

# Frisco Adventure Park at the Peninsula Recreation Area Planning Commission Meeting

October 15, 2020



Comprehensive Vision & Project Implementation Plan for PRA – Frisco, Colorado





# Agenda

- **Overview of the Plan**
- **Project Goals & Features**
- **Implementation Priorities + Financials**
- **Feedback**





# Overview of the Plan

## Park Name & Project Statements

### Frisco Adventure Park at the Peninsula Recreation Area

#### 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.”***



~ 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



# Project Goals & Features

## VALUE-ADDED ENHANCEMENTS:

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

## VALUE-ADDED 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.

## VALUE-ADDED FEATURES:

- Wayfinding
- Transit Service
- Additional Magic Carpet Lift
- Maintenance Shed
- By-Pass for Countywide Rec Path
- Additional Parking to support new amenities

## REVENUE-GENERATING OPPORTUNITIES:

Implement and improve features that increase opportunities to generate funds for park day-to-day activities or future initiatives.

## REVENUE GENERATING FEATURES:

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



# Implementation Priorities

## Tier 1, High Priority

### FEATURES

- ❖ **New Village Center Building – Administration & Tubing Operations**
- ❖ **Day Lodge Renovation**
- ✦ **New Bike & Skate Park Pavilion with Restroom**
- ❖ **Wedding Overlook Arbor with Dropoff Area**
- ⚙ **By-Pass Route for Countywide Rec Path**
- ⚙ **Wayfinding**
- ✦ **Character Elements**
- ✦ **Public Art**
- ✦ **Screening Enclosures for the Sleigh/Chuckwagon Operations & Maintenance Complex**
- ⚙ **Transit Service**
- ⚙ **Boneyard Planning**
- ✦ **Trails**

### PARAMETERS

*Critical to operational success*  
*Generate high net revenue*  
*Highly ranked community value*



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# Implementation Priorities +

## Tier 1, High Priority

	Project Cost	Revenue	Expenses	Net Revenue
❖ Village Center (building)	\$ 7,860,000	\$ 3,479,289	\$ 1,963,764	\$ 1,515,525
⚙ Village Center (parking)	\$ 131,400			
❖ Day Lodge Renovation	\$ 540,000			
✦ Pavilion/Restrooms - Skate/Bike Park	\$ 750,000			
❖ Wedding Overlook	\$ 131,250	\$ 58,212	\$ 20,374	\$ 37,838
⚙ By-Pass Route - County Rec Path	\$ 846,000			
⚙ Wayfinding	\$ 1,080,000			
✦ Character Elements	\$ 540,000			
✦ Enclosure - Stables	\$ 46,800			
✦ Enclosure - Maintenance	\$ 43,800			
⚙ Transit Service				
⚙ Boneyard Planning				
✦ Public Art				
TOTALS	\$ 11,969,250	\$3,537,501	\$1,984,138	\$ 1,553,363



# Implementation Priorities

## Tier 2, Moderate Priority

### FEATURES

- ❖ New Activity Center
- ❖ Nordic Center Renovation
- ❖ Ice Skating
- ⚙ Additional Magic Carpet Lift
- ❖ Ropes Course
- ⚙ Maintenance Shed
- ✦ Playground near the Bike & Skate Park Pavilion
- ✦ Large Overlook
- ✦ Diamond Field Planning
- ⚙ Parking “A” near the Skate Park

### PARAMETERS

*Important to operational success but not critical*  
*Generate medium net revenue*  
*Depend on High Priority item for greatest success*



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



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# Implementation Priorities +

## Tier 2, Moderate Priority

	Project Cost	Revenue	Expenses	Net Revenue
❖ Activity Center	\$ 3,000,000	\$ 1,039,834	\$ 960,842	\$ 78,992
❖ Nordic Center Renovation	\$ 16,250			
❖ Ice Skating (trail or circle)	\$ 1,500,000	\$ 21,720	\$ 7,602	\$ 14,118
⚙ Additional Magic Carpet	\$ 600,000			
❖ Ropes Course	\$ 300,000	\$ 83,686	\$ 31,801	\$ 51,885
⚙ Maintenance Shed	\$ 282,000			
✦ Playground (south)	\$ 420,000			
✦ Large Overlook	\$ 198,000			
✦ Diamond Field Planning	\$ -			
⚙ Eye of the Needle Parking (61)	\$ 196,800			
TOTALS	\$ 6,513,050	\$1,145,240	\$1,000,245	\$ 144,995



