Frisco, Colorado

Frisco Adventure Park
At the Peninsula Recreation Area

Comprehensive Vision & Project Implementation Plan
October 5, 2020

Prepared By: Lose Design
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.

TOWN OF FRISCO

MAYOR
Honorable Hunter Mortensen

TOWN MANAGER
Nancy Kerry

ASSISTANT TOWN MANAGER / RECREATION & CULTURE DIRECTOR
Diane McBride

TOWN COUNCIL
Andrew Aerenson
Jessica Burley
Dan Fallon
Andy Held
Rick Ihnken
Melissa Sherburne

ADVISORY GROUP
Vanessa Agee
Katie Barton
C.B. Bechtel
Cindy Ebbert
Dan Fallon
Chris Guarino
Linsey Joyce
Nancy Kerry
Jon Kreamelmeyer
Jason Lederer
Susan Lee
Kelsy Maxie
Diane McBride
Hunter Mortensen
Mark Sabatini
Andy Stabile
Megan Testin

CONSULTANT TEAM

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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 vii 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 would 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
P2 29 spaces
P3 112 spaces
P4 32 spaces
P5 43 spaces
P6 58 spaces
P7 61 spaces
P8 55 spaces
~ Master Plan ~

Recreation Village
at the Frisco Adventure Park
INTRODUCTION
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.
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.

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 (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.

[Map of Peninsula Recreation Area with legend]
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
- Day Lodge
- Nordic Center
- Yurt
- Pump House
- Well House
- Maintenance Building
- 43 spaces
- 58 spaces
- 92 spaces
- 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)

(Note - All Peninsula land located outside of the Town of Frisco property boundary are regulated under a USFS Special Use Permit.)
ANALYSIS
2.2 consisted of:

The full list of documents consulted for this project and relates them to current circumstances.

Need for an updated plan/document emerged - one in the original 2009 master plan. Over time, the 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 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.

2019 - 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 weaknesses, 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 discuss 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.)
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.

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

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

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

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

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

TOP 10 NEW ADVENTURE COMMENTS

<table>
<thead>
<tr>
<th>TOP 10 NEW ADVENTURE COMMENTS</th>
<th>OPERATIONS</th>
<th>INCREASE REVENUE</th>
<th>VALUE ADDED</th>
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<td>1. Ice Skating</td>
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<td>2. Biathlon Range</td>
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<td>3. Dog Park / Dog Agility Park</td>
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<td>4. Indoor Recreation / Activities Building</td>
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<td>5. Trail Amenities &amp; Enhancements</td>
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<td>6. Nordic Races Enhancements</td>
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<td>7. Community Focus Programming &amp; Education Development</td>
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<td>8. Sliding opportunities for specific purposes with Oscar</td>
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<td>9. Colorful designs</td>
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<td>10. Share ideas</td>
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TOP 5 DESIRED NEW ADVENTURES

- Trail Enhancements
- Dog Park
- Skating (Ice & Roller)
- Indoor Activity Center
- Community Focused Programming & Minimal New Development

NATURAL BEAUTY

#1 RANKED AS THE HIGHEST TOPIC LISTED FOR DESCRIBING THE PRA

71% OF RESPONDENTS RANKED NORDIC SKIING & TRAILS AS THEIR #1 FAVORITE CURRENT ADVENTURE

TOP 5 TRAIL ENHANCEMENTS

- Dog Park
- Skating (Ice & Roller)
- Indoor Activity Center
- Community Focused Programming & Minimal New Development
- Trail Enhancements

BONEYARD COMMENTS RECOMMENDED CONVERTING IT TO RECREATIONAL USE

69 PEOPLE ATTENDED THE COMMUNITY CONVERSATION ON MARCH 11
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

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Refer to Section 4 for Tier categorization.

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
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.)
Vision Plan

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!
Revenue-Generating Opportunities

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.
Revenue-Generating Opportunities

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.
Operational Efficiencies

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.

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

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

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**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
- 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
- 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.
Value-Added Enhancements

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).

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

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.

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.
Value-Added Enhancements

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.

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.

Image courtesy of Tres Birds (https://tresbirds.com/LA-VELETA)
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).
Value-Added Enhancements

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.
Value-Added Enhancements

**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.
2) Activity Center and northern trail users; this area creates a fun gathering area in the Recreation Village north of Recreation Way.

**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.
IMPLEMENTATION
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

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>GOAL</th>
<th>PROGRAM ELEMENTS</th>
<th>NEED FILLED</th>
<th>TIER NOTES</th>
<th>SIZE</th>
<th>UNIT</th>
<th>OCCUPANCY</th>
<th>RECOMMENDED FUNDING</th>
<th>DESIGN COST*</th>
<th>CAPITAL COST**</th>
<th>REVENUE OPPORTUNITY***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Center Building</td>
<td>Revenue-Generating</td>
<td>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</td>
<td>Provides needed administrative office space currently lacking on-site; alleates administrative demand currently placed on Day Lodge, enabling it to function as a dedicated rental space, provides needed storage currently lacking on-site</td>
<td>Critical to operational success and holds potential to generate high net revenue; construction should occur concurrent to Day Lodge (Renovation) and Pavilion / Restroom (Bike &amp; Skate Park) (see Tier Notes below for respective features)</td>
<td>30,021</td>
<td>SF</td>
<td>513</td>
<td>101</td>
<td>$600,000.00</td>
<td>$5,600,000.00</td>
<td>$7,500,000.00</td>
</tr>
<tr>
<td>Village Center Parking</td>
<td>Operational</td>
<td>Approximately 34 stalls</td>
<td>Provides dedicated parking for the new building; maintains opportunity to expand</td>
<td>Needed to service building</td>
<td>13,700</td>
<td>SF</td>
<td>--</td>
<td>--</td>
<td>$10,950.00</td>
<td>$92,000.00</td>
<td>$126,000.00</td>
</tr>
<tr>
<td>Day Lodge Renovation</td>
<td>Revenue-Generating</td>
<td>Ticketing, expanded kitchen and concessions; rentable Great Room; basement storage, restrooms</td>
<td>Establishes a dedicated rental space and expanded concession for revenue opportunities</td>
<td>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</td>
<td>7,384</td>
<td>SF</td>
<td>163</td>
<td>37</td>
<td>$45,000.00</td>
<td>$350,000.00</td>
<td>$550,000.00</td>
</tr>
<tr>
<td>Pavilion / Restroom, Bike &amp; Skate Park</td>
<td>Value-Added</td>
<td>Restrooms; covered seating area</td>
<td>Provides minor revenue opportunity; enhances visitor recreational experience (per interviews; community input did not indicate this is a priority)</td>
<td>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 &amp; Skate Park users</td>
<td>1,956</td>
<td>SF</td>
<td>92</td>
<td>10</td>
<td>$42,500.00</td>
<td>$350,000.00</td>
<td>$750,000.00</td>
</tr>
<tr>
<td>Wedding Overlook (Arbor)</td>
<td>Revenue-Generating</td>
<td>Simple design for small ceremonies</td>
<td>Provides revenue opportunity, while discussed in interviews, public feedback did not indicate this as a priority</td>
<td>Holds potential to generate high net revenue at minimal capital cost</td>
<td>1</td>
<td>EA</td>
<td>20</td>
<td>10</td>
<td>$2,500.00</td>
<td>$2,000.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>Wedding Overlook (Patio)</td>
<td>Value-Added</td>
<td>Paved area for ceremony and seating (OPTIONAL)</td>
<td>Provides formalized hard surface amenity for ceremonies</td>
<td>Option to accompany Arbor and enhance user experience</td>
<td>2,900</td>
<td>SF</td>
<td>100</td>
<td>25</td>
<td>$2,500.00</td>
<td>$20,000.00</td>
<td>$28,000.00</td>
</tr>
<tr>
<td>Wedding Overlook (Dropoff)</td>
<td>Operational</td>
<td>Paved turnaround area for operations and guests (OPTIONAL)</td>
<td>Provides formalized vehicular access for equipment trucks and guests</td>
<td>Option to accompany Arbor and assist in the facilitation of wedding package shuttle service</td>
<td>5,910</td>
<td>SF</td>
<td>--</td>
<td>--</td>
<td>$8,000.00</td>
<td>$68,000.00</td>
<td>$92,000.00</td>
</tr>
<tr>
<td>By-Pass Route for Countywide Rec Path</td>
<td>Operational</td>
<td>10’-wide paved path; 2 bridges over Recreation Way</td>
<td>Redirects through traffic, reducing on-site congestion</td>
<td>Critical to operational success; construction can establish an alternate route that alleviates pedestrian / cyclist congestion within the Recreation Village</td>
<td>2,900</td>
<td>LF</td>
<td>--</td>
<td>--</td>
<td>$70,500.00</td>
<td>$600,000.00</td>
<td>$810,000.00</td>
</tr>
</tbody>
</table>

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* 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.

