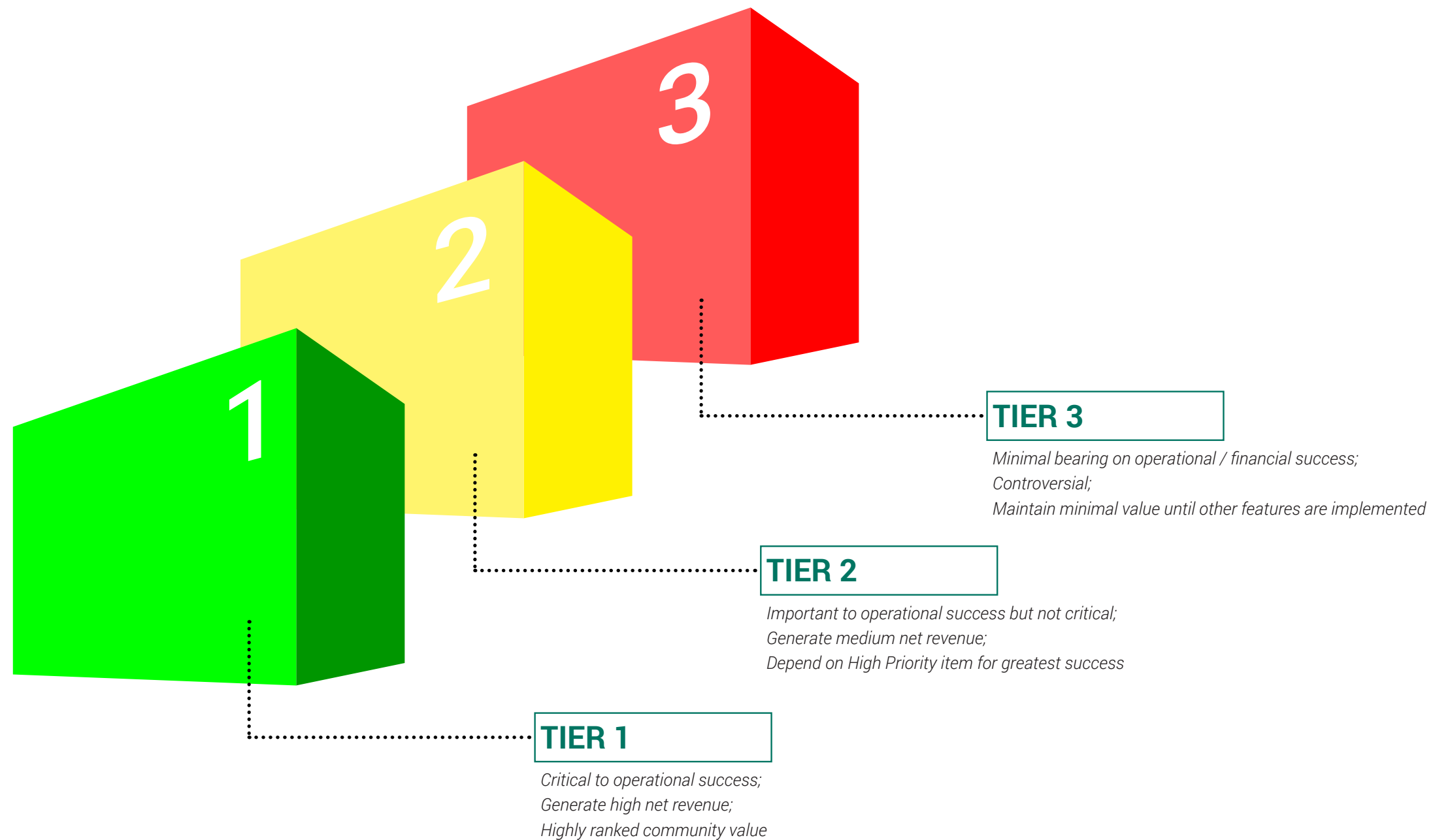
The Summary Tables are organized according to tier. Each table consists of design features assigned to a specific tier based on research into past reports, interview analysis, Town staff and Advisory Group input, and community input. Each table also presents key information about each feature (e.g., goal category, program elements, anticipated design or capital costs, anticipated net revenues, etc.) that can be reviewed when considering potential for implementation. The intent of these tables is to present Town leadership with summarized feature information that is easy to understand and compare when making decisions related to pursuing future park initiatives. As previously noted, all initiatives will require a more detailed level of design development to be fully realized.



FUNDING

The funding section presents a summary of guidelines to consider when evaluating potential resources. It also presents a listing of these resources, ranging from simple grants to more complicated, long-term municipal budgeting avenues. Not all listed resources relate to every feature/initiative and some maintain limitations or strict requirements to be utilized.





TIER 1, HIGH PRIORITY

Tier 1 items include those features that are considered critical to the park's operational success. Implementation of these features will enable the park to maintain a high level of recreational service. Tier 1 items also include features that will generate the highest revenues at the lowest costs. However, these features support the park's diverse recreational quality and natural identity. Lastly, Tier 1 items include items that support community values and goals. Some features are included because they are relatively inexpensive and easy to implement, offering immediate implementation progress.

TIER 2, MODERATE PRIORITY

Tier 2 items include those features that are important to the park's operational success but not critical to maintaining recreational service. Tier 2 items also include features that will generate medium net revenues, limited by either high costs or low gross revenues. Lastly, Tier 2 items include features that rely on the implementation of key Tier 1 items.

TIER 3, LOWER PRIORITY

Tier 3 items include those features that have minimal bearing on operational or financial success. They also include items that are not part of a critical path and maintain a certain level of controversy (while these items maintain definite value, their net benefit may be minimal, given the accompanying challenges). Lastly, Tier 3 items depend on future development to even be necessary. Until these other features are constructed, the item value will be minimal.

Tier 1, High Priority Summary Table

Feature	Goal	Program Elements	Need Fulfilled	Tier Notes	Size		Occupancy	Recommended Parking	Design Cost*	Capital Cost*		Revenue Opportunity**	
					Value	Unit				Low	High	Low	High
Village Center Building	Revenue-Generating	Administrative services/offices; ticket sales and information counter; tubing services and storage; concessions and seating area; small retail kiosk; restrooms and locker rooms; building services	Provides needed administrative office space currently lacking on-site; alleviates administrative demand currently placed on Day Lodge, enabling it to function as a dedicated rental space; provides needed storage currently lacking on-site	Critical to operational success and holds potential to generate high net revenue; construction should occur concurrent to Day Lodge (Renovation) and Pavilion / Restroom (Bike & Skate Park) (see Tier Notes below for respective features)	20,021	SF	513	101	\$ 655,000.00	\$ 5,600,000.00	\$ 7,500,000.00	\$ 856,339.00	\$ 1,455,372.00
Village Center Parking	Operational	Approximately 34 stalls	Provides dedicated parking for the New Building; maintains opportunity to expand	Needed to service building	13,700	SF	---	---	\$ 10,950.00	\$ 93,000.00	\$ 126,000.00	N/A	N/A
Day Lodge Renovation	Revenue-Generating	Ticketing; expanded kitchen and concessions; rentable Great Room; basement storage; restrooms	Establishes a dedicated rental space and expanded concession for revenue opportunities	Critical to operational success and holds potential to generate high net revenue; renovation should occur concurrent to Village Center (Building) construction to enable facility to operate as a dedicated, full-time rental facility	7,384	SF	163	37	\$ 45,000.00	\$ 350,000.00	\$ 550,000.00	\$ 30,000.00	\$ 60,153.00
Pavilion / Restroom, Bike & Skate Park	Value-Added	Restrooms; covered seating area	Provides minor revenue opportunity; enhances visitor recreational experience (per interviews; community input did not indicate this is a priority)	Critical to operational success; construction should occur concurrent to Village Center (Building) to alleviate congestion and burden that would be placed on Recreation Village facilities by Bike & Skate Park users	1,956	SF	92	10	\$ 62,500.00	\$ 500,000.00	\$ 750,000.00	N/A	N/A
Wedding Overlook (Arbor)	Revenue-Generating	Simple design for small ceremonies	Provides revenue opportunity; while discussed in interviews, public feedback did not indicate this as a priority	Holds potential to generate high net revenue at minimal capital cost	1	EA	20	10	\$ 2,500.00	\$ 2,000.00	\$ 5,000.00	\$ 22,880.00	\$ 37,838.00
Wedding Overlook (Patio)	Value-Added	Paved area for ceremony and seating (OPTIONAL)	Provides formalized hard surface amenity for ceremonies	Option to accompany Arbor and enhance user experience	2,500	SF	100	25	\$ 2,500.00	\$ 20,000.00	\$ 28,000.00	N/A	N/A
Wedding Overlook (Dropoff)	Operational	Paved turnaround area for operations and guests (OPTIONAL)	Provides formalized vehicular access for equipment trucks and guests	Option to accompany Arbor and assist in the facilitation of wedding package shuttle service	5,500	SF	---	---	\$ 8,000.00	\$ 68,000.00	\$ 92,000.00	N/A	N/A
By-Pass Route for Countywide Rec Path	Operational	10'-wide paved path; 2 bridges over Recreation Way	Redirects through-traffic, reducing on-site congestion	Critical to operational success; construction can establish an alternate route that alleviates pedestrian / cyclist congestion within the Recreation Village	2,500	LF	---	---	\$ 70,500.00	\$ 600,000.00	\$ 810,000.00	N/A	N/A

All costs are Opinions of Probable Cost intended to present approximate orders of magnitude for decision-making purpose only. Actual costs will depend on market conditions and specific scopes of work (to be defined at later dates).

* Asterisk indicates design cost has been calculated to be the greater of \$2,500 or approximately 10% of the average capital cost.

** Double asterisk indicates to refer to the Appendix Business Unit Analyses for additional financial modeling detail.

Tier 1, High Priority Summary Table

FEATURE	GOAL	PROGRAM ELEMENTS	NEED FULFILLED	TIER NOTES	SIZE		OCCUPANCY	RECOMMENDED PARKING	DESIGN COST*	CAPITAL COST*		REVENUE OPPORTUNITY**	
					VALUE	UNIT				LOW	HIGH	LOW	HIGH
Wayfinding	Operational	Signage	Organizes site orientation (mapping; facility/feature identification; directions to facilities, features, trails, etc.); defines site identity and uniqueness	Critical to operational success	---	---	---	---	\$ 90,000.00	\$ 800,000.00	\$ 1,000,000.00	N/A	N/A
Character Elements	Value-Added	Fence lines; boulder lines; drive lights	Defines site identity and uniqueness	Supports community value and provides design-themed link to Main Street	---	---	---	---	\$ 45,000.00	\$ 400,000.00	\$ 500,000.00	N/A	N/A
Public Art	Value-Added	Exhibits per commissioned artists	Defines site identity and uniqueness	Supports community value and Town Council's priorities	10	EA	---	---	Indeterminate	Indeterminate	Indeterminate	N/A	N/A
Enclosure (Sleigh / Chuckwagon Stables)	Value-Added	Fencing and screening	Provides screen for unsightly equipment/storage (noted per interviews); contains facility sprawl (noted per interviews)	Supports character value and enhances visitor experience with low capital cost	780	LF	---	---	\$ 3,900.00	\$ 33,000.00	\$ 45,000.00	N/A	N/A
Enclosure (Maintenance Complex)	Value-Added	Fencing and screening	Provides screen for unsightly equipment/storage (noted per interviews); contains facility sprawl (noted per interviews)	Supports character value and enhances visitor experience with low capital cost	730	LF	---	---	\$ 3,650.00	\$ 31,000.00	\$ 42,000.00	N/A	N/A
Transit Service	Operational	Utilization of existing on-site infrastructure to establish a connection with a bus service (existing or new)	Enhances regional connection; assists in alleviating on-site parking	Exists as a feature that can affect an immediate positive site impact but may require political facilitation	8,200	SF	---	---	N/A	N/A	N/A	N/A	N/A
Boneyard Planning	Value-Added	Planning efforts to determine future of on-site Public Works operations	Reclaims area for recreational use; accommodates Public Works operations	Regardless of future design, all options will require this initial first step of managing the Public Works relocation	---	---	---	---	Indeterminate	N/A	N/A	N/A	N/A

Tier 2, Moderate Priority Summary Table

FEATURE	GOAL	PROGRAM ELEMENTS	NEED FULFILLED	TIER NOTES	SIZE		OCCUPANCY	RECOMMENDED PARKING	DESIGN COST*	CAPITAL COST*		REVENUE OPPORTUNITY**	
					VALUE	UNIT				LOW	HIGH	LOW	HIGH
Activity Center	Revenue-Generating	Indoor, open multi-purpose space (training, meetings, events, camps, Nordic programs, etc.); rental and tuning; small retail; restrooms and locker rooms; building services	Establishes a dedicated rental space for indoor physical activities for expanded revenue opportunities; expands recreational opportunities (per interviews/community input)	Important to operational success but not critical; holds potential to generate medium net revenue; construction should occur concurrent to Nordic Center (Renovation) (see Tier Note below); Activity Center should not be constructed if Nordic Center (Expansion) is pursued	8,207	SF	263	42	\$ 250,000.00	\$ 2,100,000.00	\$ 2,900,000.00	\$ (26,258.00)	\$ 76,871.00
Nordic Center (Renovation)	Revenue-Generating	Repainting, re-carpeting, refinishing	Establishes dedicated rental space for revenue opportunities	Both are important to operational success but not critical; both hold potential to generate medium net revenue; if Activity Center is constructed, only the Nordic Center (Renovation) should be pursued; renovation should occur concurrent to Activity Center construction to enable facility to operate as a dedicated, full-time rental facility	2,500	SF	60	13	\$ 2,500.00	\$ 10,000.00	\$ 15,000.00	\$ 159.00	\$ 2,122.00
Nordic Center (Expansion)		Indoor, open multi-purpose space (training, meetings, events, camps, Nordic programs, etc.); rental and tuning; small retail; restrooms and locker rooms; building services	Establishes a dedicated rental space for indoor physical activities for expanded revenue opportunities; expands recreational opportunities (per interviews/community input)		10,744	SF	415	54	\$ 250,000.00	\$ 2,100,000.00	\$ 2,900,000.00	\$ (26,258.00)	\$ 76,871.00
Ice Skating (Circle, Ice)	Revenue-Generating	Natural ice surface; 100' diameter circle; enclosed with fencing and optional covering	Provides revenue opportunity; provides desired non-competitive, recreational opportunity (per interviews, previous reports, and community feedback)	Holds potential to generate medium net revenue; feature depends on implementation of Village Center (Building) and Day Lodge (Renovation) for greatest success; only one option (Ice or Glice) would be installed	7,800	SF	80	---	\$ 125,000.00	\$ 1,000,000.00	\$ 1,500,000.00	\$ 11,830.00	\$ 14,118.00
Ice Skating (Circle, Glice)		Synthetic surface; 100' diameter circle; enclosed with fencing and optional covering			7,800	SF	80	---	\$ 35,500.00	\$ 350,000.00	\$ 360,000.00	\$ 11,830.00	\$ 14,118.00
Ice Skating (Trail, Ice)		Natural ice surface; 520' long loop, 20' wide; enclosed with fencing and optional covering		Holds potential to generate medium net revenue; feature depends on implementation of Activity Center and Nordic Center (Renovation) for greatest success; only one option (Ice or Glice) would be installed	10,300	SF	100	---	\$ 175,000.00	\$ 1,500,000.00	\$ 2,000,000.00	\$ 25,506.00	\$ 30,439.00
Ice Skating (Trail, Glice)		Synthetic surface; 520' long loop, 20' wide; enclosed with fencing and optional covering			10,300	SF	100	---	\$ 46,500.00	\$ 460,000.00	\$ 470,000.00	\$ 25,506.00	\$ 30,439.00
Additional Magic Carpet Lift	Operational	Mechanized ramp approximately 600' long and 10' wide	Provides amenity for Alpine skiers; when not it use by skiers, provides amenity for tube riders (not intended to significantly increase current hill use but rather, assist current demand; larger attendance figures will require staff reevaluation and increase)	Holds potential to generate medium net revenue; feature depends on implementation of Village Center (Building)	1	EA	---	---	\$ 50,000.00	\$ 400,000.00	\$ 600,000.00	N/A	N/A
Ropes Course	Revenue-Generating	Basic course TBD	Provides revenue-generating opportunity; enhances visitor recreational experience	Holds potential to generate medium net revenue; feature depends on implementation of Pavilion / Restroom (Bike & Skate Park) for greatest success	10,000	SF	---	---	\$ 25,000.00	\$ 200,000.00	\$ 300,000.00	\$ 43,478.00	\$ 51,885.00

All costs are Opinions of Probable Cost intended to present approximate orders of magnitude for decision-making purpose only. Actual costs will depend on market conditions and specific scopes of work (to be defined at later dates).

