



TOWN OF FREDERICK
PARKS, OPEN SPACE, AND
TRAILS COMMISSION
Wednesday, September 7th, 2022
6:30 P.M. at Town Hall

Built On What Matters

Agenda

Call to Order

Roll Call

Consent Agenda:

1. Re-Appointment of Allen Gill as Temporary Chairperson
2. Approval of Minutes from August 3 Meeting

Action Agenda:

1. Community Parks Master Plan Consultant Selection – Finalist Presentations
 - a. Design Concepts – 6:40pm
 - b. THK Associates – 7:20pm
 - c. Logan Simpson – 8:00pm

Adjourn – 9:00pm

Zoom Meeting Information

<https://zoom.us/j/9550375939>

Meeting ID: 955 037 5939

+1 312 626 6799 US



**TOWN OF FREDERICK
PARKS, OPEN SPACE, AND TRAILS COMMISSION
Wednesday, August 3, 2022 Minutes
6:30 P.M.
Frederick Town Hall and via Zoom**

Built On What Matters

CALL TO ORDER

ROLL CALL:

- Present: Commissioners Fosdick, Gill, Pilon, Schlais & Trustee Lamach
- Absent: Commissioner Davis
- Staff: POST Director Colby Johnson

APPOINTMENT OF A TEMPORARY CHAIRPERSON:

- Nomination of Allan Gill to serve as Temporary Chairperson by Commissioner Fosdick
 - **Motion:** Fosdick – **Second:** Pilon – **Vote to Approve:** Fosdick, Schlais, Pilon

APPROVAL OF JULY 2022 MINUTES

- **Motion:** Fosdick – **Second:** Gill – **Vote to Approve:** Fosdick, Gill, Pilon, Schlais

POST DEPARTMENT UPDATE:

POST Director Johnson updated the Board on recent Department projects including:

- Summit View playground and FRA shelter projects, which are substantially complete. Some additional landscaping and turf improvements will occur at Summit View this fall and the tables will be temporarily installed at FRA in early August. Staff will evaluate options for new tables, electricity and other improvements to the shelter this winter.

The Commission discussed their involvement in the FRA and Centennial Master Plan process. They agreed to have the entire POST Commission serve on the Project Advisory Committee. POST Director Johnson will navigate any open meeting needs that arise. The Commission felt that this would allow their full involvement and reduce costs by having the Consultant present updates to them separately. Staff will be sending out invites to the Project Advisory Committee in September, once the firm has been selected.

Additionally, staff will work to coordinate a presentation from the top 2 or 3 firms, based on staff's selection process, for the POST Commission at an upcoming meeting for their involvement in the final selection.

DEPARTMENT CAPITAL IMPROVEMENT PLAN:

POST Director Johnson presented a draft 1 and 5 Year Capital Improvement Plan for the Department. Projects were discussed and the Commissioners provided input on several items. That input will be incorporated in the Plan as it develops throughout the rest of 2022. Staff will continue to provide updates to the Commission as that progresses.

Approved by the POST Commission:

Attest:

Chairperson

Staff Liason

Built on What Matters.



DESIGN
CONCEPTS
Community + Landscape Architects

Consultant Services to Prepare Park Master Plan(s) for Frederick Recreation Area and Centennial Park Frederick, Colorado

August 15, 2022





DESIGN
CONCEPTS
Community + Landscape Architects

August 15, 2022

Colby Johnson
Director & Project Manager
Parks and Open Space Department
PO Box 435
Frederick, CO 80530

Re: Park Master Plan(s) for Frederick Recreation Area and Centennial Park

Dear Colby and Selection Committee Members:

Design Concepts is thrilled to provide our proposal for the Master Plan(s) for Frederick Recreation Area and Centennial Park. We acknowledge the master plans for these two signature parks as a placemaking effort that will contribute to the quality of life of the growing Frederick community while preserving its small town character and rich heritage. Together we will design two parks that create a strong sense of place for both residents and visitors, while integrating with the fabric of the surrounding community.

With over 40 years of experience, our team is highly experienced with master planning, design development, cost estimating and construction for a variety of park types (including water recreation), open space, trails, native landscapes and restoration. In this initial phase, our goal is to deliver master plans that guide park development incrementally in strategic phases over the next two decades. We are known for helping build consensus, creative problem solving and innovative design ideas. Experience tells us that listening closely and responding to input throughout the planning process will be the real key to success.

We have partnered with local Carbon Valley Area consultants Smith Environmental for water quality analysis, civil engineering and environmental services, Rick Phelps Golf Design for expert golf course design consulting, BBC Research and Consulting for operations, financial and market analysis, and Topographic for land surveying services, if necessary. Our local expertise, institutional knowledge, and seasoned approach to design work will yield the truly collaborative effort needed to realize two wildly successful projects.

We are interested in providing services for both park areas. Please feel free to contact me at any time at 720-573-6502 or shanenw@dcla.net with any questions. Thank you for your consideration.

Very Truly Yours,

Shanen Weber, PLA
Principal-in-Charge



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Prospect Park | Wheat Ridge, Colorado

Statement of Experience



Redstone Park | Littleton, Colorado

Design Concepts

We are a woman-owned small business led by President Carol Henry and Principals Shanen Weber and Erik Spring. We balance technical expertise and creative beauty, giving our clients original designs and cutting-edge innovations.

Office location: Lafayette, CO



*Owner
Carol Henry*



*Principal
Shanen Weber*



*Principal
Erik Spring*

Core Services

Recreation Design

Recreation design has been the heart of our business since its founding in 1981. We create spaces that inspire, provide experiences that connect people with one another and nature, and tailor every project to its community.

Master Planning

Our master plans give confidence to take the right steps in the right order to get the best outcome. Our innovative public outreach helps communities achieve consensus and equity to build bright and inclusive futures.

Community Identity

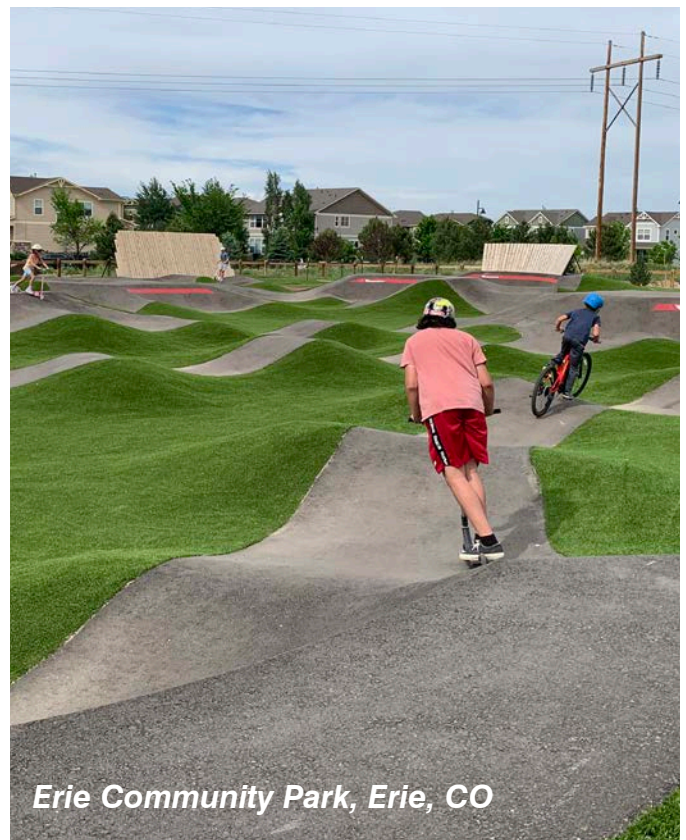
Cities and towns across Colorado set themselves apart with our branding, environmental graphics, streetscapes, wayfinding, and creative development plans.

Irrigation Design

Irrigation for nearly all of our projects has been done by our in-house irrigation designers and specialists. The systems we design are efficient and practical. Water efficient is always a top priority, along with each site's unique characteristics and the Owner's standards and maintenance capacity.

Our Team's Unmatched Experience

- Our multi-disciplinary team brings extensive planning and design experience.
- Our own cost estimating data base allows accurate cost assessing throughout the duration of the project.
- Our specialized team includes an experienced **local golf course design consultant** as well as a **water quality specialist**.
- Our strong project management skills and client collaboration ensures well-communicated, successful projects.
- Our quality, detail, thoroughness, and coordination of our projects is well known throughout the industry.
- We use a variety of creative graphic techniques to make sharing our ideas easy to understand and visualize.
- We have 40 years' experience preparing written reports, summaries, cost studies, programming, and conceptual drawings for large recreation areas for public agencies.



Erie Community Park, Erie, CO

Team Organizational Chart

We have partnered with a team of trusted sub-consultants who are uniquely qualified to provide the services you require for the Park Master Plan(s) for Frederick Recreation Area and Centennial Park.

Similar to our internal office structure, we foster an open and collaborative process with our sub-consultants. We remain in frequent contact by email and phone calls and host files online easily accessed by each company.

During periods of heavy project development we will schedule weekly status meetings with our sub-consultants and may supplement with additional communication as needed to stay on track.

Our expectation for timely responses is understood by our team and appreciated for the efficiency it brings. Frequent file shares and strong communication means our team will stay in sync for the entire process.



Shanen Weber, PLA
Principal-in-Charge
Melanie Ames, PLA
Project Manager



Colin Marshall, MS, CABI, TECS
Water Quality Analysis
Jonathan Diller, PE, CFM
Civil Engineer
Rebecca L. Hannon, CE
Environmental



Rick Phelps
Golf Course Design Consultant



Michael A. Verdone, Ph.d.
Operations, Financial, + Market Analysis



Chet F. Smith, PLS
Land Surveyor

Your Proposed Project Team



Principal-in-Charge
Shanen Weber, PLA

Shanen uses a holistic approach to planning and design and is mindful of every detail of the landscape in which she works.



Why Shanen?

- Experienced community park, sports and recreation facilities planner/designer/leader
- Specialist in community outreach and engagement
- Known for her creatively designed/themed community parks



Project Manager
Melanie Ames, PLA

Melanie's design experience includes playgrounds, parks, and open spaces. In addition to her landscape architecture and master planning skills, she has expert thematic site design and 3D modeling abilities.



Why Melanie?

- Experience managing large teams and complex projects
- Known for expert facilitation of community engagement and public outreach
- Extensive resume of work with rural communities throughout the Front Range and Northeastern Colorado



Water Quality Analysis
Colin Marshall, MS, CABI, TECS

Colin Marshall has experience in water quality (WQ) sampling, WQ reporting to the CDPHE, GIS mapping, environmental sciences, asbestos surveying, hydrogeology, and field surveying.



Why Colin?

- Brings nine certifications in Environmental Systems Research Institute (ESRI)
- Has contributed and coauthored several Monthly WQ Monitoring Reports, environmental impact statements, hydrogeology research projects, and GIS mapping assignments



Civil Engineer
Jonathan Diller, PE, CFM

Jonathan is an engineer with more than 30 years working in floodplain management, stormwater quantity management, wetlands design and management, water quality management, as well as EPA regulations of stormwater quality.



Why Jonathan?

- Brings vast experience preparing MS4 programs and permit applications, in the design and inspection of associated BMPs, as well as modeling in HEC-RAS and other hydraulic and hydrological models
- Has vast experience designing parks and opens spaces for both passive and recreational use.



Environmental
Rebecca L. Hannon, CE

Rebecca has a decade of experience as an environmental scientist specializing in environmental permitting and compliance. Her experience includes NEPA documentation, wetland delineations,



Why Rebecca?

- Has performed over 60 wetland investigations and functional assessments
- Has prepared documentation for Categorical Exclusions (CatEx) and Environmental Assessments for the Colorado Department of Transportation (CDOT), US Forest Service, and US Department of Agriculture

habitat suitability assessments for threatened and endangered (T&E) species, small mammal trapping, bird surveys, and noxious weed surveys and removal.



Golf Course Design Consultant Rick Phelps



Rick produces exciting design work using time-tested methods and proven results that enhance and create golf courses enjoyed by thousands of golfers every year.

Why Rick?

- Known for exceptional coordination and communication that ensures no conflicts happen that would prohibit goals
- Has over 30 years of experience in golf course design
- Collaboration with the design team to provide recommendations, suggestions and guidance in future planning and integration of the Bella Rosa golf course



Operations, Financial, + Market Analysis

Michael A. Verdone, PH.D.

Dr. Verdone is a Director at BBC Research & Consulting, where he has worked since 2016. Prior to joining BBC, he worked for the International Union for the Conservation of Nature.



Why Michael?

- An Ph.D. economist with work experience at the intersections of development, economics, and the environment
- Develops creative and collaborative solutions to pressing environmental and development problems
- Collaboration with the design team to facilitate and conduct a Business Operations analysis of the existing golf course



Land Survey Chet F. Smith, PLS

Chet manages public improvement projects including preparation of proposals, management of field crews, planning of control, boundary and topographic surveys, ensure quality

control, client relations and project management.



Why Chet?

- Has the expertise to perform SUE (Subsurface Utility Engineering) investigations that can map unknown oil and gas lines.
- Known for exceptional quality control
- Use of drone technology (UAV) to meet designer detail and accuracy in certain critical areas such as the golf course and FRA.



Bear Valley Tennis + Pickleball Courts | Denver, Colorado

Smith Environmental and Engineering

Water Quality Analysis, Civil Engineering, Environmental

For the last 20 years, SMITH has delivered a wide range of environmental consulting services for planning, design, permitting, and construction projects.

Water Quality Services

SMITH offers a broad range of water quality services to its clients including groundwater and surface water studies, design, permitting, and construction. We develop specific water quality sampling programs based the needs of its clients.

- Water quality baseline assessments
- Water quality impact modeling for environmental impact analysis
- Total Daily Maximum Daily Loading assessments
- Design of surface and groundwater treatment facilities
- Development and installation of surface and groundwater monitoring systems
- Surface and groundwater monitoring
- Preparation of Storm Water Management Plans
- Lake restoration and water quality management planning, design, and permitting for recreational lakes, golf courses, etc.
- Evaluation of Water Quality Impacts
- Clean Water Act compliance, monitoring reports, and representing its clients before the Colorado Water Quality Control Division

Phelps Golf Design

Golf Course Design Consultant

The long-term mission of the entire staff of Phelps-Atkinson Golf Course Design is quite simply to be recognized by our peers as among the best golf course architects of our era. With name recognition being such an important aspect of the golf industry, we are in a unique position where Rick Phelps is able to continue to pursue the art of golf course design by building and expanding on the already excellent reputation developed by his father, Dick Phelps. Phelps Golf Design will be a consulting team member for the FRA master plan.

Recent Golf Course Design

Recent Courses

- G.C. at Devils Tower – Hulett, WY
- Antler Creek G.C. – Falcon, CO
- Purple Sage G.C. – Evanston, WY
- Osgood G.C. – Fargo, ND
- Devil's Thumb G.C. – Delta, CO

Recent Renovations

- Oak Hills C.C. – Omaha, NE
- Red Rocks C.C. – Morrison, CO
- Bookcliff C.C. – Grand Junction, CO
- Diablo Country Club – Diablo, CA
- Rolling Hills C.C. – Golden, CO
- Boulder C.C. – Boulder, CO

BBC Research + Consulting

Operations, Financial + Market Analysis

BBC is a Denver-based consulting firm providing economic, financial, market and policy research and advisory services to business and governmental interests nationwide. BBC offers a variety of services, including market, economic, demographic and financial analyses, environmental economics, policy assessments, strategic planning and expert testimony.