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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).
## Tier 1, High Priority Summary Table

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>GOAL</th>
<th>PROGRAM ELEMENTS</th>
<th>NEED FULFILLED</th>
<th>TIER NOTES</th>
<th>SIZE VALUE</th>
<th>OCCUPANCY</th>
<th>RECOMMENDED PARKING</th>
<th>DESIGN COST**</th>
<th>CAPITAL COST**</th>
<th>REVENUE OPPORTUNITY***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayfinding:</td>
<td>Operational</td>
<td>Signage</td>
<td>Organizes site orientation (mapping; facility/feature identification; directions to facilities, features, trails, etc.); defines site identity and uniqueness</td>
<td>Critical to operational success</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>$90,000.00</td>
<td>$800,000.00</td>
<td>$1,000,000.00</td>
</tr>
<tr>
<td>Character Elements:</td>
<td>Value-Added</td>
<td>Fencing; boulder lines; drive lights</td>
<td>Defines site identity and uniqueness</td>
<td>Supports community value and provides design-themed link to Main Street</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>$45,000.00</td>
<td>$400,000.00</td>
<td>$500,000.00</td>
</tr>
<tr>
<td>Public Art:</td>
<td>Value-Added</td>
<td>Exhibits per commissioned artists</td>
<td>Defines site identity and uniqueness</td>
<td>Supports community value and Town Council's priorities</td>
<td>10 EA</td>
<td>--</td>
<td>--</td>
<td>Indeterminate</td>
<td>Indeterminate</td>
<td>Indeterminate</td>
</tr>
<tr>
<td>Enclosure (Sleigh / Chuckwagon Stables):</td>
<td>Value-Added</td>
<td>Fencing and screening</td>
<td>Provides screen for unsightly equipment/storage (noted per interviews); contains facility sprawl (noted per interviews)</td>
<td>Supports character value and enhances visitor experience with low capital cost</td>
<td>780 LF</td>
<td>--</td>
<td>--</td>
<td>$3,900.00</td>
<td>$33,000.00</td>
<td>$45,000.00</td>
</tr>
<tr>
<td>Enclosure (Maintenance Complex):</td>
<td>Value-Added</td>
<td>Fencing and screening</td>
<td>Provides screen for unsightly equipment/storage (noted per interviews); contains facility sprawl (noted per interviews)</td>
<td>Supports character value and enhances visitor experience with low capital cost</td>
<td>730 LF</td>
<td>--</td>
<td>--</td>
<td>$3,650.00</td>
<td>$31,000.00</td>
<td>$42,000.00</td>
</tr>
<tr>
<td>Transit Service:</td>
<td>Operational</td>
<td>Utilization of existing on-site infrastructure to establish a connection with a bus service (existing or new)</td>
<td>Enhances regional connection; assists in alleviating on-site parking</td>
<td>Exists as a feature that can affect an immediate positive site impact but may require political facilitation</td>
<td>8,200 SF</td>
<td>--</td>
<td>--</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Boneyard Planning:</td>
<td>Value-Added</td>
<td>Planning efforts to determine future of on-site Public Works operations</td>
<td>Reclaims area for recreational use; accommodates Public Works operations</td>
<td>Regardless of future design, all options will require this initial first step of managing the Public Works relocation</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>Indeterminate</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
## Tier 2, Moderate Priority Summary Table

