



## MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: SUSAN LEE, PLANNER, COMMUNITY DEVELOPMENT**  
**RE: WALTER BYRON PHASE TWO SITE AND LANDSCAPE DESIGN**  
**DATE: MARCH 8, 2022**

**Summary and Background:** In October 2019, Town Council adopted the Neighborhood Parks Master Plan, a conceptual master plan outlining community priorities for park improvements. As a result of this plan, Town Council allocated \$750,000 in 2020 to complete a portion of the conceptual plan for Walter Byron Park that included replacement of the existing restroom and playground. This work was completed in the fall of 2020. The Neighborhood Parks Master Plan envisioned additional improvements for Walter Byron including a remodel or expansion of the gazebo, the creation of a wetland viewing deck to sustainably engage park visitors with the wetland area of the park, and adding boulders for additional seating areas along the Ten Mile Creek to mitigate scouring of the creek's bank and offer additional spaces for viewing the creek.

During the Neighborhood Parks Plan adoption Town Council discussed allocating \$750,000 annually in order to implement the plan. In 2021, due to financial uncertainties related to the pandemic, this budget was reduced to \$200,000 and earmarked for lighting enhancements at Meadow Creek Park. Although an additional allocation of \$350,000 was made for the Walter Byron work in April of 2021, staffing issues and priorities related to the pandemic inhibited the completion of this work in 2021. In the 2022 budget \$750,000 has been allocated for Neighborhood Parks improvements and based on the priorities identified in the planning process and with Town Council this funding is being utilized for the completion of improvements at Walter Byron Park.

**Analysis:** Public input received during the Neighborhood Parks Master Plan showed that Walter Byron Park plays an important role in the community as place for recreation, quiet reflection and interaction with nature, and as a neighborhood gathering space. The park acts as an extension of community members' backyards. The most desired improvements included the new playground and restroom facilities (completed in 2021), more spaces to picnic and gather with friends, and amenities that celebrate the wetland and riparian areas that characterize the natural beauty of the park. These community desires were translated in the conceptual plan found in the Neighborhood Parks Master Plan (see Attachment 1).

In order to complete the remainder of the improvements envisioned for Walter Byron in the Neighborhood Parks Master Plan, staff has contracted with Norris Design and JVA to develop the conceptual design into fully developed schematic designs and construction documents.

Staff from Norris Design will present the schematic design for phase two of the Walter Byron landscape and site improvement plans to Council during the work session on March 8, 2022. They will also share an estimate of probable cost.

**Financial Impact:** Town Council has allocated \$750,000 in the Capitol Fund under Playground/site Improvements at Town of Frisco Parks (2000-5093). Parks and playgrounds are heavily utilized in Frisco and are a priority for residents. The original budget request was for \$750,000 annually, beginning in 2020, for five years to improve the amenities at the Town-owned parks, including Walter Byron Park, Pioneer Park, and Meadow Creek Park.

**Alignment with Strategic Plan:** Vibrant Recreation is one of Town Council's strategic priorities as outlined in the 2020-2021 Strategic Plan; this includes prioritizing and implementing park improvements in conjunction with the approved Neighborhood Parks Master Plan. The Town recognizes the importance of its recreational opportunities as essential to the Town's vibrancy, providing unique opportunities for visitors and locals to explore, play, experience, and share with the broader community. Such vibrant recreation is central to the community's economic vitality and therefore a high priority for the Town Council to maintain, sustain, and protect for future generations.

**Environmental Sustainability:** The proposed improvements are designed with the Town's sustainability goals in mind. The bank stabilization and seating areas along Ten Mile Creek will maintain water quality by reducing sedimentation, preserve existing vegetation, and providing a sustainable water access point for park users. The wetland viewing deck is designed to offer visitors a way to experience the wetland habitat without disturbing this fragile ecosystem. Educational signage on the wetland and riparian habitats will be placed at the wetland overlook and near the creek-side seating areas to educate visitors about the park's ecosystem. Hilary Sueoka, the Town's Environmental Programs Coordinator, will also provide guidance to the consultant team on the Town's sustainable land use codes to ensure the design meets or exceeds all requirements including water efficiency within the turf areas.

**Staff Recommendation:** Staff recommends Town Council take this opportunity to review and provide feedback to staff and the consultant team on the schematic design for Walter Bryon Park. Upon Council approval of the schematic design and scope of work for 2022 staff will work the consultant team to prepare construction documents for solicitation of a qualified contractor.

**Reviews and Approvals:**

- Leslie Edwards, Finance Director
- Diane McBride, Interim Town Manager

**Attachments:**

- Attachment 1\_Neighborhood Parks Master Plan – Walter Byron Memorial Park
- Attachment 2\_Schematic Design Plans for Design Walter Byron Park
- Attachment 3\_Estimates of Probable Cost