Topographic

Land Survey and SUE

Topographic is a national, full-service design, land surveying, engineering and environmental consulting firm with over 60 years of experience. Topographic provides all aspects of land surveying encompassing both private and public sectors.

Topographic's experienced and capable staff, are well versed in all Quality Levels (A-D) of SUE surveying. We are able to detect, capture and share accurate information about the location of underground utilities. Identifying potential conflicts in the early project stages of a project helps to avoid costly or time-consuming utility relocations and test holing. Topographic utilizes a wide variety of technology including Remote Sensing techniques and equipment, giving us the ability to collect large amounts of survey and mapping data, safely, efficiently, and accurately.

Shanen Weber, PLA

Principal-in-Charge



Certifications

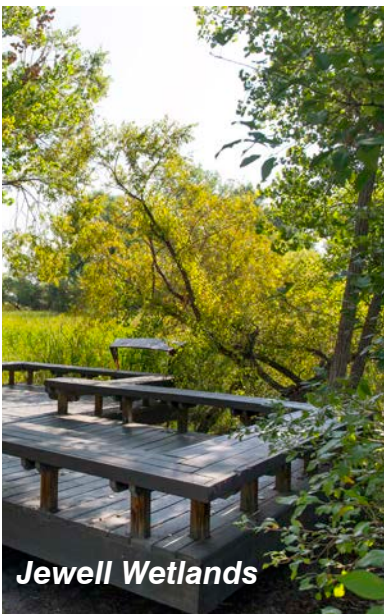
Colorado Registered
Landscape Architect
License #503, 2008

Education

B.S., Landscape Architecture
Colorado State University
Fort Collins, Colorado

Industry Experience

32 years



Project Role and Responsibility

Shanen will be your Principal-in-Charge. She will be involved from the beginning to the end of the process and will oversee the quality of our product, team management and the customer service you receive. Your team will be able to count on working with her directly at any time.

Relevant Project Experience

Master Planning

Firestone Parks, Open Space, Trails
Firestone, Colorado

Boyd Lake State Park
Loveland, Colorado

Eleven Mile State Park
Lake George, Colorado

Fox Ranch
Walden, Colorado

Highline Lake State Park
Loma, Colorado

Johnson + Wales University
Campus master plans

Old Town Winter Park
Winter Park, Colorado

Parks, Trails + Open Space
Master Plan
Meeker, Colorado

Park + Recreation Strategic Plan
Strasburg, Colorado

Quincy Historical Farm
Cherry Hills Village, Colorado

Schofield Historical Farm + Open
Space
Erie, Colorado

Stagecoach State Park
Steamboat Springs, Colorado

Stanley Park
Estes Park, Colorado

Town Center Park
Superior, Colorado

Trails Wayfinding Plan
Erie, Colorado

Park + Recreation Design

Athletic Complex
Fairplay, Colorado

Centennial Park
Rifle, Colorado

Deerfield Regional Park
Rifle, Colorado

Erie Community Park
Erie, Colorado

Founders Park
Superior, Colorado

Louisville Parklets
Louisville, Colorado

Paintbrush Park
Meeker, Colorado

Raffety Park
Granby, Colorado

Scott Carpenter Pool/Park
Boulder, Colorado

Snow Mountain Ranch Family
Adventure Park
YMCA of the Rockies,
Granby, Colorado

Star Meadows Park
Erie, Colorado

Town Park
Meeker, Colorado

Two Hunters Park
Firestone, Colorado

Ute Park
Meeker, Colorado

Wildflower Park
Superior, Colorado

Melanie Ames, PLA

Project Manager



Certifications

Colorado Registered
Landscape Architect
License# 1437
WY License: #LA-0243C

Education

B.S., Landscape Architecture
Colorado State University
Fort Collins, Colorado

Industry Experience

13 years



River Oaks Country Club

Project Role and Responsibility

Melanie Ames will be the Project Manager for these projects. She will be your day-to-day contact, manage project workflow, and lead our team to provide deliverables on time.

Relevant Design Experience

Master Planning and Site Design

Bayside Park
Colchester, Vermont

Bennett Downtown Plan
Bennett, Colorado

Berthoud Recreation Plan
Berthoud, Colorado

Boyd Lake State Park
Loveland, Colorado

Boyd Lake State Park
Campground Redevelopment and Construction
Loveland, Colorado

Butterfield Crossing Park
Castle Rock, Colorado

Carbon County Veterans Memorial
Dacano, Colorado

Center Downtown Park
Center, Colorado

Downtown Plaza+Park
San Luis, Colorado

Downtown Development Plan
Ault, Colorado

Downtown Development Plan
Sterling, Colorado

Downtown Development Plan
Windsor, Colorado

Eleven Mile State Park
Lake George, Colorado

Gateway Entry
Lyons, Colorado

Highline Lake State Park
Loma, Colorado

Highline Lake West State Park
Expansion
Loma, Colorado

Little Thompson Valley
Pioneer Museum Courtyard
Berthoud, Colorado

Riverbend Park
Superior, Colorado

River Oaks Country Club
Houston, Texas

Stagecoach Lake State Park
Steamboat Springs, Colorado

Park + Recreation

Erie Community Park
Erie, Colorado

Highland Heritage
Regional Park Stage
Douglas County, Colorado

Milner-Schwarz
Community Garden
Loveland, Colorado

Hudson Memorial Park
Hudson, Colorado

MARC Park
Midland, Texas

Raffety Park
Granby, Colorado

Scott Carpenter Park
Boulder, Colorado

Colin Marshall, MS, CABI, TECS

Water Quality Specialist

Colin Marshall, CABI, has two years of experience in water quality (WQ) sampling, WQ reporting to the CDPHE, GIS mapping, environmental sciences, asbestos surveying, hydrogeology, and field surveying. Colin brings nine certifications in Environmental Systems Research Institute (ESRI) and two years of experience with ArcGIS. Colin has contributed and coauthored several Monthly WQ Monitoring Reports, environmental impact statements, hydrogeology research projects, and GIS mapping assignments. He has experience with data analysis and compilation in environmental, economic, and cultural disciplines.

EDUCATION

Master of Environmental Sustainability –
2019, Indiana University, Bloomington, IN

B.A. Environmental and Sustainability
Studies – 2017, University of Kentucky,
Lexington, KY

EMPLOYMENT HISTORY

Smith Environmental & Engineering

Indiana University School of Public and
Environmental Affairs

University of Kentucky Dining –
Sustainability Department

University of Kentucky Hydrogeology Lab

SELECTED PUBLICATIONS

✓ Sherman, A.R. 2019 – *Temporal and
Spatial Variability in Groundwater Flow and
Chemistry Along the Cumberland River,
Artemus, KY*

PROFESSIONAL CERTIFICATION AND REGISTRATION

✓ 2021 – Certified Asbestos Building
Inspector (CABI)
✓ 2021 – Transportation Erosion Control
Supervisor (TECS)
✓ 2018 – ESRI – *Basics of GIS*
✓ 2018 – ESRI – *Getting Started with GIS*
✓ 2018 – ESRI – *Working with Coordinate
Systems in ArcGIS*
✓ 2018 – ESRI – *Map Design
Fundamentals*
✓ 2018 – ESRI – *Getting Started with the
Geodatabase*
✓ 2018 – ESRI – *Creating Map Products*
✓ 2018 – ESRI – *Editing in ArcGIS Desktop*
✓ 2018 – ESRI – *Finding Geographic Data
in ArcGIS*
✓ 2018 – ESRI – *Solving Spatial Problems
Using ArcGIS*

Experience Summary

- ✓ **Wadsworth Improvements – Phase I. Wheat Ridge, CO** – Performed inspection and sampling of suspect asbestos containing material prior to excavation for storm line outfall. Performed groundwater water quality sampling in accordance with permit requirements. Submitted Monthly WQ Monitoring Reports to the CDPHE.
- ✓ **Gayeski Sack Property. Thornton, CO** – Performed inspection, sampling, and reporting of suspect asbestos containing material and lead based paint prior to demolition of a residence. Prepared report of findings and made recommendations for abatement.
- ✓ **Chapel Hill Drive, Brighton, CO** – Prepared Phase I ESA for a property on Chapel Hill Drive for the purposes of a financial transaction for improvements. Phase I ESA identified a Leaking Underground Storage Tank (LUST). CDPHE issued a No Further Action (NFA) approval for the cleanup that was completed during the 1980s.
- ✓ **Temporal and Spatial Variability in Groundwater Flow Along the Cumberland River, Artemus, KY** – Tested water depth and WQ of thirteen field monitoring wells. Performed sieve and hydrometer studies to determine soil classification of well locations. Analyzed the results using ternary diagrams and Unified Soil Classification System. Provided recommendations regarding the ideal location to install a groundwater well.
- ✓ **Anderson Site, Green Mountain Falls, CO** – Managed the surveying of a stream restoration at the base of Pikes Peak. Ensured all excavation and rock installation were in the correct location so the stream could be restored to the previous condition. Installed and maintained initial, interim, and final erosion control BMP's. Performed groundwater water quality sampling in accordance with permit requirements. Submitted Monthly WQ Monitoring Reports to the CDPHE.
- ✓ **CDOT Permanent Water Quality Maintenance, Castle Rock, CO** – Managed surveying of a ditch that had become overcome with sediment. Instructed the excavation from the culvert to the inlet so that water would gradually flow rather than pooling at culvert. Installed and maintained initial, interim, and final erosion control BMP's.



Jonathan Diller, PE, CFM

Engineer

Mr. Diller is an engineer with more than 30 years working in floodplain management, stormwater quantity management, wetlands design and management, water quality management, as well as EPA regulations of stormwater quality. He has vast experience preparing MS4 programs and permit applications, in the design and inspection of associated BMPs, as well as modeling in HEC-RAS and other hydraulic and hydrological models. Mr. Diller also has experience in wastewater and drinking water systems design. He has worked on many stream stabilization projects. He has experience designing parks and open spaces for both passive and recreational use. Mr. Diller has been involved in all aspects of park design, including, but not limited to, trails, utilities, parking, traffic access and movement, and stormwater management functions.

EDUCATION

M.S., Soil and Water Sciences, University of Florida – 2018

B.S., Chemical Engineering, Rose-Hulman Institute of Technology – 1982

EMPLOYMENT HISTORY

Smith Environmental & Engineering

Jonathan M. Diller, PE

Flood Rebuild Advocate – Lyons

Emergency Assistance Fund

Floyd Browne Group

BA Engineers, Inc.

Hanson Professional Service Inc.

Robinson Engineering, Ltd.

Ruettiger, Tonelli & Associates

Paragon Professional Services

Resource International, Ltd.

Berkley-Howell & Associates

CERTIFICATES AND LICENSES

Registered Professional Engineer:

Colorado and Wyoming; NCEES Record

Certified Floodplain Manager (CFM)

ASFPM

Will County Stormwater Management

Committee (Member 1999-2004,

Secretary 2005-2007)

Editorial Committee Member for Storms

and Floods (IAFSM) (2005-2007)

Past Chairman National Membership

Committee American Institute of

Chemical Engineers

Experience Summary

- ✓ **City Park, Denver, CO** – Lead the civil engineering effort for an update and replacement of the irrigation system pumpstation. Design elements included: dewatering of a portion of the lake for an installation of intake structure and piping, pavement replacement, and site work design.
- ✓ **Bates-Logan Park, Englewood, CO** – Lead the civil engineering effort for upgrades to the park. Design elements included: piping for the water and sewer services for the new restroom, demolition, concrete flatwork, grading, and designing an upgrade to the park's stormwater management features.
- ✓ **Mir Park, Glendale, CO** – Lead the civil engineering effort for upgrades to the park. Design elements included: piping for the water and sewer services for the new restroom, demolition, concrete flatwork, grading, and designing an upgrade to the park's stormwater management features.
- ✓ **Lower Capitol Basin, Cheyenne, WY** – Responsible for the design and permitting of a stormwater treatment wetland and open space in an urban area. The design incorporated a diversion structure, forebay, constructed wetlands, and stormwater detention. Management of the permanent water feature water quality was a key aspect of this design. Coordinated often with the Wyoming DEQ to discuss project funding, management of cost estimates, and supervision of the construction budget. Met frequently with the client, various municipal stakeholders, and the public.
- ✓ **Coal Creek Canyon Reach 12 Restoration, Jefferson County, CO** – Engineering project manager for a stream bank restoration project within a floodway in rural Jefferson County. Responsible for project design, stormwater management plans, and erosion control drawings that supported road construction, stream flow management, and stream restoration efforts. Addressed water quality during both the design and the construction phases. Managed cost estimates for the entire project. Worked with the client and the contractor, making appropriate value engineering decisions and keeping the project on budget.
- ✓ **Consultant to Town of Lyons, Lyons, CO** – Water resources engineer acting as a consultant to the Town and assisting in review of internal and external floodplain develop permits, including HEC-RAS models, and review of land development projects.
- ✓ **Pinello Ranch Wetland Design, Colorado Springs, CO** – Prepared the design drawings and specifications for a constructed wetlands mitigation project for a major utility. Project involved the creation of a wetlands system in the floodplain. This included the design of the E&S Plan.
- ✓ **Frankfort Prairie Park, Frankfort, IL** – Provided the civil and hydraulic designs for the award-winning Frankfort Prairie Park stormwater detention and wetlands/prairie restoration project. The scope of work included the preparation of the E&S Plan, the SWPPP, and the supervision and inspection of the E&S BMP.

SMITH ENVIRONMENTAL & ENGINEERING



Rebecca L. Hannon, CE

Project Manager, Environmental Scientist

Ms. Hannon has a decade of experience as an environmental scientist specializing in environmental permitting and compliance. Her experience includes NEPA documentation, wetland delineations, habitat suitability assessments for threatened and endangered (T&E) species, small mammal trapping, bird surveys, and noxious weed surveys and removal. She has performed over 60 wetland investigations and functional assessments and obtained 404 permit authorizations from the US Army Corps of Engineers (USACE). She is highly experienced in the use of mapping grade GPS equipment, and in the spatial analyses of natural resource layers using ArcGIS. She has prepared documentation for Categorical Exclusions (CatEx) and Environmental Assessments for the Colorado Department of Transportation (CDOT), US Forest Service, and US Department of Agriculture.

