



## MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: SUSAN LEE, PLANNER, COMMUNITY DEVELOPMENT**  
**DIANE MCBRIDE, ASSISTANT TOWN MANAGER / RECREATION & CULTURE DIRECTOR**  
**RE: SLOPESTYLE HALL AT THE PENINSULA RECREATION AREA – DESIGN, BUDGET, AND**  
**SUSTAINABILITY REVIEW**  
**DATE: DECEMBER 14, 2021**

**Summary and Background:** At the September 14, 2021, Town Council meeting, staff presented an update on the Slopeside Hall design development and a proposal for additional design work on the plaza and Day Lodge. Town Council provided feedback on the design and approved the additional scope of work for plaza design, tube storage, and the Day Lodge remodel. The project team has moved forward with conceptual designs for the plaza and initial scoping for the Day Lodge remodel.

On October 21, 2021, the project team attended a public hearing before the Planning Commission for a sketch plan review of the Major Site Plan application for the Slopeside Hall building. Planning Commission gave comments and feedback on the design. The Commissioners had concerns with parking and the overall sustainability of the building. The site layout and architectural design generally received sketch plan acceptance from the Planning Commission, with some comments for project owner (Town Council) to consider prior to final submittal and review of the Major Site Plan application.

Concurrent with the design development phase of this project, the consultants have prepared construction budget estimates. Initial cost estimates for the Slopeside Hall building and immediately adjacent site work, not including the plaza, came in approximately \$800,000 above budget. Staff has been working with the consultant team to modify the building design while maintaining the integrity of the programming and architectural design, as well as the original project goals: creating a cost- and energy-efficient building, and meeting immediate and future administrative and programming operational needs.

Staff is requesting feedback from Council on:

- 1) Planning Commission comments regarding additional parking;
- 2) Building design modifications made relative to value engineering;
- 3) Project sustainability and energy design elements relative to Town code requirements and Council's strategic plan goals.

**Analysis:** Planning Commission evaluated the application for compliance with the Town's Community Plan and Unified Development Code requirements including access, parking,

landscaping, and the non-residential development standards. The non-residential development standards outline specific building and roof form articulation as well as building materials and colors.

The Planning Commission gave general acceptance of the overall building siting, orientation, form, and materials. They strongly encouraged the use of solar to offset energy use and serve as an example to other development projects. In addition, they voiced concerns that the existing parking at the Peninsula Recreation Area (PRA) would not be adequate to serve the new building.

Parking: The Recreation and Culture Department staff believes the existing parking adequately serves the needs of the PRA at this time and will remain so with the proposed structure. Staff explained that the uses proposed for the new building are existing uses that are being relocated. Staff also explained that the traffic generated by private rentals for the new multi-purpose rooms would not typically overlap with the operating hours of either the Nordic Center or the tubing hill.

The Town Code does not prescribe a specific amount of required parking spaces for the use of *multi-purpose recreation building*. There are currently 195 existing spaces located in the two lots on the north side of Recreation Way and the lot adjacent to the Day Lodge. There is unmarked on-street parking on Recreation Way, originally designed for a future bus stop, that serves as a temporary parking drop-off zone for Fun Club parents.

The 2020 Comprehensive Vision and Project Implementation Plan for the PRA shows additional parking to the east of the proposed Slopeside Hall site, however, this scope of work was not included in the budget or design of the current project. The parking location shown in the Vision Plan is on a steep slope that would require extensive cut and fill to accommodate a parking lot. Other locations for parking include the area to the south and west of the skate park, as shown in the Vision Plan, as well as the spaces along Recreation Way that could be formalized as part of the Slopeside Hall development. Staff is seeking feedback from Town Council in its role as Project Owner, on whether to include the installation of additional parking in conjunction with the Slopeside Hall building. *(Please see Attachment 2 - Excerpt from the PRA Vision and Project Implementation Plan including Existing Conditions and Master Plan recommendations.)*

Project Cost Estimate and Value Engineering Options: After sketch plan acceptance by the Planning Commission, the project team embarked on a cost estimation and value engineering exercise to ensure the project is in line with the approved budget of \$5.2 million. The initial construction estimate, prepared by Cumming, was \$6,015,300. Options explored included: reducing the building footprint; modifying building materials; revising the structure of or eliminating the elevator; modifications to the heating system; reduction of exterior stone veneer; reduction in roof awnings; reducing glazing where possible; and redesigning the fire access to reduce excavation and surfacing costs.