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>GOAL</th>
<th>PROGRAM ELEMENTS</th>
<th>NEED FULFILLED</th>
<th>TIER NOTES</th>
<th>VALUE</th>
<th>UNIT</th>
<th>RECOMMENDED FUNDING</th>
<th>DESIGN COST**</th>
<th>CAPITAL COST*</th>
<th>REVENUE OPPORTUNITY**</th>
<th>OCCUPANCY</th>
<th>REVENUE OPPORTUNITY**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Center</td>
<td>Revenue-Generating</td>
<td>Indoor, open multi-purpose space (training, meetings, events, camps, Nordic programs, etc.); rental and tuning; small retail; restrooms and locker rooms; building services</td>
<td>Establishes a dedicated rental space for indoor physical activities for expanded revenue opportunities; expands recreational opportunities (per interviews/community input)</td>
<td>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</td>
<td>8,207 SF</td>
<td>263</td>
<td>42</td>
<td>$250,000.00</td>
<td>$2,100,000.00</td>
<td>$2,900,000.00</td>
<td>(26,258.00)</td>
<td>76,871.00</td>
</tr>
<tr>
<td>Nordic Center (Renovation)</td>
<td>Revenue-Generating</td>
<td>Repainting, re-carpeting, refinishing</td>
<td>Establishes dedicated rental space for revenue opportunities</td>
<td>Both are important to operational success but non-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</td>
<td>2,500 SF</td>
<td>60</td>
<td>13</td>
<td>$2,500.00</td>
<td>$10,000.00</td>
<td>$15,000.00</td>
<td>159.00</td>
<td>2,122.00</td>
</tr>
<tr>
<td>Nordic Center (Expansion)</td>
<td>Revenue-Generating</td>
<td>Indoor, open multi-purpose space (training, meetings, events, camps, Nordic programs, etc.); rental and tuning; small retail; restrooms and locker rooms; building services</td>
<td>Establishes a dedicated rental space for indoor physical activities for expanded revenue opportunities; expands recreational opportunities (per interviews/community input)</td>
<td>Both are important to operational success but non-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</td>
<td>10,744 SF</td>
<td>415</td>
<td>54</td>
<td>$250,000.00</td>
<td>$2,100,000.00</td>
<td>$2,900,000.00</td>
<td>(26,258.00)</td>
<td>76,871.00</td>
</tr>
<tr>
<td>Ice Skating (Circle, Ice)</td>
<td>Revenue-Generating</td>
<td>Natural ice surface; 100’ diameter circle; enclosed with fencing and optional covering</td>
<td>Provides revenue opportunity; provides non-competitive, recreational opportunity (per interviews, previous reports, and community feedback)</td>
<td>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</td>
<td>7,800 SF</td>
<td>80</td>
<td>---</td>
<td>$125,000.00</td>
<td>$1,000,000.00</td>
<td>$1,500,000.00</td>
<td>11,830.00</td>
<td>14,118.00</td>
</tr>
<tr>
<td>Ice Skating (Circle, Glice)</td>
<td>Revenue-Generating</td>
<td>Synthetic surface; 100’ diameter circle; enclosed with fencing and optional covering</td>
<td>Provides revenue opportunity; provides non-competitive, recreational opportunity (per interviews, previous reports, and community feedback)</td>
<td>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</td>
<td>7,800 SF</td>
<td>80</td>
<td>---</td>
<td>$35,500.00</td>
<td>$350,000.00</td>
<td>$360,000.00</td>
<td>11,830.00</td>
<td>14,118.00</td>
</tr>
<tr>
<td>Ice Skating (Troll, Ice)</td>
<td>Revenue-Generating</td>
<td>Natural ice surface; 520’ long loop; 20’ wide; enclosed with fencing and optional covering</td>
<td>Provides revenue opportunity; provides non-competitive, recreational opportunity (per interviews, previous reports, and community feedback)</td>
<td>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</td>
<td>10,300 SF</td>
<td>100</td>
<td>---</td>
<td>$175,000.00</td>
<td>$1,300,000.00</td>
<td>$2,000,000.00</td>
<td>25,506.00</td>
<td>30,439.00</td>
</tr>
<tr>
<td>Ice Skating (Troll, Glice)</td>
<td>Revenue-Generating</td>
<td>Synthetic surface; 520’ long loop; 20’ wide; enclosed with fencing and optional covering</td>
<td>Provides revenue opportunity; provides non-competitive, recreational opportunity (per interviews, previous reports, and community feedback)</td>
<td>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</td>
<td>10,300 SF</td>
<td>100</td>
<td>---</td>
<td>$46,500.00</td>
<td>$460,000.00</td>
<td>$470,000.00</td>
<td>25,506.00</td>
<td>30,439.00</td>
</tr>
<tr>
<td>Additional Magic Carpet Lift</td>
<td>Operational</td>
<td>Mechanical ramp approximately 600’ long and 10’ wide</td>
<td>Provides amenity for Alpine skiers; when not in 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)</td>
<td>Holds potential to generate medium net revenue; feature depends on implementation of Village Center (Building)</td>
<td>1 EA</td>
<td>---</td>
<td>---</td>
<td>$30,000.00</td>
<td>$400,000.00</td>
<td>$600,000.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ropes Course</td>
<td>Revenue-Generating</td>
<td>Basic course TBD</td>
<td>Provides revenue-generating opportunity; enhances visitor recreational experience</td>
<td>Holds potential to generate medium net revenue; feature depends on implementation of Pavilion/Restroom (Bike &amp; Skate Park) for greatest success</td>
<td>10,000 SF</td>
<td>---</td>
<td>---</td>
<td>$25,000.00</td>
<td>$300,000.00</td>
<td>$300,000.00</td>
<td>43,476.00</td>
<td>51,883.00</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>FEATURE</th>
<th>GOAL</th>
<th>PROGRAM ELEMENTS</th>
<th>NEED MET</th>
<th>TIER NOTES</th>
<th>SIZE</th>
<th>OCCUPANCY</th>
<th>RECOMMENDED PARKING</th>
<th>DESIGN COST**</th>
<th>CAPITAL COST*</th>
<th>REVENUE OPPORTUNITY***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance Shed</td>
<td>Operational</td>
<td>Covered open-air storage; fuel cell</td>
<td>Provides needed storage for maintenance equipment (note per interviews)</td>
<td>Important to operational success but not critical</td>
<td>2,700</td>
<td>SF</td>
<td>--</td>
<td>$23,500.00</td>
<td>$200,000.00</td>
<td>$270,000.00 N/A N/A</td>
</tr>
<tr>
<td>Playground (South)</td>
<td>Value-Added</td>
<td>Nature-themed equipment TBD</td>
<td>Provides secondary recreational opportunity (per interviews; community input did not indicate this is a priority)</td>
<td>Important value-added feature but not critical to overall park success; depends on implementation of Pavilion / Restroom (Bike &amp; Skate Park) for greatest success</td>
<td>4,300</td>
<td>SF</td>
<td>--</td>
<td>$35,000.00</td>
<td>$300,000.00</td>
<td>$400,000.00 N/A N/A</td>
</tr>
<tr>
<td>Large Overlook</td>
<td>Value-Added</td>
<td>Defined hardscape / wooden deck area with seating and safety rails</td>
<td>Creates concession revenue opportunity; gives identity to sledding hill space</td>
<td>Holds potential to generate medium net revenue; feature depends on implementation of Village Center (Building) for greatest success</td>
<td>5,500</td>
<td>SF</td>
<td>--</td>
<td>$16,500.00</td>
<td>$140,000.00</td>
<td>$190,000.00 N/A N/A</td>
</tr>
<tr>
<td>Diamond Field Planning</td>
<td>Value-Added</td>
<td>Planning efforts to determine future of Diamond Field users</td>
<td>Attempts to assist current users find a new field to use</td>
<td>Implementation of Multipurpose Field will require this initial first step of planning for the Diamond Field relocation</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>Indeterminate</td>
<td>N/A N/A</td>
<td>N/A N/A</td>
</tr>
<tr>
<td>Parking “A” (Skate Park)</td>
<td>Operational</td>
<td>Approximately 61 stalls</td>
<td>Provides opportunity for additional parking, as needed (noted per interviews and community feedback)</td>
<td>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</td>
<td>20,500</td>
<td>SF</td>
<td>--</td>
<td>$16,400.00</td>
<td>$139,000.00</td>
<td>$189,000.00 N/A N/A</td>
</tr>
<tr>
<td>FEATURE</td>
<td>GOAL</td>
<td>PROGRAM ELEMENTS</td>
<td>NEED FILLED</td>
<td>TIER NOTES</td>
<td>SIZE</td>
<td>OCCUPANCY</td>
<td>RECOMMENDED RANKING</td>
<td>DESIGN COST*</td>
<td>CAPITAL COST*</td>
<td>REVENUE OPPORTUNITY**</td>
</tr>
<tr>
<td>---------</td>
<td>------</td>
<td>------------------</td>
<td>-------------</td>
<td>------------</td>
<td>------</td>
<td>-----------</td>
<td>---------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Playground (North)</td>
<td>Value-Added</td>
<td>Nature-themed equipment TBD</td>
<td>Provides secondary recreational opportunity (per interviews; community input did not indicate this is a priority)</td>
<td>Important value-added feature but not critical to overall park success; depends on implementation of Activity Center and Nordic Center (Renovation)</td>
<td>4,400 SF</td>
<td>—</td>
<td>—</td>
<td>$35,000.00</td>
<td>$300,000.00</td>
<td>$400,000.00</td>
</tr>
<tr>
<td>Multipurpose Field</td>
<td>Value-Added</td>
<td>Green space (seeded)</td>
<td>Converts Diamond Field (underused as noted in interviews; does not fit with Vision/Mission); introduces open program green space</td>
<td>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</td>
<td>4.5 AC</td>
<td>—</td>
<td>—</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>Pavilion / Restroom, Multipurpose Field</td>
<td>Value-Added</td>
<td>Restrooms; covered seating area</td>
<td>Provides minor revenue opportunity; enhances visitor recreational experience (per interviews; community input did not indicate this is a priority)</td>
<td>Construction depends on implementation of Multipurpose Field</td>
<td>1,956 SF</td>
<td>92</td>
<td>10</td>
<td>$62,500.00</td>
<td>$500,000.00</td>
<td>$750,000.00</td>
</tr>
<tr>
<td>Small Overlook (Dickey Trailhead)</td>
<td>Value-Added</td>
<td>Defined hardscape / wooden deck area with seating and safety rails</td>
<td>Enhances user experience by framing panoramic views at 3 locations</td>
<td>Feature brings value to site but is not critical for overall park success</td>
<td>550 SF</td>
<td>—</td>
<td>—</td>
<td>$2,750.00</td>
<td>$22,000.00</td>
<td>$22,000.00</td>
</tr>
<tr>
<td>Small Overlook (East of Activity Center)</td>
<td>Value-Added</td>
<td>Defined hardscape / wooden deck area with seating and safety rails</td>
<td>Enhances user experience by framing panoramic views at 3 locations</td>
<td>Feature brings value to site but is not critical for overall park success</td>
<td>550 SF</td>
<td>—</td>
<td>—</td>
<td>$2,750.00</td>
<td>$23,000.00</td>
<td>$32,000.00</td>
</tr>
<tr>
<td>Sleigh / Chuckwagon Concessionaire Check-In Plaza</td>
<td>Revenue-Generating</td>
<td>Defined hardscape area with seating</td>
<td>Enhances sleigh ride / chuck wagon experience</td>
<td>Feature brings value to site but is not critical for overall park success</td>
<td>1,500 SF</td>
<td>—</td>
<td>—</td>
<td>$2,500.00</td>
<td>$19,000.00</td>
<td>$28,000.00</td>
</tr>
<tr>
<td>Biathlon</td>
<td>Value-Added</td>
<td>Race start/finish area; unpaved corridors; shooting range</td>
<td>Provides new competitive recreation opportunity</td>
<td>While community feedback identified this feature as desired, the extent of the desired programming was not clarified and will require more research / public engagement</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>$12,500.00</td>
<td>$100,000.00</td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Parking “B” (Sledding Hill)</td>
<td>Operational</td>
<td>Approximately 55 stalls</td>
<td>Provides opportunity for additional parking; as needed (noted per interviews and community feedback)</td>
<td>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</td>
<td>18,600 SF</td>
<td>—</td>
<td>—</td>
<td>$14,900.00</td>
<td>$126,000.00</td>
<td>$172,000.00</td>
</tr>
<tr>
<td>Parking “C” (Sleigh / Chuckwagon Concessionaire Check-In)</td>
<td>Operational</td>
<td>Approximately 20 stalls (including parallel)</td>
<td>Provides opportunity for additional parking; as needed (noted per interviews and community feedback)</td>
<td>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</td>
<td>5,000 SF</td>
<td>—</td>
<td>—</td>
<td>$4,000.00</td>
<td>$34,000.00</td>
<td>$46,000.00</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>GOAL</th>
<th>PROGRAM ELEMENTS</th>
<th>NEED FULFILLED</th>
<th>TIER NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>BONEYARD PLANNING, OPTION 1</td>
<td>Enclosure / Screening</td>
<td>Value-Added</td>
<td>Fencing and screening</td>
<td>Provides screen for unsightly equipment/storage (noted per interviews); contains facility sprawl (noted per interviews)</td>
</tr>
<tr>
<td>OR</td>
<td>BONEYARD PLANNING, OPTION 2</td>
<td>Community Space (Pavilion / Restroom)</td>
<td>Value-Added</td>
<td>Restrooms; covered seating area</td>
</tr>
<tr>
<td>Community Space (Green Space / Dog Park)</td>
<td>Value-Added</td>
<td>Green space (seeded) with dog park amenities; enclosed with fencing</td>
<td>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)</td>
<td></td>
</tr>
<tr>
<td>Community Space (Small Overlook)</td>
<td>Value-Added</td>
<td>Defined hardscape / wooden deck area with seating and safety rails</td>
<td>Enhances user experience by framing panoramic views at 3 locations</td>
<td></td>
</tr>
<tr>
<td>Community Space (Parking)</td>
<td>Operational</td>
<td>Approximately 28 stalls</td>
<td>Provides dedicated parking for Trailhead</td>
<td>Needed to service building / space</td>
</tr>
<tr>
<td>OR</td>
<td>BONEYARD PLANNING, OPTION 3</td>
<td>Event Center (Building)</td>
<td>Revenue-Generating</td>
<td>Great Room for large events; caterers’ kitchen; bride/groom ready rooms; restroom; building services</td>
</tr>
<tr>
<td>Event Center (Green Space)</td>
<td>Revenue-Generating</td>
<td>Green space (seeded)</td>
<td>Converts storage yard to recreational use (noted in interviews and community feedback)</td>
<td></td>
</tr>
<tr>
<td>Event Center (Parking)</td>
<td>Operational</td>
<td>Approximately 60 stalls</td>
<td>Provides dedicated parking for Event Venue</td>
<td>Needed to service building</td>
</tr>
</tbody>
</table>
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) Grants
- Environmental Education (EE) Grants
- Meet Me at the Park
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.
Business Unit Analysis, SFA

