



**TOWN OF FRISCO**  
COLORADO



**Neighborhood Parks**  
Conceptual Design Summary 10/08/2019

  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Project Promotion



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BACKGROUND

As part of the community outreach process for the 2019 Community Plan Update, a special public meeting was held on November 7, 2018. Outcomes from the meeting included a prioritization for upgrades at four neighborhood parks including: Walter Byron, Meadow Creek, Pioneer Park, and Old Town Hall. In order to thoughtfully plan for upgrades and improvements, Town Council directed staff to conduct a conceptual planning process for these parks. The process consisted of community outreach in the form of public meetings, on-line surveys, conceptual design development, and opinion of probable costs.









## COMMUNITY OUTREACH SUMMARY: WALTER BYRON PARK

On May 15, 2019, an open house was held at Walter Byron Park to ask the community for input on ideas to shape conceptual design. The meeting was held in an open format workshop with presentation boards, design idea input, and an activity to assist in prioritizing budget funds. Approximately 42 people participated.

## Overall Themes:

1. Improve playground equipment and restrooms
2. Implement better signage, especially near entrance
3. Keep lawn uses distinct and separate
4. Enhance river access points
5. Improve lighting for nighttime use of the park
6. Cohesive connectivity of trails
7. Improve lawn quality
8. Create nature overlooks
9. Keep the wetlands natural and untouched

## Survey Responses:

1. General satisfaction with the park
2. Playground improvements
3. Restroom improvements - year round use
4. Updated site furnishings and picnic areas
5. Dog related improvements and conflicts



## COMMUNITY OUTREACH SUMMARY: MEADOW CREEK PARK

On May 22, 2019, an open house was held at Meadow Creek Park. Participants were asked for input on ideas to shape conceptual design. The meeting was held in an open format workshop with presentation boards, design idea input, and an activity to assist in prioritizing budget funds. Approximately 16 people participated.

## Overall Themes:

1. Safety concerns from neighbors
2. Improved gathering area for uses mainly benches and picnic tables
3. Improved and/or defined parking at street connections
4. Improved visibility
5. Add signage to park, create an entrance
6. Better bike path circulation
7. Improve winter activities

## Survey Responses:

1. Concerned about homelessness and perceived safety
2. Outdated playground
3. Pond access and ice improvements
4. Lack of knowledge about the park offerings





## COMMUNITY OUTREACH SUMMARY: OLD TOWN HALL PARK

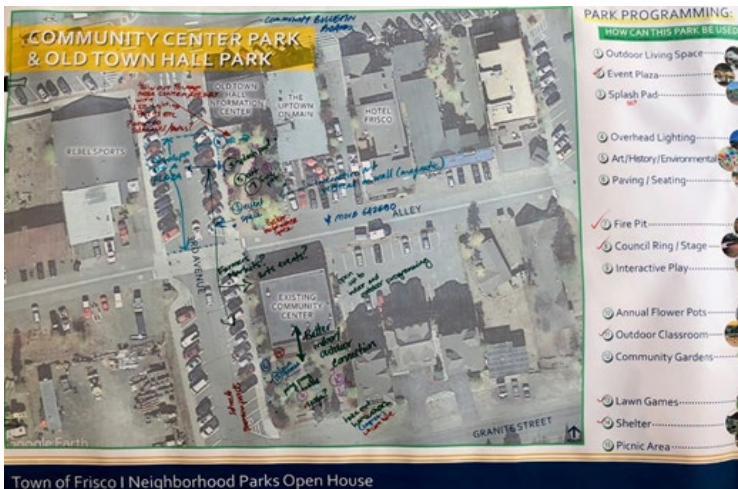
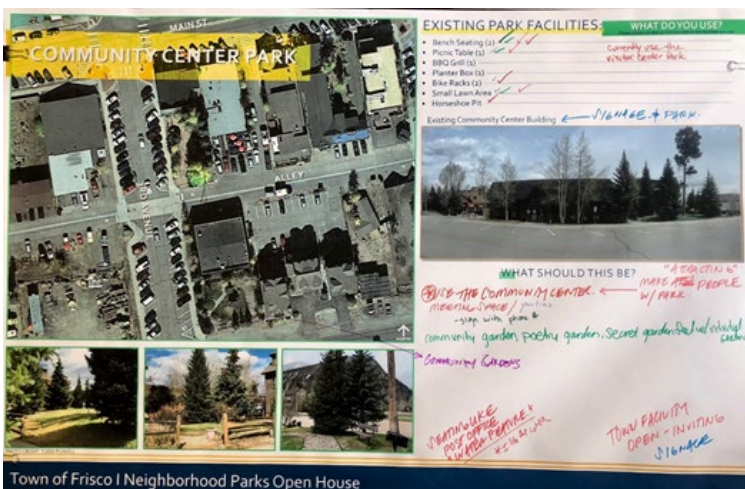
On May 29, 2019, a community open house was held at Old Town Park / Community Center Park to ask community for input on ideas to shape conceptual design. The meeting was held in an open format workshop with presentation boards, design idea input, and an activity to assist in prioritizing budget funds. Approximately 14 people participated.