The project team carefully evaluated all of the value engineering options in order to balance the project goals and programming needs with total cost. The modifications selected were:

- Modifications to the roof awning, exterior materials, and glazing – these were made to protect the integrity of the original design and maintain compliance with the non-residential development standards.
- A floor area reduction of the multi-purpose rooms – this will result in a loss in capacity for the Fun Club program of six participants. Currently, Fun Club is licensed for 50 kids per day. The capacity available in the new building design based on the revised floor area is 69 kids. Prior to the value engineering reduction, the capacity was 75 kids.

- Fire Access – the original circular design required significant amounts of cut and fill and a larger expanse of asphalt. The revision reduces both excavation and asphalt costs.
- As part of the value engineering discussion and in light of Planning Commission comments regarding a photo-voltaic system, staff has also incorporated an allowance for solar in the revised estimate.

Based on preliminary estimates, the above items total \$1,056,000, and bring the project into better alignment with the approved budget. Staff is seeking agreement from Council on the value engineering decisions made to reduce the building cost.

**Sustainable Design:** Pursuant to the requirements outlined in the original project scope, Slopeside Hall is being designed in accordance with Town Building Code requirements related to energy efficiency and sustainability. The Town's Building Code, which includes the Summit Sustainable Building Code (SSBC), requires commercial buildings to be 10% more efficient than the 2018 International Energy Conservation Code. This is done through a variety of methods to ensure that each building system is designed to operate as efficiently as possible and provide opportunities for energy consumption offsets with onsite solar. In addition to the SSBC requirements, the Town Council has adopted a strategic plan goal under the strategic priority of Sustainable Environment that states *"Include Net Zero principles for all Town-owned or Town-sponsored construction."*

The project team has designed the building to comply with the SSBC and incorporate net zero principles including:

- minimizing the energy required to operate the facility through building siting for active and passive solar energy capture, fenestration for daylight capture and reduction in required lighting, and maximizing rooftop orientation for photovoltaic panels;
- utilizing energy-efficient electrical equipment and appliances for heating and ventilation requirements for the building;
- utilizing energy modelling to determine anticipated energy usage for the design of a solar energy system to offset 10% of the estimated annual energy use of the building.

Staff will continue to track opportunities for achieving higher efficiency than required by the SSBC, such as maximizing the solar panels along the south facing roof, upgraded insulation, high efficiency glazing, or alternative heating systems. As these options result in varying cost increases staff is seeking direction from Council as to what level of efficiency is desired. The consultant, OLC, has provided an additional scope of work for redesign of the building envelope and energy systems to achieve a net-zero building.

**Financial Impact:** Town Council has approved \$315,892 for the design work associated with the Slopeside Hall building including: 80% Construction Documents; plaza and tube storage design; and the Day Lodge remodel; from the capital improvement fund, line item 20-2000-5024.

OLC has provided an estimate for net-zero energy design of \$30,000. Should Council direct staff to pursue this proposal a contract amendment will be made to the existing contract in this amount.

**Environmental Sustainability:** As discussed in the analysis above, the building design is incorporating various energy efficient and sustainable design practices, including net-zero principles. Hilary Sueoka, the Town's Environmental Programs Coordinator, participated in the weekly design team meetings and provides guidance on sustainable building practices as well as identifying grant and financing opportunities to fund additional sustainability efforts. In addition, the PRA is a member of Sustainable Slopes, a ski-area recognition program that helps the

Adventure Park demonstrate their commitment to sustainability. Sustainable Slopes offers guidelines and recognition for sustainable design and construction practices.

**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."*

**Staff Recommendation:** Staff recommends that Council take this opportunity to review the design development plans and provide feedback on Planning Commission comments, value engineering options, and sustainability goals for the building.

Staff is requesting feedback from Council on:

- 1) Planning Commission comments regarding additional parking;
- 2) Building design modifications made relative to value engineering;
- 3) Project sustainability and energy design elements relative to Town code requirements and Council's strategic plan goals.

**Reviews and Approvals:** This report has been reviewed and approved by:

Leslie Edwards, Finance Director  
Tony O'Rourke, Town Manager

**Attachments:**

- Attachment 1 – Slopeside Hall Site Plan and Elevations
- Attachment 2 – Excerpt from the PRA Vision and Project Implementation Plan including Existing Conditions and Master Plan recommendations
- Attachment 3 – Summary of Cost Options for Value Engineering