EDUCATION

*B.S. Natural Resources Management
Minored in Spanish and Conservation
Biology, Colorado State University,
2009*

*Master of Natural Resource
Stewardship,
Colorado State University, in progress*

EMPLOYMENT HISTORY

*Smith Environmental & Engineering
Missouri River Communities Network
Colorado State University Office of
Admissions
Johnson County Parks and Recreation
District*

PROFESSIONAL CERTIFICATIONS

*Certified Ecologist (CE), 2020
Certified Operator, Forest, Aquatic,
Industrial and Right-of-Way, and Public
Health, Colorado Department of
Agriculture, #26278, 2020
Adult, Child, Infant CPR/AED, 2018
Standard First Aid, 2018
OSHA – 40-Hour HAZWOPER, 2012
OSHA – 10-Hour Training for the
Construction Industry, 2011*

TRAININGS

*Functional Assessment of Colorado
Wetlands (FACWet), 2015
Colorado Native Plant Master, 2014
City of Columbia TreeKeepers
Program, 2010
City of Columbia Aquatic Restoration
Program, 2010
Missouri Stream Team Program,
2009-2010*

Experience Summary

- ✓ **Plaster Reservoir Management Plan, Broomfield, CO** – Served as Project Manager and Lead Ecologist for the development of a management plan for Plaster Reservoir. Participated in a public open house and in three presentations to the Broomfield Open Space and Trails Advisory Committee.
- ✓ **Longmont Wildlife Management Plan, Longmont, CO** – Developed an update to the Wildlife Management Plan for Longmont. Addressed issues that were not covered in the original, including pollinators, native fish, and vultures, and updated policies on riparian corridors, prairie dogs, and threatened and endangered species. Attended public planning meetings to ensure the update was responsive to community concerns.
- ✓ **Miners Park, Frederick, CO** – Supervised the completion of an environmental resources report for a vacant parcel proposed for development. Researched historical imagery and topographical maps to determine the jurisdictional status of a stormwater drainage and verified findings in the field.
- ✓ **Carriage Hills, Frederick, CO** – Prepared an environmental report for a proposed housing development. Identified wildlife issues that will require management prior to the start of construction, including prairie dog removal and nesting bird surveys.
- ✓ **On-Call Environmental Evaluation Services, Broomfield, CO** – Provides consultation services for municipal Capital Improvements Projects, reviews plans for private developments to determine environmental permitting requirements, and reviews submitted environmental documentation to ensure compliance with existing regulations.
- ✓ **Hodgson-Harris Reservoir, Superior, CO** – Assisted in the preparation of an evaluation of existing habitat values, potential effects of a proposed development, and recommendations for habitat enhancement activities at Hodgson-Harris Reservoir Open Space. Evaluated a proposed development, and attended meetings with the development review team, Open Space Advisory Committee, Planning Commission, and Town Board.
- ✓ **Eastern Plains Solar Sites, Arapahoe, Boulder, and Weld Counties** – Supervised screening level environmental assessments for four proposed solar panel installation sites in eastern Colorado. Performed a Compass database search for previously identified cultural resources on each site and prepared a memo describing environmental permitting pathways for site development.

SMITH ENVIRONMENTAL & ENGINEERING



RICK PHELPS

EDUCATION

Bachelor of Environmental Design - University of Colorado, Boulder, Colorado, 1989

PROFESSIONAL EXPERIENCE

Phelps Golf Design, LLC – Owner/Manager – Golf Course Architect 2006-present
Richard M. Phelps, Ltd. - Golf Course Architects - Golf Course Architect 1989-2006
Richard M. Phelps, Ltd. - Golf Course Architects – Draftsman (Part-time) 1987-1989

PROFESSIONAL ORGANIZATIONS

American Society of Golf Course Architects, Regular Member, elected March, 1999.
Served as President 2011-12.
Rocky Mountain Golf Course Superintendents Association
Board of Directors 2014-15.
United States Golf Association
National Golf Course Owners Association, Affiliate Member

RECENT REPRESENTATIVE
PROJECTS

Minot Park District – Minot, ND – New 18-hole golf course plus restructuring of existing 18-hole course to become a golf learning center and park, construction scheduled for 2023.
Boomerang Golf Links – Greeley, CO – Complete design services for 3 new holes in conjunction with a land swap between the City and adjoining School District.
City of Aspen Golf Club – Aspen, CO – Master Plan update, 2016, implementation including hole #2 reconstruction, bunker renovation, etc. 2017-present.
Pinnacle Peak Country Club - Scottsdale, AZ – Major remodel, 1996, green reconstruction 2016, other consulting 2016-2019.
Diablo Country Club – Diablo, CA – Client since 2002, completed a MP, consulted on three major remodel projects between 2002 and 2017.
Valley Country Club – Centennial, CO – MP, bunker renovation, 2014. Cherry Creek stabilization project with SEMSWA, 2017-18. Back 9 routing and remodel design, in two phases, scheduled for construction in 2021-22.
Country Club of Colorado – Colorado Springs, CO – Complete remodel master plan and construction of an existing 18-hole resort golf course, 2012-13.
Liberty Lake Golf Course – Spokane, WA – Complete remodel of an existing 18-hole municipal course, 2009.
Antler Creek Golf Club – Falcon, CO – New 18-hole daily fee course, 2004
Devil's Thumb Golf Club - Delta, CO - New 18-hole daily fee course, 2001
The Broadlands Golf Club - Broomfield, CO - New 18-hole daily fee course, 1997-98
West Woods Golf Club - Arvada, CO – Client since 1992. New 18-hole course, 1992, 9-hole addition, 1997 and remodel consulting 2000-present.
Twelve Bridges Golf Club (now called Catta Verdera) - Lincoln, CA - New 18-hole daily fee northeast of Sacramento, hosted an LPGA event from 1996-2002, completed in 1996.
Also, dozens of other golf course remodel master plans, remodel construction documents and consulting including: Blue Lakes CC, Boulder CC, Bridger Creek GC, Del Paso CC, Eisenhower GC, Foothills GC, Fort Morgan GC, Hangman Valley GC, Lake Valley GC, The Meadows GC, Patty Jewett GC, Pinchurst CC, Rolling Hills CC, Wellshire GC and Woodmoor CC.


GOLF DESIGN, LLC
10655 W.73rd Place, Arvada, Colorado 80005
303-670-0478
www.phelpsgolfdesign.com

Michael A. Verdone, Ph.D.

Dr. Verdone is a Director at BBC Research & Consulting, where he has worked since 2016. Prior to joining BBC, he worked for the International Union for the Conservation of Nature and supported projects with a number of partners including the World Bank and the United Nations.

Selected Project Experience

- **Plains Conservation Center Financial Planning.** Dr. Verdone, working on behalf of the City of Aurora, evaluated the market potential of the Plains Conservation Center, an outdoor education facility and state-designated natural area. Dr. Verdone examined the current financial condition of the site and estimated the future financial requirements, including projections of operational expenses and revenues. As part of this effort, Dr. Verdone also examined the revenue models of similar organizations and identified alternative sources of funding and revenue that could support the site's future ambitions and programming.
- **Town of Breckenridge Open Space and Trails Master Plan.** On behalf of the Town of Breckenridge, Dr. Verdone evaluated the financial condition and structure of the Open Space and Trails program between 2010 and 2021. As part of this work, Dr. Verdone examined the funding received from different sources, annual expenditures to support various activities, and the overall appropriateness and reasonableness of the program's financial structure. Dr. Verdone worked closely with the Town and the project team to develop other financial strategies to support the program in the future, including recreation and open space impact fees, small-scale giving, and other mechanisms.
- **Colorado Springs Park Dedication Ordinance.** On behalf of the City of Colorado Springs, Dr. Verdone supported the City in revising its parkland dedication ordinance. As part of this effort, Dr. Verdone helped the City update its payment-in-lieu amounts, update population density estimates of new residential development, develop more flexibility in the updated ordinance, and address key issues regarding the nexus between where fees are collected for park dedications and where they are spent.
- **Colorado Lottery Economic Impact.** On behalf of the Colorado State Lottery, Dr. Verdone analyzed the lottery's total economic impacts across the state of Colorado. The creation of the Colorado Lottery addressed this shortcoming by funding the Conservation Trust Fund, Colorado Parks and Wildlife and Great Outdoors Colorado. The report written by Dr. Verdone and his colleagues at BBC, provided a more detailed estimate of the economic benefits and magnitude of the impact generated by the Lottery through these programs.

Education

Ph.D. Natural Resource and Environmental Economics, Colorado State University, 2016

M.A., Economics, University of Colorado, 2007

B.A., Economics, Colorado State University, 2005

PROFESSIONAL EXPERIENCE

Boundary surveys
Topographic surveys
Control surveys
Deed research/analysis
Legal Descriptions
Platting
Right-of-way plan preparation
Ownership maps
Field data collection
TMOSS surveys
Control monumentation

EDUCATION

University of Colorado
- Boulder / College of Engineering
1999-2001
Civil Engineering

Metropolitan State University of Denver
2004
Surveying

REGISTRATIONS

Colorado PLS#38271
(2011)

YEARS OF EXPERIENCE
21



Chet F. Smith, PLS

Civil Survey Department Manager

Manage transportation and public improvement projects including preparation of proposals, management of field crews, planning of control, boundary and topographic surveys, ensure quality control, client relations and project management. Review of budgets and project status for each project.

EMPLOYMENT HISTORY

Topographic, Co. (formerly Lund Partnership)
Lakewood, CO - 2009 to Present

SR. PROJECT MANAGER - Transportation and public improvement projects for numerous public agencies including the Colorado Department of Transportation, Weld County, City and County of Boulder, City of Aurora, Commerce City and the City and County of Denver.

- Complete preparation of proposals for projects including cost estimation, timeline and man hour estimate
- Responsible for all deliverables to the client
- Facilitate and coordinate manpower needs for projects
- Engage with client to make sure all requests and needs are met in a timely manner
- Ensure strict compliance with company & client Quality and Safety procedures
- Promote Quality Control throughout assigned team; ensure team meets local municipality, CDOT and Topographic Standards from the office to the field
- Research and review title work, legal documents, right-of-way plans and plats
- Planning of project including control, boundary and topographic needs
- Preparation of legal descriptions for acquisition of property and easements

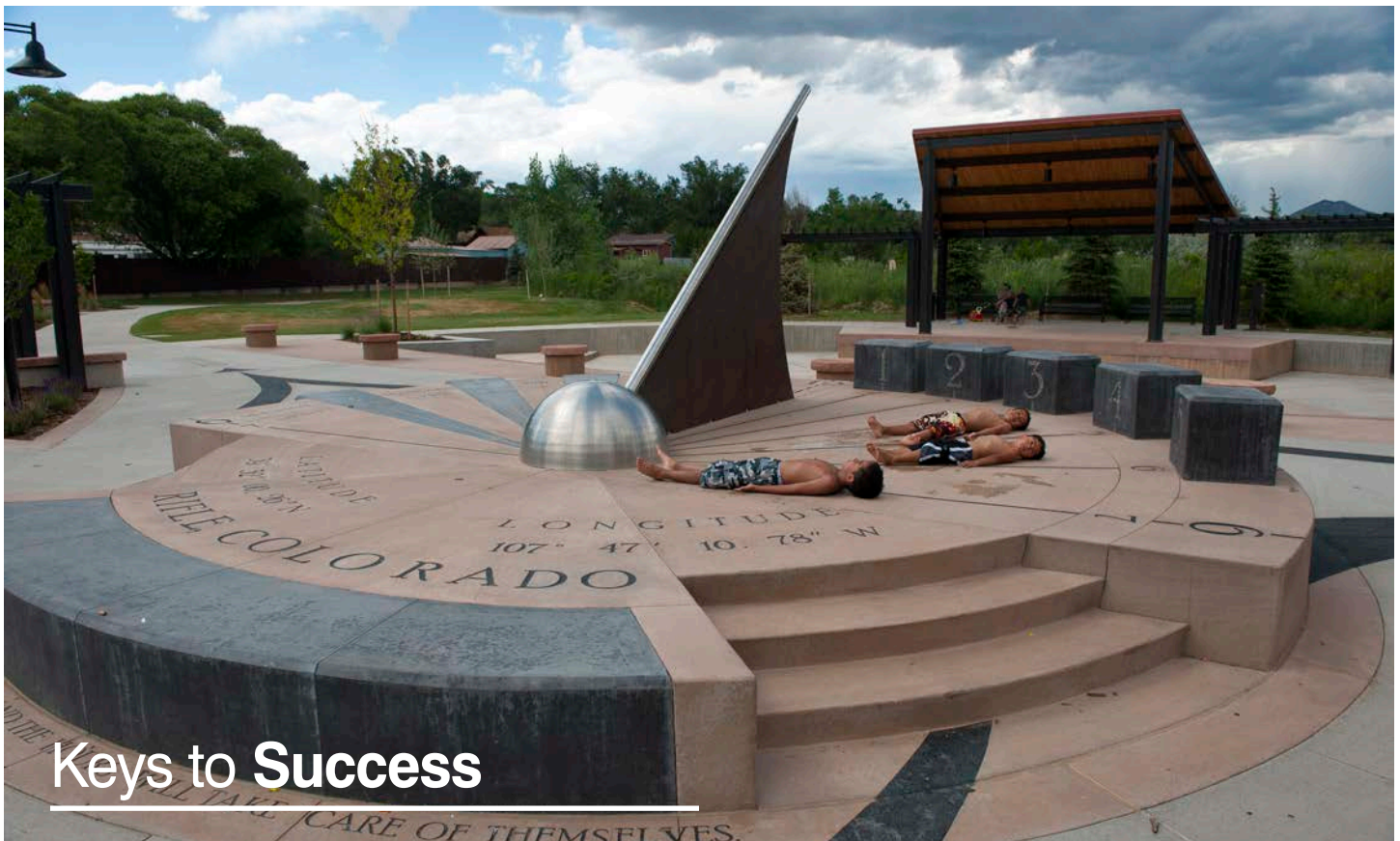
PARTY CHIEF/CREW COORDINATOR

- Work to solve problems between office and field work
- Ensure field survey activities are performed in accordance with standards set by the company and industry standards of practice
- Schedule field crews to ensure project timelines are being met
- Work with field crews to make sure the correct equipment and procedures are being used on each project
- Organize and maintain information for projects that is easily delivered to the client in the requested format
- Identify problems in a timely manner and develop alternative solutions when necessary

Project Approach



Fossil Creek Park | Fort Collins, Colorado



Keys to Success

We love challenges. Throughout the design stages, we will take into consideration the surrounding environment, view corridors, adjacent uses, cost control and value engineering. We know going into this project we have some challenges to address and potential ideas on how to make the projects successful.

- We will work with community stakeholders to determine the appropriate types and levels of recreational use and facilities.
- Address water quality concerns and determine the best appropriate recreational opportunities.
- Applying Colorado water quality laws and regulations to the Frederick Recreation Area.
- Integrate Frederick Recreation Area with the adjacent golf course and determine future operations, maintenance and concurring recreational activities.
- Fitting desired program elements into the site while maintaining sufficient parking, safety (golf, in particular) and high quality. The entire concept of traditional golf may need to be revisited, with an open mind toward more alternative golf uses.
- Determine revenue generating opportunities.
- Provide trail connections for easy recreational use including The Colorado Front Range Trail, downtown, newly developed neighborhoods and schools.
- Integration of the "new" Centennial Park with new multi-family residential and commercial uses.
- Working with your team, we will develop master plans that include striking a balance between recreational uses, protection of natural resources, wetlands, and open space.

At the start of the project, we will have heightened senses focused on identifying and documenting the challenges, constraints and obstacles. A collaborative public engagement process will be key to achieving a sense of ownership and determining priorities. We can then strategize how to solve and manage each of them.

Project Approach

With over 40 years of experience, our team is highly experienced working in rural communities of Colorado such as nearby Firestone, Erie, and Mead. Having worked in numerous communities in Colorado our team has had the opportunity to work with a multitude of diverse populations. We respect the needs and differences that come with each population and strive to listen and encourage true collaboration and the sharing of ideas and experiences. We embrace working amongst a variety of communities and view each project as a new and exciting opportunity.

Project understanding and collaboration are the foundation of everything we do. Achieving broad-based consensus requires an inclusive approach,

so our first step is to connect with your team and key stakeholders. The secret of our successful community engagement is simple: we listen! The most successful and rewarding projects are true collaborations, and our best planning tool is our ability to listen. We focus on quality, continuous improvement and client involvement throughout every project. We are a small firm, and our belief is that understanding our clients' needs is key to great design. You will be able to rely on our team to maintain a collaborative, hands-on relationship with your team. We pride ourselves on delivering excellent customer service.