* Asterisk indicates design cost has been calculated to be the greater of \$2,500 or approximately 10% of the average capital cost.

** Double asterisk indicates to refer to the Appendix Business Unit Analyses for additional financial modeling detail.

Tier 2, Moderate Priority Summary Table

FEATURE	GOAL	PROGRAM ELEMENTS	NEED FULFILLED	TIER NOTES	SIZE		OCCUPANCY	RECOMMENDED PARKING	DESIGN COST*	CAPITAL COST*		REVENUE OPPORTUNITY**	
					VALUE	UNIT				LOW	HIGH	LOW	HIGH
Maintenance Shed	Operational	Covered open-air storage; fuel cell	Provides needed storage for maintenance equipment (note per interviews)	Important to operational success but not critical	2,703	SF	---	---	\$ 23,500.00	\$ 200,000.00	\$ 270,000.00	N/A	N/A
Playground (South)	Value-Added	Nature-themed equipment TBD	Provides secondary recreational opportunity (per interviews; community input did not indicate this is a priority)	Important value-added feature but not critical to overall park success; depends on implementation of Pavilion / Restroom (Bike & Skate Park) for greatest success	4,300	SF	---	---	\$ 35,000.00	\$ 300,000.00	\$ 400,000.00	N/A	N/A
Large Overlook	Value-Added	Defined hardscape / wooden deck area with seating and safety rails	Creates concession revenue opportunity; gives identity to sledding hill space	Holds potential to generate medium net revenue; feature depends on implementation of Village Center (Building) for greatest success	5,500	SF	---	---	\$ 16,500.00	\$ 140,000.00	\$ 190,000.00	N/A	N/A
Diamond Field Planning	Value-Added	Planning efforts to determine future of Diamond Field users	Attempts to assist current users find a new field to use	Implementation of Multipurpose Field will require this initial first step of planning for the Diamond Field relocation	---	---	---	---	Indeterminate	N/A	N/A	N/A	N/A
Parking "A" (Skate Park)	Operational	Approximately 61 stalls	Provides opportunity for additional parking, as needed (noted per interviews and community feedback)	All expanded parking not associated with a specific feature should be evaluated on a case-by-case basis to meet park needs at time of consideration	20,500	SF	---	---	\$ 16,400.00	\$ 139,000.00	\$ 189,000.00	N/A	N/A

Tier 3, Lower Priority Summary Table

Feature	Goal	Program Elements	Need Fulfilled	Tier Notes	Size		Occupancy	Recommended Parking	Design Cost*	Capital Cost*		Revenue Opportunity**	
					Value	Unit				Low	High	Low	High
Playground (North)	Value-Added	Nature-themed equipment TBD	Provides secondary recreational opportunity (per interviews; community input did not indicate this is a priority)	Important value-added feature but not critical to overall park success; depends on implementation of Activity Center and Nordic Center (Renovation)	4,400	SF	---	---	\$ 35,000.00	\$ 300,000.00	\$ 400,000.00	N/A	N/A
Multipurpose Field	Value-Added	Green space (seeded)	Converts Diamond Field (underused as noted in interviews; does not fit with Vision/Mission); introduces open program green space	Implementation depends on Diamond Field Planning (see Tier 2 table); maintains potential for controversy by eliminating Diamond Field and forcing users to look elsewhere for recreational amenities	4.5	AC	---	---	\$ 2,500.00	\$ 3,500.00	\$ 5,000.00	N/A	N/A
Pavilion / Restroom, Multipurpose Field	Value-Added	Restrooms; covered seating area	Provides minor revenue opportunity; enhances visitor recreational experience (per interviews; community input did not indicate this is a priority)	Construction depends on implementation of Multipurpose Field	1,956	SF	92	10	\$ 62,500.00	\$ 500,000.00	\$ 750,000.00	N/A	N/A
Small Overlook (Dickey Trailhead)	Value-Added	Defined hardscape / wooden deck area with seating and safety rails	Enhances user experience by framing panoramic views at 3 locations	Feature brings value to site but is not critical for overall park success	550	SF	---	---	\$ 2,750.00	\$ 23,000.00	\$ 32,000.00	N/A	N/A
Small Overlook (East of Activity Center)	Value-Added	Defined hardscape / wooden deck area with seating and safety rails	Enhances user experience by framing panoramic views at 3 locations	Feature brings value to site but is not critical for overall park success	550	SF	---	---	\$ 2,750.00	\$ 23,000.00	\$ 32,000.00	N/A	N/A
Sleigh / Chuckwagon Concessionaire Check-In Plaza	Revenue-Generating	Defined hardscape area with seating	Enhances sleigh ride / chuck wagon experience	Feature brings value to site but is not critical for overall park success	1,500	SF	---	---	\$ 2,500.00	\$ 19,000.00	\$ 26,000.00	Indeterminate	Indeterminate
Biathlon	Value-Added	Race start/stop area; unpaved corridors; shooting range	Provides new competitive recreation opportunity	While community feedback identified this feature as desired, the extents of the desired programming were not clarified and will require more research / public engagement	---	---	---	---	\$ 12,500.00	\$ 100,000.00	\$ 150,000.00	N/A	N/A
Parking "B" (Sledding Hill)	Operational	Approximately 55 stalls	Provides opportunity for additional parking, as needed (noted per interviews and community feedback)	All expanded parking not associated with a specific feature should be evaluated on a case-by-case basis to meet park needs at time of consideration	18,600	SF	---	---	\$ 14,900.00	\$ 126,000.00	\$ 172,000.00	N/A	N/A
Parking "C" (Sleigh / Chuckwagon Concessionaire Check-In)	Operational	Approximately 20 stalls (including parallel)	Provides opportunity for additional parking, as needed (noted per interviews and community feedback)	All expanded parking not associated with a specific feature should be evaluated on a case-by-case basis to meet park needs at time of consideration	5,000	SF	---	---	\$ 4,000.00	\$ 34,000.00	\$ 46,000.00	N/A	N/A

All costs are Opinions of Probable Cost intended to present approximate orders of magnitude for decision-making purpose only. Actual costs will depend on market conditions and specific scopes of work (to be defined at later dates).

* Asterisk indicates design cost has been calculated to be the greater of \$2,500 or approximately 10% of the average capital cost.

** Double asterisk indicates to refer to the Appendix Business Unit Analyses for additional financial modeling detail.

Tier 3, Lower Priority Summary Table

FEATURE	GOAL	PROGRAM ELEMENTS	NEED FULFILLED	TIER NOTES	SIZE		OCCUPANCY	RECOMMENDED PARKING	DESIGN COST*	CAPITAL COST*		REVENUE OPPORTUNITY**	
					VALUE	UNIT				LOW	HIGH	LOW	HIGH
BONEYARD PLANNING, OPTION 1													
Enclosure / Screening	Value-Added	Fencing and screening	Provides screen for unsightly equipment/storage (noted per interviews); contains facility sprawl (noted per interviews)	Implementation depends on determination of Boneyard Planning (see Tier 1 table); supports character value and enhances visitor experience	1,700	LF	---	---	\$ 8,500.00	\$ 72,000.00	\$ 98,000.00	N/A	N/A

OR

BONEYARD PLANNING, OPTION 2													
Community Space (Pavilion / Restroom)	Value-Added	Restrooms; covered seating area	Provides minor revenue opportunity; enhances visitor recreational experience (per interviews; community input did not indicate this is a priority)	Implementation depends on determination of Boneyard Planning (see Tier 1 table); all features provide desired value-added assets, but none are critical to overall park success	1,956	SF	92	10	\$ 62,500.00	\$ 500,000.00	\$ 750,000.00	N/A	N/A
Community Space (Green Space / Dog Park)	Value-Added	Green space (seeded) with dog park amenities; enclosed with fencing	Converts storage yard to desired recreational use (noted in interviews and community feedback); provides desired dog park (noted in interviews, previous reports, and community feedback)		71,300	SF	---	---	\$ 7,500.00	\$ 64,000.00	\$ 86,000.00	N/A	N/A
Community Space (Small Overlook)	Value-Added	Defined hardscape / wooden deck area with seating and safety rails	Enhances user experience by framing panoramic views at 3 locations		550	SF	---	---	\$ 2,750.00	\$ 23,000.00	\$ 32,000.00	N/A	N/A
Community Space (Parking)	Operational	Approximately 28 stalls	Provides dedicated parking for Trailhead		21,600	SF	---	---	\$ 17,350.00	\$ 147,000.00	\$ 200,000.00	N/A	N/A

OR

BONEYARD PLANNING, OPTION 3													
Event Center (Building)	Revenue-Generating	Great Room for large events; caterers' kitchen; bride/groom ready rooms; restrooms; building services	Converts storage yard to recreational use; Event Venue provides revenue-generating opportunity	Implementation depends on determination of Boneyard Planning (see Tier 1 table); while features provide revenue-generating opportunity, they also maintain potential for controversy as promoting over-development of park	10,553	SF	396	53	\$ 420,000.00	\$ 3,600,000.00	\$ 4,800,000.00	\$ 27,649.00	\$ 41,092.00
Event Center (Green Space)	Revenue-Generating	Green space (seeded)	Converts storage yard to recreation use (noted in interviews and community feedback)		53,400	SF	---	---	\$ 2,500.00	\$ 4,500.00	\$ 6,500.00	N/A	N/A
Event Center (Parking)	Operational	Approximately 60 stalls	Provides dedicated parking for Event Venue		31,100	SF	---	---	\$ 25,000.00	\$ 210,000.00	\$ 290,000.00	N/A	N/A

Funding

INTRODUCTION

Government leaders need tools to guide funding decisions based on established data and informed by citizen input and opinion. Funding sources are wide and varied and may carry long term impacts on budgetary limitations and ability to service municipal debt. Ideal funding mechanisms are typically determined based on the project, major maintenance tasks, service, or the type of improvement to be financed. What issues or



guidelines are considered by decision makers to determine the best source of funding?

1. Develop a five-year Capital Improvements Program (CIP). The CIP should include all capital improvement projects and major maintenance items anticipated and a timeline for implementation. Community leaders must have a complete list of individual projects to weigh funding decisions. Consider the CIP to be a glorified “wish List” which projects will fall out of, steadily move up through the five-year period or jump ahead of other projects due to unforeseen opportunities. Each project should have a realistic cost estimate which can be amended annually based on increases in materials, labor, land costs etc. A CIP should be considered a “living document” that is revisited by staff and elected officials yearly prior to adoption of an annual operating budget for the municipality. Based on revenue projections, funding availability and community support, leaders can select the projects to be included in the next fiscal year budget cycle. Projects not selected remain in the CIP to be considered at a later date. This methodology gives structure to what would otherwise be a disjointed, poorly vetted selection of projects that may or may not make it to an implementation phase. A solid CIP can provide elected officials and residents a shared vision and a path forward for successful implementation.

2. Identify debt timeline. Determine if the project to be funded is a one-time investment or an improvement that will require a sustained revenue stream over a multi-year time frame. This single factor makes a big difference in the type of funding source selected for a project. A playground improvement that is a one-time cost and will not require an infusion of capital over the life of the playground is well suited for grant funding. Development of an activity center will require initial funding for design and construction but will also incur on-going expenditures for staffing, operational costs, supplies, and maintenance. Grant funding of an improvement of this nature will barely cover the cost of construction and may not be applied

to operational expenditures. A community may quickly find itself in financial instability if continuing operational costs are not anticipated and provided for, prior to initiating a project. A sustained funding source or an established revenue stream is more appropriate for larger on-going recreational improvements. In this situation these projects may be supported by a combination of several funding sources. The initial improvement may be partially funded by grant programs. On-going expenditures may be supported by an addition to existing sales taxes which allows non-residents such as tourists and visitors to contribute. Monthly, yearly, or one-time User Fees may provide portions of annual operational costs and allows those who benefit from the improvement to contribute to its sustainability. Collectively, a combination of funding sources may make a project that is considered outside the realm of possibility, a reality.

3. District Financing. Development of multiple parcels or multiple projects over a large geographic area is especially challenging. This effort is typical of redevelopment in urbanized areas or large entertainment venues with a multitude of offerings including hotel accommodations, restaurants, entertainment and recreational opportunities, retail offerings which collectively become a destination for local residents and out of town visitors. Developments of this type may necessitate public/private partnerships where a large investment of private capital is broadly supported by the local government which stands to significantly increase its tax base and improve the quality of life for all residents. What role does a municipality play in this scenario? Infrastructure costs for multiple parcels covering large land areas may be cost prohibitive without local government assistance. Creative financing for all involved can push a large project over the finish line which otherwise would have been just a great idea. These collaborative efforts take time to assemble investors, obtain citizen support, identify a financial path forward and may include multiple governmental jurisdictions. It is imperative these efforts are based on a well vetted, detailed land development plan accompanied by legal documents which clearly identifies the role of individual participants. Financial support on behalf of the local governments may take the form



of a Pilot where property taxes are forgiven for a pre-determined period of time. Another popular financial tool is establishment of a Tax Increment Financing (TIF) District. This tool is used to retire debt incurred on behalf of the local government for physical improvements within a development though diversion of an increase in property taxes as a direct result of public investment. The public investment may be in the form of mass grading and utilities, stormwater management, roadway improvements to establish access and circulation, civic buildings for recreation and placemaking to create large outdoor public gathering and entertainment space. TIF’s can be combined with

other forms of financial support such as naming rights of a civic facility, leasing public space to private entities to operate such as coffee shops and cafes, rental of recreational equipment, and concert series. Additionally, user fees may be implemented further diversifying debt service through creative and collaborative opportunities. Another financial tool worthy of consideration is the establishment of a Countywide Recreation District. Further study is required to determine feasibility and local interest. *(NOTE - Nearby Eagle County has successfully implemented this tool and may be considered a case study for Summit County review.)*

Funding public investment can be as easy as applying for a grant program or as difficult as creating a Tax Increment Financing District. The selection process lies in the scale of the improvement. The larger the investment needed the broader the funding sources employed to implement the project. The good news is that creative financial opportunities have increased in recent years. All levels of government have realized that public investment can leverage vast amounts of private equity. Collaboration, public/private partnerships, and development authorities have become common phrases resulting in shared visions for success. The ultimate development goal should be to have as many tools in the toolbox as possible, identify a shared vision and agree on the path forward for implementation.

What follows is intended to provide greater detail of various funding options available. This discussion is by no means all inclusive. Many private companies and non-profit organizations that benefit from tourism and recreational opportunities now offer their own monies in the form of grant opportunities. This include Disney, Dicks, People for Bikes and Trek Bicycles. Also, Health and Insurance companies are beginning to recognize the benefits of outdoor activities and associated reduced expenditures from a healthy work force. Blue Cross Blue Shield has recently launched a competitive grant program focused on healthy lifestyles.

(NOTE - A listing of opportunities has been provided to the right. For additional information about each opportunity, refer to the Appendix.)