## Overall Themes:

1. Create more intimate spaces for social interaction
2. Bring interactive art to the parks and active spaces (water feature, lights, fire pit)
3. Improve lighting for nighttime use of the park
4. Improve landscaping
5. Community gardens
6. Make the park more inviting to visitors
7. Create an easier / more clear way to rent out the park & community center for even

## Survey Responses:

1. Underdeveloped
2. Create higher quality gathering spaces
3. Lack of awareness of parks



## COMMUNITY OUTREACH SUMMARY: SURVEY OF FUTURE NEEDS

Respondents were given the opportunity to rank an “other” category of their choosing and offered a space to describe the future need for the Town of Frisco they were describing. Responses that were ranked highly as future needs included improved bathrooms, trails, indoor recreation facilities, and dog parks.



## Top 3 Future Priorities

Respondents were then asked to prioritize these needs for the future into top three rankings. Similar to their rated importance levels, dog parks and additional public spaces or plazas were rated high, along with an indoor athletic facility. In general, the priority ratings are similar between year-round and part-time residents. This is an important finding suggesting that planning can be based on the community as a whole, rather than distinguishing between the two segments of residents.

Frisco Parks Plan Survey		Future Facilities and Programs By "Residency"		
		Overall	Year-round resident	Part-time resident
Which three items from the list above are the highest priorities to you and your household? Select your first, second, and third highest priorities.	Dog park	44%	45%	43%
	Indoor athletic facility	45%	43%	49%
	Additional public spaces or plazas	41%	42%	40%
	Additional community gardens	33%	37%	30%
	Outdoor water feature or splash pad	21%	22%	21%
	Outdoor, maintained ice skating area	23%	21%	27%
	Indoor community gathering space	18%	19%	16%
	Outdoor, maintained ice hockey rink	10%	14%	4%
	Basketball/sport court	10%	10%	11%
	Pickleball courts	17%	9%	28%
	Other	27%	28%	23%
	No third choice	7%	8%	6%
	No second choice	4%	4%	3%

Source: RRC Associates



# FRISCO NEIGHBORHOOD PARKS

## PARK OPEN HOUSES | SURVEY RESULTS

77 TOTAL NUMBER OF ADULT ATTENDANTS

95 TOTAL ATTENDEES

18 TOTAL NUMBER OF KID ATTENDANTS

### PIONEER PARK:



#### TENNIS COURTS

- Keep existing courts
- Improve maintenance
- Add benches outside of courts



#### NATURE PLAY

- Cleanup general understory for nature play features



#### IMPROVE OVERALL INFRASTRUCTURE

- Improve parking and drainage on Galena Alley
- Install new signage and site furniture consistent with other Town Parks



#### PRESERVATION

- Keep park quiet and natural looking
- Preserve mature trees
- Sense of solitude

#### ALSO REQUESTED:

- Improve practice board
- Upgrade bathrooms
- Better signage location to enter the park

### WALTER BYRON PARK:



#### IMPROVE PLAYGROUND

- Popular park with many visitors
- Incorporate more adventure play



#### IMPROVE RESTROOM

- Improve for winter use
- Possibly combine with improved pavilion area



#### LAWN SPACE

- Keep existing lawn open to support multiple activities



#### ADDITIONAL GATHERING AREAS

- Improve gathering areas
- Picnic areas
- Areas adjacent to pond or river

#### ALSO REQUESTED:

- Improve overall lighting and visibility
- Better entry signage
- Nature overlook / boardwalk / interpretive signage