We will provide all the components to ensure overwhelming success, pride in the final deliverable and a process that is enjoyable, collaborative, and fun – plus we will provide innovative designs that includes current trends in park design and



Firestone Neighbors Point Park Master Plan | Firestone, CO

implementation. We are committed to assisting the Town of Frederick and will create the most useful thorough document possible. It will be a document that can be implemented now and referenced for years to come.

Being a Colorado native and raised in a small rural community, Principal-in-Charge Shanen Weber will be involved in the project from beginning to end. She will oversee the quality of our product, team management and the customer service you receive.

We are offering the following approach to prepare park master plan(s) for the Frederick Recreation Area and Centennial Park. If awarded the contract, we will tailor this approach to fit your specific needs.

01 Task 1: Project Start-up

Kick-off meeting

Staff involvement is key to the success of the master plan process. Your staff are on the front lines of the Frederick community and hear the needs and wants of your residents. They also understand the constraints and limitations and what is most realistically possible. At the kick-off meeting we will begin by discussing the project with your team. We will work to understand the Town's goals and objectives, key issues, budget, scheduling, potential phasing, review procedures, agencies and stakeholders who must be included in the public outreach effort. It will be at this time we will meet with planners, maintenance and operations staff to determine recreational and functional requirements and acquire helpful background information. We will prepare an **elaborate Project Schedule** listing milestones and related tasks to assist in staying on track throughout the duration of the project.

02 Task 2: Data Collection and Document Review

Deliverable: In this initial phase, our team will gather input and prepare a graphic plan of each site's development suitability. Our written summary will include the project's goals and objectives, desired site program elements, and related issues.

To prepare for our site analysis and design process we will review all existing information that has been collected to date, convert available existing information, and base mapping in ArcGIS and/or AutoCAD and confirm if additional information is needed. If found necessary, site topographic surveys

will be performed, and we will delve into relevant details in the updated 2021 POST Master Plan and any other documents that will give us a complete understanding of the sites, neighborhoods, and environmental systems. Our design will integrate related work to avoid conflicts and provide seamless continuity.

Site Visit and Evaluation

Our team will visit the sites to perform a technical evaluation in the form of site inventory and analysis. This visit will generate new data and ideas about opportunities and constraints. Our evaluation will address site topography, the adjacent golf course, site features, drainage, potable/raw water sources, wetland delineation, vegetation, weather patterns, views, architectural uses, community uses, abandoned extraction sites, surrounding vehicular and pedestrian circulation, utilities, and other site conditions. To provide a better overall understanding of each site and its context our team will document the sites with photographs and video taken both from the ground and from the air with our drone.

As a crucial element to the FRA site, our environmental engineer, Smith Environmental, will investigate the surface water quality of Milavec Reservoir to determine what solutions can be implemented to improve the water quality and long-term recreational use of the reservoir. Smith Environmental can conduct water quality analysis throughout the year and provide a standalone deliverable stating solutions on how to resolve this water quality resource.

Site Inventory and Analysis

Our team will prepare a site analysis plan that graphically highlights existing site conditions, site opportunities and constraints and provides an overall environmental understanding of each site. We will develop and include a **preliminary site program** that lists potential site elements to take into consideration. This document will be a useful reference in weighing design decisions with members of the community, stakeholders, Town staff and Officials.



Erie Community Park Public Outreach | Erie, CO

03 Task 3: Community Outreach

Deliverable: An agreed upon Public Engagement Plan.

There is no one-size-fits-all approach that suits every community, and our team has developed a recommended approach plus options which allow us to customize the public outreach component based on what you feel is best. Communication is key in every project, and we will make sure the Frederick Recreation Area and Centennial Park master plan progress is communicated loud and clear after each milestone.

To start, we will develop a **project website** that will assist in gathering public feedback and informing the community about public participation opportunities, public outreach and communication. We will utilize the project website to collect online input and keep the public informed on a monthly basis with an updated project schedule, meeting notes, imagery, site plans, concept graphics and other relevant material after each public meeting or event. As with previous projects, the project website is anticipated to be hosted by the Town. As the project progresses

and stakeholder contacts (emails) are collected, direct project related emails will assure interested citizens stay engaged. These emails, designed and written by our team, can be delivered via our email service or the Town's email service.

For this project, we are proposing some unique and equitable approaches to gather public input which include:

- We will work with your staff to develop and administer a **brief citizen survey** for distribution via the project website, assist with promotional materials, and sift survey results.
- For those that cannot reach or do not have access to the site, we will prepare **drone footage of the property** to assist the community in visualizing the opportunities the site has to offer.
- Facilitating **focus group discussions** and in person or phone interviews with key stakeholders and user groups.
- Develop a Project Brand Campaign for each park site (see pg. 24).
- As a way to reach out to the communities

and offer a casual venue for providing input, engage local residents in attendance at **two (2) community pop up events** such as Frederick's Tiny Terror Town Halloween celebration and the Annual Tree lighting and Festival of Lights or one of the Town's summer Community Tour and Talk events. We will come prepared to staff an informational booth showcasing project information, plans and images and include engaging kid activities to collect participants input. In the past we've had great success and a chance to reach a larger audience at these types of events and citizens are more relaxed and more willing to offer input and opinions in this setting.

- Exploring options with school leaders to **engage students at both park sites**. We have held numerous engaging activities in public schools on past projects and have found they are best when crafted to match the individual classroom/teacher goals with the project needs.
- Conducting and facilitating an **on-site public meeting and site tour** so that the community can physically visualize the vision of the park and relate to their surroundings.

We also have the tools and abilities to create **virtual walkthroughs of the project design** once further along in the master planning process. Participants can utilize our VR headset and take a virtual tour of

the proposed park programming and features.

To recognize cost savings, we will prepare, facilitate and conduct a community engagement process through the entire design process for both parks by combining site visits, public outreach and presentations when appropriate.

04 Task 4: Site Master Plan

Deliverable: Using information gained from the Project Start-up and Community Outreach phases we will develop design options to support the project vision. Site plans will incorporate the project goals and site program elements in a graphic format to help convey the ideas.

Conceptual Site Design

Our conceptual design process will involve these steps:

- Present our site analysis and supporting information to Town staff, POST Commission and potentially Board of Trustees to discuss internal goals and gather feedback.
- Facilitate **the first public meeting** to gather input on project goals, desired site improvements, and programming. Our team will provide all necessary presentation materials to support our understanding of the site, existing conditions, and potential opportunities and constraints.



Erie Community Park, Erie, CO | Watch our 3-D model fly through here: <https://www.youtube.com/watch?v=KJkzatqmdfM&t=7s>

- Prepare two conceptual designs based on input from Town staff, stakeholders and the public with sensitivity to the surrounding Frederick Recreation Area and Centennial Park context, neighboring land uses and regional setting.
- Hold a review meeting with Town staff, POST Commission and Board of Trustees for comments, confirmation and direction.
- Facilitate **the second public meeting** to present the two conceptual designs for each park and gather public input on each conceptual plan.
- As schedule allows, attend two community events and host an informational booth with project plans and graphics to gauge citizen response.
- Initiate a **Business Operations Analysis**, based on the anticipated components of the Fredrick Recreation Area and Centennial Park. These business opportunities can take the form of capital, operating or programming partnerships. Park components such as sport fields, rentals, golf course, food truck areas, special event spaces (i.e. fairs, concerts, etc.), gathering

spaces (i.e. picnic shelters) and concessions to name a few will drive what opportunities can be pursued. Other revenue opportunities might include advertising and sponsorship opportunities and memorial donations and will be considered.

Depending on the level of cost recovery desired by the city, careful consideration will need be taken to balance community needs for more passive components and revenue generation.

Interest in collaborating/partnering with the town will be determined through the stakeholder input process. The Design Concept team, along with Town staff, will gauge stakeholder's interest, capabilities and capacity to become part of the operating model that meets not only their needs but expectations of the community. We will look to the town to identify key stakeholders that should be part of the input process along with their own capabilities and capacity to actively manage partnership agreements and business model expectations

The Design Concepts team will identify potential opportunities, strategies, and partnerships for the city to pursue.

#LetsFinishECP

Share with us!



@ErieCommunityPk



#LetsFinishECP

Brand Campaigns | Part of our innovative public outreach process includes creating a simple brand campaign for each project. Inventive hashtags, color schemes, and specific fonts all work to raise awareness and draw attention to the initiatives. Since we use multiple touch-points throughout our public outreach process (i.e. website, survey, pop-events, etc.) brand campaigns can help make each project recognizable for the participants to engage with online and in-person.

Preliminary Site Master Plan

- Prepare a preliminary master plan based on comments generated from the two site concepts. The preliminary master plan will address existing uses, proposed uses, proposed circulation and trail connections, proposed site elements and facilities, golf course integration, water recreation, and overall character of each sites landscape.
- Prepare a preliminary cost estimate.
- Conduct ongoing environmental analysis to highlight any regulatory oversight or permitting required.
- Hold a review meeting with staff to discuss the preliminary master plan, cost implications, and phasing, if necessary.
- Present plans to POST Commission and Board of Trustees to keep informed of progress, review of plans and approval.
- Conduct **the third public meeting** on-site (weather pending) at Frederick Recreation Area and Centennial Park to present the preliminary master plan, offer a site tour, and engage attendees for comment.

Final Site Master Plan

- Prepare a final site master plan with associated graphics and imagery including 2-3 sketches or sections illustrating the vision for the park. The rendered master plan graphic can be accompanied by a virtual 3-D model for presentation and display.
- Prepare an itemized Engineer's Estimate of Probable Construction Costs for the final master plan and estimated timeline for project built out.
- Hold a review meeting with staff to discuss the final site master plan, determine priorities and explore potential phasing plans.
- Present plans to POST Commission and Board of Trustees to keep informed of progress, review of plans and approval.
- Conduct **the fourth public meeting** and present the final site master plan for public comment and feedback.
- Prepare a press release and supporting graphics to present to the public informing of the final outcome of both park sites.

05 Task 5: Master Plan Document

Deliverable: We will prepare a formal bound Master Plan Document for reference in future planning and construction. The document will summarize the planning process to include site analysis, community outreach, and final site master plan design intent and vision, future budget, identify public/private partnership opportunities, community volunteer opportunities, special event and revenue generating opportunities and management considerations.

- Complete the final master site plan based on Town staff input.
- Prepare an implementation plan including a final phasing plan with cost estimates for each phase.
- Prepare a Draft Master Plan document for Town staff review and input.
- Hold a review meeting with Town staff to discuss the master plan document.
- Prepare a Final Master Plan document incorporating any necessary revisions.
- Present the Final Master Plan document to Town staff, the POST Commission and Board of Trustees for final approval and adoption.

Final Deliverables:

We will provide one compiled bound color copy of the final Master Plan document, including:

- PDF and CAD files of the site survey
- All maps, plans, and data for use during the project
- Site photos, site inventory, and site analysis
- All written and graphic materials used to conduct community outreach, workshops and presentations
- All presentation materials, PowerPoints, and exhibits
- Cost estimates and phasing plans
- Town and public meeting notes, online citizen survey results, comments, and attendance lists
- Electronic PDF files as requested

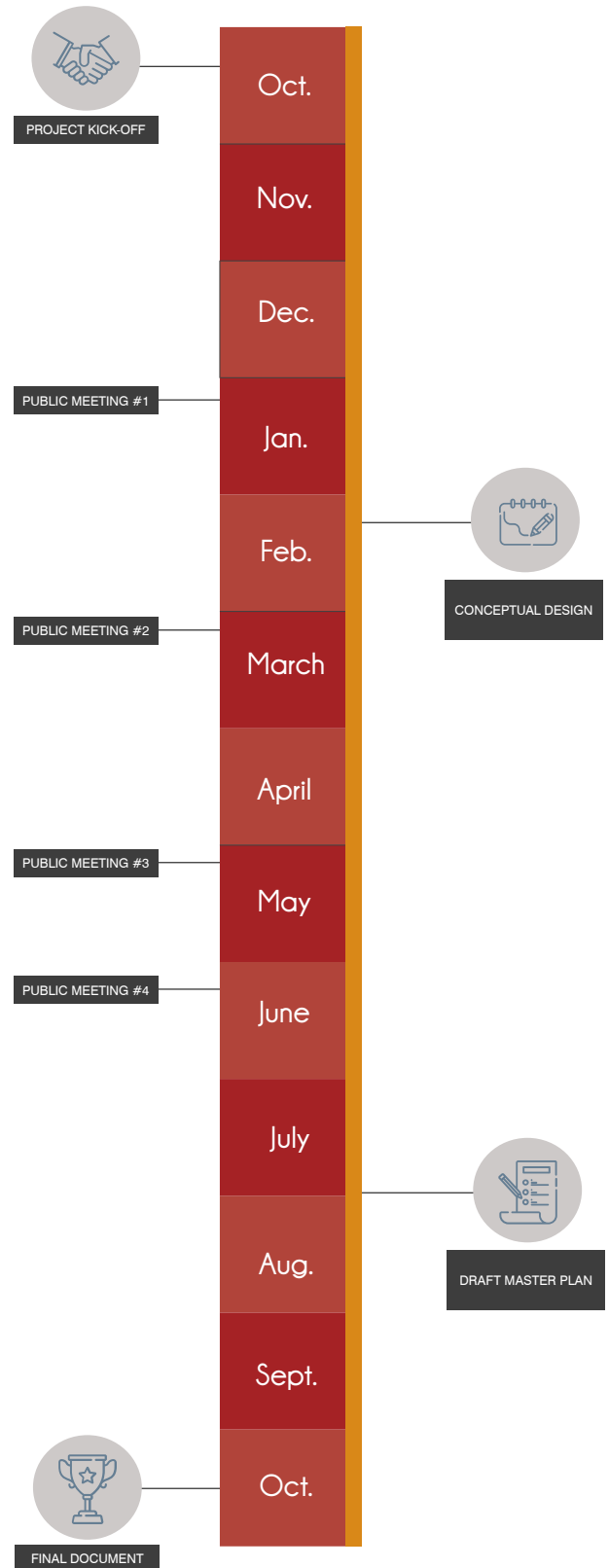
Project Team Meetings

Project team meetings with Town staff will occur every two weeks throughout the duration of the projects.

PROJECT TIMELINE

TASK	DATE
Project Start-up	
Kick-off Meeting	Oct. 2022
Data Collection + Document Review	
Site Visit + Site Analysis	Oct. - Dec. 2022
Site Master Plan	
Public Meeting #1	Jan. 2023
Conceptual Design	Feb. 2023
Public Meeting #2	March. 2023
Preliminary Site Master Plan	April. 2023
Public Meeting #3	May 2023
Final Site Master Plan	June 2023
Public Meeting #4	June 2023
Master Plan Document	
Draft Master Plan Document	July - Aug. 2023
Final Master Plan Document	Aug. - Oct. 2023
Master Plan Adoption	2024

Below is a tentative schedule for the Frederick Recreation Area and Centennial Park Master Plans and can be modified once project(s) details are confirmed.





We are known for our innovative and customized approaches to the public process. Our team set up a booth at the Erie Farmer's Market to share conceptual designs for Erie Community Park and gather community feedback. The turnout was tremendous!

Public Outreach

Design Concepts believes deeply in creating an in-depth, efficient, open and citizen-focused community process as part of all public projects. Additionally, we explore knowledge of local issues and concerns that will assist in producing useful and pertinent community feedback. Our process is open, inclusive and responsive in establishing a strong foundation for any revitalization effort. Our adaptive process is as follows:

Step 1: Focus on Consensus

Achieving broad-based consensus requires an inclusive approach, so our first step is to connect with your team and identified key stakeholders. At the public meetings, our team will listen to all input and make sure contributors feel heard. We are adept at synthesizing varied and even conflicting views into a harmonious vision. We will build consensus to achieve the best possible design.