OPPORTUNITIES
TRADITIONAL SOURCES

General Obligation Bonds
Fees
User Fees
Non-Resident Fees
Park Access Fees
Real Estate Investment Fees (REIF)
Taxes
Dedicated Millage
Lodging, Car Rentals, and Liquor Excise Taxes
Local Income Tax
Property Tax
Sales Tax
Lodging Tax
Regulatory Funding or Development Sources
Greenway Right-of-Way or Easement Dedication

ALTERNATIVE SOURCES

Partnerships
“Buy-A-Foot” Programs
Fundraising
Naming Rights
Exclusive Beverage Rights
Concessions

FEDERAL AND STATE GRANT PROGRAMS

Great Outdoors Colorado (GOCO)
Local Park and Outdoor Recreation (LPOR) Grant.
Habitat Restoration Grant
Youth Corps Grant
Land Conservation

COLORADO PARKS AND WILDLIFE DEPARTMENT

Colorado the Beautiful Grant:
Recreational Trails Grant Program
Trail Construction Grant: maximum \$250,000
Trail Maintenance Grant: maximum \$250,000
Planning and/or Support Grant: maximum \$45,000.
United States Department of the Interior – Land Water Conservation Fund (LWCF)

TRANSPORTATION MULTI-MODAL GRANTS

Transportation Alternative Programs (TAP)
The Multi-Modal Options Fund (MMOF)
Safe Routes to School (SRTS)

OTHER FUNDING OPPORTUNITIES

Community Development Block Grants
Environmental Protection Agency (EPA), Environmental Education (EE) Grants
Meet Me at the Park

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Contents

Items within this Appendix consist of:

Set 1 - Business Unit Analysis, SFA

- These tables present financial analysis of key Revenue-Generating Opportunities, examining revenue, expense, and capital cost.

Set 2 - Funding Resources

- This section provides additional information for all funding resources listed in Section 4.

Set 3 - Architecture Program/Floor Plans

- These tables and layouts present the full programs and enlarged floor plans for each proposed building within the Vision Plan.

Set 4 - Previous Reports

- This section provides additional information for the five previous reports highlighted in Section 2.

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Business Unit Analysis, SFA

These tables present financial analysis of key Revenue-Generating Opportunities, examining revenue, expense, and capital cost.

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Total Revenue & Expenses

5-Year Forecast

NOTES

- The 5-Year Forecast summarizes all Business Unit Analyses presented in this Appendix (minus features noted below).
- The 5-Year Forecast assumes all revenue-generating features are constructed simultaneously and operating in Year 1. While this construction scenario is highly unlikely, the 5-Year Forecast does provide a summary that exhibits the order of magnitude the Town can expect for the impact to park revenue, expenses, and profitability once all upgrades and conditions are complete.
- The Ice Trail is not included in the summary, but a Business Unit Analysis has still been provided in this Appendix. If the Ice Circle is constructed (as presented in the summary), the Ice Trail would not be built.

Revenue	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Village Center / Day Lodge Renovation (Adventure Park & Winter Tubing)	\$2,056,745	\$2,597,542	\$2,857,498	\$3,135,916	\$3,229,993	\$3,479,289
Activity Center / Nordic Center Renovation (Nordic Activities)	\$491,093	\$504,693	\$518,266	\$542,260	\$556,491	\$582,319
Activity Center / Nordic Center Renovation (Programs & Events)	\$332,633	\$390,790	\$396,761	\$422,631	\$429,283	\$457,515
Wedding Overlook	\$0	\$35,200	\$52,800	\$55,440	\$55,440	\$58,212
Event Center (Weddings & Special Events)	\$0	\$138,244	\$186,356	\$195,674	\$195,674	\$205,458
Ice Circle	\$0	\$18,200	\$18,564	\$19,882	\$20,280	\$21,720
Ropes Course	\$0	\$70,125	\$71,528	\$76,606	\$78,138	\$83,686
Total Revenue	\$2,880,471	\$3,754,793	\$4,101,773	\$4,448,410	\$4,565,298	\$4,888,199
Expense	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Village Center / Day Lodge Renovation (Adventure Park & Winter Tubing)	\$1,170,406	\$1,478,368	\$1,620,844	\$1,774,029	\$1,826,921	\$1,963,764
Activity Center / Nordic Center Renovation (Nordic Activities)	\$392,131	\$345,126	\$353,306	\$367,850	\$376,676	\$392,583
Activity Center / Nordic Center Renovation (Programs & Events)	\$457,694	\$509,776	\$516,744	\$537,959	\$545,429	\$568,259
Wedding Overlook	\$0	\$12,320	\$18,480	\$19,404	\$19,404	\$20,374
Event Center (Weddings & Special Events)	\$0	\$110,595	\$149,085	\$156,539	\$156,539	\$164,366
Ice Circle	\$0	\$6,370	\$6,497	\$6,959	\$7,098	\$7,602
Ropes Course	\$0	\$26,648	\$27,180	\$29,110	\$29,692	\$31,801
Total Expense	\$2,020,231	\$2,489,203	\$2,692,137	\$2,891,850	\$2,961,759	\$3,148,749
Net Revenue	\$860,240	\$1,265,590	\$1,409,636	\$1,556,560	\$1,603,540	\$1,739,450

Business Unit Analysis

Village Center / Day Lodge Renovation (Adventure Park & Winter Tubing)

REVENUE

- All revenue projections are based on historic performance with an assumption of a 5% price increase in year 3, a 5% price increase in year 5, and a 3% annual growth rate in number of sales unless otherwise noted.
 - The schedule for price increases and the annual sales growth projections are SFA's recommendations based on growth strategies for established, mature business units.
- Growth in number of tubing sales per year is based on the impact of adding a second magic carpet. The following percentages were utilized when accounting for a second magic carpet: a 10% increase in the number of sales per day in the first year that the second magic carpet is in place; a 10% increase from year 1 to year 2; a 5% increase from year 2 to year 3; and a 3% increase in each of the following two years.
- Growth in retail revenue is scaled to growth in tubing and ski hill revenue.
- Growth in food & beverage revenue is scaled to growth in tubing and ski hill revenue and is based on improving service by adding points of sale and improving operational efficiency for food & beverage offerings.

EXPENSE

- All expense projections are based on historic performance and scaled to revenue growth unless otherwise noted.
- Both lodging tax expense lines assume a 1.5% annual increase, which aligns with annual inflation rates.

CAPITAL COST

- \$5.6 - \$7.5 million (Village Center, Building)
- \$93,000 - \$125,000 (Village Center, Parking)
- \$350,000 - \$450,000 (Day Lodge, Renovation)



Revenue	Notes	Price						Number of Sales						Sellable Sessions	Current	Year 1	Year 2	Year 3	Year 4	Year 5
		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Current	Year 1	Year 2	Year 3	Year 4	Year 5							
Tubing	Ave. \$/Person	\$25.86	\$28.45	\$28.45	\$29.87	\$29.87	\$31.36	614	675	743	780	803	827	114	\$1,810,200	\$2,262,750	\$2,489,025	\$2,744,150	\$2,826,475	\$3,056,832
Ski Hill	Ave. \$/Person	\$28.86	\$28.86	\$28.86	\$30.30	\$30.30	\$31.82	27	28	29	30	30	31	70	\$54,545	\$56,182	\$57,867	\$62,583	\$64,461	\$69,714
Day Lodge, Field, & Parks Rental		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$30,000	\$45,000	\$54,000	\$56,700	\$58,401	\$60,153
Retail		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$44,000	\$54,717	\$60,096	\$66,227	\$68,214	\$73,773
Food & Beverage		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$118,000	\$178,893	\$196,510	\$206,256	\$212,443	\$218,816
Area Revenue															\$2,056,745	\$2,597,542	\$2,857,498	\$3,135,916	\$3,229,993	\$3,479,289
Expense															Current	Year 1	Year 2	Year 3	Year 4	Year 5
Salaries - Full Time & 10-Month															\$436,264	\$547,984	\$601,411	\$660,445	\$680,259	\$733,379
Salaries - Seasonal															\$242,598	\$304,723	\$334,433	\$367,261	\$378,279	\$407,818
Benefits															\$65,251	\$81,961	\$89,952	\$98,781	\$101,745	\$109,690
Retirement															\$8,215	\$10,319	\$11,325	\$12,436	\$12,810	\$13,810
Operating Expenses															\$327,809	\$411,755	\$451,901	\$496,259	\$511,147	\$551,061
Lodging Tax Exp. - Bike Park															\$10,000	\$10,150	\$10,302	\$10,457	\$10,614	\$10,773
Lodging Tax Exp. - Grounds															\$11,000	\$11,165	\$11,332	\$11,502	\$11,675	\$11,850
Retail Product Cost															\$17,259	\$21,463	\$23,573	\$25,977	\$26,757	\$28,937
Food & Beverage Product Cost															\$52,010	\$78,850	\$86,614	\$90,910	\$93,637	\$96,446
Area Expense															\$1,170,406	\$1,478,368	\$1,620,844	\$1,774,029	\$1,826,921	\$1,963,764
Net Revenue															\$886,339	\$1,119,174	\$1,236,654	\$1,361,887	\$1,403,073	\$1,515,525

Business Unit Analysis

Ropes Course



REVENUE

- All fees, sales projections, and number of sellable sessions are based on a combination of market/industry research (demographics, socioeconomics, competition, pricing, etc.) and SFA's proprietary analytical process for revenue projections and growth of new business units at established facilities/destinations.

EXPENSE

- All expense projections are based on industry benchmarks and key performance indicators for efficient operations of comparable spaces and services.

CAPITAL COST

- \$200,000 - \$300,000 (Ropes Course)

Revenue	Notes	Price					Number of Sales					Sellable Sessions	Year 1	Year 2	Year 3	Year 4	Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5		Year 1	Year 2	Year 3	Year 4	Year 5
Adult Sky Trail Pass	\$/Session	\$20	\$20	\$21	\$21	\$22	15.0	15.3	15.6	15.9	16.2	110	\$33,000	\$33,660	\$36,050	\$36,771	\$39,382
Student Sky Trail Pass	\$/Session	\$15	\$15	\$16	\$16	\$17	15.0	15.3	15.6	15.9	16.2	110	\$24,750	\$25,245	\$27,037	\$27,578	\$29,536
Quickflight Free Fall Add-On	\$/Session	\$5	\$5	\$5	\$5	\$6	22.5	23.0	23.4	23.9	24.4	110	\$12,375	\$12,623	\$13,519	\$13,789	\$14,768
Area Revenue													\$70,125	\$71,528	\$76,606	\$78,138	\$83,686
Expense													Year 1	Year 2	Year 3	Year 4	Year 5
Salaries - Seasonal Staff	30% of Gross Revenue												\$21,038	\$21,458	\$22,982	\$23,441	\$25,106
Supplies, Equipment, and Repair	8% of Gross Revenue												\$5,610	\$5,722	\$6,128	\$6,251	\$6,695
Area Expense													\$26,648	\$27,180	\$29,110	\$29,692	\$31,801
Net Revenue													\$43,478	\$44,347	\$47,496	\$48,446	\$51,885

Business Unit Analysis

Activity Center / Nordic Center Renovation (Nordic Activities)

REVENUE

- All revenue projections are based on historic performance with an assumption of a 5% price increase in year 3, a 5% price increase in year 5, and a 3% annual growth rate in number of sales unless otherwise noted.
 - The schedule for price increases and the annual sales growth projections are SFA's recommendations based on growth strategies for established, mature business units.
- Concessionaire revenue is projected to remain constant (no growth or decline) in all years.
- All Nordic pass fees are projected to remain constant (no increase in price in any year) based on regional Nordic relationships.

EXPENSE

- All expense projections are based on historic performance and scaled to revenue growth unless otherwise noted.
- Operating expenses assume a 1.5% annual increase, which aligns with annual inflation rates.

CAPITAL COST

- \$2.1 - \$2.9 million (Activity Center); OR
- \$2.1 - \$2.9 million (Nordic Center, Expansion)
- \$10,000 - \$15,000 (Nordic Center, Renovation)



Revenue	Notes	Price						Number of Sales						Sellable Sessions	Current	Year 1	Year 2	Year 3	Year 4	Year 5
		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Current	Year 1	Year 2	Year 3	Year 4	Year 5							
Nordic Service & Repair		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$2,582	\$2,659	\$2,739	\$2,962	\$3,051	\$3,300
Concessionaire Revenue		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$67,916	\$67,916	\$67,916	\$67,916	\$67,916	\$67,916
Lessons/Programs		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$53,035	\$54,626	\$56,265	\$60,850	\$62,676	\$67,784
Daily Pass	Ave. \$/Pass	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	5,213	5,369	5,530	5,696	5,867	6,043	1	\$125,112	\$128,865	\$132,731	\$136,713	\$140,815	\$145,039
Punch Pass	Ave. \$/Pass	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	3,210	3,306	3,405	3,508	3,613	3,721	1	\$60,990	\$62,820	\$64,704	\$66,645	\$68,645	\$70,704
Season Pass - Frisco Only	Ave. \$/Pass	\$235.00	\$235.00	\$235.00	\$235.00	\$235.00	\$235.00	115	118	122	126	129	133	1	\$27,025	\$27,836	\$28,671	\$29,531	\$30,417	\$31,329
Season Pass - Joint	Ave. \$/Pass	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	88	91	93	96	99	102	1	\$26,400	\$27,192	\$28,008	\$28,848	\$29,713	\$30,605
Food & Beverage		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$4,658	\$4,798	\$4,942	\$5,344	\$5,505	\$5,953
Retail		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$13,342	\$13,742	\$14,155	\$15,308	\$15,767	\$17,052
Equipment Rental	Ave. \$/Rental	\$20.00	\$20.00	\$20.00	\$21.00	\$21.00	\$22.05	5,025	5,176	5,331	5,491	5,656	5,825	1	\$100,434	\$103,515	\$106,620	\$115,310	\$118,769	\$128,449
Events		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$9,440	\$9,723	\$10,015	\$10,831	\$11,156	\$12,065
Facility Rental		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$159	\$1,000	\$1,500	\$2,000	\$2,060	\$2,122
Area Revenue															\$491,093	\$504,693	\$518,266	\$542,260	\$556,491	\$582,319
Expense															Current	Year 1	Year 2	Year 3	Year 4	Year 5
Salaries - Full Time & 10-Month															\$103,490	\$106,180	\$108,936	\$113,890	\$116,877	\$122,310
Salaries - Seasonal															\$106,836	\$109,613	\$112,458	\$117,572	\$120,656	\$126,265
Benefits															\$19,827	\$20,342	\$20,870	\$21,819	\$22,392	\$23,433
Retirement															\$2,099	\$2,154	\$2,209	\$2,310	\$2,371	\$2,481
Operating Expenses (Not Including Food & Beverage, Retail, Equip. Rental, and Events Expenses)															\$79,457	\$80,649	\$81,859	\$83,086	\$84,333	\$85,598
Trail Maintenance Expense															\$55,000	\$55,825	\$56,662	\$57,512	\$58,375	\$59,251
Food & Beverage Product Cost															\$3,494	\$3,599	\$3,707	\$4,009	\$4,129	\$4,466
Retail Product Cost															\$8,186	\$8,432	\$8,685	\$9,392	\$9,674	\$10,463
Equipment Rental Expenses															\$6,073	\$6,259	\$6,447	\$6,973	\$7,182	\$7,767
Events Expenses															\$7,669	\$7,899	\$8,136	\$8,799	\$9,063	\$9,802
Area Expense															\$392,131	\$345,126	\$353,306	\$367,850	\$376,676	\$392,583
Net Revenue															\$98,962	\$159,567	\$164,960	\$174,410	\$179,815	\$189,736

Business Unit Analysis

Activity Center / Nordic Center Renovation (Programs & Events)



REVENUE

- All revenue projections are based on historic performance with an assumption of a 5% price increase in year 3, a 5% price increase in year 5, and a 3% annual growth rate in number of sales unless otherwise noted.
 - ◊ The schedule for price increases and the annual sales growth projections are SFA’s recommendations based on growth strategies for established, mature business units.
- Frisco Fun Club is projected to reach maximum capacity of 70 children per week in Year 1 and remain at capacity in all subsequent years. This is based on current registration wait lists and the expanded capacity for the program afforded by the addition of the Activity Center.