### MEADOW CREEK PARK:



#### SAFETY

- Reconfigure parking and landscaping to improve visibility
- Add lighting along pathways
- Improve signage



#### IMPROVE POND

- Maintain multi-season use
- Overhead lighting
- Improve ice and amenities for ice skating and hockey
- Create nodes for fishing and ice skating access



#### IMPROVE PLAYGROUND

- Incorporate simple fitness features
- Add "big kid" swings



#### IMPROVE CONNECTIVITY

- Better connections to existing trails and transit center
- Potential boardwalks

#### ALSO REQUESTED:

- Improve gathering areas (benches; picnic tables)
- Enclosed Pavilion

### OLD TOWN HALL PARK:



#### PLAZA SPACE

- More functional urban plaza space
- Extension of Main Street



#### IMPROVE AMENITIES

- Better lighting
- Outdoor fire pit
- Additional seating for individuals or groups



#### COMMUNITY INTERACTION

- Council ring / stage
- Incorporate the arts
- Used as outdoor classroom



#### INTERACTIVE PLAY

- Can be included with artwork
- Inviting for all ages

#### REQUESTED IN COMMUNITY CENTER PARK:

- Make more visible and inviting
- Establish community gardens
- Park to connect to adjacent Community Center



# PIONEER PARK

## NATURE RETREAT & RECREATION





# WALTER BYRON MEMORIAL PARK

## FRISCO'S BACKYARD





# MEADOW CREEK PARK

## PARK ON THE POND





# OLD TOWN HALL PARK

## GATHERING GROUND





Frisco Neighborhood Park Concepts - Cost Summary

October 8, 2019

PIONEER PARK				
Item	Quantity	Unit	Unit Cost	Extension
1-Future Sidewalk/Galena Street Mobility Improvements	n/a		Future Improvements	
2-Signage	1	ls	\$ 20,000.00	\$ 20,000.00
3-Log Path/Entrance	1	ls	\$ 6,000.00	\$ 6,000.00
4-Tennis Enhancements	n/a		Future Maintenance Budget	
5-Tennis Patio & Seating	1	ls	\$ 6,560.00	\$ 6,560.00
6-Picnic Area Improvements (Edging and Resurfacing)	1	ls	\$ 16,126.50	\$ 16,126.50
7-Nature Play	1	ls	\$ 78,100.00	\$ 78,100.00
8-Parking Surface/Drainage Improvements	9,000	sf	\$ 9.00	\$ 81,000.00
9-Boardwalk/Improved Paths	1	ls	\$ 17,120.00	\$ 17,120.00
Landscape	1	ls	\$ 20,100.00	\$ 20,100.00
Irrigation	2	ea	\$ 3,500.00	\$ 7,000.00
			Subtotal	\$ 252,006.50
			5% Escalation Fee	\$ 12,600.33
			8% General Conditions/Excavation/Permits/Fees/Mobilization	\$ 20,160.52
			15% Contingency	\$ 37,800.98
			TOTAL	\$ 322,568.32
<b>Notes:</b> Play Equipment Includes Freight, Installation and Play Surface Does not include site furniture, electrical, lighting unless noted				