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

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

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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<tbody>
<tr>
<td>Revenue</td>
<td>$2,056,745</td>
<td>$2,597,542</td>
<td>$2,857,498</td>
<td>$3,135,916</td>
<td>$3,229,993</td>
<td>$3,479,289</td>
</tr>
<tr>
<td>Expense</td>
<td>$1,170,406</td>
<td>$1,478,368</td>
<td>$1,620,844</td>
<td>$1,774,029</td>
<td>$1,826,921</td>
<td>$1,963,764</td>
</tr>
</tbody>
</table>

#### Activity Center / Nordic Center Renovation (Nordic Activities)

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$491,093</td>
<td>$504,693</td>
<td>$518,266</td>
<td>$542,260</td>
<td>$556,491</td>
<td>$582,319</td>
</tr>
<tr>
<td>Expense</td>
<td>$392,131</td>
<td>$345,126</td>
<td>$353,306</td>
<td>$367,850</td>
<td>$376,676</td>
<td>$392,583</td>
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#### Activity Center / Nordic Center Renovation (Programs & Events)

<table>
<thead>
<tr>
<th></th>
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<th>Year 1</th>
<th>Year 2</th>
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<tbody>
<tr>
<td>Revenue</td>
<td>$332,633</td>
<td>$350,780</td>
<td>$396,761</td>
<td>$422,631</td>
<td>$429,283</td>
<td>$457,515</td>
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<tr>
<td>Expense</td>
<td>$457,694</td>
<td>$509,776</td>
<td>$516,744</td>
<td>$537,959</td>
<td>$545,429</td>
<td>$568,259</td>
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#### Wedding Overlook

<table>
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<tr>
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<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$0</td>
<td>$12,320</td>
<td>$18,480</td>
<td>$19,404</td>
<td>$19,404</td>
<td>$20,374</td>
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<tr>
<td>Expense</td>
<td>$0</td>
<td>$12,320</td>
<td>$18,480</td>
<td>$19,404</td>
<td>$19,404</td>
<td>$20,374</td>
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#### Event Center (Weddings & Special Events)

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$0</td>
<td>$120,654</td>
<td>$149,085</td>
<td>$156,539</td>
<td>$156,539</td>
<td>$164,366</td>
</tr>
<tr>
<td>Expense</td>
<td>$0</td>
<td>$120,654</td>
<td>$149,085</td>
<td>$156,539</td>
<td>$156,539</td>
<td>$164,366</td>
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#### Ice Circle

<table>
<thead>
<tr>
<th></th>
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<th>Year 1</th>
<th>Year 2</th>
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<th>Year 5</th>
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</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$0</td>
<td>$18,200</td>
<td>$18,564</td>
<td>$19,882</td>
<td>$20,280</td>
<td>$21,720</td>
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<tr>
<td>Expense</td>
<td>$0</td>
<td>$6,370</td>
<td>$6,497</td>
<td>$6,959</td>
<td>$7,098</td>
<td>$7,602</td>
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#### Ropes Course

<table>
<thead>
<tr>
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<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$0</td>
<td>$26,648</td>
<td>$27,180</td>
<td>$29,110</td>
<td>$29,692</td>
<td>$31,801</td>
</tr>
<tr>
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<td>$27,180</td>
<td>$29,110</td>
<td>$29,692</td>
<td>$31,801</td>
</tr>
</tbody>
</table>

#### Total Revenue

|                      | $2,880,471 | $3,754,793 | $4,101,773 | $4,448,410 | $4,565,298 | $4,888,199 |

#### 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 |
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.
- 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)

---

<table>
<thead>
<tr>
<th>Revenue Notes</th>
<th>Price Notes</th>
<th>Number of Sales</th>
<th>Sellable Sessions</th>
<th>Current</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tubing</strong></td>
<td>Ave. $/Person</td>
<td>$28.45, $28.86, $29.37, $29.87, $31.36, $32.86</td>
<td>$675, $743, $780, $833, $877, $1,144</td>
<td>$1,810,200</td>
<td>$2,262,750</td>
<td>$2,489,025</td>
<td>$2,744,150</td>
<td>$2,826,475</td>
<td>$3,056,832</td>
</tr>
<tr>
<td><strong>Ski Hill</strong></td>
<td>Ave. $/Person</td>
<td>$28.45, $28.86, $30.30, $31.82, $33.37, $34.91</td>
<td>$28, $29, $30, $31, $32, $33</td>
<td>$54,545</td>
<td>$56,182</td>
<td>$57,867</td>
<td>$62,583</td>
<td>$64,461</td>
<td>$69,714</td>
</tr>
<tr>
<td><strong>Day Lodge, Field, &amp; Parks Rental</strong></td>
<td>N/A, N/A, N/A, N/A, N/A, N/A</td>
<td>N/A, N/A, N/A, N/A, N/A, N/A</td>
<td>N/A, N/A, N/A, N/A, N/A, N/A</td>
<td>$44,000</td>
<td>$54,717</td>
<td>$60,096</td>
<td>$66,227</td>
<td>$68,214</td>
<td>$73,773</td>
</tr>
<tr>
<td><strong>Food &amp; Beverage Product Cost</strong></td>
<td>N/A, N/A, N/A, N/A, N/A, N/A</td>
<td>N/A, N/A, N/A, N/A, N/A, N/A</td>
<td>N/A, N/A, N/A, N/A, N/A, N/A</td>
<td>$118,000</td>
<td>$178,893</td>
<td>$196,510</td>
<td>$206,256</td>
<td>$212,443</td>
<td>$218,816</td>
</tr>
</tbody>
</table>

**Area Revenue**

$2,056,745

<table>
<thead>
<tr>
<th><strong>Net Revenue</strong></th>
<th>Current</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>$886,239</td>
<td>$1,119,174</td>
<td>$1,236,654</td>
<td>$1,361,887</td>
<td>$1,402,073</td>
<td>$1,515,525</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Area Expense</strong></th>
<th>Current</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
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<td>$1,826,921</td>
<td>$1,963,764</td>
<td></td>
</tr>
</tbody>
</table>

---

**Business Unit Analysis**

- 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.
- 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.

---

5.8

**(SET 1 - BUSINESS UNIT ANALYSIS, SFA)**
### 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.**

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Notes</th>
<th>Price</th>
<th>Number of Sales</th>
<th>Sellable Sessions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$/Session</td>
<td>Year 1</td>
<td>Year 2</td>
</tr>
<tr>
<td>Adult Sky Trail Pass</td>
<td>$/Session</td>
<td>$20</td>
<td>$20</td>
<td>$21</td>
</tr>
<tr>
<td>Student Sky Trail Pass</td>
<td>$/Session</td>
<td>$15</td>
<td>$15</td>
<td>$16</td>
</tr>
<tr>
<td>Quickflight Free Fall Add-On</td>
<td>$/Session</td>
<td>$5</td>
<td>$5</td>
<td>$5</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Revenue</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$/Session</td>
<td>Year 1</td>
<td>Year 2</td>
</tr>
<tr>
<td>Area Revenue</td>
<td></td>
<td></td>
<td>$70,125</td>
<td>$71,528</td>
</tr>
</tbody>
</table>

### Expense

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

<table>
<thead>
<tr>
<th>Expense</th>
<th>Notes</th>
<th>Price</th>
<th>Number of Sales</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries - Seasonal Staff</td>
<td>30% of Gross Revenue</td>
<td>$21,038</td>
<td>$21,458</td>
<td>$22,982</td>
<td>$23,441</td>
<td>$25,106</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supplies, Equipment, and Repair</td>
<td>8% of Gross Revenue</td>
<td>$5,610</td>
<td>$5,722</td>
<td>$6,128</td>
<td>$6,251</td>
<td>$6,695</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Area Expense</td>
<td></td>
<td></td>
<td>$26,648</td>
<td>$27,180</td>
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<td>$31,801</td>
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</table>

<p>| | | | | |</p>
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<tr>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Net Revenue</td>
<td>$43,478</td>
<td>$44,347</td>
<td>$47,496</td>
<td>$48,446</td>
</tr>
</tbody>
</table>

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**Business Unit Analysis**

**Ropes Course**

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
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**Ropes Course**

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**Ropes Course**

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**Ropes Course**

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**Ropes Course**

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**Ropes Course**

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<td>$48,446</td>
<td>$51,885</td>
</tr>
</tbody>
</table>
Business Unit Analysis  
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)