EXPENSE

- All expense projections are based on historic performance and scaled to revenue growth unless otherwise noted.
- Full time and 10-month salaries assume a 1.5% annual increase, which aligns with annual inflation rates.
- Lodging tax expenses assume a 1.5% annual increase, which aligns with annual inflation rates.

CAPITAL COST

- \$2.1 - \$2.9 million (Activity Center); OR
- \$2.1 - \$2.9 million (Nordic Center, Expansion)
- \$10,000 - \$15,000 (Nordic Center, Renovation)

Revenue	Notes	Price						Number of Sales						Sellable Sessions	Current	Year 1	Year 2	Year 3	Year 4	Year 5
		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Current	Year 1	Year 2	Year 3	Year 4	Year 5							
Frisco Fun Club	\$/Week	\$238.00	\$238.00	\$238.00	\$249.90	\$249.90	\$262.40	50	70	70	70	70	70	11	\$130,900	\$183,260	\$183,260	\$192,423	\$192,423	\$202,044
Winter Fun Club	\$/Day	\$48.00	\$48.00	\$48.00	\$50.40	\$50.40	\$52.92	15	15	16	16	17	17	25	\$18,000	\$18,540	\$19,096	\$20,653	\$21,272	\$23,006
Sponsorship		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500
Summer Sports Camps	\$/Week	\$250.00	\$250.00	\$250.00	\$262.50	\$262.50	\$275.63	24	25	25	26	27	28	11	\$66,000	\$67,980	\$70,019	\$75,726	\$77,998	\$84,355
Athletic Special Events	Ave. \$/Pass	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	\$109,233	\$112,510	\$115,885	\$125,330	\$129,090	\$139,611
Area Revenue															\$332,633	\$390,790	\$396,761	\$422,631	\$429,283	\$457,515
Expense															Current	Year 1	Year 2	Year 3	Year 4	Year 5
Salaries - Full Time & 10-Month															\$126,700	\$128,601	\$130,530	\$132,487	\$134,475	\$136,492
Salaries - Seasonal															\$72,947	\$91,576	\$92,457	\$98,033	\$99,014	\$105,026
Salaries - Program Instructors															\$33,595	\$42,174	\$42,580	\$45,148	\$45,600	\$48,369
Benefits															\$18,906	\$19,190	\$19,477	\$19,770	\$20,066	\$20,367
Retirement															\$7,879	\$7,997	\$8,117	\$8,239	\$8,362	\$8,488
Operating Expenses (Not Including Supplies, Rentals, Field Trips, Permits, Etc.)															\$39,094	\$45,929	\$46,631	\$49,671	\$50,453	\$53,771
Lodging Tax Expenses															\$75,000	\$76,125	\$77,267	\$78,426	\$79,602	\$80,796
Supplies, Rentals, Field Trips, Permits, Etc.															\$83,573	\$98,185	\$99,685	\$106,185	\$107,856	\$114,949
Area Expense															\$457,694	\$509,776	\$516,744	\$537,959	\$545,429	\$568,259
Net Revenue															(\$125,061)	(\$118,986)	(\$119,983)	(\$115,327)	(\$116,146)	(\$110,744)

SPECIAL NOTE

- It should be noted that as a “business unit,” the PRA’s programs and events lose money. While one of the drivers to this is simply the allocation of expenses, it is not uncommon for programs and events to be cost centers in parks and recreation operations. Camps and special events are typically very expensive to offer and often do not recover their own costs. However, programs should be considered a vital service for Frisco children and families, and events provide an opportunity to bring people together, create a sense of community, and introduce the PRA to visitors who might not otherwise know about the unique destination and all of the activities available. As such, SFA believes there is an indirect return on investment through a combination of health and social impacts, community good will, and indirect revenue (and profit) that is generated by the programs and events listed in the pro forma.

Business Unit Analysis

Wedding Overlook

REVENUE

- All fees, sales projections, and number of sellable sessions are based on a combination of market/industry research (demographics, socioeconomics, competition, pricing, etc.) and SFA's proprietary analytical process for revenue projections and growth of new business units at established facilities/destinations.

EXPENSE

- All expense projections are based on industry benchmarks and key performance indicators for efficient operations of comparable spaces and services.

CAPITAL COSTS

- \$ 2,000 - \$ 5,000 (Wedding Overlook, Arbor)
- \$20,000 - \$28,000 (Wedding Overlook, Patio)
- \$68,000 - \$92,000 (Wedding Overlook, Dropoff)



Revenue	Notes	Price					Number of Events per Weekend					Sellable Sessions	Year 1	Year 2	Year 3	Year 4	Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5						
Summer																	
Wedding Arbor - Venue Fee	\$/Event	\$800	\$800	\$840	\$840	\$882	2.0	3.0	3.0	3.0	3.0	22	\$35,200	\$52,800	\$55,440	\$55,440	\$58,212
Winter																	
Wedding Arbor - Venue Fee	\$/Event	\$600	\$600	\$630	\$630	\$662	-	-	-	-	-	0	\$0	\$0	\$0	\$0	\$0
Area Revenue													\$35,200	\$52,800	\$55,440	\$55,440	\$58,212
Expense													Year 1	Year 2	Year 3	Year 4	Year 5
Wedding and Event Director	10% of Revenue												\$3,520	\$5,280	\$5,544	\$5,544	\$5,821
Wedding and Event Staff	10% of Revenue												\$3,520	\$5,280	\$5,544	\$5,544	\$5,821
Supplies	5% of Revenue												\$1,760	\$2,640	\$2,772	\$2,772	\$2,911
Miscellaneous Expenses and Discounts	10% of Revenue												\$3,520	\$5,280	\$5,544	\$5,544	\$5,821
Area Expense													\$12,320	\$18,480	\$19,404	\$19,404	\$20,374
Net Revenue													\$22,880	\$34,320	\$36,036	\$36,036	\$37,838

Business Unit Analysis
Event Center (Weddings & Special Events)



REVENUE

- All fees, sales projections, and number of sellable sessions are based on a combination of market/industry research (demographics, socioeconomics, competition, pricing, etc.) and SFA's proprietary analytical process for revenue projections and growth of new business units at established facilities/destinations.

EXPENSE

- All expense projections are based on industry benchmarks and key performance indicators for efficient operations of comparable spaces and services.

CAPITAL COSTS

- \$3.6 - 4.8 million (Event Center, Building)
- \$4,500 - \$6,500 (Event Center, Green Space)
- \$210,000 - \$290,000 (Event Center, Parking)

Revenue	Notes	Price					Number of Events per Month					Sellable Sessions	Year 1	Year 2	Year 3	Year 4	Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5						
Summer																	
Events Building - Venue Fee	\$/Day	\$2,000	\$2,000	\$2,100	\$2,100	\$2,205	6.0	8.0	8.0	8.0	8.0	5.5	\$66,000	\$88,000	\$92,400	\$92,400	\$97,020
Bar Service	\$/Event	\$1,875	\$1,875	\$1,969	\$1,969	\$2,067	4.5	6.0	6.0	6.0	6.0	5.5	\$46,406	\$61,875	\$64,969	\$64,969	\$68,217
Catering Fee (Pass-Through)	Included in Venue Fee	\$0	\$0	\$0	\$0	\$0	0	-	-	-	-	5.5	\$0	\$0	\$0	\$0	\$0
Winter																	
Events Building - Venue Fee	\$/Day	\$1,400	\$1,400	\$1,470	\$1,470	\$1,544	1.5	2.0	2.0	2.0	2.0	6.5	\$13,650	\$18,200	\$19,110	\$19,110	\$20,066
Bar Service	\$/Event	\$1,875	\$1,875	\$1,969	\$1,969	\$2,067	1.0	1.5	1.5	1.5	1.5	6.5	\$12,188	\$18,281	\$19,195	\$19,195	\$20,155
Catering Fee (Pass-Through)	Included in Venue Fee	\$0	\$0	\$0	\$0	\$0	-	-	-	-	-	6.5	\$0	\$0	\$0	\$0	\$0
Area Revenue													\$138,244	\$186,356	\$195,674	\$195,674	\$205,458
Expense													Year 1	Year 2	Year 3	Year 4	Year 5
Wedding and Special Events Director	10% of Revenue												\$13,824	\$18,636	\$19,567	\$19,567	\$20,546
Wedding and Special Events Staff	30% of Revenue												\$41,473	\$55,907	\$58,702	\$58,702	\$61,637
Supplies	30% of Revenue												\$41,473	\$55,907	\$58,702	\$58,702	\$61,637
Miscellaneous Expenses and Discounts	10% of Revenue												\$13,824	\$18,636	\$19,567	\$19,567	\$20,546
Area Expense													\$110,595	\$149,085	\$156,539	\$156,539	\$164,366
Net Revenue													\$27,649	\$37,271	\$39,135	\$39,135	\$41,092

Business Unit Analysis

Ice Circle

REVENUE

- All fees, sales projections, and number of sellable sessions are based on a combination of market/industry research (demographics, socioeconomics, competition, pricing, etc.) and SFA's proprietary analytical process for revenue projections and growth of new business units at established facilities/destinations.

EXPENSE

- All expense projections are based on industry benchmarks and key performance indicators for efficient operations of comparable spaces and services.

CAPITAL COST

- \$1.0 - \$1.5 million (Ice Surface); OR
- \$350,000 - \$360,000 (Glice Surface)



Revenue	Notes	Price					Number of Sales					Sellable Sessions	Year 1	Year 2	Year 3	Year 4	Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5						
Public Skate																	
Adult	\$/Session	\$6	\$6	\$6	\$6	\$7	700	714	728	743	758	1	\$4,200	\$4,284	\$4,588	\$4,680	\$5,012
Child 5-17	\$/Session	\$4	\$4	\$4	\$4	\$4	3,500	3,570	3,641	3,714	3,789	1	\$14,000	\$14,280	\$15,294	\$15,600	\$16,707
Child Under 4	\$/Session	\$0	\$0	\$0	\$0	\$0	175	179	182	186	189	1	\$0	\$0	\$0	\$0	\$0
Area Revenue													\$18,200	\$18,564	\$19,882	\$20,280	\$21,720
Expense													Year 1	Year 2	Year 3	Year 4	Year 5
Salaries - Seasonal Staff	20% of Gross Revenue												\$3,640	\$3,713	\$3,976	\$4,056	\$4,344
Supplies, Equipment, and Repair	15% of Gross Revenue												\$2,730	\$2,785	\$2,982	\$3,042	\$3,258
Area Expense													\$6,370	\$6,497	\$6,959	\$7,098	\$7,602
Net Revenue													\$11,830	\$12,067	\$12,923	\$13,182	\$14,118

Business Unit Analysis
Ice Trail



REVENUE

- All fees, sales projections, and number of sellable sessions are based on a combination of market/industry research (demographics, socioeconomics, competition, pricing, etc.) and SFA's proprietary analytical process for revenue projections and growth of new business units at established facilities/destinations.

EXPENSE

- All expense projections are based on industry benchmarks and key performance indicators for efficient operations of comparable spaces and services.

CAPITAL COST

- \$1.5 - \$2.0 million (Ice Surface); OR
- \$460,000 - \$470,000 (Glice Surface)

Revenue	Notes	Price					Number of Sales					Sellable Sessions	Year 1	Year 2	Year 3	Year 4	Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5						
Public Skate																	
Adult	\$/Session	\$15	\$15	\$16	\$16	\$17	700	714	728	743	758	1	\$10,500	\$10,710	\$11,470	\$11,700	\$12,531
Child 5-17	\$/Session	\$10	\$10	\$11	\$11	\$11	3,500	3,570	3,641	3,714	3,789	1	\$35,000	\$35,700	\$38,235	\$38,999	\$41,768
Child Under 4	\$/Session	\$5	\$5	\$5	\$5	\$6	175	179	182	186	189	1	\$875	\$893	\$956	\$975	\$1,044
Area Revenue													\$46,375	\$47,303	\$50,661	\$51,674	\$55,343
Expense													Year 1	Year 2	Year 3	Year 4	Year 5
Salaries - Seasonal Staff	30% of Gross Revenue												\$13,913	\$14,191	\$15,198	\$15,502	\$16,603
Supplies, Equipment, and Repair	15% of Gross Revenue												\$6,956	\$7,095	\$7,599	\$7,751	\$8,301
Area Expense													\$20,869	\$21,286	\$22,797	\$23,253	\$24,904
Net Revenue													\$25,506	\$26,016	\$27,864	\$28,421	\$30,439

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Funding Resources

This section provides additional information for all funding resources listed in Section 4.

Funding Resources

TRADITIONAL SOURCES

General Obligation Bonds
City and county governments across the country fund capital projects using general obligation bonds to build public facilities while spreading the cost over an extended period of time. The bond may be paid back over a 20-25-year period and allow a city to begin to meet the facility needs of the community. A variety of methods exist for funding the repayment of a bond. Funding can be from a single source, such as using a portion of existing tax revenues. Repayment may also come from special fees added to utility rates or other similar fees that residents are charged. Determining the most feasible single source or combination of sources is critical for a city to determine.

Fees
Evaluation of existing pricing strategies is in the best interest of all parks and recreation departments across the country. This includes the development of a cost recovery philosophy and establishment of goals for both city-sponsored and association-sponsored programs that truly reflect the community's recreational values in addition to promoting financial sustainability. Departments should examine their current fee structure to identify where increases may be appropriate; factors such as inflation rates, rising energy costs, land values, higher maintenance levels provided by the city, and new facility development should all be considered.

User Fees
User fees are wide and variable. They can be charged for facility maintenance and added to program registrations or park access that is charged on a daily or annual basis. Other user fees include memberships to special facilities and centers and fees charged for instructional programs. The combination of these user fees can be a major revenue generator for parks and recreation departments.

Non-Resident Fees
Non-resident fees are charged to parks and facility users who do not reside within the city limits of

a community. An example would be charging a non-resident fee at a swimming pool; residents pay a set fee, and non-residents pay a higher fee. Municipalities typically assess facilities and programs and determine which would be best to charge non-resident fees. Facilities that require higher levels of maintenance, such as dog parks, pools, and community gardens are the type of facilities where non-resident fees should be charged.

One area not recommended for charging non-resident fees is youth sports. The long history of the park's services being provided on a countywide basis has created leagues with residents from throughout the county. Many of the participants are from surrounding areas that do not have sports fields and have limited recreational options. For this reason, many agencies feel non-resident youth sports fees would be unfair and would have a negative impact on the successful programs that are in place.

Park Access Fees
Some communities assess their citizens with an annual park access fee. For instance, Butler County Metro Parks System in Ohio charge an annual access fee and issues parking stickers for participants cars to ensure the fees have been paid. This type of fee would be a good alternative for non-residents who would rather pay one standard fee rather than a non-resident fee for every program or activity they choose.

The implementation of a park access fee would require a few operational changes at parks. Additional staff would be hired to implement the fee program and to monitor the parks to enforce visitor parking stickers. Passage of a local ordinance would be necessary to establish fines for those who park without current parking passes. While these operational changes would require an initial investment, the increased revenue generated through the park access fee would far exceed the cost.

Real Estate Investment Fees (REIF)
Another customized source of revenue generated in Frisco is a fee on the transfer of property ownership. This is an equitable tool administered during the sale of real estate and based on the property sale price. The Town of Frisco charges a 1% transfer fee that is paid upon closing. The fee may be paid by the seller or buyer and a stamp is placed on the deed prior to recording the transfer of title. This is an important tool in tourism rich communities where a large percentage of housing is purchased by absentee owners, as a business investment or for vacation rental purposes.

Taxes
Various tax structures provide options for municipalities to obtain funds from multiple sources. Tax revenue, like property taxes are paid by citizens, while other taxes like sales tax or hotel/motel taxes are paid by those living within and outside the community. The source of taxes and the amount of each tax charged, is a balance between the need for funds and what the public is willing to pay.

Dedicated Millage
A dedicated millage could be earmarked for repayment of a city bond program that includes park projects. By dedicating a millage for recreation, a city would create a funding source and know from year to year what funds would be available for debt service and operations of a parks and recreation department.

