



Building a Better World
for All of Us®

MEMORANDUM

TO: Emma Heth, Planner II

FROM: Chris McGinnis, PE

DATE: October 5, 2026

RE: 99 N 6th Ave (VAC-26-0002) Engineering Review

The right-of-way (ROW) between 5th and 6th Ave, near Pioneer Park, is proposed to be vacated for the expansion of Pioneer Park. The ROW is an irregular shape and width, but is generally 50 feet wide and is currently used as an unpaved alley and parking for Pioneer Park. The ROW vacation submittals were reviewed for general conformance with Town Code, standards, and general engineering principles.

Section 142-3 of Town code states that the following finding shall be present:

1. That no land adjoining any roadway to be vacated is left without an established public road connecting said land with another established public road.
2. That the roadway or easement to be vacated is no longer necessary for present or prospective public use or convenience.

The above conditions were determined to be met for the ROW vacation. For condition 1, the right-of-way does not provide access to any adjacent parcels, and all adjacent parcels have access to the 5th and 6th Ave ROW. For condition 2, the ROW has been determined to not be necessary as a roadway and the land will provide greater public benefit as park/open space than as ROW.

The following items provide further background for the vacation meeting the code requirements:

- The alley was not maintained in winter and not drivable by vehicles. This helps demonstrate that it was not necessary as a roadway, as it did not provide access for a significant portion of the year.
- The alley right-of-way does not extend west of 5th Ave or east of 6th Ave. Since this ROW is isolated, vacating it does not create continuity concerns.
- The survey only shows one utility (gas line) present in the ROW (not needed as a utility corridor). The gas line can be protected with a utility easement.
- The small lot size of Pioneer Park, combined with wetlands on the site, provide limited redevelopment options for both the park and the ROW. Vacating the ROW provides better options for Pioneer Park and greater public benefit through use of the parcel for recreation and open space uses.

Additionally, a Zone AO special flood hazard area encumbers most of the ROW. Separate floodplain permitting has been approved to meet all floodplain requirements. The ROW vacation will not impact compliance with floodplain requirements.

Chris McGinnis, PE
SEH, Inc.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 2000 S. Colorado Blvd., Suite 1200, Colorado Center Tower Two, Denver, CO 80222-7938

SEH is 100% employee-owned | sehinc.com | 720.540.6800 | 800.490.4966 | 888.908.8166 fax

Heth, Emma

From: Lagace, Amy S <Amy.Lagace@xcelenergy.com>
Sent: Tuesday, September 29, 2026 4:53 PM
To: Heth, Emma; Mayorga, Marc A
Subject: Re: For Review: Pioneer Park ROW Vacation

⚠ Town of Frisco External Email Warning

This message originated from **outside of your organization**. Please use caution when opening attachments, clicking links, or responding with sensitive information.

For your security and to protect financial, employee, and organizational information, do not provide usernames, passwords, financial, or other confidential data unless you have verified the sender.

If this email appears suspicious, please click on the Proofpoint Report Suspicious button or contact the IT Help Desk immediately.

This Message Is From an External Sender

This message came from outside your organization.

Please review the email and report as suspicious if you have any doubts of the integrity of the message.

[Report Suspicious](#)

Yes. 10, 5 on each side would be great.

From: Heth, Emma <emmah@townoffrisco.com>
Sent: Tuesday, 29 September 2026 16:26:05
To: Lagace, Amy S <Amy.Lagace@xcelenergy.com>; Mayorga, Marc A <Marc.A.Mayorga@xcelenergy.com>
Subject: RE: For Review: Pioneer Park ROW Vacation

EXTERNAL - STOP & THINK before opening links and attachments.

Hi Amy,

Let me double check with the Town Attorney whether we will need to re-plat at the end of the process and get back to you. Would it be a 10' easement, 5' on either side of the gas line?

Thanks,
Emma

Emma Heth ([she/her](#)) | Planner II | Community Development



Email: EmmaH@TownofFrisco.com
Office: 970-668-4581

From: Lagace, Amy S <Amy.Lagace@xcelenergy.com>
Sent: Tuesday, September 29, 2026 4:05 PM
To: Heth, Emma <emmah@townoffrisco.com>; Mayorga, Marc A <Marc.A.Mayorga@xcelenergy.com>
Subject: Re: For Review: Pioneer Park ROW Vacation

Hi Emma -

Xcel will require an easement for the existing gas line. Can this be on the plat or would you like us to work on a separate easement?

