



## MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**

**FROM: KATIE BARTON, ADVENTURE PARK GENERAL MANAGER**  
**DIANE MCBRIDE, RECREATION DIRECTOR/ASSISTANT TOWN MANAGER**

**RE: PENINSULA RECREATION AREA – BUILDING UPDATE**

**DATE: JULY 13, 2021**

**Summary and Background:** During the May 25, 2021, Council work session, Mr. Robert (Bob) McDonald, Sr. Principal & CEO with Ohlson Lavoie Corporation (OLC), presented a site layout and conceptual design for the new Village Center Building at the Peninsula Recreation Area (PRA). The site layout included the new Village Center building including a future expansion site and opportunities, relocation of the yurt, and a community plaza. Council provided the following feedback:

- Tie this building and the site together better
- Detail summer and winter functions
- Further analyze the drop-off area
- Review storage needs. Does the tube storage need to be in this building?
- Review the programming of the building in more detail to address several of the architectural concerns/questions.
- Find a new name for the building – the Village Center name does not work

Since the May 25th Council meeting, staff has been meeting with Mr. McDonald and the team on incorporating this feedback into the new plans. Mr. McDonald will present a revised site plan, a summer and winter site layout, and updated floor plans with Council on July 13th.

Staff requests Council's feedback on the revised plans. Should Council approve these plans, the next steps will include a Development Review Committee (DRC) meeting on either 7/21 or 7/28, followed by a Major Site Plan Review with Planning Commission on either 8/19 or 9/2.

**Analysis:** A new building (design and construction) at the PRA was initially budgeted for in 2019 and reviewed with Town Council in May 2019. A number of concerns were expressed by the Council at that time including the proposed site location for the new building and the costs of construction. Council directed staff to reallocate the budgeted funds in 2019 to complete a comprehensive vision and project implementation plan for the PRA that identified current uses and capacities and would serve as a guiding document for future development and

improvements. This project kicked off in 2019 and was completed in 2020, with Council adopting the final Plan on October 27, 2020.

One of the high priorities of the Plan is the addition of a new building. Per the Plan, the new building was called the Village Center. Council expressed concerns about this name during the May 25th work session. The name Slopeside Hall is proposed at this time, although a final name has yet to be determined.

The Plan calls for a new 20,000 square foot building to meet operational needs, administrative/office space, programming/classroom spaces, storage for the tubing operation, and ticketing, food and beverage and retail spaces. In this Plan, the Day Lodge no longer serves as the base for tubing operations but instead becomes a rentable space for private events year-round. Per the Plan, all tubing operations including ticketing, food and beverage, retail spaces, and common areas are included in the new building.

Since the May 25th Council meeting, the consulting team and staff have dialed in the programming, accounted for current and future needs of the building and site, and reviewed the functionality of the operations. This review also included the flow of guests and staff, parking, and wayfinding. Uses were further broken down into both winter and summer operations. In so doing, the new Slopeside Hall is proposed at 7,340 square feet, which is significantly reduced from the original 20,000 square feet proposed in the Plan.

During the winter months, the Day Lodge continues to serve as the hub for tubing operations, rentals, retail, guest space, and food and beverage operations. Future expansion of the Day Lodge would include an expanded F&B area and an elevator for access to basement storage. Winter uses of the new Slopeside Hall would include three community rooms for rent, winter youth programming spaces, office spaces, and restroom/changing areas. The two buildings would operate in conjunction with one another. No additional parking is proposed. The community gathering space is also enhanced to connect the buildings and add synergy to the space.

During the summer months, the Day Lodge would remain a rentable space for weddings, conferences, and other private events. Retail and food and beverage service would continue to operate out of this space. The new Slopeside Hall would house the Frisco Fun Club program, office spaces, storage and restroom/changing areas. Frisco Fun Club is currently licensed for 50 kids/day. This plan accounts for a future expansion of the program or additional programs to 75 kids/day. The Nordic Center would also be utilized for additional youth programming opportunities.

Tube storage is also removed from this new building. Tubes would continue to be stored in sheds and would be relocated to a screened/fenced in area closer to the base of the tubing hill.

The revised floor plans for the new building include:

- Two-story building
- Tube storage removed from the building
- Three multi-purpose rooms readily divisible into three components. The space meets state licensing requirements to increase future capacity of the Fun Club program to 75 participants/day.
- Back door with a smaller entrance for kid/parent drop off and staff access

- Catering kitchen
- Two offices downstairs; five offices upstairs and four open work stations
- Stairs on the backside of the building for staff access to locker rooms, changing areas and the breakroom.
- Second floor decks removed
- Copy area moved to the interior of the building
- Emergency access/drop off area remains on the backside of the building per the Fire Department.

Mr. McDonald will review these plans in further detail during the work session.

**Financial Impact:** At this time there are no additional financial cost or impacts to the project. The contract with OLC is not to exceed \$200,000 for the design concept for the Slopeside Hall building.

Mr. McDonald will review an opinion of probable costs based on historic data and anticipated market conditions. These costs are intended to establish an early benchmark of anticipated construction costs for the project. At an estimation of \$485.23/SF, construction costs for a 7,340 SF building is estimated to be \$3.56M. Please note these are planning-level, conceptual numbers at this time and subject to change.

**Alignment with Strategic Plan:** Implementation of the Peninsula Recreation Area improvements is one of Town Council's 2020-2021 Strategic Plan goals. The completion of a design for the new Slopeside Hall building is one of the specific action items of this goal. The Town recognizes recreational, historical, artistic, and cultural assets and experiences as foundational to the Town's vibrancy and the quality of life for residents and visitors. The Town commits to providing unique and accessible opportunities for residents and visitors so they may find their own unique adventures and meaningful experiences in Frisco, and the Town pledges to maintain, sustain, and protect these assets and experiences for future generations.

**Environmental Sustainability:** Included in the weekly design team meetings was the Town's Environmental and Sustainability Coordinator. This position is currently vacant at this time. Staff will continue to provide guidance to OLC on the Town's sustainable building codes to ensure the design of the new building meets or exceeds all requirements.

**Staff Recommendation:** Staff recommends Town Council take this opportunity to review and provide feedback on the plans for the Slopeside Hall building. Staff and Mr. McDonald will be present during the work session to answer Council questions.

**Approved By:**  
Jeff Durbin, Interim Town Manager

**Attachments:**  
Attachment 1 - Site Layouts for Summer and Winter Uses

Attachment 2 - Site Plan and Floor Plans

Attachment 3- Cost Opinion