WALTER BYRON				
Item	Quantity	Unit	Unit Cost	Extension
Signage	n/a		Future	
1-Restrooms	1500	sf	\$ 450.00	\$ 675,000.00
2-Bike Parking	1	ls	\$ 900.00	\$ 900.00
3-Plaza "Slow Zone"	2,500	sf	\$ 15.00	\$ 37,500.00
4-6 Playground Equipment (Include slides, swings, etc.)	1	ls	\$ 250,000.00	\$ 250,000.00
7-Tot Trike/Walk Loop	2,000	sf	\$ 14.00	\$ 28,000.00
8-Flagstone Connection & Crusher Fine Grilling Area	1	ls	\$ 30,000.00	\$ 30,000.00
9-Nature Overlook (Dock) & "Boardwalk" Path (Concrete Walkway)	1	ls	\$ 50,000.00	\$ 50,000.00
10-Improved Lawn (Top dress Flex Lawn)	n/a		Future Maintenance Budget	
Additional Ten Mile Creek Access Points	2	ls	\$ 2,500.00	\$ 5,000.00
Landscape	1	ls	\$ 50,000.00	\$ 50,000.00
Irrigation	1	ls	\$ 8,000.00	\$ 8,000.00
			Subtotal	\$ 1,134,400.00
			5% Escalation Fee	\$ 56,720.00
			8% General Conditions/Excavation/Permits/Fees/Mobilization	\$ 90,752.00
			15% Contingency	\$ 170,160.00
			TOTAL	\$ 1,452,032.00
<b>Notes:</b> Play Equipment Includes Freight, Installation and Play Surface Does not include site furniture, electrical, lighting unless noted				

MEADOW CREEK PARK				
Item	Quantity	Unit	Unit Cost	Extension
Signage	1	ls	\$ 20,000.00	\$ 20,000.00
1-Gathering Area Improvement	1	ls	\$ 39,600.00	\$ 39,600.00
2-Access to Pond (4 areas)	1	ls	\$ 25,120.00	\$ 25,120.00
3-Picnic Area / Winter Ice Access (includes overhead lighting)	1	ls	\$ 18,000.00	\$ 18,000.00
4-Improved Playground	1	ls	\$ 133,500.00	\$ 133,500.00
5-Restroom Improvements	1	ls	\$ 35,000.00	\$ 35,000.00
6-Parking Improvements	1	ls	\$ 45,000.00	\$ 45,000.00
7-Bike Path Improvements	1	ls	\$ 22,000.00	\$ 22,000.00
8-Light Posts	4	ea	\$ 10,000.00	\$ 40,000.00
8-Bollards	22	ea	\$ 4,000.00	\$ 88,000.00
Landscape	1	ls	\$ 50,000.00	\$ 50,000.00
Irrigation	1	ls	\$ 12,000.00	\$ 12,000.00
			Subtotal	\$ 528,220.00
			5% Escalation Fee	\$ 26,411.00
			8% General Conditions/Excavation/Permits/Fees/Mobilization	\$ 42,257.60
			15% Contingency	\$ 79,233.00
			TOTAL	\$ 676,121.60
<b>Notes:</b> Play Equipment Includes Freight, Installation and Play Surface, Concrete Curb Does not include site furniture, electrical, lighting unless noted				

OLD TOWN HALL PARK				
Item	Quantity	Unit	Unit Cost	Extension
Signage	1	ls	\$ 20,000.00	\$ 20,000.00
1-Bistro Seating (Site Furniture & Paving included)	1	ls	\$ 47,990.00	\$ 47,990.00
2-Perimeter Bench	1	ls	\$ 16,500.00	\$ 16,500.00
3-Overhead Lighting with metal poles	1	ls	\$ 48,000.00	\$ 48,000.00
4-Games & Seating	1	ls	\$ 50,000.00	\$ 50,000.00
5-Outdoor Living Space (Specialty Paving)	1	ls	\$ 47,180.00	\$ 47,180.00
6-Art Wall	1	ls	\$ 22,000.00	\$ 22,000.00
7-Focal Point	1	ls	\$ 100,000.00	\$ 100,000.00
8-Interactive Play (Includes Alley Barrier/Living Wall)	1	sf	\$ 28,000.00	\$ 28,000.00
9-Speaker's Corner	1	sf	\$ 16,500.00	\$ 16,500.00
Landscape (Street Trees & Planters)	1	ls	\$ 25,625.00	\$ 25,625.00
Irrigation	1	ea	\$ 8,000.00	\$ 8,000.00
			Subtotal	\$ 429,795.00
			5% Escalation Fee	\$ 21,489.75
			8% General Conditions/Excavation/Permits/Fees/Mobilization	\$ 34,383.60
			15% Contingency	\$ 64,469.25
			TOTAL	\$ 550,137.60
<b>Notes:</b> Play Equipment Includes Freight, Installation and Play Surface Does not include site furniture, electrical, lighting unless noted				