Thank you,

Amy

Amy Lagace
Xcel Energy

Designer
200 W 6th St, PO Box 1819, Silverthorne, CO 80498
970-262-4033

Amy.Lagace@xcelenergy.com



This e-mail, and any attachments, may contain confidential or private material for the sole use of the intended recipient(s). If you are not the intended recipient, please contact the sender by reply mail and delete all copies of this message and any attachments.

My Office Hours: Tues - Fri 7:00am - 4:30pm

Useful Links

[Xcel Energy Standards of Installation and Use Manual](#) *Updated Version – February 2026

[Building and Remodeling | Partner Resources | Xcel Energy](#)

[Additional Xcel Customer Support](#)

From: Heth, Emma <emmah@townoffrisco.com>
Date: Tuesday, September 29, 2026 at 3:37 PM
To: Lagace, Amy S <Amy.Lagace@xcelenergy.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>; Chandler Morehardt <chandler.morehardt@summitcountyco.gov>; Sally Bickel <sally.bickel@summitcountyco.gov>; Suzanne Kenney <suzanne.kenney@summitcountyco.gov>; Aaron Myers <amyers@summitfire.org>; Matt Smith <msmith.fsd@gmail.com>; Chris McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <josh@townoffrisco.com>
Cc: Schleifer, Joseph <JosephS@townoffrisco.com>; Kent, Katie <katiek@townoffrisco.com>
Subject: For Review: Pioneer Park ROW Vacation

EXTERNAL - STOP & THINK before opening links and attachments.

Hello all,

Frisco Planning is processing the attached application for the Town to vacate the use of an alley Right-of-Way as a roadway (located between N. 5th Ave and N. 6th Ave along Pioneer Park). This is a formality to vacate the use of the alley as a roadway and grant the Town permission to use this area as a public park. You can reference the latest plans for the park online here: [Pioneer Park Redesign Project - Frisco Town Government](#)

Please let us know if you have any concerns about this application. We would appreciate if you can review by **Tuesday, 10/13** (CommunityCore sign-off is for application # VAC-26-0002).

Thanks!
Emma

Emma Heth ([she/her](#)) | **Planner II | Community Development**



Mailing: PO Box 4100, Frisco, CO 80443
Physical: 1 Main Street, Frisco, CO 80443
Email: EmmaH@TownofFrisco.com
Office: 970-668-4581
FriscoGov.com
TownofFrisco.com

Heth, Emma

From: Chandler Morehardt <Chandler.Morehardt@summitcountyco.gov>
Sent: Wednesday, September 30, 2026 3:22 PM
To: Heth, Emma
Subject: RE: For Review: Pioneer Park ROW Vacation

⚠ Town of Frisco External Email Warning

This message originated from **outside of your organization**. Please use caution when opening attachments, clicking links, or responding with sensitive information.

For your security and to protect financial, employee, and organizational information, do not provide usernames, passwords, financial, or other confidential data unless you have verified the sender.

If this email appears suspicious, please click on the Proofpoint Report Suspicious button or contact the IT Help Desk immediately.

This Message Is From an External Sender

This message came from outside your organization.

Please review the email and report as suspicious if you have any doubts of the integrity of the message.

[Report Suspicious](#)

Hi Emma, no GIS concerns from us. Nothing is addresses off this alley. We can update the parcel boundaries if/when the ROW is vacated and absorbed by the Pioneer Park parcel. I don't see any street signs from Google Street View so we don't have to worry about removing those. I do however see that Google Maps has this ROW marked as "5th Ave Alley" so that will need to be reported to Google as incorrect information.

Let me know if you need this in a formal review or if this email is good enough.

Chandler Morehardt, GISP

Information Systems Dept.

Summit County Government

GIS Analyst

chandler.morehardt@summitcountyco.gov

970.668.4219

0037 Peak One Drive

PO Box 5660

Frisco, CO 80443