<table>
<thead>
<tr>
<th>Revenue Notes</th>
<th>Current Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Current Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nordic Service &amp; Repair</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lessons/Programs</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Daily-Pass</td>
<td>Ave. $/Pass</td>
<td>$23.00</td>
<td>$25.00</td>
<td>$24.00</td>
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<td>$15.00</td>
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<tr>
<td>Food &amp; Beverage</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
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<td>Equipment Rental</td>
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<td>$21.00</td>
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<tr>
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<td>$3,494</td>
<td>$3,599</td>
<td>$3,707</td>
<td>$4,009</td>
<td>$4,129</td>
<td>$4,466</td>
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<tr>
<td>Retail Product Cost</td>
<td>$8,186</td>
<td>$8,432</td>
<td>$8,685</td>
<td>$9,392</td>
<td>$9,674</td>
<td>$10,463</td>
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<td>Trail Maintenance Expense</td>
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<td>Food &amp; Beverage Product Cost</td>
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<td>Equipment Rental Expenses</td>
<td>$6,073</td>
<td>$6,259</td>
<td>$6,447</td>
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<td>Equipment Rental Expenses</td>
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<td>$6,447</td>
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<td>$7,669</td>
<td>$7,899</td>
<td>$8,136</td>
<td>$8,799</td>
<td>$9,083</td>
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<tr>
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<td>$7,669</td>
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<td>$8,136</td>
<td>$8,799</td>
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</tbody>
</table>

**Expense**
- Salaries - Full Time & 10-Month: $103,490 - $106,180
- Salaries - Seasonal: $106,836 - $109,613
- Benefits: $19,827 - $20,342
- Retirement: $2,099 - $2,154
- Operating Expenses (Not Including Food & Beverage, Retail, Equip. Rental, and Events Expenses): $79,457 - $80,649
- Trail Maintenance Expense: $55,000 - $55,825
- Food & Beverage Product Cost: $3,494 - $3,599
- Retail Product Cost: $8,186 - $8,432
- Equipment Rental Expenses: $6,073 - $6,259
- Events Expenses: $7,669 - $7,899

**Net Revenue**
- $58,262 - $159,567
- $164,960 - $174,410
- $179,815 - $189,736

| Area Revenue | $491,093 | $504,693 | $518,266 | $542,260 | $556,491 | $582,319 |
| 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)

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 goodwill, 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)

### Table

<table>
<thead>
<tr>
<th>Revenue Notes</th>
<th>Price</th>
<th>Number of Events per Weekend</th>
<th>Financial Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wedding Arbor - Venue Fee</td>
<td>$/Event</td>
<td></td>
<td>Summer</td>
<td>$800</td>
<td>$800</td>
<td>$840</td>
<td>$840</td>
<td>$882</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Winter</td>
<td>$600</td>
<td>$600</td>
<td>$630</td>
<td>$630</td>
<td>$662</td>
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</table>

<table>
<thead>
<tr>
<th>Expense</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wedding and Event Director</td>
<td>10% of Revenue</td>
<td>$3,520</td>
<td>$5,280</td>
<td>$5,544</td>
<td>$5,544</td>
</tr>
<tr>
<td>Wedding and Event Staff</td>
<td>10% of Revenue</td>
<td>$3,520</td>
<td>$5,280</td>
<td>$5,544</td>
<td>$5,544</td>
</tr>
<tr>
<td>Supplies</td>
<td>5% of Revenue</td>
<td>$1,760</td>
<td>$2,640</td>
<td>$2,772</td>
<td>$2,772</td>
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<tr>
<td>Miscellaneous Expenses and Discounts</td>
<td>10% of Revenue</td>
<td>$3,520</td>
<td>$5,280</td>
<td>$5,544</td>
<td>$5,544</td>
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</tbody>
</table>

**Area Revenue**

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>$35,200</td>
<td>$52,800</td>
<td>$55,440</td>
<td>$55,440</td>
<td>$58,212</td>
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**Area Expense**

<table>
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<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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</thead>
<tbody>
<tr>
<td>$12,320</td>
<td>$18,480</td>
<td>$19,404</td>
<td>$19,404</td>
<td>$20,374</td>
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**Net Revenue**

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>$22,880</td>
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<td>$36,036</td>
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<td>$37,838</td>
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### Revenue

<table>
<thead>
<tr>
<th>Event Center - Venue Fee</th>
<th>Price/Day</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer Events Building</td>
<td>$2,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Bar Service</td>
<td>$2,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Catering Fee (Pass-Through)</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Winter Events Building</th>
<th>Price/Day</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar Service</td>
<td>$2,000</td>
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</tr>
<tr>
<td>Catering Fee (Pass-Through)</td>
<td>$0</td>
<td>$0</td>
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</tbody>
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### Expense

<table>
<thead>
<tr>
<th>Event Center - Venue Fee</th>
<th>Price/Day</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Winter Events Building</td>
<td>$2,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Bar Service</td>
<td>$2,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Catering Fee (Pass-Through)</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Notes
- 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.

### 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)
### 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)

### Public Skate

<table>
<thead>
<tr>
<th>Price Notes</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult</td>
<td>$6</td>
<td>$6</td>
<td>$6</td>
<td>$6</td>
<td>$7</td>
</tr>
<tr>
<td>Child 5-17</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
</tr>
<tr>
<td>Child Under 4</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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</table>

<table>
<thead>
<tr>
<th>Total Revenue</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
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<tr>
<td>Adult</td>
<td>$700</td>
<td>714</td>
<td>728</td>
<td>743</td>
<td>758</td>
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<tr>
<td>Child 5-17</td>
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<td>3,570</td>
<td>3,641</td>
<td>3,714</td>
<td>3,789</td>
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<td>Child Under 4</td>
<td>175</td>
<td>179</td>
<td>182</td>
<td>186</td>
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### Expense

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<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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</thead>
<tbody>
<tr>
<td>Salaries - Seasonal Staff (20% of Gross Revenue)</td>
<td>$3,640</td>
<td>$3,713</td>
<td>$3,976</td>
<td>$4,056</td>
<td>$4,344</td>
</tr>
<tr>
<td>Supplies, Equipment, and Repair (15% of Gross Revenue)</td>
<td>$2,730</td>
<td>$2,785</td>
<td>$2,982</td>
<td>$3,042</td>
<td>$3,258</td>
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### Area Revenue

- Public Skate: $18,200
- Child 5-17: $14,000
- Child Under 4: $0

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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<tr>
<td>$14,200</td>
<td>$14,280</td>
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<td>$15,600</td>
<td>$16,707</td>
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### Area Expense

- Salaries: $3,640
- Supplies: $2,730

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<td>$6,100</td>
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<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
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<td>$3,976</td>
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<td>$2,982</td>
<td>$3,042</td>
<td>$3,258</td>
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<table>
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<td>$6,370</td>
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### Net Revenue

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<th>Year 5</th>
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<td>$12,923</td>
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<td>$14,118</td>
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### Revenue

<table>
<thead>
<tr>
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<th>Number of Sales</th>
<th>Sellable Sessions</th>
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<tbody>
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<td></td>
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<td>Year 3</td>
</tr>
<tr>
<td>Adult</td>
<td>$15</td>
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<td>$16</td>
<td>$16</td>
</tr>
<tr>
<td>Child 5-17</td>
<td>$10</td>
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<td>$11</td>
<td>$11</td>
</tr>
<tr>
<td>Child Under 4</td>
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<td>$5</td>
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#### Area Revenue

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<td>$55,343</td>
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### Expense

#### Salaries - Seasonal Staff

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<tr>
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<td>$14,191</td>
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<td>$15,198</td>
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<tr>
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<td>$15,502</td>
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<tr>
<td>5</td>
<td>$16,603</td>
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#### Supplies, Equipment, and Repair

<table>
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#### Area Expense

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### Net Revenue

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**Revenues Notes**

- 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 Notes**

- 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)
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 variable and wide. 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 such as inflation rates, rising energy costs, land values, higher maintenance levels provided by the city, and new facility development should all be considered.

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.

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.

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
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.

**Funding**

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, capital improvements, 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 Atlanta (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 Council approved land use changes for the "official swimwear of the Los Angeles City Beach Lifeguards," and the Skokie (Illinois) Park District collected $180,000 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, kayaking, 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 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 participate in recreation.
COLORADO PARKS AND WILDLIFE DEPARTMENT

CO is a GOCCO program which funds improvements and restoration of rivers, streams, wetlands, and environmental habitats. This program is complemented 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
GOCC 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.

TRAIL CONSTRUCTION GRANTS

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 damage or visitor safety concerns or significant improvements to trailhead facilities and may include 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. This 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 and a $750,000 maximum and requires 100% matching funds.

