



MEMORANDUM

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P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: SUSAN LEE, PLANNER, COMMUNITY DEVELOPMENT**  
**RE: FRISCO BAY MARINA PHASE TWO – SCHEMATIC DESIGN REVIEW OF ENHANCED GUEST SERVICE FACILITIES**  
**DATE: MARCH 22, 2022**

**Summary and Background:** Town Council adopted the Frisco Marina Park Master Plan on June 26, 2018. Plan implementation started in 2019 with Phase One and the Big Dig excavation project. In 2019 and 2020, the Town utilized the services of Stais Architecture and Interiors (SAI) to complete the design for Phase Two of the Frisco Bay Marina project to ensure the new office building and other improvements were carefully considered and integrated with the Marina Master Plan. Phase Two projects currently underway include the lift station/deep utility work, the office/boater services building, and the fuel system.

On November 30, 2021 Council directed staff to pursue a contract with SAI to design the remainder of the Phase Two improvements which includes the landscaping and site work required to complete the access, circulation, and planting improvements in the area around the new office building, the Island Grill, the beach, and dock area. Their scope of work includes:

- Developing schematic plans for the Lund House renovations, Island Grill renovations, restroom expansion, paddle and motor sport rental kiosks, and a potential entertainment pavilion. These plans will be developed in 2022 with a construction goal of 2023; and
- Developing construction documents for the bidding and implementation of pathway and sidewalk improvements, and park and pavement designs for the two acres of land between the docks, beach area, and the Island Grill. Construction is budgeted for 2022; and
- Provide construction observation services for the installation of the pathway, pavement and landscape improvements.

**Analysis:** At their February 8, 2022 work session, Town Council reviewed the schematic designs for the Phase Two landscape and site improvements. The plan shown was divided into zones to illustrate the complete project, with the understanding that funding has only been secured for a portion of the total work shown. After providing feedback on the design and scope, Council gave approval of the schematic design for the landscape and site improvements, as well as the scope of work for implementation in 2022.

The consultant team has also been developing the schematic plans for remaining Master Plan projects including renovations to the Island Grill, Lund House, and existing restroom building, and

a new restroom building. Matt Stais will present the designs and cost estimates and answer Council questions.

**Financial Impact:** The three-year budget projection for the Marina Fund showed \$150,000 in 2022 for the Island Grill & Bathhouse renovation, and \$750,000 for site work. For 2023, \$1,400,000 was earmarked for playground relocation/installation, new restroom/bathhouse, and transportation/pedestrian movement improvements. In 2024, \$725,000 was earmarked for the pavilion, shore and power design, and the service building design. As more detail on design and cost estimates are developed, the proposed scopes of work and associated budgets have been modified.

In 2022, \$900,000 was allocated from the Marina Fund Capital Improvements (90-9000-4444) budget for Master Plan Implementation at the Marina. Pursuant to Council approval of the contract with Stais Architecture and Interiors, \$219,760 is being spent on design development for landscape and site work as well as designs for the Island Grill, Lund House, and existing restroom remodels, and new restroom building. Based on feedback from the February 8, 2022 work session, \$680,000 will be spent on landscape and site improvements focused on the area around the new Marina office/boater service building.

There are no financial impacts associated with the review of the schematic plans and cost estimates for the Island Grill, Lund House, and restrooms. These are being presented for Council's consideration and feedback on design, implementation priority, and continued funding of the Marina Master Plan.

**Alignment with Strategic Plan:** Per the 2019-2020 Town of Frisco Strategic Plan, the completion of Phase Two of the Marina Master Plan, is a priority goal for Council. 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:** In order to ensure the improvements planned for the site and landscape design are compatible with and include Town goals related to environmental sustainability, Hilary Sueoka, the Town's Environmental Programs Coordinator, has participated in the design discussions for this project. Staff will continue to provide guidance to the consultant team on the Town's sustainable land use codes to ensure the design of the improvements meet or exceed all requirements. The consultants have sensitively responded to concerns about water efficiency with the new landscape areas and worked to reduce the total area of turf to that which is deemed most necessary to meet the operational goals of the park.

**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 the Island Grill, Lund House, and existing restroom remodels, and new restroom building.

**Reviews and Approvals:**

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

**Attachments:**

- Attachment 1 Schematic Design and Cost Estimate for Enhanced Guest Service Facilities