Step 2: Prepare

To prepare for public facilitation, we first study the site and understand the extents, adjacencies, opportunities, constraints. Next we gather images of possible features, and design elements.

To solicit the most useful input, we educate people about the project. We get useful and thorough

feedback when we ask about specific challenges and real-world choices.

Step 3: Engage

Our public meetings begin with a project introduction, then we invite everyone to engage in the process. We use a variety of engagement techniques including:

- Facilitated discussions.
- Community surveys and preference polls.
- Reaching residents at community events by setting up booths or distributing questionnaires.

Step 4: Share Successes

People want to see the outcome of their efforts. We invite public review of the preferred draft plan, which:

- Shows people we have heard all comments.
- Shows how ideas translate into design through plans, sketches, and computer modeling.
- Collects additional input.
- Builds support around a shared vision.

Providing imagery and illustrations during public meetings and presentations helps groups understand ideas that are being conveyed.

After each project milestone we will provide electronic versions of current project schedules, meeting notes, images, graphics, and other relevant material on a monthly basis, and after each public meeting to keep the public continuously updated.

Phelps Golf Design

Golf Course Design and Renovations

Recent Projects:

G.C. at Devils Tower – Hulett, WY
Antler Creek G.C. – Falcon, CO
Purple Sage G.C. – Evanston, WY
Osgood G.C. – Fargo, ND
Harbor Lakes G.C. – Granbury, TX
Devil's Thumb G.C. – Delta, CO
Liberty Lake G.C. – Spokane, WA

Recent Renovations:

Oak Hills C.C. – Omaha, NE
Red Rocks C.C. – Morrison, CO
Bookcliff C.C. – Grand Junction, CO
Sierra Del Rio – Elephant Butte, NM
Diablo Country Club – Diablo, CA
Rolling Hills C.C. – Golden, CO
Boulder C.C. – Boulder, CO



Osgood Golf Course | Fargo, ND



Rolling Hills C.C. | Golden, CO



Red Rocks Country Club | Morrison, CO

Design Concepts

Animation and 3-D Graphics

Using a variety of creative graphic techniques makes sharing our ideas easy to understand. It also helps us present ideas and work through complex design processes with others. We invite you to explore all of our techniques at www.dcla.net/visualization-graphics/.



Stanley Event Complex | Estes Park, CO



Quincy Farm | Cherry Hills Village, CO

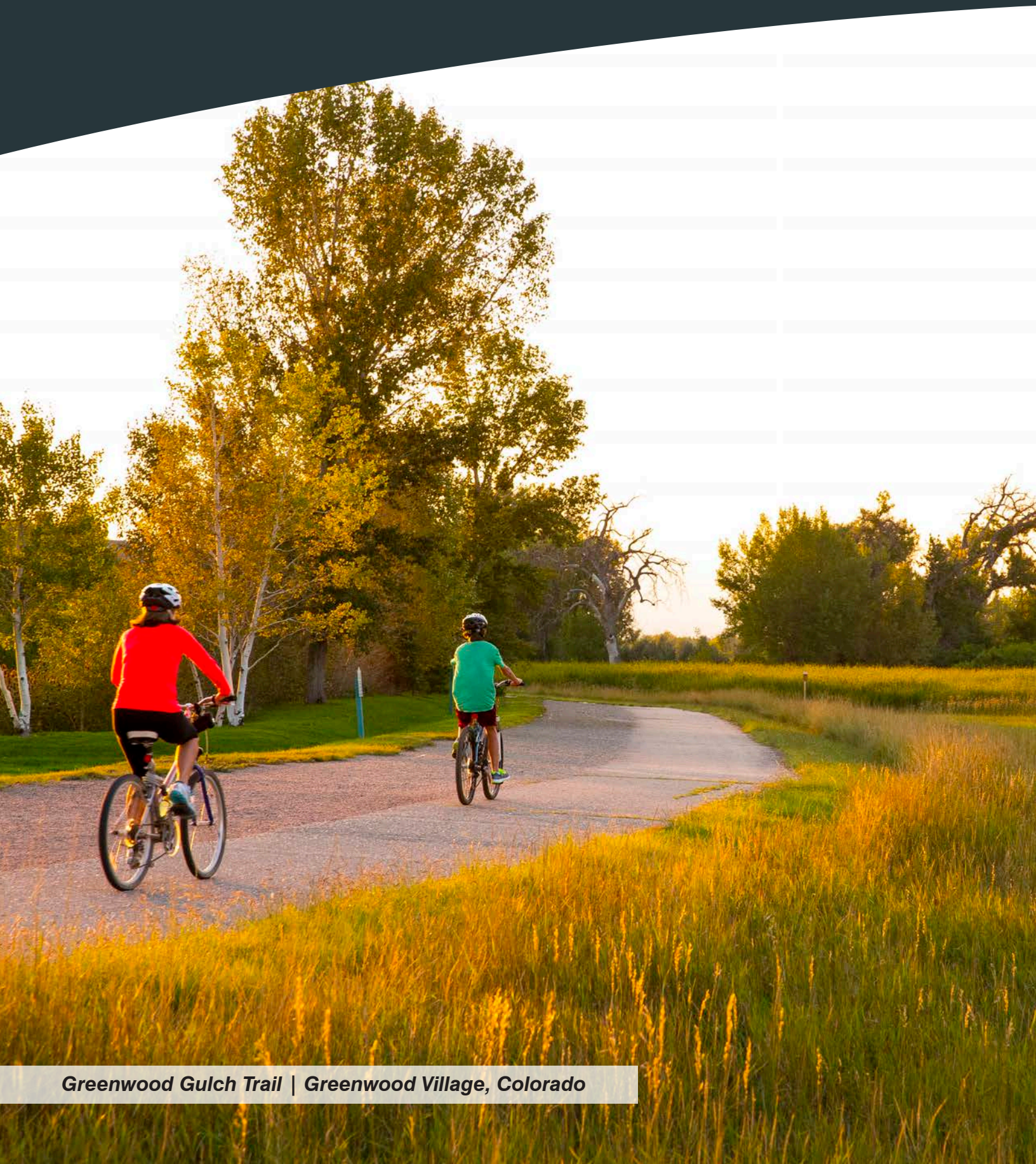


Old Town Winter Park | Winter Park, CO



Sky Park | Thornton, CO

References



Greenwood Gulch Trail | Greenwood Village, Colorado

References



Luke Bolinger

Manager, Community Partnerships + Special Projects
Erie, Colorado
303-926-2796
lbolinger@erieco.gov

Projects: Erie Community Park, Star Meadows Park,
Schofield Farm + Open Space



Dmitry Tepo

Northeast Region PM, CPW
Denver, CO
720.765.2568
dmitry.tepo@state.co.us

Eric Grey

Park Manager, CPW
Loveland, CO
970.668.1739
eric.grey@state.co.us

Projects: Boyd Lake State Park Redevelopment Plan,
Boyd Lake State Park Campground Redevelopment and
Construction



Brian Peterson

Park Planning + Construction Manager
Castle Rock, CO
303.814.7452
bpeterson@crgov.com

Projects: Butterfield Crossings Park

Relevant Sample Work



Erie Community Park

Erie, Colorado



Playground Theme: "Renewable energy"
Park Theme: "Fitness and Discovery"

Project Description

Erie Community Park is a continuation of the new civic precinct the Town has recently begun to develop. This 40-acre park provides services to the entire community and serves as a central gathering space throughout the year. The Phase I master plan included a civic green, playgrounds, a 4-plex baseball complex, multi-use field, four tennis courts, a prairie discovery nature trail, parking, and multiple linkages to the Town's many walking paths.

Design Concepts recently completed the final Phase III master plan and construction documents of Erie Community Park. The core of the park features a main plaza with a large community picnic shelter with restrooms and a fitness plaza that serves outdoor fitness classes and bootcamp. The passive, quieter zones of the park, features an extension of the library across the street and includes outdoor reading rooms with formal and informal trails throughout the plant select and pollinator gardens. The asphalt pump track includes beginner, intermediate and advanced skill building levels, completing the park.

Project Design Team

Design Concepts

Principal-in-Charge: Shanen Weber

Project Manager: Melanie Ames

Reference

Luke Bolinger, CPRP

Manager, Community Partnerships + Special Projects

Erie, Colorado

303-926-2796

lbolinger@erieco.gov

Project Budget

Phase 1: \$5.8 million; Phase 3: \$7.8 million



Butterfield Crossings Park

Castle Rock, Colorado



Playground Theme: "Bees, butterflies, and a place for all to play"

Project Description

The Town felt it was time to renovate and modernize portions of the 30-year old Butterfield Park. Design Concepts worked closely with the Town to Master Plan the park which has since moved into construction of the project. Our public outreach took place during the height of the pandemic and we worked closely with the Town on intensive online feedback and input gathering strategies. The community had a strong desire to incorporate pickleball programming into the new renovation plans. This activity is very popular among the Park's surrounding neighbors and the overall community. The Master plan also includes a new inclusive playground, tennis courts, basketball court, new

trails, a circuit fitness training area, and a renovated synthetic multi-purpose field to accommodate their Special Olympic programs.

Project Design Team

Design Concepts

Project Manager: Melanie Ames

Reference

Brian Peterson

Park Planning & Construction Manager

Town of Castle Rock, Parks and Recreation Dept.

303-814-7452

Project Budget

\$4.8 million



Elk Ridge Park

Castle Pines, Colorado



Playground Theme: "Prehistoric education and exploration"

Project Description

Set in the heart of suburban Castle Pines North, Elk Ridge Park offers the kind of community park that Coloradans cherish: family recreation. Although the park is only 11 acres, it provides something for every generation, from the synthetic turf field to the hidden natural valleys.

A mesa top with a bridged causeway separates the extensive destination playground area from the surrounding natural and wild beauty. Looped trails lead to educational nodes and play events; climbing walls surround the park. The environment includes cultural art, natural vistas, picnic shelters, and a water play area with a hidden waterfall.

Project Design Team

Design Concepts

Project Manager: Shanen Weber

Reference

Brad Meyering

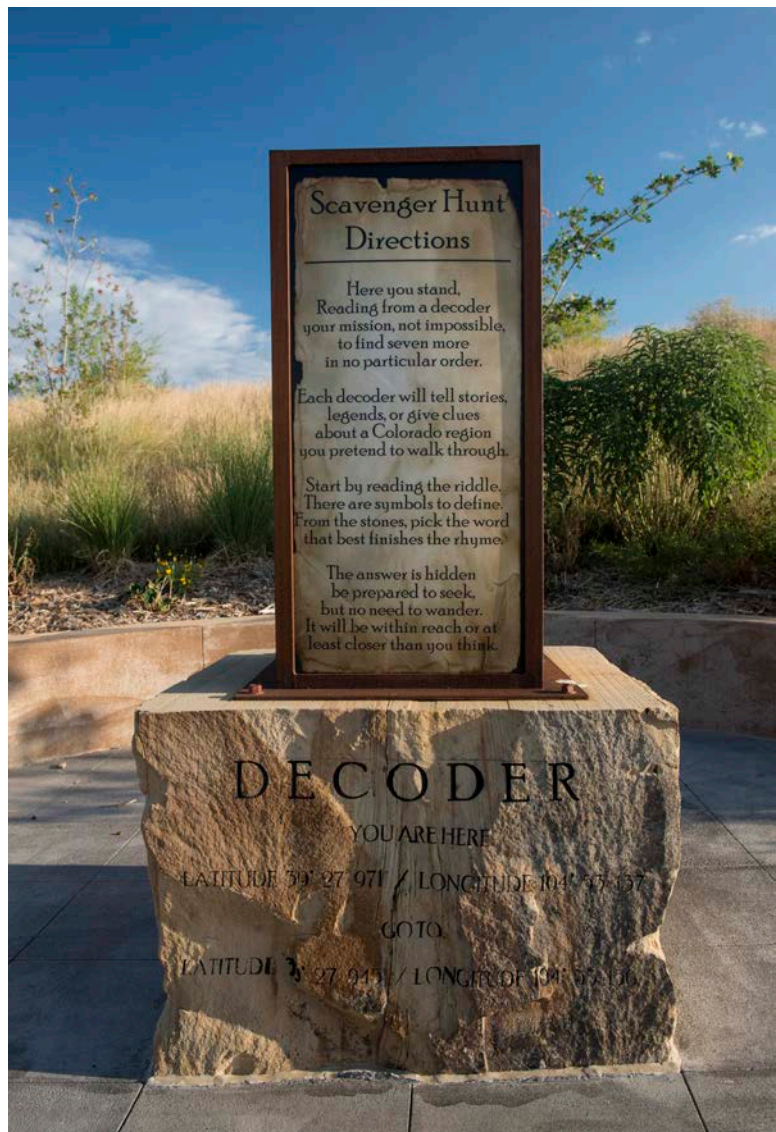
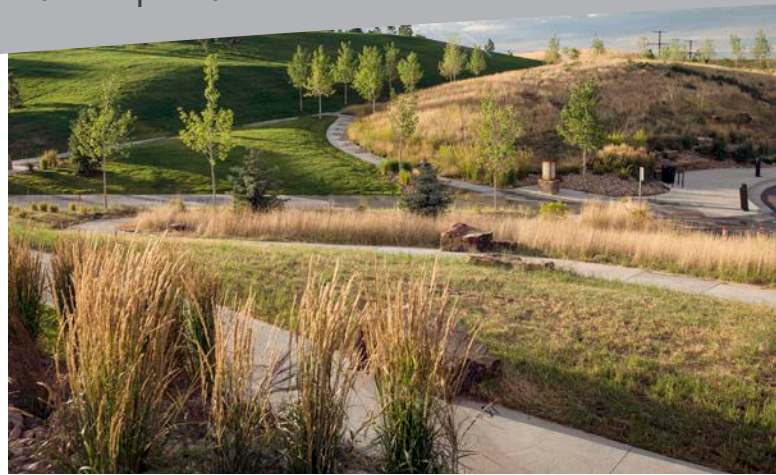
Public Works Program Manager

303-705-0216

brad.meyering@castlepinesgov.com

Project Budget

\$5 million



Boyd Lake State Park Redevelopment Master Plan

Loveland, Colorado

Project Description

The Boyd Lake and Eleven Mile State Parks Redevelopment Plans represent the first round of a new planning process developed specifically for CPW. Boyd Lake State Park in Loveland was established in 1965 as a State Recreation Area. The lake's 1,700 surface-acres offer all types of water recreation and the 321 land acres offer camping and other outdoor activities. Design Concepts prepared the Redevelopment Plan that included comprehensive plans to help guide redevelopment from the original Park layout. Designs were developed to meet new needs and improve efficiency in day to day Park operations. The plans identify land use decisions to help protect, manage, and enhance existing natural resources (flora, fauna, and geological land forms) and guide

the overall layout, circulation and development of the parks' infrastructure, facilities, and recreational opportunities to maximize the visitor's experience in a sustainable manner.