# Implementation Priorities

## Tier 3, Lower Priority

### FEATURES

- ✦ Playground near the New Activity Center and Nordic Center
- ✦ Multipurpose Field
- ✦ Multipurpose Field Pavilion with Restroom
- ✦ Small Overlooks
- ✦ Sleigh/Chuckwagon Concessionaire Check-In Plaza
- ✦ Biathlon
- ⚙ Parking “B” near the Sledding Hill
- ⚙ Parking “C” near the Sleigh/Chuckwagon Concessionaire Check-In)
- ✦ ✦ Boneyard Planning
  - ✦ Enclosure / Screening
  - ✦ Community Space (consisting of Pavilion/Restroom; Green Space/Dog Park; Small Overlook; Parking)
  - ✦ Event Center (consisting of Building; Green Space; Parking)

### PARAMETERS

*Minimal bearing on operational/financial success*

*Further study is needed*

*Maintain minimal value until other features are implemented*



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# Implementation Priorities +

## Tier 3, Lower Priority

	Project Cost	Revenue	Expenses	Net Revenue
✦ Playground (north)	\$ 420,000			
✦ Multipurpose Field	\$ 7,175			
✦ Pavilion/Restrooms (MP field)	\$ 750,000			
✦ Small Overlook - Dickey TH	\$ 33,000			
✦ Small Overlook – (east of Activity Center)	\$ 33,000			
✦ Formalize Check in Plaza - sleigh rides	\$ 27,250			
✦ Biathlon	\$ 150,000			
⚙ Parking B - sledding hill (55)	\$ 178,800			
⚙ Parking C - ballfield/sleigh ride check in (20)	\$ 48,000			
TOTALS	\$ 1,647,225	\$ 0	\$ 0	\$ 0



# Implementation Priorities +

## Tier 3, Lower Priority

### Boneyard Options

	Project Cost	Revenue	Expenses	Net
✦ Enclosure/Screening	\$ 102,000			
✦ Community Space - green space, dog park, parking, pavilion/restroom, small overlook)	\$ 1,081,200			
✦ Event Center, Parking, Green Space	\$ 5,348,550	\$ 205,458	\$ 164,366	\$ 41,092



# Implementation Priorities +

## **TIER 1, HIGH PRIORITY**

### **FEATURES**

- New Village Center Building – Administration & Tubing Operations
- Day Lodge Renovation
- New Bike & Skate Park Pavilion with Restroom
- Wedding Overlook Arbor with Dropoff Area
- By-Pass Route for Countywide Rec Path
- Wayfinding
- Character Elements
- Public Art
- Screening Enclosures for the Sleigh/Chuckwagon Operations & Maintenance Complex
- Transit Service
- Boneyard Planning
- Trails

## **TIER 2, MODERATE PRIORITY**

### **FEATURES**

- New Activity Center
- Nordic Center Renovation
- Ice Skating
- Additional Magic Carpet Lift
- Ropes Course
- Maintenance Shed
- Playground near the Bike & Skate Park Pavilion
- Large Overlook
- Diamond Field Planning
- Parking “A” near the Skate Park

## **TIER 3, LOWER PRIORITY**

### **FEATURES**

- Playground near the New Activity Center and Nordic Center
- Multipurpose Field
- Multipurpose Field Pavilion with Restroom
- Small Overlooks
- Sleigh/Chuckwagon Concessionaire Check-In Plaza
- Biathlon
- Parking “B” near the Sledding Hill
- Parking “C” near the Sleigh/Chuckwagon Concessionaire Check-In)
- Boneyard Options



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**Thank You!**



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