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

Transportation Alternative Program (TAP)
These grants include 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

5.20
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

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

<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX. SF</th>
<th>FUNCTION</th>
<th>APPROX. OCCUPANCY</th>
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<td>WOMENS LOCKER</td>
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<td>MENS LOCKER</td>
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<td>PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + Lockers per gender for guest use</td>
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<tr>
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<td>CLASSROOM / MULTIPURPOSE</td>
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### NEW ADMINISTRATIVE / LODGE FACILITY

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<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX SF</th>
<th>FUNCTION</th>
<th>APPROX OCCUPANCY</th>
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<td>MEN</td>
<td>201</td>
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<tr>
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<td>WOMEN</td>
<td>203</td>
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<tr>
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<td>OFFICE</td>
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<td>2</td>
</tr>
<tr>
<td>OFFICE</td>
<td>220</td>
<td>109 SF</td>
<td>STAFF OFFICE</td>
<td>2</td>
</tr>
<tr>
<td>ELECT.</td>
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<tr>
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<td>COPY/PRINT</td>
<td>223</td>
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<tr>
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<td>RISER</td>
<td>225</td>
<td>56 SF</td>
<td>CONTROL POINT FOR SPRINKLER SYSTEM</td>
<td>1</td>
</tr>
</tbody>
</table>

**TOTAL ANTICIPATED SF:** 20021 SF **TOTAL ANTICIPATED BUILDING CAPACITY:** 513
CONCEPTUAL ELEVATIONS

FRISCO PENINSULA RECREATION AREA | OPERATIONS BUILDING

DRAFT

(SET 3 - ARCHITECTURE PROGRAMS / FLOOR PLANS; OPERATIONS BUILDING - MATTHEW STAIS ARCHITECTS)
<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX. SF</th>
<th>FUNCTION</th>
<th>APPROX. OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>VESTIBULE</td>
<td>100</td>
<td>84 SF</td>
<td>ENERGY EFFICIENT BUILDING ACCESS; NO CHANGES TO BE MADE</td>
<td>N/A</td>
</tr>
<tr>
<td>CORRIDOR</td>
<td>101</td>
<td>391 SF</td>
<td>EXISTING CIRCULATION; NO CHANGES TO BE MADE</td>
<td>N/A</td>
</tr>
<tr>
<td>GREAT ROOM</td>
<td>102</td>
<td>1738 SF</td>
<td>EXISTING SPACE WITH SEATING AREAS FOR PARK GUESTS; NO CHANGES TO BE MADE</td>
<td>116</td>
</tr>
<tr>
<td>WOMENS</td>
<td>103</td>
<td>265 SF</td>
<td>EXISTING PUBLIC RESTROOM FACILITIES; NO CHANGES TO BE MADE</td>
<td>N/A</td>
</tr>
<tr>
<td>MENS</td>
<td>104</td>
<td>245 SF</td>
<td>EXISTING PUBLIC RESTROOM FACILITIES; NO CHANGES TO BE MADE</td>
<td>N/A</td>
</tr>
<tr>
<td>JANITOR</td>
<td>105</td>
<td>58 SF</td>
<td>STORAGE FOR JANITORIAL SUPPLIES</td>
<td>1</td>
</tr>
<tr>
<td>RISER</td>
<td>106</td>
<td>57 SF</td>
<td>CONTROL POINT FOR SPRINKLER SYSTEM</td>
<td>1</td>
</tr>
<tr>
<td>STAIRS</td>
<td>107</td>
<td>108 SF</td>
<td>ACCESS TO BASEMENT / STORAGE AREA; NO CHANGES TO BE MADE</td>
<td>N/A</td>
</tr>
<tr>
<td>CLOSET</td>
<td>108</td>
<td>45 SF</td>
<td>EXISTING AREA TO BE REPURPOSED AS STORAGE</td>
<td>1</td>
</tr>
<tr>
<td>TICKETING</td>
<td>109</td>
<td>393 SF</td>
<td>EXISTING AREA TO BE REPURPOSED AS TICKETING OFFICE</td>
<td>4</td>
</tr>
<tr>
<td>OFFICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXPANDED</td>
<td>110</td>
<td>465 SF</td>
<td>EXISTING AREA TO BE RENOVATED AND PROVIDE ADDITIONAL WORKSPACE IN KITCHEN</td>
<td>5</td>
</tr>
<tr>
<td>KITCHEN</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ELEVATOR</td>
<td>111</td>
<td>36 SF</td>
<td>NEW ELEVATOR FOR EASIER / ADA COMPLIANT BASEMENT ACCESS</td>
<td>N/A</td>
</tr>
<tr>
<td>BASEMENT ADMIN</td>
<td>112</td>
<td>3500 SF</td>
<td>EXISTING SPACE TO BE REPURPOSED AS STORAGE AND OVERFLOW OFFICE IF NEEDED</td>
<td>35</td>
</tr>
<tr>
<td>BASEMENT STORAGE</td>
<td></td>
<td></td>
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<td></td>
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</table>