Lodging, Car Rentals, and Liquor Excise Taxes
Many communities are incorporating lodging or hotel/motel taxes to pay for tourism related programs, including parks and recreation improvements. Jurisdictions have implemented or are considering institution of a lodging tax to fund future capital improvements that may lead to increased tourism and overnight stays. Collected funds could also be used as one of the sources to retire a bond program. State enabling taxes may allow collection from car rentals and purchase of liquor (both per drink and wholesale) applied to similar programs and initiatives.

Local Income Tax
Many municipalities maintain the authority to levy optional income taxes, with voter approval. If a city has a limit on property taxes, this may be another tool for funding capital development for parks. The income tax levy could be set for a predetermined time frame to allow the city to purchase land and develop parks and then, sunset the income tax when the funding needs have been met.

Regulatory Funding or Development Sources
Utilization of regulatory means to aid the development of parks and greenways is used by many city governments. In the case of parks, land set aside (or a fee in lieu of land set aside) is common and would provide either needed parkland or funds for acquisition of parkland. A mandatory parkland dedication or fee in lieu of dedication may be considered for inclusion in local zoning codes to gain more public parkland to offset the impacts of residential development in a city. Park improvements may also be tied to granting greater development density and/or bulk requirements in exchange for dedication of park land, physical improvements or an agreed upon or pre-determined fee.

Property Tax
A property tax is levied on real estate by the governing jurisdiction in which the property is located. Property taxes are typically charged at the county or municipal level and usually both. Each property is assessed on a regular basis and the tax is calculated as a portion of that value. Summit County conducts a reappraisal every two years in odd numbered years; the most recent in 2019. The appraisal is conducted on the value of land in addition to the value of improvements or structures on the land. Both Summit County and the Town of Frisco charge property taxes. A Homestead exemption is available in Summit County when a property serves as the primary residence of the owner.

Sales Tax
Sales tax is levied on the sale of goods collected at the point of purchase from the consumer. The amount of sales tax varies by state, counties, and cities and is typically a collection of taxes from

several levels of government. A common element of these taxes is that they are paid by residents and non-residents alike. Communities with high rates of tourism use sales tax to offset the cost of infrastructure to support the leisure industry. This includes services and facilities, visitor safety, marketing and maintaining natural and public recreational spaces which is an investment in tourism development. This specifically applies to large capital projects where a combination of tax sources generates a significant amount of money to offset the cost for residents. The Town of Frisco currently collects a 2% sales tax and when added to the Summit County tax totals 8.375%. The State of Colorado allows municipalities to charge up to 3.975% for a total of 8.875% which is the current sales tax rate in the communities of Breckenridge and Dillon. The town of Frisco could add an additional 1.975% onto the current sales tax rate of 2%. This adjustment combined with the Summit County sales tax would equal 8.875%, similar to other tourist communities in Summit Co. This additional amount could generate funds for Adventure Park improvements. While this is an excellent source of revenue it is subject to fluctuations and downturns in the economy.

Lodging Tax

Communities that rely on the tourist industry are incorporating lodging or hotel/motel taxes to pay for tourism related programs, including parks and recreation improvements. Jurisdictions adopt a lodging tax to fund future capital improvements that may lead to increased tourism and overnight stays. The Town of Frisco has a 2.35% tax collection on short term rentals, less than 30 days, which includes private vacation rentals such as Airbnb and Vrbo in addition to hotels and motels. Collected funds may be used as one of the sources to retire a bond program or generate revenue for infrastructure improvements.

Greenway Right-of-Way or Easement Dedication

Mandatory right-of-way or easement dedication for greenway development outside of the roadway system may be a consideration for city planning efforts, particularly as new developments are planned along proposed greenways. Off-road greenway routes are critical to the development of a

comprehensive greenway system where dedications can typically assist in making the development process easier. Implementation of this program necessitates adoption by the local government of a Comprehensive Greenway (Bicycle/Pedestrian) Plan to insure fair and transparent administration.

ALTERNATIVE SOURCES

Partnerships

Many communities benefit from Non-Profit volunteer organizations who utilize the park system. These include athletic associations, community garden groups, civic clubs, and “friends of parks” associations. These groups have a history of raising money to assist in financing capital improvement projects and maintenance in parks. Non-profit organizations bring stakeholders into park functions for political support and advocacy, generation of development funds which are tax-deductible, and administration of program opportunities. Cities should build on the tradition of shared funding for capital projects and outline the process to identify and support improvements needed for individual parks. To encourage this level of collaboration these organizations may participate in selection of capital projects for funding consideration in park development. If the project is approved and the group raises the necessary funds to construct the project the local government is compelled to move forward.

“Buy-A-Foot” Programs

“Buy-a-Foot” programs have been successful in raising funds and awareness for trail and greenway projects. Under local initiatives, corporate entities and citizens are encouraged to purchase one linear foot of the greenway by donating the cost of construction. An excellent example of a successful endeavor is the High Point (North Carolina) Greenway “Buy-a-Foot” campaign, in which linear greenway “feet” were sold at a cost of \$25 per foot. Those who donated were given a greenway T- shirt and a certificate. This project provided an estimated \$5,000 in funds.

Fundraising

Local fundraising is a mechanism that has worked effectively in communities across the country.

Although a strong local effort is needed, this mechanism typically generates a vast amount of support and publicity. Local businesses, corporate donors, organizations, and private individuals can pledge funding over a specific period of time. In most communities, a standing Parks and Recreation Advisory Board plays an active role in fundraising for their department. Members typically provide guidance, expertise, advocacy, political support, fundraising efforts, and represent public constituents. One of the primary responsibilities of a board is to assist in the development, acquisition, prioritization, and management of department resources. Board members may be more proactive by initiating a variety of fundraising tasks, such as collaborating with “Friends of Parks” groups to send direct mail letters, promoting sponsorship of programs and naming rights, seeking in-kind donations, hosting special events (e.g., golf tournaments, fundraiser dinners, events to honor volunteers, silent auctions, and themed socials), and soliciting charitable donations of money and lands.

Naming Rights

Naming rights became prominent in the 1990s, when larger sports venues and cultural spaces were named after a company or individual. Many examples of successful ventures are known today, including Dick’s Sporting Goods Park in Denver (home of the Colorado Rapids soccer team), the American Airlines Arena in Miami (home of the Miami Heat NBA team), and the multi-purpose American Airlines Center in Dallas. Public naming rights have been growing due to tighter agency budgets and larger public facilities. One attraction to naming rights for public venues is the opportunity of varied tiers of naming rights that can be allowed. In a large sports complex, for example, agencies can solicit naming rights for the entire facility for a prescribed amount of money or tailor it towards naming a locker room within the facility for a lesser fee. Agencies are creative in selling not only spaces but also placing products within the department to generate new revenues. In 2002, Los Angeles city lifeguards sported Izod swimsuits as the “official swimwear of the Los Angeles City Beach Lifeguards,” and the Skokie (Illinois) Park District collected \$150,000 annually from Pepsi for being the “exclusive soft drink provider.”

Exclusive Beverage Rights

Many communities leverage the right to be the sole beverage supplier to a city or to the parks and recreation department by soliciting annual payments for soft drink suppliers. These sole supplier agreements typically cover a five-year period to allow the supplier to make a good return on their investment. Some of these agreements also include advertising rights, including supplying scoreboards for recreation fields and facilities.

Concessions

Concessions are leased operations which are revenue-generating businesses located on park lands. These types of businesses include gift shops, convenience goods, services, and recreational equipment. Concessions can become a lucrative enhancement to expanding park opportunities in addition to becoming popular attractions. Bicycling, kayak, and ski rentals have become commonplace and can enhance the visitor experience by offering services such as food or beverages. Concessions can aide security, generate economic vitality and strengthen the community’s relationship by hiring local residents. Generally, concessions must have a guaranteed level of foot traffic and be physically maintained to public standards.

FEDERAL AND STATE GRANT PROGRAMS

Great Outdoors Colorado (GOCO)

GOCO is funded through proceeds from the Colorado Lottery created by voters in 1992. A wide range of grants are available for many types of projects and participants are encouraged to be creative to expand recreational opportunities to Colorado residents. These funds preserve and enhance Colorado parks, trails, wildlife, rivers and open spaces guided by a strategic plan with three stated goals:

- PROTECT more urban and rural land for people and wildlife, notably once-in-a-lifetime, large-scale projects.
- CONNECT people to the outdoors by increasing bike and pedestrian access in communities across Colorado and filling gaps in important trail systems.
- INSPIRE more kids and their families to

explore and take care of our great outdoors by addressing the growing disconnect between youth and nature.

Local Park and Outdoor Recreation (LPOR) Grant.
This program funds up to \$350,000 per project with a 25% match and is available to cities, counties, recreation districts, school districts and established non-profit organizations. Eligible projects include land acquisition, new park development, enhancement of existing park facilities and educational facilities.

Habitat Restoration Grant
This is a GOCO program which funds improvements and restoration of rivers, streams, wetlands, and environmental habitats. This program is complimented by funding of field labor utilizing the Youth Conservation Corps (YCC).

Youth Corps Grant
This program employs members of the Youth Conservation Corps Association to build trails, eradicate invasive species in addition to erosion control and restoration on lands devastated by forest fires.

Land Conservation
GOCO also funds a variety of grant programs targeted for the conservation of land and expansion of land for public use.

- Conservation Easement Transaction Costs: This grant funds costs of donated land through conservation easements.
- Conservation Excellence Grant: Program designated to fund pilot projects and research to identify issues regarding conservation and best practices to serve affected communities.
- Special Opportunity Open Space Grant: Provides up to one million in grant funds for preservation of extraordinary or unique properties and projects
- Open Space Grants: Funds to preserve open space through acquisition or conservation easements.

COLORADO PARKS AND WILDLIFE DEPARTMENT

Colorado the Beautiful Grant:
This program funds projects through large trail construction grants and regional trail planning grants. It provides individual communities the opportunity to identify goals, establish objectives, and recreational development criteria. These grants are independent of the motorized and non-motorized Colorado Parks and Wildlife grants that are issued each fall. The program is a partnership between CPW and Great Outdoors Colorado (GOCO) funded through lottery profits. This program was initiated with the goal that all residents of Colorado will be located within 10 minutes of a park, trail, or active public open space. In 2013 the town of Frisco was recognized with a Starburst Community Award for excellence in utilization of CO Lottery Funds for trail system expansion. In 2016 Frisco was awarded a \$50,000 grant to prepare a Trails Master Plan to guide expansion of the current trail system. The Town of Frisco has received several grants including a \$200,000 grant award for construction of mountain bike trails which consisted of jumps, bridges, signage, and parking facilities which became the central recreational element in the town’s Adventure Park. The 2020 Colorado the Beautiful Grants were just announced and Frisco received a grant for the Frisco Nordic Center to construct 15.5 miles of trail construction and improvements which includes 8 miles of tract for snowshoes and fat bikes, 3.75 miles of Nordic trails and an additional 3.75 miles for physical improvements to existing trails.

Website: <https://cpw.state.co.us/aboutus/Pages/TrailsGrants-CtB.aspx>

Recreational Trails Grant Program
The Colorado State Recreational Trails Grant Program funds projects for large recreational trail grants, small recreational trail grants, trail planning, and trail support grants. This program is a partnership among several State and Federal agencies. There are three primary programs:

Website: <https://cpw.state.co.us/aboutus/Pages/TrailsGrants.aspx>

Trail Construction Grant: maximum \$250,000
New trail or trailhead construction including the installation of new facilities where none currently exist.

Trail Maintenance Grant: maximum \$250,000
The Maintenance program is oriented toward upgrades to existing trail facilities including re-routing existing trails. This includes improvements to existing trails experiencing damage or visitor safety concerns or significant improvements to trailhead facilities and may included multiple sites within a single project.

Planning and/or Support Grant: maximum \$45,000.
This program has two categories: Planning for new trail projects and expanding support systems for existing trail facilities. Master Plans for proposed trails are key in successful implementation of new trail segments to insure connectivity and easy access by residents. Master Plans typically include inventory of trail assets, proposed trail location and alignment, design, and engineering to establish feasibility of trail construction and realistic cost estimates needed for implementation. Existing trail systems depend on support and policing from volunteer organizations. This effort may focus on establishment and expansion of volunteer membership in addition to education and training of both volunteers and trail users.

United States Department of the Interior – Land Water Conservation Fund (LWCF)
LWCF is a federal program for trail construction, maintenance, and land acquisition. The program supports the protection of public lands and waters to preserve ecosystems, secure public access, improve recreational opportunities and benefits for local communities. The program has a minimum grant fund of \$100,000 with a \$750,000 maximum and requires 100% matching funds.

Website: <https://www.doi.gov/lwcf/>

TRANSPORTATION MULTI-MODAL GRANTS

Federally funded Multi-Modal grants fund a wide variety of transportation related community projects through the State of Colorado. This

program is the largest source of funding for trails and related facilities. Multi-modal projects must relate to surface transportation and compete among numerous projects. Greenways and other recreational trails are eligible for funding provided the project has a transportation element. There are three main categories that fund greenways, recreational trails and pedestrian and bicycle facilities and improvements. The Colorado Department of Transportation (CDOT) is the agency responsible for administration of these programs: Transportation Alternative Program (TAP), Multi-Modal Options Fund (MMOF) and Safe Routes to School (SRTS).

Transportation Alternative Programs (TAP)
These grants includes the design and construction of pedestrian and bicycle facilities, environmental mitigation of transportation activities, scenic corridors, and the preservation of historic transportation facilities. These funds are distributed on an annual basis.

The Multi-Modal Options Fund (MMOF)
This fund was created during the 2018 Colorado legislative session (see SB2018-001). MMOF funds may be used for an array of capital, construction, operations and planning projects, including but not limited to bicycle, pedestrian, ride sharing, or transit projects. MMOF may also be used in conjunction with TAP funds for capital projects that fall into eligible categories in both programs, primarily pedestrian and bike projects. MMOF funds are split between statewide and local investments. The MMOF Local Fund is distributed by formula among Colorado’s 15 Transportation Planning Regions (TPRs), who prioritize and select projects within their regions.

Website: <https://www.codot.gov/programs/planning/grants/grants>

Safe Routes to School (SRTS)
The Safe Routes to School (SRTS) program funds walking and bicycle facilities that connect residents to schools. The goal of the program is to enable and encourage children to walk and bike to school safely, make walking and biking a safer and more appealing transportation choice, facilitate the

planning and development of projects and activities that will improve safety, and to reduce traffic, fuel consumption, and air pollution in the vicinity of elementary and middle schools. Applications received from a project sponsor may include multiple elements, such as sidewalks, bike lanes and speed humps. CDOT provides Safe Routes to School funds for both infrastructure and non-infrastructure projects.

Website: <https://www.codot.gov/programs/bikeped/safe-routes>

OTHER FUNDING OPPORTUNITIES

Community Development Block Grants

Although this program is known to fund housing, public facilities, economic development and community projects, recreation could be a minor component of the project. For example, a Mini-Park could be constructed on land purchased through the housing project that services primarily low-to moderate-income individuals. The program is administered through the Colorado Department of Local Affairs.

Website: <https://cdola.colorado.gov/community-development-block-grant-cdbg>

Environmental Protection Agency (EPA), Environmental Education (EE) Grants

This program is sponsored by the EPA's Environmental Education Division (EED). It supports environmental education projects that enhance the public's awareness, knowledge, and skills to help people make informed decisions that affect environmental quality. The EPA awards grants each year based on funding appropriated by Congress. EPA typically issues grant notices nationwide, one in each of ten regions and funds three to four grants in each region for a total of 30-35 grants nationwide.

Website: <https://www.epa.gov/education/environmental-education-ee-grants>

Meet Me at the Park

Through Meet Me at the Park, NRPA in collaboration with The Walt Disney Company understand the need to improve access to outdoor play. Thanks to a grant from Disney, NRPA is excited to continue the

Meet Me at the Park program and provide additional communities with increased access to inclusive play spaces in local parks for children and families.