Project Design Team

Design Concepts

Principal-in-Charge: Shanen Weber

Project Manager: Melanie Ames

Reference

Eric Grey, Park Manager, CPW

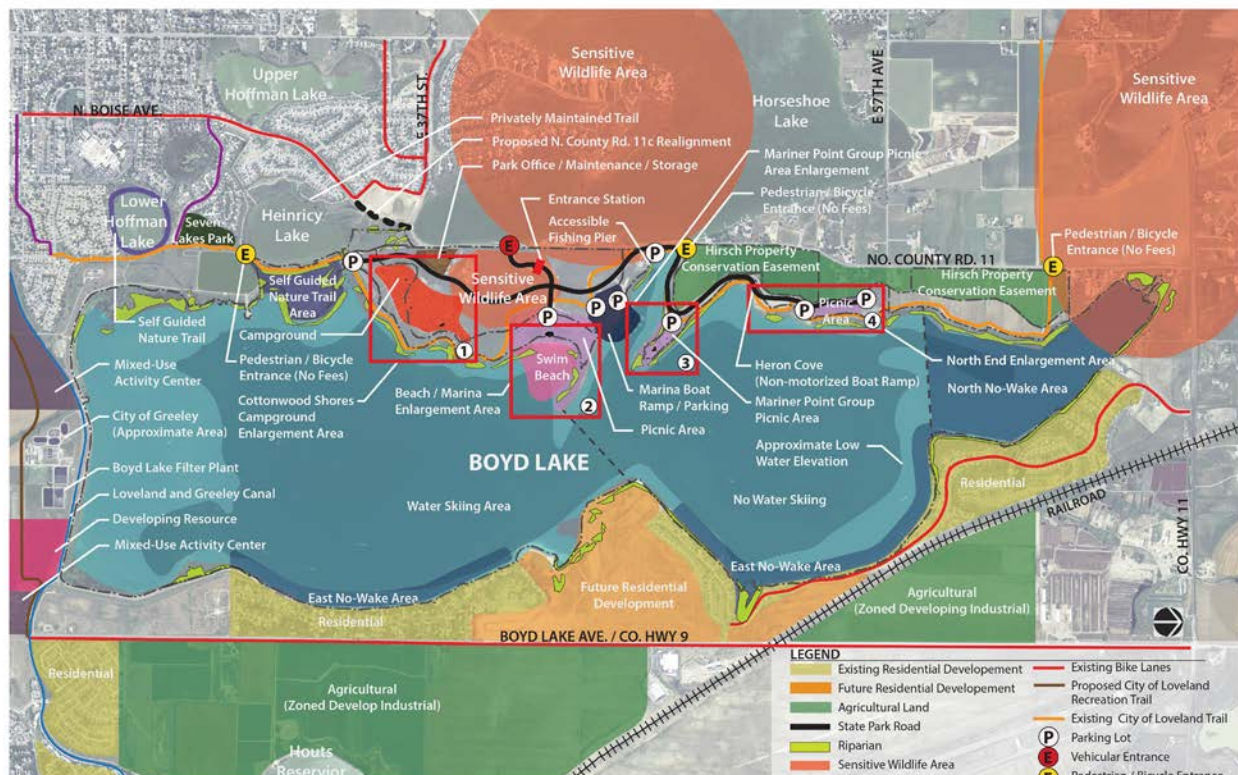
Loveland, CO

970.668.1739

eric.grey@state.co.us

Project Budget

Master Plan: N/A



Sanctuary on the Park Pond

Loveland, Colorado



Project Description

Stormwater leaving this 100-ac site and was causing nutrient (N, P, K) loading in Silver Lake, approximately 0.5 mi downstream of the property. This issue was of great concern to the City of Loveland. A two-ac pond lies (shown to the right) in the north end of the property (the upstream end of the property) and receives nutrient-laden water from up gradient of the site. The City proposed to have the developer create a five-ac detention pond (DP) in the south end of the property for water quality treatment purposes.

SMITH was brought in to create an innovative, cost-effective stormwater quality improvement plan. In preparation for creating this plan SMITH completed water quality sampling, had the samples analyzed, and developed conceptual water quality (WQ) treatment methods for the stormwater flows to reduce nutrient loading into Silver Lake. Water samples were collected at two locations, one at the north end of the pond where stormwater entered the pond and at the south end of the pond where water exited it and went into a swale that drained water to the south and off the property. Based on laboratory data, the primary nutrients of concern in the pond and storm water flows were dissolved nitrogen (N)

and total phosphorus (TP). Because wetlands are a proven method for adsorbing and utilizing dissolved N and TP, SMITH recommended wetlands as its method of stormwater treatment and designed stormwater wetland treatment areas. SMITH's design included: 1) a WQ treatment area in a portion of the forebay where stormwater would enter the proposed DP, 2) low wetland benches along the perimeter of the proposed DP that would receive incoming flow, and 3) a vegetated (wetland) swale through the bottom of the proposed DP. SMITH designed a sinuous wetland swale between the DP and the south end of the property to maximize stormwater treatment before flow exited the property.

Project Design Team

Smith Environmental

Reference

Kevin Gingery
City of Loveland
970-962-3571
gingek@ci.loveland.co.us

Project Budget

\$14,500





Schofield Farm and Open Space, Erie, CO



**DESIGN
CONCEPTS**
Community + Landscape Architects



LOGAN SIMPSON



PARK MASTER PLAN(S) FOR FREDERICK RECREATION AREA AND CENTENNIAL PARK

TOWN OF FREDERICK, COLORADO



PROPOSAL SUBMITTED BY LOGAN SIMPSON

AUGUST 15, 2022 | 10:00 AM

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This PDF is best viewed utilizing the "Two Page View" feature in Adobe Acrobat/Reader. If printed, hard copies are best viewed as a double-sided print.



Frederick Recreation Area skate park

COVER LETTER

August 14, 2022

Colby Johnson, Project Manager
Town of Frederick
8201 Colorado Boulevard
Frederick, Colorado 80504
cjohnson@frederickco.gov



LOGAN SIMPSON

213 Linden Street, Suite 300
Fort Collins, Colorado 80524
P: 970.449.4100

www.logansimpson.com

Re: Request for Qualifications to Prepare Park Master Plans for Frederick Recreation Area and Centennial Park

Dear Colby and members of the Selection Committee:

Logan Simpson is pleased to submit our proposal to the Town of Frederick to prepare park master plans for Frederick Recreation Area (FRA) and Centennial Park. We are interested in providing services for both park areas. We are an interdisciplinary firm committed to our motto of ***"Working Together to Guide Responsible Change."*** Our in-house staff includes landscape architects and designers, community and environmental planners, and specialists in cultural resources, visual resources, interpretation, community engagement, and biology. Our staff is passionate about the planning and design of parks, recreation, open space, and trails, and meeting a community's needs while at the same time expressing its character and values.

The team we propose for this project has unparalleled and award-winning experience designing parks, trails, natural areas, recreation facilities, ecological restoration, golf courses, aquatic facilities, and water-based facilities. We are committed in providing site investigation and analysis, water quality analysis and management recommendations, conducting community engagement, preliminary park concept development, master plan development, cost estimating, and project implementation sequencing. We have teamed with Olsson Associates, Hunden Strategic Partners, Semple Brown Design Inc., and Norby Golf, who all have exceptional resumes, portfolios, and references. Our team is capable, experienced, and highly creative—but even more important, we root our creativity in practical, cost-efficient solutions. In addition to our core team, we have long-standing relationships with other firms who can provide specific expertise as needed, such as pool and aquatic facilities attractions (Councilman-Hunsaker), electrical and lighting (Ackerman Engineering), and geotechnical investigations (Terracon). If desired, we can provide their qualifications as well.

Our proposal includes a project approach that represents our understanding of the detailed tasks, products, and level of effort this project will require. We look forward to discussions on how we can hone our proposal to meet your expectations. Logan Simpson requests the Town's consideration of minor contract modifications, which are listed at the end of our proposal.

Logan Simpson acknowledges receipt of Addendum #1 released August 9, 2022.

Sincerely,

Jana McKenzie, FASLA, LEED-AP
Principal Project Manager

Steve Sigler, ASLA
Assistant Project Manager, Associate

PROJECT APPROACH

This section includes an overview of our understanding of the projects, a summary of the project team roles, a description of tasks that we propose to complete and the deliverables including how we recommend approaching community engagement, and a timeline that identifies major proposed tasks and major milestones.

PROJECT UNDERSTANDING

We understand that Frederick needs vision plans for two of its most precious assets – Centennial Park and the Frederick Recreation Area (FRA). Centennial Park is more of an urban park that is within a detention pond, the eastern portion of which has been developed with irrigated turf and other facilities. Ultra-lights launch from the irrigated turf area, which is also used at multi-purpose fields. The turf quality is sometimes compromised by activities associated with festivals. The FRA is partially developed with amenities scattered around the east and southeast edge of the reservoir. Wetlands border the south and west edge of the reservoir. To the north is the 9-hole Bella Rosa Golf Course, which has financial challenges, and further west is a large farm field that has good development potential as a sports complex or other public uses. The FRA presents abundant opportunities to provide existing and future residents exceptional recreational as well as nature-based experiences, and potentially be a major attraction for paddle sports if water quality issues can be mitigated.

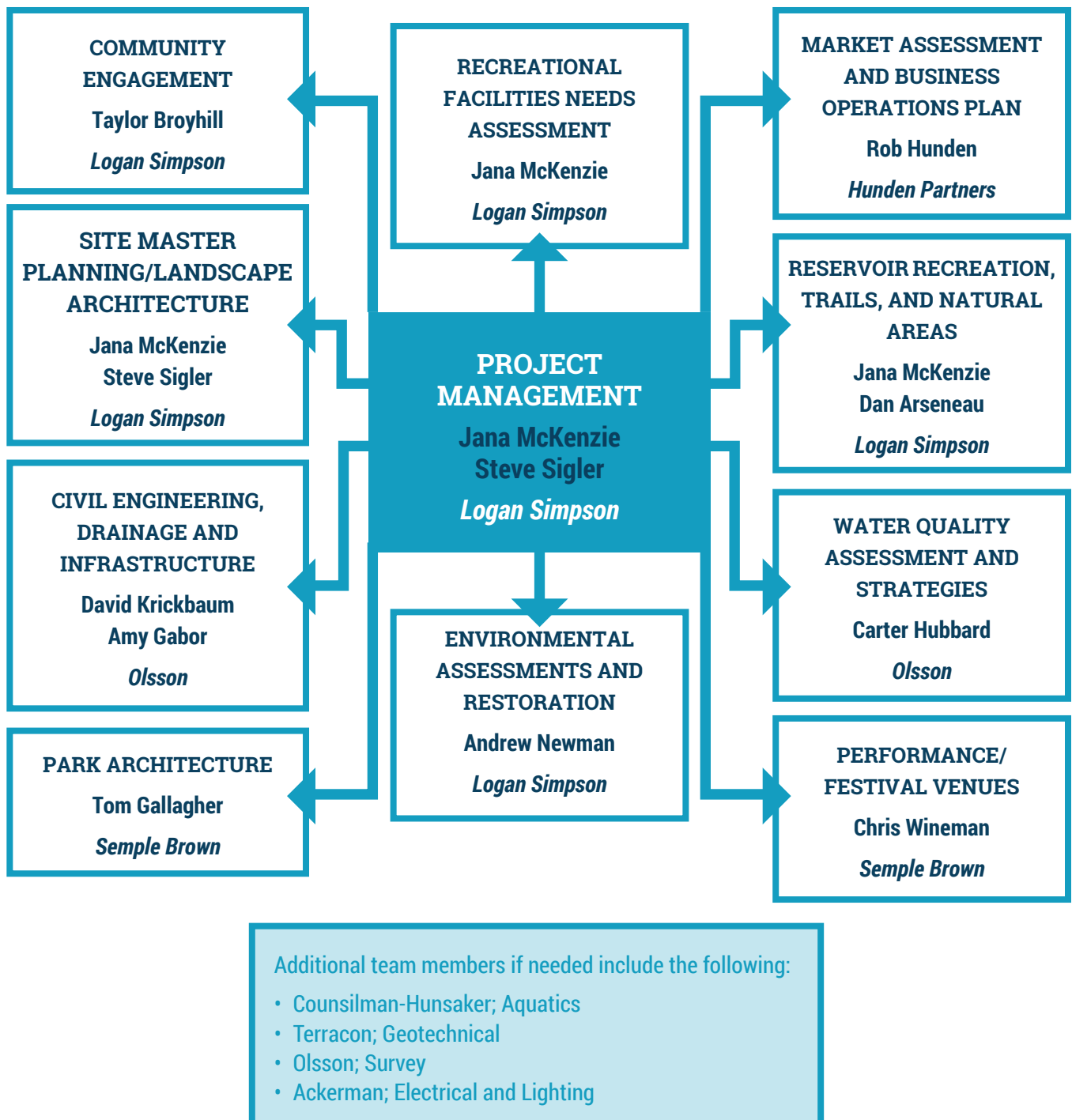
As the two largest properties in the Town of Frederick, the decisions on how to develop or renovate both of them are interlinked. Community needs and sustainable approaches to long-term maintenance and operation will drive choices for both sites, and the specific roles that each plays in the community needs to be defined, as well as what amenities should occur where. We explain this decision-making process in our task descriptions.



Bella Rosa Golf Course

PROJECT TEAM ROLES

We have assembled a team of experts to prepare the master plans. The roles and responsibilities of specific team members is summarized below and further explained in text associated with tasks.



MASTER PLANNING TASKS

PHASE 1 – SITE INVESTIGATION, ANALYSES, AND INITIAL FINANCIAL ASSESSMENTS

The goal of the first phase is to establish the foundation upon which alternatives and a master plan can be built. Phase 1 consists of seven major tasks.

TASK 1.1 SITE INVENTORY AND ASSESSMENTS

Logan Simpson and other team members will assemble existing reports and review previous master plans. During a kick-off meeting we will facilitate a discussion on project goals and conduct site visits with Town Staff and other key stakeholders as appropriate.

Base Mapping and Existing Conditions Documentation. Using existing GIS and other digital data, Logan Simpson will prepare base maps that show topography, property boundaries, easements, above and below-ground utilities, drainages and detention ponds, vegetation and large trees, structures, trails, parking areas, roads, other site improvements, non-motorized connections, views, and adjacent development. Logan Simpson will map extents of wetlands, research cultural resources, abandoned well sites and potential contaminants, document soil types, and perform site reconnaissance for potential presence of sensitive or protected species. Logan Simpson and Semple Brown will document the function of site features and structures and assess their compliance with the ADA, condition, possible life-span, and ability to be modified. Olsson will supplement information as required with site-specific surveys and if not available, a bathymetric survey of Milavec Reservoir. Olsson will also document reservoir operations and water level fluctuations, infrastructure (like the gas line along the east side of Milavec Reservoir), roadway classifications, existing and future transit stops, and storm drainage capacities and characteristics.

Floodplains. The Tri-Town Drainage channel and the western portion of Centennial Park are in a FEMA-designated Zone AE floodplain for the 1% annual chance (100-year) storm event with a floodway. A Zone X, 0.2% annual chance (500-year) floodplain extends farther east on the property such that less than approximately 20% is outside of a floodplain. The western portion of the park serves as a detention pond. The pond's northern embankment prevents the Tri-Town Drainage flows from spilling into downtown Frederick.

Milavec Reservoir is within a "Zone A" 100-year floodplain. A "Zone AE" 100-year floodplain without a floodway covers much of the park site south of the reservoir and a portion east of the reservoir. For both parks, the floodplain zones and ordinances/criteria for development within the floodplains will need to be considered for the potential improvements.