TOTAL ANTICIPATED SF: 7384 SF
TOTAL ANTICIPATED BUILDING CAPACITY: 163
<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX. SF</th>
<th>FUNCTION</th>
<th>APPROX. OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>VESTIBULE CIRCULATION</td>
<td>100</td>
<td>91 SF</td>
<td>ENERGY EFFICIENT BUILDING ACCESS</td>
<td>N/A</td>
</tr>
<tr>
<td>MULTI-PURPOSE</td>
<td>101</td>
<td>652 SF</td>
<td>CIRCULATION</td>
<td>N/A</td>
</tr>
<tr>
<td>VESTIBULE</td>
<td>102</td>
<td>3049 SF</td>
<td>SPACE FOR TRAINING EQUIPMENT AND / OR SEATING AREAS FOR PARK GUESTS</td>
<td>204</td>
</tr>
<tr>
<td>VESTIBULE</td>
<td>103</td>
<td>75 SF</td>
<td>ENERGY EFFICIENT BUILDING ACCESS</td>
<td>N/A</td>
</tr>
<tr>
<td>ELECTRICAL / IF</td>
<td>104</td>
<td>122 SF</td>
<td>ELECTRICAL PANEL BOXES; WI-FI SERVERS, ETC.</td>
<td>1</td>
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<tr>
<td>MECHANICAL SPRINKLER / RISER</td>
<td>105</td>
<td>107 SF</td>
<td>MECHANICAL EQUIPMENT HOUSED INSIDE THE BUILDING</td>
<td>1</td>
</tr>
<tr>
<td>MENS LOCKER</td>
<td>106</td>
<td>85 SF</td>
<td>CONTROL POINT FOR SPRINKLER SYSTEM</td>
<td>1</td>
</tr>
<tr>
<td>CHASE</td>
<td>107</td>
<td>763 SF</td>
<td>PUBLIC ACCESS RESTROOMS; 4 TOILETS, 4 SINKS, 2 SHOWERS + LOCKERS PER GENDER FOR GUEST USE</td>
<td>16</td>
</tr>
<tr>
<td>WOMENS LOCKER</td>
<td>108</td>
<td>65 SF</td>
<td>ACCESS TO PLUMBING ELEMENTS</td>
<td>1</td>
</tr>
<tr>
<td>CHASE</td>
<td>109</td>
<td>75 SF</td>
<td>ACCESS TO PLUMBING ELEMENTS</td>
<td>1</td>
</tr>
<tr>
<td>STORAGE</td>
<td>110</td>
<td>70 SF</td>
<td>STORAGE FOR MISCELLANEOUS ITEMS</td>
<td>N/A</td>
</tr>
<tr>
<td>JANITOR / LAUNDRY</td>
<td>111</td>
<td>115 SF</td>
<td>STORAGE FOR JANITORIAL SUPPLIES + WASHER / DRYER</td>
<td>1</td>
</tr>
<tr>
<td>OFFICE / CALL CENTER</td>
<td>112</td>
<td>482 SF</td>
<td>STAFF USE FOR ANSWERING CALLS, OVERFLOW, ETC.</td>
<td>5</td>
</tr>
<tr>
<td>TICKET SALES INFORMATION</td>
<td>113</td>
<td>293 SF</td>
<td>STAFF USE FOR SALES; EQUIPMENT DISTRIBUTION POINT, AND GENERAL FACILITY MONITORING</td>
<td>3</td>
</tr>
<tr>
<td>RENTAL STORAGE</td>
<td>114</td>
<td>490 SF</td>
<td>STORAGE FOR SKI &amp; OUTDOOR EQUIPMENT TO BE RENTED TO THE PUBLIC</td>
<td>5</td>
</tr>
<tr>
<td>WAX / REPAIRS</td>
<td>115</td>
<td>175 SF</td>
<td>AREA TO MAINTAIN &amp; REPAIR RENTAL EQUIPMENT</td>
<td>N/A</td>
</tr>
<tr>
<td>CONCESSIONS</td>
<td>116</td>
<td>541 SF</td>
<td>CONCESSIONS AREA TO SELL FOOD &amp; DRINK TO THE PUBLIC</td>
<td>6</td>
</tr>
<tr>
<td>PANTRY / STORAGE</td>
<td>117</td>
<td>110 SF</td>
<td>STORAGE FOR FOOD RELATED ITEMS AND EXTRA STOCK</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL ANTICIPATED SF:</strong></td>
<td><strong>8,207 SF</strong></td>
<td></td>
<td><strong>TOTAL ANTICIPATED BUILDING CAPACITY:</strong></td>
<td><strong>263</strong></td>
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<tr>
<td>Room Name</td>
<td>Room Number</td>
<td>Approx. Sq.</td>
<td>Function</td>
<td>Approx. Occupancy</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>------------------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Existing</td>
<td>101</td>
<td>1440 Sq.</td>
<td></td>
<td>48</td>
</tr>
<tr>
<td>Circulation</td>
<td>102</td>
<td>112 Sq.</td>
<td>Circulation</td>
<td>N/A</td>
</tr>
<tr>
<td>Existing Restroom</td>
<td>103</td>
<td>125 Sq.</td>
<td>Existing Public Restroom Facilities; No Changes To Be Made</td>
<td>3</td>
</tr>
<tr>
<td>Existing Restroom</td>
<td>104</td>
<td>134 Sq.</td>
<td>Existing Public Restroom Facilities; No Changes To Be Made</td>
<td>9</td>
</tr>
<tr>
<td>Existing</td>
<td>105</td>
<td>175 Sq.</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>New Office</td>
<td>106</td>
<td>146 Sq.</td>
<td>Staff Use</td>
<td>2</td>
</tr>
<tr>
<td>Existing</td>
<td>107</td>
<td>223 Sq.</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Circulation</td>
<td>108</td>
<td>445 Sq.</td>
<td>Circulation</td>
<td>N/A</td>
</tr>
<tr>
<td>Existing</td>
<td>109</td>
<td>145 Sq.</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>New Conference</td>
<td>109</td>
<td>239 Sq.</td>
<td>Meeting Area For Staff; Could Also Be Rentable Space</td>
<td>16</td>
</tr>
<tr>
<td>Electrical / IT</td>
<td>110</td>
<td>80 Sq.</td>
<td>Electrical Panel Boxes; Wi-Fi, Servers, Etc.</td>
<td>1</td>
</tr>
<tr>
<td>Mechanical</td>
<td>111</td>
<td>90 Sq.</td>
<td>Mechanical Equipment housed inside the building</td>
<td>1</td>
</tr>
<tr>
<td>New Office</td>
<td>112</td>
<td>95 Sq.</td>
<td>Staff Use</td>
<td>1</td>
</tr>
<tr>
<td>New Office</td>
<td>113</td>
<td>133 Sq.</td>
<td>Staff Use</td>
<td>2</td>
</tr>
<tr>
<td>New Multi-Purpose</td>
<td>114</td>
<td>425 Sq.</td>
<td>Space For Training Equipment And / Or Seating Areas For Park Guests</td>
<td>29</td>
</tr>
<tr>
<td>New Concessions</td>
<td>115</td>
<td>614 Sq.</td>
<td>Concessions Area To Sell Food &amp; Drink To The Public</td>
<td>7</td>
</tr>
<tr>
<td>New Pantry / Storage</td>
<td>116</td>
<td>121 Sq.</td>
<td>Storage For Food Related Items And Extra Stock</td>
<td>1</td>
</tr>
<tr>
<td>New Great Room</td>
<td>117</td>
<td>2930 Sq.</td>
<td>Space For Training Equipment And / Or Seating Areas For Park Guests</td>
<td>195</td>
</tr>
<tr>
<td>New Vestibule</td>
<td>118</td>
<td>102 Sq.</td>
<td>Energy Efficient Building Access</td>
<td>N/A</td>
</tr>
<tr>
<td>Chase / Lobby</td>
<td>119</td>
<td>75 Sq.</td>
<td>Access To Plumbing Elements</td>
<td>1</td>
</tr>
<tr>
<td>Mens Locker</td>
<td>120</td>
<td>764 Sq.</td>
<td>Public Access Restrooms; 4 Toilets, 4 Sinks, 2 Showers + Lockers Per Gender For Guest Use</td>
<td>16</td>
</tr>
<tr>
<td>Chase / Lobby</td>
<td>121</td>
<td>66 Sq.</td>
<td>Access To Plumbing Elements</td>
<td>1</td>
</tr>
<tr>
<td>Chase / Lobby</td>
<td>122</td>
<td>79 Sq.</td>
<td>Access To Plumbing Elements</td>
<td>1</td>
</tr>
<tr>
<td>Womens Locker</td>
<td>123</td>
<td>764 Sq.</td>
<td>Public Access Restrooms; 4 Toilets, 4 Sinks, 2 Showers + Lockers Per Gender For Guest Use</td>
<td>16</td>
</tr>
<tr>
<td>Chase / Lobby</td>
<td>124</td>
<td>65 Sq.</td>
<td>Access To Plumbing Elements</td>
<td>1</td>
</tr>
<tr>
<td>Ticket Sales</td>
<td>125</td>
<td>381 Sq.</td>
<td>Staff Use For Sales, Equipment Distribution Point, Storage For Ski &amp; Outdoor Equipment To Be Rent To The Public And General Facility Monitoring</td>
<td>9</td>
</tr>
<tr>
<td>Wax / Repair /</td>
<td>126</td>
<td>93 Sq.</td>
<td>Area To Maintain &amp; Repair Rental Equipment</td>
<td>1</td>
</tr>
<tr>
<td>Wax / Repair /</td>
<td>127</td>
<td>93 Sq.</td>
<td>Area To Maintain &amp; Repair Rental Equipment</td>
<td>1</td>
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<tr>
<td>Wax / Repair /</td>
<td>128</td>
<td>93 Sq.</td>
<td>Area To Maintain &amp; Repair Rental Equipment</td>
<td>1</td>
</tr>
<tr>
<td>Wax / Repair /</td>
<td>129</td>
<td>55 Sq.</td>
<td>Control Point For Sprinkler System</td>
<td>1</td>
</tr>
<tr>
<td>Total Anticipated Sf</td>
<td>10,744 Sq.</td>
<td></td>
<td>Total Anticipated Building Capacity</td>
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</table>