Website: <https://www.nrpa.org/our-work/partnerships/initiatives/meet-me-at-the-park/>

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Architecture Program/Floor Plans

These tables and layouts present the full programs and enlarged floor plans for each proposed building within the Vision Plan.

NEW ADMINISTRATIVE / LODGE FACILITY				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
COMMON ROOM	100	3143 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS; RENTABLE INCOME SPACE	210
TICKET SALES INFORMATION	101	513 SF	STAFF USE FOR SALES; EQUIPMENT DISTRIBUTION POINT; GENERAL FACILITY MONITORING	6
CLASSROOM	102	444 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS; RENTABLE INCOME SPACE	30
CLASSROOM	103	455 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS; RENTABLE INCOME SPACE	31
CIRCULATION	104	1329 SF	CIRCULATION	N/A
CONCESSIONS	105	896 SF	CONCESSIONS AREA TO SELL FOOD & DRINK TO THE PUBLIC	5
PANTRY	106	140 SF	STORAGE FOR FOOD RELATED ITEMS AND EXTRA STOCK	1
MECHANICAL	107	160 SF	MECHANICAL EQUIPMENT HOUSED INSIDE THE BUILDING	1
IT	108	55 SF	ELECTRICAL PANEL BOXES; WI-FI, SERVERS, ETC.	1
TUBING STORAGE	109	1507 SF	STORAGE FOR OUTDOOR SPORTS EQUIPMENT TO BE RENTED TO THE PUBLIC	6
STAIRS	110	241 SF	CIRCULATION	N/A
ELEVATOR	111	42 SF	CIRCULATION	N/A
STORAGE	112	183 SF	STORAGE FOR MISCELLANEOUS ITEMS	1
CHASE	113	54 SF	ACCESS TO PLUMBING ELEMENTS	1
WOMENS LOCKER	114	726 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS +	15
CHASE	115	54 SF	ACCESS TO PLUMBING ELEMENTS	1
CHASE	116	54 SF	ACCESS TO PLUMBING ELEMENTS	1
MENS LOCKER	117	726 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + LOCKERS PER GENDER FOR GUEST USE	15
CHASE	118	54 SF	ACCESS TO PLUMBING ELEMENTS	1
CLASSROOM / MULTIPURPOSE	119	1077 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS; RENTABLE INCOME SPACE	72

FIRST FLOOR

LEGEND

- CIRCULATION
- CLASSROOM
- COMMUNITY/ RENTAL
- COVERED EXTERIOR
- FOOD PREP
- RESTROOMS
- SKIING
- STORAGE/ UTILITY



NEW ADMINISTRATIVE / LODGE FACILITY				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
CORRIDOR	200	1019 SF	CIRCULATION	N/A
MEN	201	255 SF	STAFF RESTROOMS; 2 TOILETS, 2 SINKS, 1 SHOWERS + LOCKERS PER GENDER	6
UTILITY	202	104 SF	ACCESS TO PLUMBING ELEMENTS; STORAGE FOR JANITORIAL SUPPLIES	1
WOMEN	203	252 SF	STAFF RESTROOMS; 2 TOILETS, 2 SINKS, 1 SHOWERS + LOCKERS PER GENDER	6
MECHANICAL	204	200 SF	MECHANICAL EQUIPMENT HOUSED INSIDE THE BUILDING	1
STORAGE	205	200 SF	STORAGE FOR MISCELLANEOUS ITEMS	1
STAIRS	206	241 SF	CIRCULATION	N/A
ELEVATOR	207	42 SF	CIRCULATION	N/A
STORAGE	208	514 SF	STORAGE FOR MISCELLANEOUS ITEMS	2
MEETING	209	610 SF	LARGE MEETING SPACE FOR STAFF USE	41
SMALL GROUP	210	325 SF	SMALL MEETING SPACE FOR STAFF USE	4
PHONE	211	57 SF	SMALL ROOM FOR ADDED PRIVACY IF STAFF NEED TO PARTICIPATE IN A CONFERENCE CALL, ETC.	1
PHONE	212	57 SF	SMALL ROOM FOR ADDED PRIVACY IF STAFF NEED TO PARTICIPATE IN A CONFERENCE CALL, ETC.	1
OPEN OFFICE	213	2516 SF	STAFF USE; OPEN CONCEPT WITH APPROX. 16 WORKSTATIONS PLUS A COUNTER FOR SHORT-TERM / OVERFLOW NEEDS	26
OFFICE	214	113 SF	STAFF OFFICE	2
OFFICE	215	173 SF	STAFF OFFICE	2
OFFICE	216	128 SF	STAFF OFFICE	2
OFFICE	217	109 SF	STAFF OFFICE	2
OFFICE	218	109 SF	STAFF OFFICE	2
OFFICE	219	109 SF	STAFF OFFICE	2
OFFICE	220	109 SF	STAFF OFFICE	2
ELECT.	221	130 SF	ELECTRICAL PANEL BOXES; WI-FI, SERVERS, ETC.	1
I.T.	222	103 SF	ELECTRICAL PANEL BOXES; WI-FI, SERVERS, ETC.	1
COPY/PRINT	223	227 SF	STAFF USE FOR OFFICE SUPPLY STORAGE, COPY / PRINT MACHINES, ETC.	3
BREAK ROOM	224	409 SF	EMPLOYEE KITCHEN / BREAK ROOM FOR MEALS, ETC.	5
RISER	225	56 SF	CONTROL POINT FOR SPRINKLER SYSTEM	1
TOTAL ANTICIPATED SF:		20021 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	513

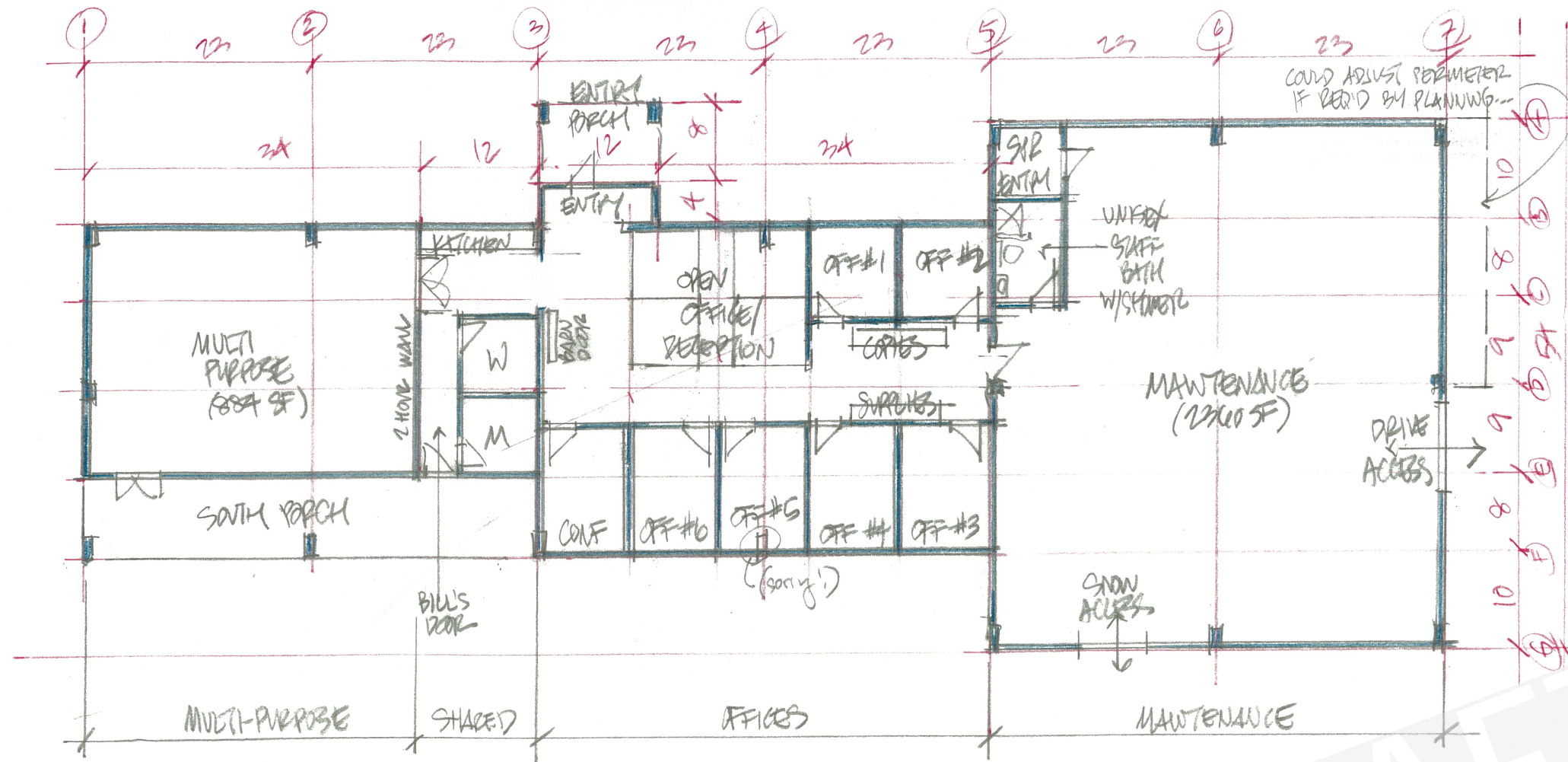
SECOND FLOOR

LEGEND

- ADMINISTRATIVE
- CIRCULATION
- RESTROOMS
- STORAGE/ UTILITY



CONCEPTUAL FLOOR PLAN



CONCEPTUAL FLOOR PLAN 25 APR 2019
 PRA OFFICE, MAINT & MULTI-PURPOSE BLDGS
 FRISCO
 COLORADO
 SCALE = 1" = 10' @ 11x17



FRISCO PENINSULA RECREATION AREA | OPERATIONS BUILDING

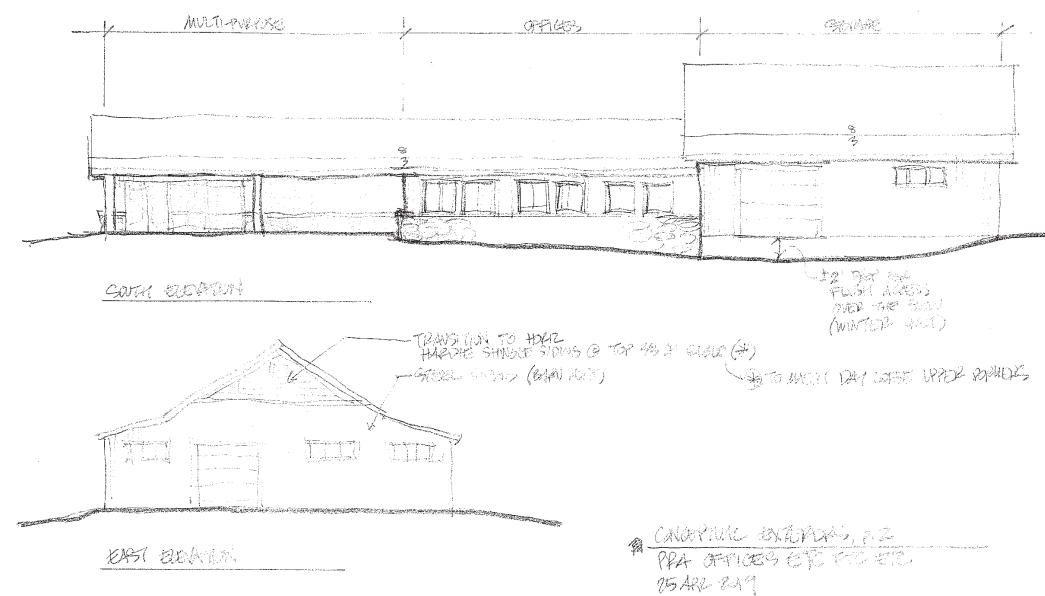
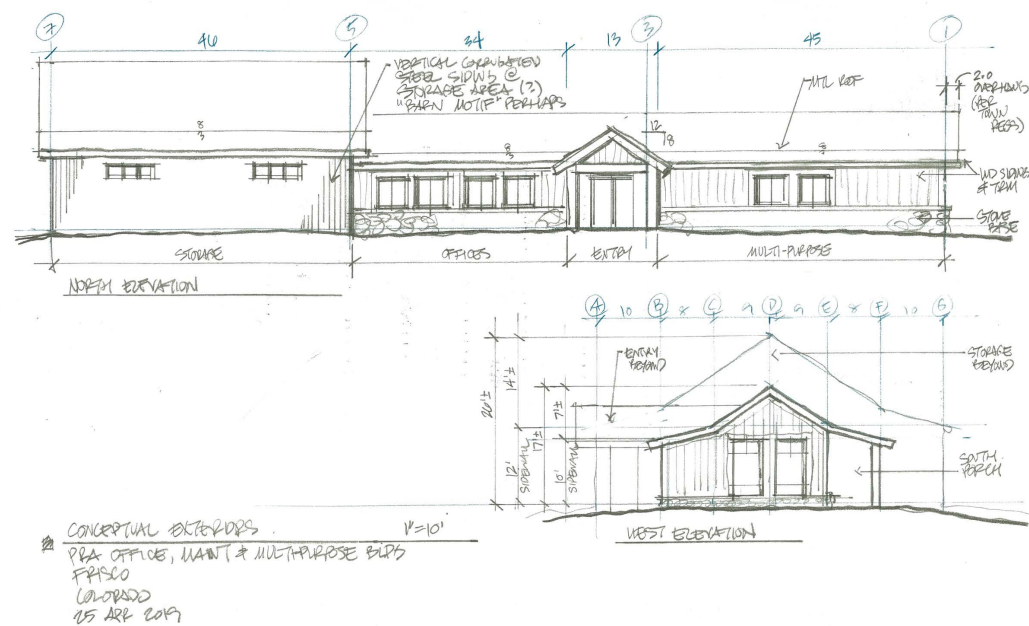
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NORTH



CONCEPTUAL ELEVATIONS



FRISCO PENINSULA RECREATION AREA | OPERATIONS BUILDING

05.14.2019



EXISTING DAY LODGE - RENTAL OPTION				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
VESTIBULE	100	84 SF	ENERGY EFFICIENT BUILDING ACCESS; NO CHANGES TO BE MADE	N/A
CORRIDOR	101	391 SF	EXISTING CIRCULATION; NO CHANGES TO BE MADE	N/A
GREAT ROOM	102	1738 SF	EXISTING SPACE WITH SEATING AREAS FOR PARK GUESTS; NO CHANGES TO BE MADE	116
WOMENS	103	265 SF	EXISTING PUBLIC RESTROOM FACILITIES; NO CHANGES TO BE MADE	N/A
MENS	104	245 SF	EXISTING PUBLIC RESTROOM FACILITIES; NO CHANGES TO BE MADE	N/A
JANITOR	105	58 SF	STORAGE FOR JANITORIAL SUPPLIES	1
RISER	106	57 SF	CONTROL POINT FOR SPRINKLER SYSTEM	1
STAIRS	107	108 SF	ACCESS TO BASEMENT / STORAGE AREA; NO CHANGES TO BE MADE	N/A
CLOSET	108	45 SF	EXISTING AREA TO BE REPURPOSED AS STORAGE	1
TICKETING OFFICE	109	393 SF	EXISTING AREA TO BE REPURPOSED AS TICKETING OFFICE	4
EXPANDED KITCHEN	110	465 SF	EXISTING AREA TO BE RENOVATED AND PROVIDE ADDITIONAL WORKSPACE IN KITCHEN	5
ELEVATOR	111	36 SF	NEW ELEVATOR FOR EASIER / ADA COMPLIANT BASEMENT ACCESS	N/A
BASEMENT ADMIN / STORAGE	112	3500 SF	EXISTING SPACE TO BE REPURPOSED AS STORAGE AND OVERFLOW OFFICE IF NEEDED	35
TOTAL ANTICIPATED SF:		7384 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	163