Stormwater and Park Water Quality. The need for stormwater conveyance, detention, and water quality facilities will be evaluated in response to changes in land use or flow patterns and increases in impervious areas for planned park facilities so that adequate space can be planned for the facilities. Proper planning for stormwater will be needed to not adversely impact downstream properties with increased flows or more concentrated flows. At Centennial Park, the existing detention is thought to be enough for site detention. Flows that enter Centennial Park from east of the park boundary will need to be accommodated in the future park design. The frequency of inundation will affect where facilities may be located in the park. The Town is undertaking a drainage master plan next year, so drainage for these sites will be coordinated with the master plan.

TASK 1.2. MILAVEC RESERVOIR WATER QUALITY ASSESSMENT

The water quality in Milavec Reservoir is a significant focus of the Town. During the site visit the lake was noted to be approximately 15 feet deep and was approximately 4 feet down from high water level. Figure 1 shows an aerial photograph from 2003 which was likely when it was drained to dredge the reservoir and construct the golf course. If an as-built survey was not conducted after the dredging, it would be beneficial to conduct a bathymetric survey to determine the current water volume and the residence time of water within the reservoir, which affects the nutrient concentration. The water quality was noted to be noticeably poor and there could be new sediment that has deposited since being dredged. Three SolarBee floating reservoir mixers and nine aerators were noted to be present in the reservoir at the time of the pre-proposal meeting. Nine pieces of equipment can be seen in the 2006 aerial photograph in Figure 2, though fewer are observed in the 2020 aerial photograph in Figure 3 and the current 2021 photograph on Google Earth.

Our team recommends a tiered approach for investigation of the current water quality and development of potential solutions. We will first develop a data collection/sampling program for the reservoir to characterize the water quality. Seasonal sampling is recommended. The Lower Boulder Ditch is the source of water for Milavec Reservoir. The Town is the largest shareholder on the ditch and uses the water primarily for irrigation. It may be beneficial to sample the water in certain locations of the ditch to help evaluate potential origins of nutrients. If distinct sources are identified, best management practices can be considered for reduction of nutrient inputs. Sampling of the substrate of the reservoir for nutrients and invertebrate communities can provide additional information about past and present water quality conditions.

Based on the results of the investigation, alternatives for treatment will be developed. Potential treatment options will include regular chemical applications and evaluation of fish and macroinvertebrates to determine whether different species that better filter the water are



Figure 1. 2003 Aerial image of Milavec Reservoir



Figure 2. 2006 Aerial image of Milavec Reservoir



Figure 3. 2020 Aerial image of Milavec Reservoir

appropriate for the reservoir. An overall improvement plan will likely include some easier actions that need to be done regularly and some more complex actions that have more lasting benefits. Excavating the reservoir to hold more water could reduce the concentrations of nutrients, however, it could also increase the residence time in the reservoir, which may have a negative effect on the water quality. Potentially storing more water will be dependent on the Town's water rights and shares in the Lower Boulder Creek Ditch Company.

In addition to addressing water quality, we will work with our team members identify alternatives to improve habitat, access, and fishing. The shoreline appears well protected by the riprap that was placed along it. The wetlands that exist beyond the top of the containment dike around the lake could be enhanced or expanded to provide additional pollutant removal. We will work with the Town to determine an appropriate level of effort for the analysis and development of alternatives.

TASK 1.3 DEMAND FOR PARK AND RECREATIONAL AMENITIES

Jana McKenzie specializes in the development of systemwide parks, recreation, trails, and open space plans for communities understands that the role that these two parks can play in meeting the needs of Frederick and residents within the Carbon Valley Recreation District must be defined. For context, the population of Frederick is currently over 15,000¹ and growing between 4-5% annually. The future land use plan shows much more residential development can occur, potentially doubling the current population in a relatively short period of time. The community could grow between 60% and 70% in 10 to 15 years to 25,000 people, and Firestone and the Carbon Valley Recreation District population could experience the same growth.

Upon initial review of the 2020 POST Master Plan, it appears that Firestone residents and the residents served by Carbon Valley Recreation District (as many as 35,000 people) are deficient in multi-purpose fields, ballfields, community playgrounds, and dog parks, compared to other communities in the region. We will document the existing level of service for various types of recreational activities and amenities, and with stakeholders, decide where those needs could best be met. We will use existing data on the level of service for facilities from communities along the Front Range, as well as community input during the 2020 POST plan to identify how many specific facilities are currently lacking in Frederick and the surrounding area (e.g. courts, dog parks, community play areas, bike skills courses/pump tracks, pools/aquatic features, and other facilities). Future needs can be projected based on anticipated population growth.

According to existing survey data, Frederick residents desire more ballfields, a place for paddlesports, and a bike skills course, among other things. Standup paddleboards are allowed at St. Vrain State Park, which is nearby, but there is a steep day-use fee and the park is frequently at its maximum capacity. The demand for festivals and special events is increasing in all Front Range communities. The quality of the multi-purpose field at Centennial Park is frequently compromised by festivals and events, and the existing amphitheater is not accessible or very functional for large performances.

The Frederick Recreation Area could potentially accommodate the sports fields that are being lost to the east of Centennial Park and many more, and Centennial Park could become more of a community commons for less structured play, special events and ticketed performances, and a destination community playground.

Top 5 Priority Projects from the Prioritization Survey

1. Provide water-based recreation (paddle board, rentals, etc.) and improve water quality at Milavec Lake
2. Plant more shade trees in parks to establish a tree canopy
3. Formalize a sledding hill
4. Create a large destination play area with challenging equipment (ninja warrior course, climbing wall, bike pump track, etc.)
5. Add more seating, shade, art, and play opportunities along trails

from the Prioritization Workshop

1. Provide water-based recreation (paddle board, rentals, etc.) and improve water quality at Milavec Lake
2. Plant more shade trees in parks to establish a tree canopy
3. Establish a softball/baseball complex that can host tournaments
4. Establish and maintain more conservation space to encourage wildlife habitat
5. Add trails along Bella Rosa Pkwy and Hwy 52 to connect Town east to west (improved crossings at I-25)

	Would you like the City of McCall to provide more?	
Type of Facility/Amenity	Yes	No
Biking (casual/road/gravel)	85.7%	14.3%
Nature trails (walking, running, hiking, etc.)	85.4%	14.6%
Open Spaces/Natural Areas (undeveloped)	82.5%	17.5%
Indoor pools	80.5%	19.5%
Beaches (Swim)	76.3%	23.8%
Outdoor spaces for performances, education, rentals	71.5%	28.5%
Kayak, paddleboard, or canoe (Lake)	67.9%	32.1%
Park shelters/ pavilions	67.2%	32.8%
Beaches (Dog beaches)	67.1%	32.9%
Community gardens	65.4%	34.6%
Dog parks	64.3%	35.7%
Multi-sports fieldhouse	62.3%	37.7%
Rock wall and ropes course	61.1%	38.9%
Playgrounds	60.7%	39.3%
Nature centers/environmental learning centers	59.5%	40.5%
Pools (Outdoor)	59.2%	40.8%
Bike parks (pump/skills track)	58.9%	41.1%

Logan Simpson recently completed an online community survey in McCall, Idaho to identify highest priority recreational elements.

The first online questionnaire could revisit community priorities for specific facilities to assist in developing the programs for the two sites. Logan Simpson will prepare a needs assessment document that summarizes community needs for specific recreational and cultural facilities.

TASK 1.4. REVENUE-GENERATING RECREATION FACILITIES AND GOLF COURSE MARKET ASSESSMENT

With the desire to generate revenue to assist with sustaining the parks and golf course, a market assessment should be conducted to understand what facilities have this potential in Frederick. Hunden Strategic Partners (Hunden) will analyze the competitive market for specialized, revenue-generating recreational facilities as determined mutually with the Client team. These would likely include golf, camping, paddlesports marina, adventure park, competitive sports park, large outdoor amphitheater, other specialized cultural/recreation facilities, and other ideas generated during the initial stage of the study process. Hunden will consider the following when assessing the various ideas:

- existing competitive or comparable facilities or assets in the relevant market area,
- quality of such facilities,
- demand/usage of these facilities using cell-phone tracking technology (with data back to 2017),
- pricing/fees and likely sensitivity of the market to price increases,
- trends and best practices in the development and operation of such concepts, and
- other data as relevant.

The cell-phone tracking technology, via Placer.ai, will allow Hunden to know not only visitation, but length of stay, places visited before/after, time of day, day of week, and day of year. The data will also reveal the demographics of visitors and their lifestyles and spending habits (time and money), as well as home location. Hunden will also consider and profile relevant case studies from around the U.S., especially if the relevant market area does not present compelling examples of these ideas.

Most important, Hunden will interview representatives of comparable and competitive venues/assets to understand the day-to-day realities of these assets and understand the pitfalls to avoid, best practices and answers to the 'magic wand' question ("What would you do differently or what would you build/not build if you had a magic wand, knowing what you know now?"). Good conversations with industry insiders and operators of these facilities is worth much more to the resulting recommendation than pulling stale national trends and attempting to apply them to a unique local situation. Of course, economic and other realities and trends will be considered when assessing ideas, but our team will go deeper in its analysis to provide a comprehensive perspective, which will lead to informed recommendations.

TASK 1.5 BUSINESS OPERATIONS ANALYSIS

Hunden will also assess the historical performance of existing assets, such as the golf course, to understand any performance trends, ongoing concerns or opportunities, and other discoveries. This will set a baseline from which to compare various recommendations or scenarios. A business operations analysis will be conducted at the outset, and best practices and other adjustment opportunities will be considered as we seek to optimize the financial sustainability of existing and future assets. This could include recommendations to expand or reconfigure the golf course to make the club house more appealing as a destination, or adding a driving range or simulators, or converting the course to other uses that could generate revenue for the Town. Opportunities for revenue generation from concessionaires, tournaments, special events fees, facility rentals, parking/entrance fees, and other sources will be analyzed as alternatives are developed.

[ROUNDS OF GOLF]		43,000	43,430	43,864	44,303	44,746	45,193	45,645	46,102	46,563	47,028	449,875
YEAR		1	2	3	4	5	6	7	8	9	10	TOTAL
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
REVENUES												
Greens Fees		\$ 2,672,858	\$ 2,740,080	\$ 2,808,993	\$ 2,879,640	\$ 2,952,063	\$ 3,026,307	\$ 3,102,419	\$ 3,180,444	\$ 3,260,433	\$ 3,342,432	\$ 29,965,669
Cart Fees		\$ 455,493	\$ 466,949	\$ 478,693	\$ 490,732	\$ 503,074	\$ 515,726	\$ 528,696	\$ 541,993	\$ 555,624	\$ 569,598	\$ 5,106,578
Driving Range		\$ 129,000	\$ 132,244	\$ 135,570	\$ 138,980	\$ 142,475	\$ 146,058	\$ 149,732	\$ 153,498	\$ 157,358	\$ 161,316	\$ 1,446,231
Activity or Pass Card Sales		\$ 156,650	\$ 158,217	\$ 159,799	\$ 161,397	\$ 163,011	\$ 164,641	\$ 166,287	\$ 167,950	\$ 169,630	\$ 171,326	\$ 1,638,906
Pro Shop Sales		\$ 183,395	\$ 187,081	\$ 190,841	\$ 194,677	\$ 198,590	\$ 202,582	\$ 206,654	\$ 210,807	\$ 215,045	\$ 219,367	\$ 2,009,038
Food (Food & Soft Drinks)		\$ 268,905	\$ 274,310	\$ 279,824	\$ 285,448	\$ 291,186	\$ 297,039	\$ 303,009	\$ 309,099	\$ 315,312	\$ 321,650	\$ 2,945,782
Beverages (Alcohol)		\$ 207,736	\$ 211,911	\$ 216,171	\$ 220,516	\$ 224,948	\$ 229,470	\$ 234,082	\$ 238,787	\$ 243,587	\$ 248,483	\$ 2,275,692
Other Food & Beverage Revenue		\$ 1,150	\$ 1,173	\$ 1,197	\$ 1,221	\$ 1,245	\$ 1,270	\$ 1,296	\$ 1,322	\$ 1,348	\$ 1,376	\$ 12,598
Annual Pass Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Instruction - Fitting		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income - (Does not feed to split Summary pages)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE		\$ 4,113,562	\$ 4,210,724	\$ 4,310,234	\$ 4,412,148	\$ 4,516,525	\$ 4,623,425	\$ 4,732,910	\$ 4,845,044	\$ 4,959,891	\$ 5,077,518	\$ 45,801,981
COST OF SALES												
COGS - Pro Shop Merch.	60%	\$ 110,037	\$ 112,248	\$ 114,505	\$ 116,806	\$ 119,154	\$ 121,549	\$ 123,992	\$ 126,484	\$ 129,027	\$ 131,620	\$ 1,205,423
COGS - Food (food and soft drinks)	39%	\$ 106,212	\$ 108,347	\$ 110,525	\$ 112,746	\$ 115,012	\$ 117,324	\$ 119,682	\$ 122,088	\$ 124,542	\$ 127,045	\$ 1,163,524
COGS - Beverage (alcohol)	28%	\$ 58,166	\$ 59,335	\$ 60,528	\$ 61,744	\$ 62,986	\$ 64,252	\$ 65,543	\$ 66,860	\$ 68,204	\$ 69,575	\$ 637,194
TOTAL COST OF SALES		\$ 274,415	\$ 279,931	\$ 285,557	\$ 291,297	\$ 297,152	\$ 303,125	\$ 309,218	\$ 315,433	\$ 321,773	\$ 328,241	\$ 3,006,140
GROSS INCOME		\$ 3,839,147	\$ 3,930,794	\$ 4,024,677	\$ 4,120,851	\$ 4,219,373	\$ 4,320,300	\$ 4,423,693	\$ 4,529,611	\$ 4,638,118	\$ 4,749,277	\$ 42,795,841
LABOR												
Golf Operations Labor		\$ 638,808	\$ 654,778	\$ 671,147	\$ 687,926	\$ 705,124	\$ 722,778	\$ 740,866	\$ 759,323	\$ 778,165	\$ 797,332	\$ 7,213,690
General and Administrative Labor		\$ 223,500	\$ 229,088	\$ 234,815	\$ 240,685	\$ 246,702	\$ 252,963	\$ 259,376	\$ 265,942	\$ 272,660	\$ 279,529	\$ 2,523,858
Golf Course Maintenance Labor		\$ 599,391	\$ 614,376	\$ 629,735	\$ 645,479	\$ 661,616	\$ 678,146	\$ 695,068	\$ 712,382	\$ 730,092	\$ 748,196	\$ 6,768,582
Food and Beverage Labor		\$ 253,642	\$ 259,983	\$ 266,482	\$ 273,144	\$ 279,973	\$ 286,972	\$ 294,142	\$ 301,483	\$ 308,995	\$ 316,678	\$ 2,864,229
Instruction - Fitting Labor		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales and Marketing Labor		\$ 53,000	\$ 54,325	\$ 55,683	\$ 57,075	\$ 58,502	\$ 60,257	\$ 62,065	\$ 63,927	\$ 65,845	\$ 67,820	\$ -
Total Direct Labor		\$ 1,768,340	\$ 1,812,549	\$ 1,857,862	\$ 1,904,309	\$ 1,951,917	\$ 2,010,474	\$ 2,070,788	\$ 2,132,912	\$ 2,196,899	\$ 2,262,705	\$ 20,377,075
Total Payroll Taxes		\$ 229,884	\$ 235,631	\$ 241,522	\$ 247,560	\$ 253,749	\$ 260,102	\$ 266,620	\$ 273,317	\$ 280,194	\$ 287,251	\$ 2,614,075
Total Medical/Health Benefits		\$ 70,873	\$ 72,645	\$ 74,461	\$ 76,323	\$ 78,231	\$ 80,178	\$ 82,165	\$ 84,192	\$ 86,259	\$ 88,366	\$ 800,000
Insurance - Workers Comp		\$ 53,050	\$ 54,376	\$ 55,736	\$ 57,129	\$ 58,558	\$ 60,314	\$ 62,124	\$ 63,987	\$ 65,902	\$ 67,869	\$ 600,000
TOTAL LABOR		\$ 2,122,148	\$ 2,175,201	\$ 2,229,582	\$ 2,285,321	\$ 2,342,454	\$ 2,412,728	\$ 2,485,110	\$ 2,559,663	\$ 2,635,460	\$ 2,712,951	\$ 24,391,150
Labor as % of Revenue		52%	52%	52%	52%	52%	52%	53%	53%	53%	53%	53%
OTHER OPERATIONAL EXPENSES												
Golf Operations Expense		\$ 54,118	\$ 55,471	\$ 56,858	\$ 58,279	\$ 59,736	\$ 61,229	\$ 62,760	\$ 64,329	\$ 65,936	\$ 67,581	\$ 600,000
General & Administrative Expense		\$ 334,823	\$ 343,194	\$ 351,774	\$ 360,568	\$ 369,582	\$ 378,822	\$ 388,293	\$ 398,000	\$ 407,942	\$ 418,118	\$ 3,700,000
Golf Course Maintenance Expense		\$ 468,106	\$ 479,809	\$ 491,804	\$ 504,099	\$ 516,701	\$ 529,619	\$ 542,859	\$ 556,431	\$ 570,344	\$ 584,596	\$ 5,200,000
Food and Beverage Expense		\$ 41,500	\$ 42,538	\$ 43,601	\$ 44,691	\$ 45,808	\$ 46,953	\$ 48,127	\$ 49,330	\$ 50,562	\$ 51,824	\$ 450,000
Instruction - Fitting Expense		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales and Marketing Expense		\$ 124,235	\$ 127,341	\$ 130,524	\$ 133,788	\$ 137,132	\$ 140,560	\$ 144,075	\$ 147,676	\$ 151,364	\$ 155,139	\$ 1,350,000
Golf Cart Lease (Feeds from Lease Tab)		\$ 76,800	\$ 78,720	\$ 80,680	\$ 82,680	\$ 84,720	\$ 86,796	\$ 88,908	\$ 91,056	\$ 93,240	\$ 95,460	\$ 800,000
EXISTING - Equipment Leases (Feeds from Lease Tab)		\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 1,800,000
FF and E - NEW FINANCED ITEMS - Items financed by club (not carts or maintenance)		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 600,000
Taxes - Real Estate		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - P and C		\$ 50,000	\$ 51,250	\$ 52,531	\$ 53,845	\$ 55,191	\$ 56,570	\$ 57,985	\$ 59,434	\$ 60,917	\$ 62,434	\$ 550,000
TOTAL OTHER OPERATIONAL EXPENSES		\$ 1,389,582	\$ 1,418,322	\$ 1,446,892	\$ 1,488,869	\$ 1,517,751	\$ 1,463,755	\$ 1,494,099	\$ 1,525,201	\$ 1,556,118	\$ 1,587,000	\$ 13,800,000
TOTAL EXPENSES		\$ 3,511,730	\$ 3,593,523	\$ 3,690,273	\$ 3,774,190	\$ 3,860,205	\$ 3,876,482	\$ 3,979,208	\$ 4,084,864	\$ 4,192,579	\$ 4,300,000	\$ 38,191,150
EBITDAR		\$ 327,417	\$ 337,270	\$ 334,403	\$ 346,660	\$ 359,168	\$ 443,818	\$ 444,485	\$ 444,748	\$ 444,584	\$ 444,584	\$ 4,414,584
CUMULATIVE EBITDAR		\$ 327,417	\$ 664,687	\$ 999,090	\$ 1,345,751	\$ 1,704,918	\$ 2,148,736	\$ 2,593,221	\$ 3,037,969	\$ 3,482,553	\$ 3,927,137	\$ 33,602,137
OPERATING MARGIN		8%	8%	8%	8%	8%	10%	9%	9%	9%	9%	9%