5.34 (SET 3 - ARCHITECTURE PROGRAMS / FLOOR PLANS; NORDIC CENTER - EXPANSION)
<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX. SF</th>
<th>FUNCTION</th>
<th>APPROX. OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>VESTIBULE</td>
<td>100</td>
<td>125 SF</td>
<td>ENTRY AREA FOR GUESTS TO ARRIVE, RECEIVE A PROGRAM, SIGN THE GUEST BOOK, WAIT TO BE SEATED, ETC.</td>
<td>N/A</td>
</tr>
<tr>
<td>MULTI-PURPOSE</td>
<td>101</td>
<td>2743 SF</td>
<td>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</td>
<td>189</td>
</tr>
<tr>
<td>VESTIBULE</td>
<td>102</td>
<td>253 SF</td>
<td>ENTRY AREA FOR GUESTS TO ARRIVE, RECEIVE A PROGRAM, SIGN THE GUEST BOOK, WAIT TO BE SEATED, ETC.</td>
<td>N/A</td>
</tr>
<tr>
<td>PORCH</td>
<td>103</td>
<td>562 SF</td>
<td>OUTDOOR CONTROLLED ENVIRONMENT WITH LIMITED ACCESS FOR GUESTS</td>
<td>65</td>
</tr>
<tr>
<td>PORCH</td>
<td>104</td>
<td>818 SF</td>
<td>WEDDING CEREMONIES &amp; PRIVATE FUNCTIONS</td>
<td>55</td>
</tr>
<tr>
<td>PORCH</td>
<td>105</td>
<td>676 SF</td>
<td>WEDDING CEREMONIES &amp; PRIVATE FUNCTIONS</td>
<td>45</td>
</tr>
<tr>
<td>CORRIDOR</td>
<td>106</td>
<td>271 SF</td>
<td>CIRCULATION</td>
<td>N/A</td>
</tr>
<tr>
<td>UTILITY</td>
<td>107</td>
<td>147 SF</td>
<td>ACCESS TO PLUMBING ELEMENTS, STORAGE FOR JANITORIAL SUPPLIES</td>
<td>1</td>
</tr>
<tr>
<td>MEN</td>
<td>108</td>
<td>265 SF</td>
<td>&quot;PUBLIC&quot; / GUEST ACCESS RESTROOMS; 4 FIXTURES + 2 SINKS PER GENDER FOR GUEST USE</td>
<td>6</td>
</tr>
<tr>
<td>WOMEN</td>
<td>109</td>
<td>266 SF</td>
<td>&quot;PUBLIC&quot; / GUEST ACCESS RESTROOMS; 4 FIXTURES + 2 SINKS PER GENDER FOR GUEST USE</td>
<td>6</td>
</tr>
<tr>
<td>OFFICE</td>
<td>110</td>
<td>161 SF</td>
<td>SMALL OFFICE / READY ROOM FOR OFFICANTS</td>
<td>2</td>
</tr>
<tr>
<td>RESTROOM</td>
<td>111</td>
<td>61 SF</td>
<td>PRIVATE ACCESS RESTROOM FOR OFFICANT USE</td>
<td>2</td>
</tr>
<tr>
<td>BRIDAL READY</td>
<td>112</td>
<td>547 SF</td>
<td>LARGE ROOM FOR BRIDAL PARTY MEMBERS TO DRESS &amp; GET READY PRIOR TO THE EVENT</td>
<td>6</td>
</tr>
<tr>
<td>RESTROOM</td>
<td>113</td>
<td>126 SF</td>
<td>PRIVATE ACCESS RESTROOM FOR BRIDAL PARTY USE</td>
<td>3</td>
</tr>
<tr>
<td>STORAGE</td>
<td>114</td>
<td>680 SF</td>
<td>STORAGE FOR CANDLES, FLORAL STANDS, DECORATIVE ELEMENTS COMMONLY USED IN WEDDING CEREMONIES; PLUS CHAIRS, TABLES, DANCE FLOOR, DJ EQUIPMENT, ETC. WHEN NOT IN USE</td>
<td>3</td>
</tr>
<tr>
<td>ELECTRICAL</td>
<td>115</td>
<td>182 SF</td>
<td>ELECTRICAL PANEL BOXES AND ACCESS</td>
<td>1</td>
</tr>
<tr>
<td>SPRINKLER</td>
<td>116</td>
<td>83 SF</td>
<td>CONTROL POINT FOR SPRINKLER SYSTEM</td>
<td>1</td>
</tr>
<tr>
<td>CORRIDOR</td>
<td>117</td>
<td>431 SF</td>
<td>CIRCULATION</td>
<td>N/A</td>
</tr>
<tr>
<td>ADMIN OFFICE</td>
<td>118</td>
<td>160 SF</td>
<td>OFFICE FOR PARK STAFF TO MEET WITH POTENTIAL RENTERS, PLAN FUNCTIONS, ETC.</td>
<td>2</td>
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<tr>
<td>IT</td>
<td>119</td>
<td>168 SF</td>
<td>SMALL ROOM TO HAVE EQUIPMENT FOR SOUND, LIGHTING, WiFi, ETC.</td>
<td>1</td>
</tr>
<tr>
<td>GROOM READY</td>
<td>120</td>
<td>325 SF</td>
<td>LARGE ROOM FOR GROOM &amp; GROOMSMEN TO DRESS &amp; GET READY PRIOR TO THE EVENT</td>
<td>4</td>
</tr>
<tr>
<td>RESTROOM</td>
<td>121</td>
<td>60 SF</td>
<td>PRIVATE ACCESS RESTROOM FOR GROOM &amp; GROOMSMEN USE</td>
<td>2</td>
</tr>
<tr>
<td>CATERING</td>
<td>122</td>
<td>529 SF</td>
<td>PREP AREA FOR FOOD SERVICES DURING RECEPTIONS &amp; OTHER EVENTS</td>
<td>6</td>
</tr>
<tr>
<td>PANTRY</td>
<td>123</td>
<td>57 SF</td>
<td>STORAGE FOR IN-HOUSE CATERING EQUIPMENT</td>
<td>1</td>
</tr>
<tr>
<td>MECHANICAL PAD</td>
<td>124</td>
<td>427 SF</td>
<td>SECURED, FENCED AREA FOR MECHANICAL EQUIPMENT HOUSED OUTSIDE THE BUILDING</td>
<td>N/A</td>
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**TOTAL ANTICIPATED SF:** 10,553 SF  **TOTAL ANTICIPATED BUILDING CAPACITY:** 396
## RESTROOM PAVILION

<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX. SF</th>
<th>FUNCTION</th>
<th>APPROX. OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAVILION</td>
<td>100</td>
<td>1187 SF</td>
<td>SEATING AREAS FOR PARK GUESTS; RENTABLE INCOME SPACE</td>
<td>80</td>
</tr>
<tr>
<td>MEN</td>
<td>101</td>
<td>216 SF</td>
<td>PUBLIC ACCESS RESTROOMS; 4 TOILETS + 2 SINKS PER GENDER FOR GUEST USE</td>
<td>6</td>
</tr>
<tr>
<td>WOMEN</td>
<td>102</td>
<td>216 SF</td>
<td>PUBLIC ACCESS RESTROOMS; 4 TOILETS + 2 SINKS PER GENDER FOR GUEST USE</td>
<td>5</td>
</tr>
<tr>
<td>STORAGE</td>
<td>103</td>
<td>81 SF</td>
<td>ACCESS TO PLUMBING ELEMENTS; STORAGE FOR JANITORIAL SUPPLIES</td>
<td>1</td>
</tr>
<tr>
<td>UTILITY CHASE</td>
<td>104</td>
<td>256 SF</td>
<td>STORAGE FOR MISCELLANEOUS ITEMS</td>
<td>1</td>
</tr>
</tbody>
</table>

**TOTAL ANTICIPATED SF:** 1,956 SF

**TOTAL ANTICIPATED BUILDING CAPACITY:** 92

---

### LEGEND

- **GREEN**: COVERED EXTERIOR
- **BLUE**: RESTROOMS
- **ORANGE**: STORAGE/UTILITY

---

**TEN (10) 36” ROUND TABLES WITH 4 SEATS PER TABLE = 40 SEATS**
<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>ROOM NUMBER</th>
<th>APPROX. SF</th>
<th>FUNCTION</th>
<th>APPROX. OCCUPANCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAINTENANCE STORAGE BINS</td>
<td>100</td>
<td>455 SF</td>
<td>OPEN AIR OUTDOOR STORAGE BINS</td>
<td>2</td>
</tr>
<tr>
<td>MAINTENANCE STORAGE BINS</td>
<td>101</td>
<td>449 SF</td>
<td>FOR MAINTENANCE CREW TO STORE</td>
<td>2</td>
</tr>
<tr>
<td>MAINTENANCE STORAGE BINS</td>
<td>102</td>
<td>448 SF</td>
<td>NECESSARY, DAY-TO-DAY</td>
<td>2</td>
</tr>
<tr>
<td>MAINTENANCE STORAGE BINS</td>
<td>103</td>
<td>448 SF</td>
<td>MATERIALS ON SITE FOR USE IN</td>
<td>2</td>
</tr>
<tr>
<td>MAINTENANCE STORAGE BINS</td>
<td>104</td>
<td>449 SF</td>
<td>GROOMING THE PARK (SAND, GRAVEL, SALT, MULCH, ETC.)</td>
<td>2</td>
</tr>
<tr>
<td>MAINTENANCE STORAGE BINS</td>
<td>105</td>
<td>455 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL ANTICIPATED SF: 2,703 SF  
CAPACITY: 12
Previous Reports

This section provides additional information for the five previous reports highlighted in Section 2.
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.
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 report documents specific design elements and potential planning opportunities, which are not currently included in the PRA. It summarizes a series of conversations intended to define the PRA’s character and nature and help the Town Council in portraying the site’s future.

The report documents specific design elements and potential planning opportunities 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.

“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)
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.

The report summarizes the charrette’s morning conceptualization session and its afternoon phasing session. It also presents a summary of concluding recommendations and priority considerations. Lastly, the report offers a listing of 2016 Council discussion items pertaining to its vision for the PRA (see box to right).

### Recommended Next Steps
- Create 2017 construction documents for implementation
- 2017 implementation action items for lake trail improvements, multisport court, yurt relocation, disc golf improvements, and skate park expansion
- 2017 design for 2018 construction building expansions

### Recommended Priority Items
- **2017 - 2018**
  - Skate Park Expansion
  - Nature Play
  - Disc Golf
  - Sport Court
  - 2 Below Zero
  - Frisco Day Lodge
  - Frisco Nordic Center
- **2018 - 2023**
  - Trail Expansions
  - Skating Rink
  - Ice Skate Pavilion & Office Structure
  - Entrance Monument
  - Volleyball Courts
  - Parking
  - Enhanced Trailhead and Bouldering
  - Open Field
  - Recreation Center / Field House
- **2028 +**
  - Parking
  - Pavilion
  - 2 Below Zero
  - USFS Peninsula Outreach

### 2019 - Frisco Parks Master Plan Survey (RRC Associates)

Compiled by RRC Associates, the Frisco Parks Master Plan Survey is a report that summaries community feedback on parks in the Town of Frisco, including recreation activities and priorities, facilities, future needs, and ratings of six different parks (of which the Peninsula Recreation Areas was included). The survey’s research efforts were meant to assist the Town of Frisco in assessing parks needs based on feedback from residents and second homeowners.

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.

After, providing ratings for each park, respondents were offered the opportunity to provide suggestions or comments regarding each park through an open ended question. For Frisco Peninsula Recreation Area, comments frequently praised the area for its accessibility and variety of activities. Suggestions for future improvements included added amenities such as playgrounds, dog parks, and additional outdoor facilities such as bathrooms, fountains, and covered shelters.
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).