NEW NORDIC TRAINING / ACTIVITY CENTER				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
VESTIBULE	100	91 SF	ENERGY EFFICIENT BUILDING ACCESS	N/A
CIRCULATION	101	652 SF	CIRCULATION	N/A
MULTI-PURPOSE	102	3049 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS	204
VESTIBULE	103	75 SF	ENERGY EFFICIENT BUILDING ACCESS	N/A
ELECTRICAL / IT	104	122 SF	ELECTRICAL PANEL BOXES; WI-FI, SERVERS, ETC.	1
MECHANICAL	105	107 SF	MECHANICAL EQUIPMENT HOUSED INSIDE THE BUILDING	1
SPRINKLER / RISER	106	86 SF	CONTROL POINT FOR SPRINKLER SYSTEM	1
MENS LOCKER	107	763 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + LOCKERS PER GENDER FOR GUEST USE	16
CHASE	108	65 SF	ACCESS TO PLUMBING ELEMENTS	1
CHASE	109	75 SF	ACCESS TO PLUMBING ELEMENTS	1
WOMENS LOCKER	110	764 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + LOCKERS PER GENDER FOR GUEST USE	16
CHASE	111	65 SF	ACCESS TO PLUMBING ELEMENTS	1
STORAGE	112	70 SF	STORAGE FOR MISCELLANEOUS ITEMS	N/A
JANITOR / LAUNDRY	113	115 SF	STORAGE FOR JANITORIAL SUPPLIES + WASHER / DRYER	1
OFFICE / CALL CENTER	114	482 SF	STAFF USE FOR ANSWERING CALLS, OVERFLOW, ETC.	5
TICKET SALES INFORMATION	115	293 SF	STAFF USE FOR SALES; EQUIPMENT DISTRIBUTION POINT, AND GENERAL FACILITY MONITORING	3
RENTAL STORAGE	116	499 SF	STORAGE FOR SKI & OUTDOOR EQUIPMENT TO BE RENTED TO THE PUBLIC	5
WAX / REPAIRS	117	175 SF	AREA TO MAINTAIN & REPAIR RENTAL EQUIPMENT	N/A
CONCESSIONS	118	541 SF	CONCESSIONS AREA TO SELL FOOD & DRINK TO THE PUBLIC	6
PANTRY / STORAGE	119	119 SF	STORAGE FOR FOOD RELATED ITEMS AND EXTRA STOCK	1
TOTAL ANTICIPATED SF:		8,207 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	263



LEGEND

- ADMINISTRATIVE
- CIRCULATION
- COMMUNITY/ RENTAL
- COVERED EXTERIOR
- FOOD PREP
- RESTROOMS
- SKIING
- STORAGE/ UTILITY

EXISTING NORDIC CENTER EXPANSION				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
EXISTING	101	1460 SF		98
CIRCULATION	102	112 SF	CIRCULATION	N/A
EXISTING RESTROOM	103	125 SF	EXISTING PUBLIC RESTROOM FACILITIES; NO CHANGES TO BE MADE	3
EXISTING RESTROOM	104	134 SF	EXISTING PUBLIC RESTROOM FACILITIES; NO CHANGES TO BE MADE	3
EXISTING	105	175 SF		2
NEW OFFICE	106	146 SF	STAFF USE	2
EXISTING	107	223 SF		3
CIRCULATION	108	445 SF	CIRCULATION	N/A
EXISTING	108	145 SF		2
NEW CONFERENCE	109	239 SF	MEETING AREA FOR STAFF; COULD ALSO BE RENTABLE SPACE	16
ELECTRICAL / IT	110	80 SF	ELECTRICAL PANEL BOXES; WI-FI, SERVERS, ETC.	1
MECHANICAL	111	80 SF	MECHANICAL EQUIPMENT HOUSED INSIDE THE BUILDING	1
NEW OFFICE	112	95 SF	STAFF USE	1
NEW OFFICE	113	133 SF	STAFF USE	2
NEW MULTI-PURPOSE	114	423 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS	29
NEW CONCESSIONS	115	614 SF	CONCESSIONS AREA TO SELL FOOD & DRINK TO THE PUBLIC	7
NEW PANTRY / STORAGE	116	121 SF	STORAGE FOR FOOD RELATED ITEMS AND EXTRA STOCK	1
NEW GREAT ROOM	117	2920 SF	SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS	195
NEW VESTIBULE	118	102 SF	ENERGY EFFICIENT BUILDING ACCESS	N/A
CHASE	119	75 SF	ACCESS TO PLUMBING ELEMENTS	1
MENS LOCKER	120	764 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + LOCKERS PER GENDER FOR GUEST USE	16
CHASE	121	65 SF	ACCESS TO PLUMBING ELEMENTS	1
CHASE	122	75 SF	ACCESS TO PLUMBING ELEMENTS	1
WOMENS LOCKER	123	764 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + LOCKERS PER GENDER FOR GUEST USE	16
CHASE	124	65 SF	ACCESS TO PLUMBING ELEMENTS	1
TICKET SALES INFORMATION	125	831 SF	STAFF USE FOR SALES; EQUIPMENT DISTRIBUTION POINT, STORAGE FOR SKI & OUTDOOR EQUIPMENT TO BE RENTED TO THE PUBLIC; AND GENERAL FACILITY MONITORING	9
WAX / REPAIR / STORAGE	126	93 SF	AREA TO MAINTAIN & REPAIR RENTAL EQUIPMENT	1
WAX / REPAIR / STORAGE	127	93 SF	AREA TO MAINTAIN & REPAIR RENTAL EQUIPMENT	1
WAX / REPAIR / STORAGE	128	93 SF	AREA TO MAINTAIN & REPAIR RENTAL EQUIPMENT	1
RISER	129	55 SF	CONTROL POINT FOR SPRINKLER SYSTEM	1
TOTAL ANTICIPATED SF:		10,744 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	415



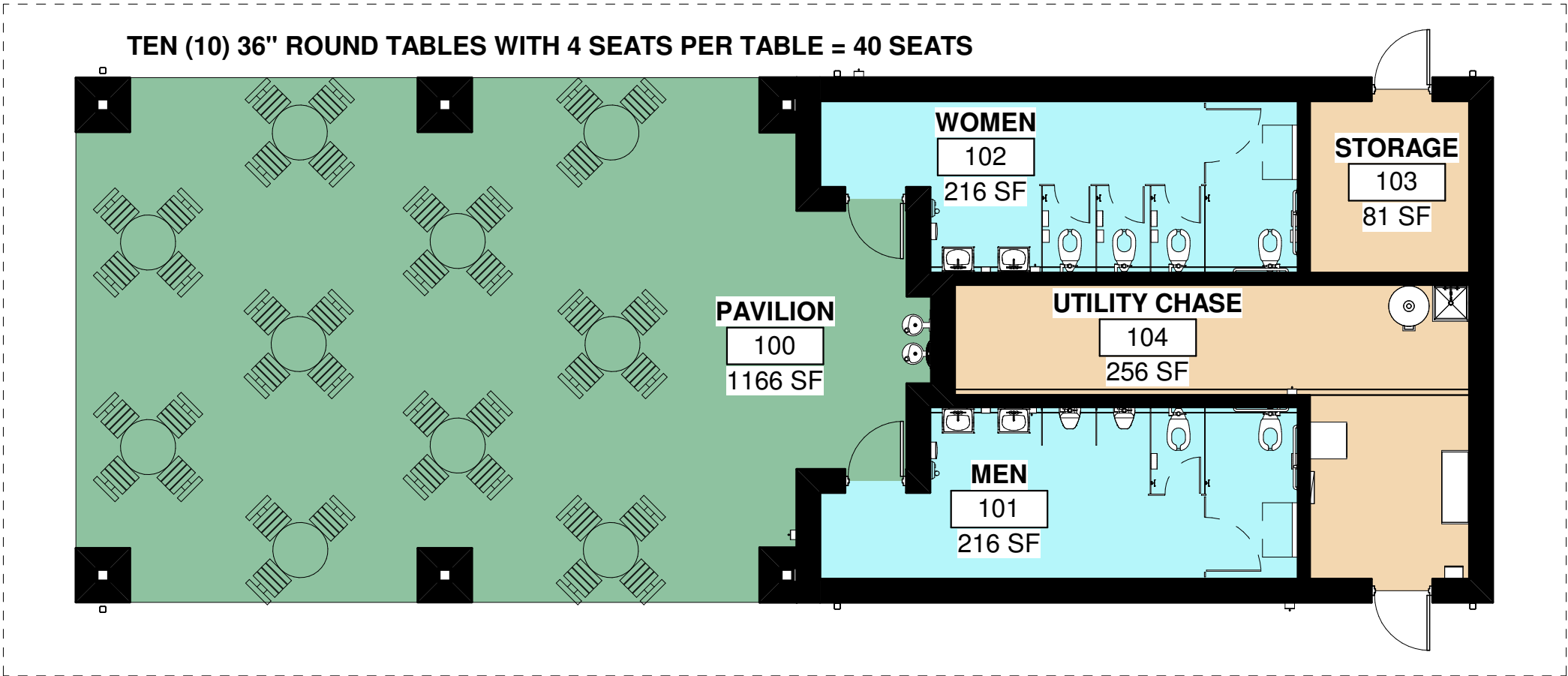
(WEDDING) RECEPTION HALL				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
VESTIBULE	100	125 SF	ENTRY AREA FOR GUESTS TO ARRIVE, RECEIVE A PROGRAM, SIGN THE GUEST BOOK, WAIT TO BE SEATED, ETC.	N/A
MULTI-PURPOSE EVENT CENTER	101	2743 SF	LARGE ROOM TO HOLD WEDDING CEREMONIES AND / OR RECEPTIONS, AS WELL AS OTHER LARGE FUNCTIONS (BUSINESS CONFERENCES, FAMILY REUNIONS, ETC.); LARGE ENOUGH TO ACCOMMODATE SEATED DINNER GUESTS, DANCE FLOOR, FOOD SERVICE; CAN ALSO DOUBLE AS INDOOR CEREMONY SPACE	183
VESTIBULE	102	253 SF	ENTRY AREA FOR GUESTS TO ARRIVE, RECEIVE A PROGRAM, SIGN THE GUEST BOOK, WAIT TO BE SEATED, ETC.	N/A
PORCH	103	962 SF	OUTDOOR CONTROLLED ENVIRONMENT WITH LIMITED ACCESS FOR WEDDING CEREMONIES & PRIVATE FUNCTIONS	65
PORCH	104	818 SF		55
PORCH	105	676 SF		46
CORRIDOR	106	371 SF	CIRCULATION	N/A
UTILITY	107	147 SF	ACCESS TO PLUMBING ELEMENTS; STORAGE FOR JANITORIAL SUPPLIES	1
MEN	108	265 SF	"PUBLIC" / GUEST ACCESS RESTROOMS; 4 FIXTURES + 2 SINKS PER GENDER FOR GUEST USE	6
WOMEN	109	266 SF	PUBLIC / GUEST ACCESS RESTROOMS; 4 FIXTURES + 2 SINKS PER GENDER FOR GUEST USE	6
OFFICIANT	110	101 SF	SMALL OFFICE / READY ROOM FOR OFFICIANTS	2
RESTROOM	111	61 SF	PRIVATE ACCESS RESTROOM FOR OFFICIANT USE	2
BRIDAL READY ROOM	112	547 SF	LARGE ROOM FOR BRIDAL PARTY MEMBERS TO DRESS & GET READY PRIOR TO THE EVENT	6
RESTROOM	113	126 SF	PRIVATE ACCESS RESTROOM FOR BRIDAL PARTY USE	3
STORAGE	114	690 SF	STORAGE FOR: CANDLES, FLORAL STANDS, OTHER DECORATIVE ELEMENTS COMMONLY USED IN WEDDING CEREMONIES; PLUS CHAIRS, TABLES, DANCE FLOOR, DJ EQUIPMENT, ETC. WHEN NOT IN USE	3
ELECTRICAL	115	152 SF	ELECTRICAL PANEL BOXES AND ACCESS	1
SPRINKLER	116	83 SF	CONTROL POINT FOR SPRINKLER SYSTEM	1
CORRIDOR	117	431 SF	CIRCULATION	N/A
ADMIN OFFICE	118	160 SF	OFFICE FOR PARK STAFF TO MEET WITH POTENTIAL RENTERS, PLAN FUNCTIONS, ETC.	2
IT	119	168 SF	SMALL ROOM TO HAVE EQUIPMENT FOR SOUND, LIGHTING, WIFI, ETC.	1
GROOM READY ROOM	120	325 SF	LARGE ROOM FOR GROOM & GROOMSMEN TO DRESS & GET READY PRIOR TO THE EVENT	4
RESTROOM	121	60 SF	PRIVATE ACCESS RESTROOM FOR GROOM & GROOMSMEN USE	2
CATERING	122	529 SF	PREP AREA FOR FOOD SERVICES DURING RECEPTIONS & OTHER EVENTS	6
PANTRY	123	57 SF	STORAGE FOR IN-HOUSE CATERING EQUIPMENT	1
MECHANICAL PAD	124	437 SF	SECURED, FENCED AREA FOR MECHANICAL EQUIPMENT HOUSED OUTSIDE THE BUILDING	N/A
TOTAL ANTICIPATED SF:		10,553 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	396



RESTROOM PAVILION				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
PAVILION	100	1187 SF	SEATING AREAS FOR PARK GUESTS; RENTABLE INCOME SPACE	80
MEN	101	216 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS + 2 SINKS PER GENDER FOR GUEST USE	5
WOMEN	102	216 SF	PUBLIC ACCESS RESTROOMS; 4 TOILETS + 2 SINKS PER GENDER FOR GUEST USE	5
STORAGE	103	81 SF	ACCESS TO PLUMBING ELEMENTS; STORAGE FOR JANITORIAL SUPPLIES	1
UTILITY CHASE	104	256 SF	STORAGE FOR MISCELLANEOUS ITEMS	1
TOTAL ANTICIPATED SF:		1,956 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	92

LEGEND

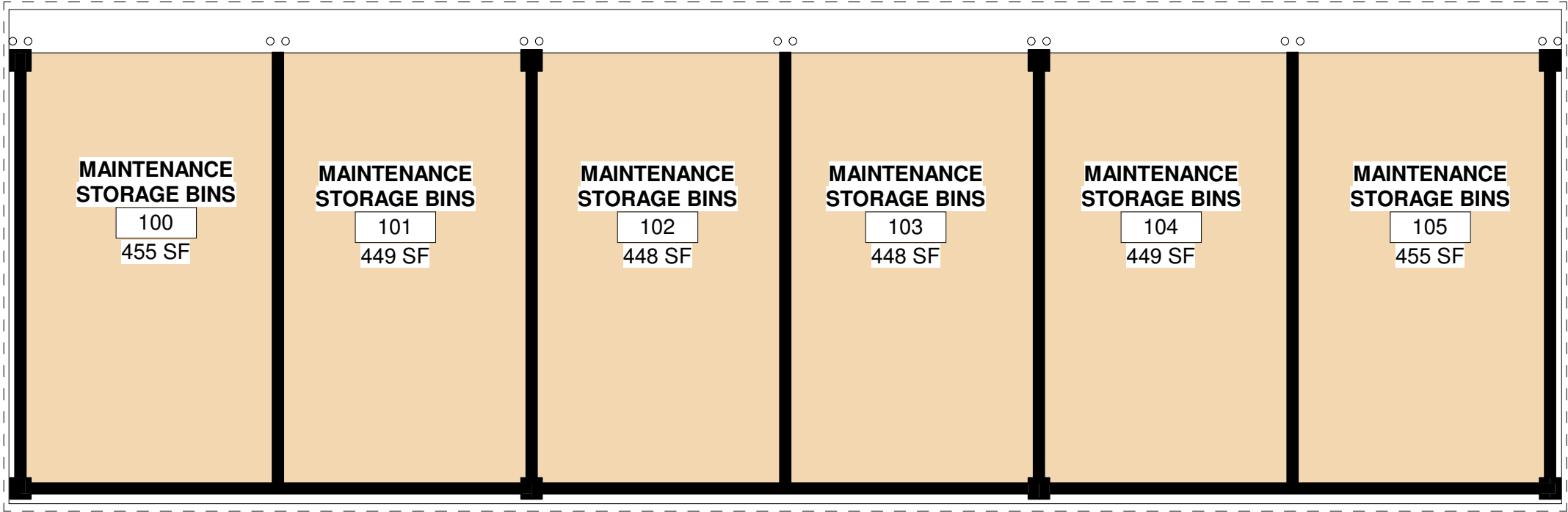
- COVERED EXTERIOR
- RESTROOMS
- STORAGE/UTILITY



MAINTENANCE SHED				
ROOM NAME	ROOM NUMBER	APPROX. SF	FUNCTION	APPROX. OCCUPANCY
MAINTENANCE STORAGE BINS	100	455 SF	OPEN-AIR OUTDOOR STORAGE BINS FOR MAINTENANCE CREW TO STORE NECESSARY, DAY-TO-DAY MATERIALS ON SITE FOR USE IN GROOMING THE PARK (SAND, GRAVEL, SALT, MULCH, ETC.)	2
MAINTENANCE STORAGE BINS	101	449 SF		2
MAINTENANCE STORAGE BINS	102	448 SF		2
MAINTENANCE STORAGE BINS	103	448 SF		2
MAINTENANCE STORAGE BINS	104	449 SF		2
MAINTENANCE STORAGE BINS	105	455 SF		2
TOTAL ANTICIPATED SF:		2,703 SF	TOTAL ANTICIPATED BUILDING CAPACITY:	12

LEGEND

 STORAGE/ UTILITY



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Previous Reports

This section provides additional information for the five previous reports highlighted in Section 2.

2019 - Frisco Community Plan (Town of Frisco)

The Frisco Community Plan is an overarching policy document for the Town, articulating the shared vision and values of the community and identifying strategic actions necessary for implementation. Its intent is to provide direction for the Town as it grows and evolves. Reflecting the community's values, desires, and ideas as well as the Town's future aspirations, the Community Plan is comprehensive in scope. Topics addressed in the report include future growth and development, community character, transportation, housing, parks and recreation, resource protection, and infrastructure, among others.

While this report is not directly related to the PRA, it does provide insight on Frisco and the context in which the park operates and exists.

Of particular interest is a narrative contained within the report that seeks to define "Small Mountain Town" character. Having seen this phrase in other reports and mentioned throughout the course of interviews, we have quoted its notes here.



WHAT IS "SMALL MOUNTAIN TOWN" CHARACTER?

Defined as 'A distinctive trait, quality, or attribute', the interpretation of the term in the context of community planning is often misunderstood. A sociologist might describe character in terms of social criteria such as a specific population living in a specific area, with shared institutions, values, and social interaction. The emphasis is on people and their relationships. From a planning perspective, the focus is on the natural, visual, and cultural characteristics, such as the natural environment, sensory (visual) experience, and cultural expressions such as historical structures

So, when we hear that Frisco has an amazing 'small mountain-town' character what does that mean?

It is a combination of characteristics or distinguishing physical and social elements that define a place, including:

- *Natural surroundings (forests, mountains, rivers, lakes, etc.)*
- *Built characteristics (style, scale, and arrangement of streets and buildings)*
- *Economic characteristics (the kinds of work people do)*
- *Socio-cultural characteristics (politics, community traditions, recreational pursuits)*

Through surveys and interviews, community members identified several characteristics that fall into the categories above - friendly small-town atmosphere (social), scenic beauty (natural surroundings), the people, the lake, the historic street design and layout, access to recreation and trails, ski industry (economic).

There were also so-called 'unrecognized characteristics' that were identified as values but not necessarily as defining characteristics – walkability, size, growth rate, location, land use, neighborhood design, street and infrastructure, housing types and prices, employment composition, landscaping.

2007 - Recreation on the Frisco PRA, Land Use Plan (Town of Frisco)

While much of the content of the 2007 Frisco PRA is outdated (i.e., summary of existing opportunities offered at the PRA), it does provide valuable insight into its historic vision and mission statements. It also highlights community input regarding desired improvements. Particularly interesting is comparison of this information to more recent vision and mission statements, recreation amenities that have since been installed, and the continued desire for other features.

According to the report, the long-term vision for the PRA is to enhance it as Frisco’s diverse recreational “Mecca” for the community and its visitors, and includes the following goals:

- Maintain and enhance the existing winter and summer recreational amenities, to surpass expectations and provide exceptional quality recreational experiences.
- Promote recreational events that contribute to and further promote the town’s tourism economy and highlight the diverse recreational offerings at the PRA.
- Implement new diverse recreational amenities and uses that complement existing uses, to further enhance the PRA’s quality recreational offerings.
- Improve the health of the PRA’s flora and fauna to ensure a sustainable environment in which recreational amenities, scenic vistas, and existing wildlife habitats are enhanced.



“The Frisco Peninsula Recreation Area is the community’s primary venue for winter and summer recreational amenities that embraces the mountain lifestyle.”

- Noted PRA Mission Statement within document



HIGHLIGHTED PLANNING OPPORTUNITIES

- Natural Play Pavilion
- Summer Tubing
- Skatepark Rebuild
- Community Sport Court
- Disc Golf
- Nordic Center Enhancement
- Early Season Nordic Training / Event Venue
- Learn to Ski Program Enhancement
- Community Field House

(for more detail about each opportunity, please refer to the original report)

2016 - Frisco PRA Potential Planning Elements Evaluation (SE Group)

Prepared by SE Group, this report presents an initial investigation into opportunities at the PRA. It summarizes a series of conversations intended to define the PRA’s character / nature and help the Town Council in portraying the site’s future.

The report documents specific design elements to consider for incorporation and highlights key direction provided by the Town Council when conducting the study. This direction included:

- The PRA and Marina define Frisco as a unique mountain town.
- Activities and features in the PRA should maintain character with the mountain environment.
- Future plans for the PRA should avoid the evolution into a commercial character “fun park.”
- The Town is committed to primarily providing amenities for local community members but recognizes the opportunities presented by the tremendous levels of visitors Summit County receives.
- Ideally, facilities would be a blend of revenue and non-revenue to produce an aggregate break-even for the area as a whole.
- Council prefers to save for new amenities, or fund them internally, as opposed to borrowing or bonding funds. This element represents prudent fiscal management, but may limit the opportunities which can be developed.
- There is interest in diversifying the FAP so that it is not perceived as “just a tubing hill.”
- The “role” of the PRA is centered upon community recreation, health and fitness.
- Projects which may enhance continuity between the PRA and the main areas of town are optimal.

Norris Design facilitated a day-long charrette that included over 20 attendees representing a diverse set of interests. Town staff and several Town Council members also participated to ensure that operations, management, economic, and regulatory factors were understood and evaluated through the day.

Create 2017 construction documents for implementation

2017 design for 2018 construction building expansions

Commission additional planning efforts to analyze the impacts and feasibility of specific improvements such as the field house

RECOMMENDED PRIORITY ITEMS

2018 – 2028

- Trail Expansions
- Skating Rink
- Ice Skate Pavilion & Office Structure
- Entrance Monument
- Volleyball Courts
- Parking
- Enhanced Trailhead and Bouldering
- Open Field
- Recreation Center / Field House

2019 - Frisco Parks Master Plan Survey (RRC Associates)

Key findings included:

- Town of Frisco parks facilities are well aligned with the needs of its residents.
- Frisco Residents place a high value on facilities that provide a natural outdoor experience, but many residents want indoor athletic facilities as well.
- Familiarity with Frisco parks is high among year-round, part-time, and other respondents to the survey, but resident usage is low for many specific park offerings.
- When asked to rank the most important parks and recreation needs for Frisco to address over the next 5 to 10 years, year-round and part-time residents provided similar ratings (indoor athletic facility, dog park, and additional public spaces or plazas)
- A community dog park is desired by many segments of the community, including 26% of non-dog owners.



Frisco Parks Plan Survey		Frisco Peninsula Recreation Area: Year-round resident responses									
		<p><i>In the past 12 months, how frequently have you and/or your household used or participated in the following facilities and activities at Frisco Peninsula Recreation Area?</i></p> <p>Percent Total excl. Don't Know</p>									
		<p>10% 4% 18% 13% 50%</p> <p>3%</p>									
Multipurpose path (paved rec path)	Year-round resident										
		<p>14% 5% 17% 18% 46%</p> <p>1%</p>									
Natural surface trails (dirt or gravel)	Year-round resident										
		<p>46% 6% 10% 16% 22%</p> <p>1%</p>									
Winter Nordic ski trails	Year-round resident										
		<p>52% 6% 11% 15% 15%</p> <p>2%</p>									
Bike park	Year-round resident										
		<p>53% 10% 12% 13% 12%</p> <p>2%</p>									
Multipurpose field	Year-round resident										
		<p>56% 9% 13% 8% 14%</p> <p>1%</p>									
Disc golf	Year-round resident										
		<p>74% 3% 8% 8% 7%</p> <p>7%</p>									
Bouldering rocks	Year-round resident										
		<p>78% 2% 6% 3% 11%</p> <p>2%</p>									
Skate park	Year-round resident										
		<p>0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100% 0% 5% 10%</p> <p>■ Did not use ■ Once a year ■ Once every few months ■ Once a month ■ Once a week or more</p>									
		<p><i>And how satisfied have you and/or your household been with the quality of:</i></p> <p>Percent Responding 1-5</p> <p>Average Rating</p>									
		<p>4% 21% 42% 33%</p> <p>4.0</p>									
Frisco Peninsula Recreation Area	Year-round resident										
		<p>1 - Not at all satisfied 2 3 4 5 - Very satisfied</p>									

Frisco Parks Plan Survey | Frisco Peninsula Recreation Area: Part-time resident responses

In the past 12 months, how frequently have you and/or your household used or participated in the following facilities and activities at Frisco Peninsula Recreation Area?

Percent Total excl. Don't Know

Facility	Part-time resident	Did not use	Once a year	Once every few months	Once a month	Once a week or more	% Don't Know
Multipurpose path (paved rec path)	23%	5%	21%	24%	27%	1%	
Natural surface trails (dirt or gravel)	29%	10%	23%	22%	17%	2%	
Winter Nordic ski trails	58%	9%	13%	10%	10%	2%	
Bike park	66%	8%	14%	10%	2%	1%	
Disc golf	74%	10%	7%	7%	2%	1%	
Multipurpose field	78%	6%	10%	6%	1%	1%	
Bouldering rocks	85%	7%	4%	4%	2%	2%	
Skate park	94%	1%	2%	1%	2%	1%	

And how satisfied have you and/or your household been with the quality of:

Percent Responding 1-5

Average Rating

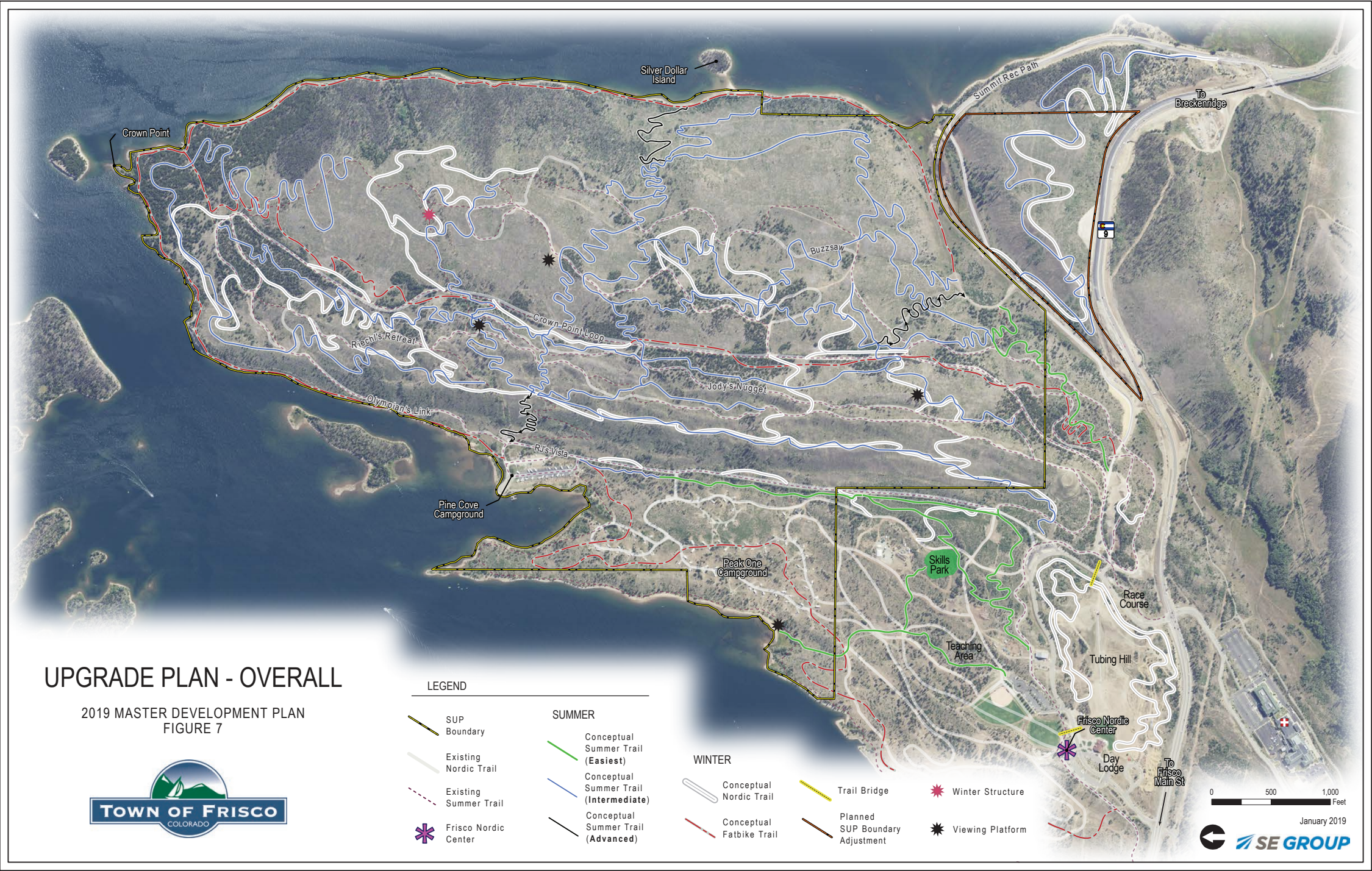
Facility	Part-time resident	1 - Not at all satisfied	2	3	4	5 - Very satisfied	Average Rating
Frisco Peninsula Recreation Area	28%	45%	25%	0%	0%	28	

2019 - Frisco Nordic Center Master Development Plan (SE Group)

This 2019 Frisco Nordic Center Master Development Plan (MDP) provides a detailed assessment of existing facilities and operations at the Frisco Nordic Center as well as a comprehensive overview of planned elements within the Nordic Center's Special Use Permit area. As the Nordic Center is operated under a 40-year ski area Special Use Permit, this report is required by Forest Service permit requirements.

The MDP also discusses planned year-round activities, including both winter and summer components slated for implementation within approximately the next ten years. Forest Service acceptance of the MDP would be consistent with the permit requirements of the Nordic Center but does not constitute approval of any of projects contained within the report. Approval of the projects contained within the MDP by the Dillon Ranger District of the White River National Forest is required prior to implementation and cannot occur without detailed analysis consistent with the provisions of the National Environmental Policy Act of 1970.

As related to the Frisco Adventure Park Master Plan, the Nordic loop encircling the Tubing Hill has been designated within the MDP as contingent upon the alignment of future structures and bridges. This will be important to coordinate during future stages of design development, particularly near the Recreation Village and By-Pass Trail (see concept plans in Section 3).



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