Example of golf course financial analysis prepared by Hunden for Chicago Park District's Jackson Park Golf Course.

TASK 1.6 PUBLIC ENGAGEMENT PLAN

Logan Simpson will work with Town staff to develop a strategy for engaging the community and all stakeholders. The written plan will identify the tools, targeted audience, responsibilities between Logan Simpson and Town staff, and schedule. We understand not only how to reach people who typically participate in process, but those who are historically underrepresented. With over 21 percent of Frederick's population being of Hispanic or Latino origin², having materials and conducting meetings in Spanish may allow for more people to participate.

We win awards for our community outreach processes and are completing a study that outlines best practices for public engagement for the State of Colorado.

The tools we recommend for robust and inclusive engagement include:

- Branding the project and establishing a specific project page on the Town's website. Post project signs with QR codes to the website at the parks
- Conducting stakeholder interviews (elected and appointed officials, adjacent HOA representatives, operations, maintenance and programming staff, Carbon Valley Recreation District, Thunder Valley K-8 School, Frederick High School, CPW, others)
- Establishing a Stakeholder Advisory Committee comprised of 10-14 people with a broad range of interests. Conduct 5-7 meetings/worksessions to receive feedback and brainstorm solutions through the process. This could be the POST Commission if representation is broad enough, or an extension of this group for an ad hoc committee specific for this project. These members can be liaisons, connecting with their neighborhoods and constituents and amplifying the number of people who participate.
- Informing and receiving input through many forms of social media (Facebook, Instagram, email, etc.)
- Four online questionnaires
 - Input on existing conditions, need for improvements, and ideas to consider for including in alternatives
 - Feedback on alternatives to identify the components of preferred master plans for both sites
 - Feedback on Preliminary Preferred Conceptual Plans
 - Feedback on Draft Master Plans
- Worksessions with the Frederick POST Commission and Board of Trustees
- Pop-ups at community festivals and events
- On-site community "walk and talks"

² Frederick Community Profile, 2021/2022. [ECO-Profile--Updated-2021-PDF \(frederickco.gov\)](https://frederickco.gov/eco-profile-updated-2021-pdf)

REGISTER
use your phone's camera to scan this code or visit the website below

LET'S ADVANCE ENVIRONMENTAL JUSTICE!

DO YOU WORRY ABOUT POLLUTION IN YOUR COMMUNITY?

DO YOU WANT TO HAVE ENVIRONMENTAL PROGRAMS THAT ARE SHAPED BY YOU AND FOR YOU?

From June 14-18, join a focus group meeting to discuss how we can make it easier for the community to get involved in advancing environmental justice in Colorado.

- Sessions available in English and Spanish
- Light refreshments and \$45 gift card offered

¡FOMENTEMOS LA JUSTICIA AMBIENTAL!

¿LE PREOCUPA LA CONTAMINACIÓN QUE HAY EN SU COMUNIDAD?

¿LE GUSTARÍA TENER PROGRAMAS AMBIENTALES HECHOS POR USTED Y PARA USTED?

Entre el 14 y el 18 de junio, únase a un grupo focal para conversar de cómo podemos hacer que más personas participen en fomentar la justicia ambiental en Colorado.

- Sesiones disponibles en inglés y español
- Ofreceremos refrigerios y tarjetas de regalo de \$45

REGISTRESE
use la cámara de su teléfono para escanear el código o visite nuestro sitio web ↓

More information at
www.cdphe.colorado.gov/environmental-justice

Más información en
www.cdphe.colorado.gov/es/justicia-ambiental

LET'S ADVANCE ENVIRONMENTAL JUSTICE!

Join the Colorado Department of Public Health & Environment (CDPHE)'s effort to improve best practices for community engagement.

Do you worry about pollution in your community?

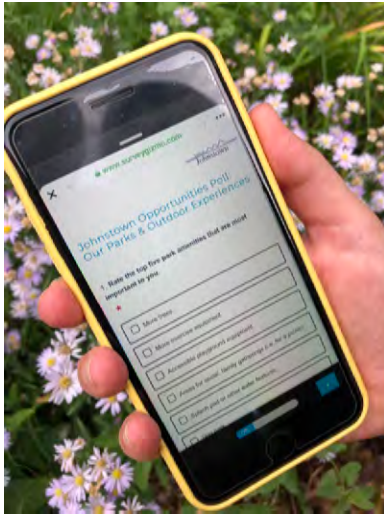
Do you want to have environmental programs that are shaped by you and for you?

Join a focus group meeting on June 18 at the First United Methodist Church of Alamosa to discuss how we can make it easier for the community to get involved in advancing environmental justice in Colorado.

- Sessions available in English and Spanish
- Light refreshments and \$45 gift card offered

To participate, use your phone's camera to scan this code or visit the website below:

www.cdphe.colorado.gov/environmental-justice



TASK 1.7 PHASE 1 STAKEHOLDER ENGAGEMENT ACTIVITIES

- Project Branding and Website
- Stakeholder Interviews
- On-site community walk and talks to collectively discuss opportunities and challenges
- Stakeholder Advisory Meeting #1
- Questionnaire #1
- Pop-up booth at Festival of Lights

Phase 1 Deliverables:

- Site Opportunities and Challenges maps and summary memorandum of existing conditions
- Preliminary Milavec Reservoir water quality assessment and improvement strategy
- Market Assessment
- Business Operations Analysis
- Public Engagement Plan
- Event and meeting agendas, materials, and notes
- Summary of stakeholder input

TASK 2.1 VISION, GOALS, AND PROGRAMMING

Logan Simpson will facilitate programming workshops with staff and partners. The first workshop will define vision statements and goals for each site that everyone agrees upon and begin to identify the types of elements to consider for inclusion on the sites.

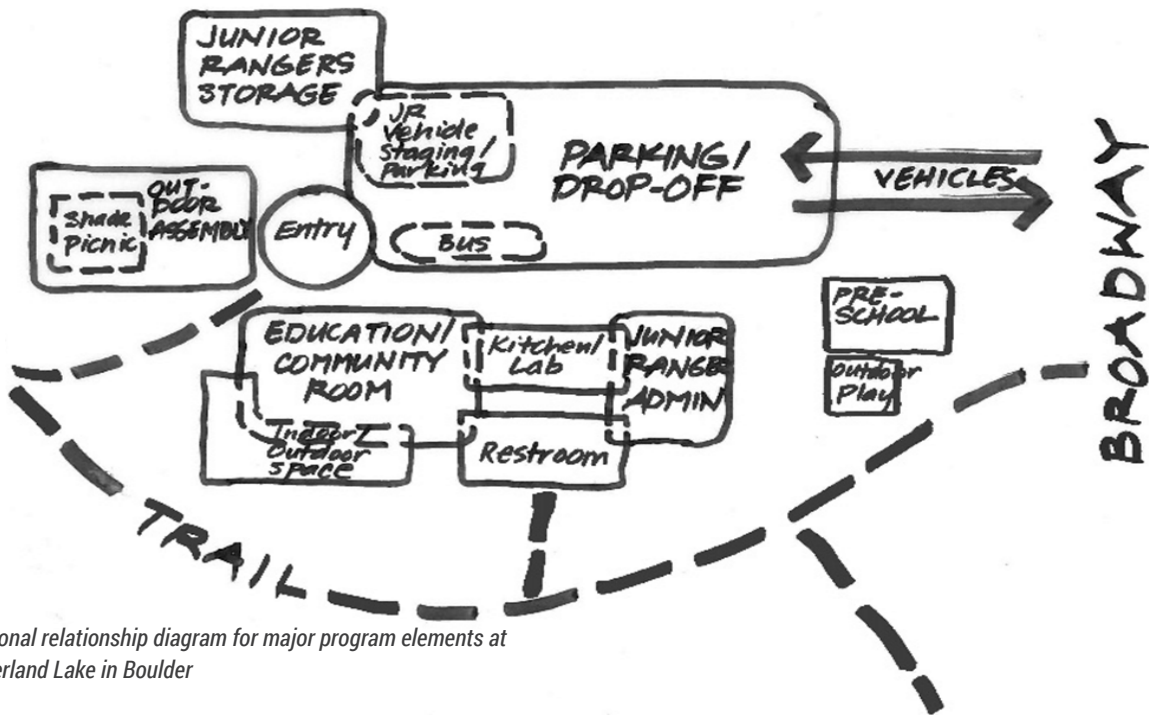
The second workshop will specifically define the elements that should be considered for each site based on the Vision, goals, and results from Phase 1 community engagement and analysis. Initial results from the water quality assessment will inform decisions regarding use of reservoir at the FRA. If the water quality could be maintained through the summer recreation season, paddle sports could become a major attraction for locals and others in the region. This decision may be driven by capital and maintenance costs associated with potential remedies. The initial program will address the use types and attributes/design criteria as shown below. The specific design character that is tailored to each site will be defined later.

Example of program for Wonderland Lake
Master Plan in Boulder

Activity / Function	Facilities or Actions Needed	Design Considerations / Criteria	Supporting, Complementary or Conflicting Activities or Features
Wetlands Immersion	Boardwalk		
Sledding	3.5:1 slope (25 to 30%). 100' to 150' length. Flat area at top and run-out at bottom.	Turf grass surface best to avoid erosion. No obstacles, trees, etc. Run-out at bottom of hill. Dam too steep for sledding and no safe runout at bottom.	Trees and shrubs, rocks and exposed concrete features
Dog Wading	Water, dog poop bags, waste collection and disposal	Gentle underwater slope with firm (not muddy) footing and 8'min wide shoreline with stable surfacing	Seating Fishing Quiet resting areas
Nature Play			
Large extended- family/group picnic Rental Approximately 20-24 people	Shelter approximately 24 x 34' Tables, plaza, bbq with prep area, ad hoc seating at edges.	Create a somewhat protected space with landscaping for interest. Avoid bird perch areas under shelter. Electricity? Security lighting? Sign for reservation required. Views desirable.	Restrooms nearby. Ideally within 250-350' of parking.
Site Support			

Activity / Function	Facilities or Actions Needed	Design Considerations / Criteria	Supporting, Complementary or Conflicting Activities or Features
Facilities			
Restrooms # of stalls?		Near parking area. Large overhangs for weather protection. Floor drains for easy cleaning and drainage. Doors visible from parking area or roadway for surveillance. Locked at night. Accessible from site/exterior and from meeting space. Water and sewer infrastructure. Year round (heated). Construction – sturdy materials	Maintenance/ storage building
Storage / Maintenance	See architectural program	Far from water bodies (toxic materials: gas, oils, herbicides, etc.)	
Vehicular access roads and parking	Paved access road and parking lot(s). Bus drop-off Helicopter landing zone uses the parking spaces	City of Boulder design standards Trees in parking area cannot compromise helicopter landings Emergency access	Programmed outdoor use areas
Historic Preservation			
Farmhouse Not eligible for NRHP	Renovate interior to be useable space, and meet current building and energy codes Evaluate structure for current/intended use (floor loading)	Retain historic character of structure Retain form Modernize envelope and materials.	Modern exterior features
Storage Shed (small)	Stabilize at a minimum.	Keep all sides visible from the exterior	

As part of Task 1.1 we will prepare Functional Relationship Diagrams that analyze the functional components of the site, including parking, maintenance, and use areas.



Functional relationship diagram for major program elements at Wonderland Lake in Boulder

TASK 2.2 ALTERNATIVES

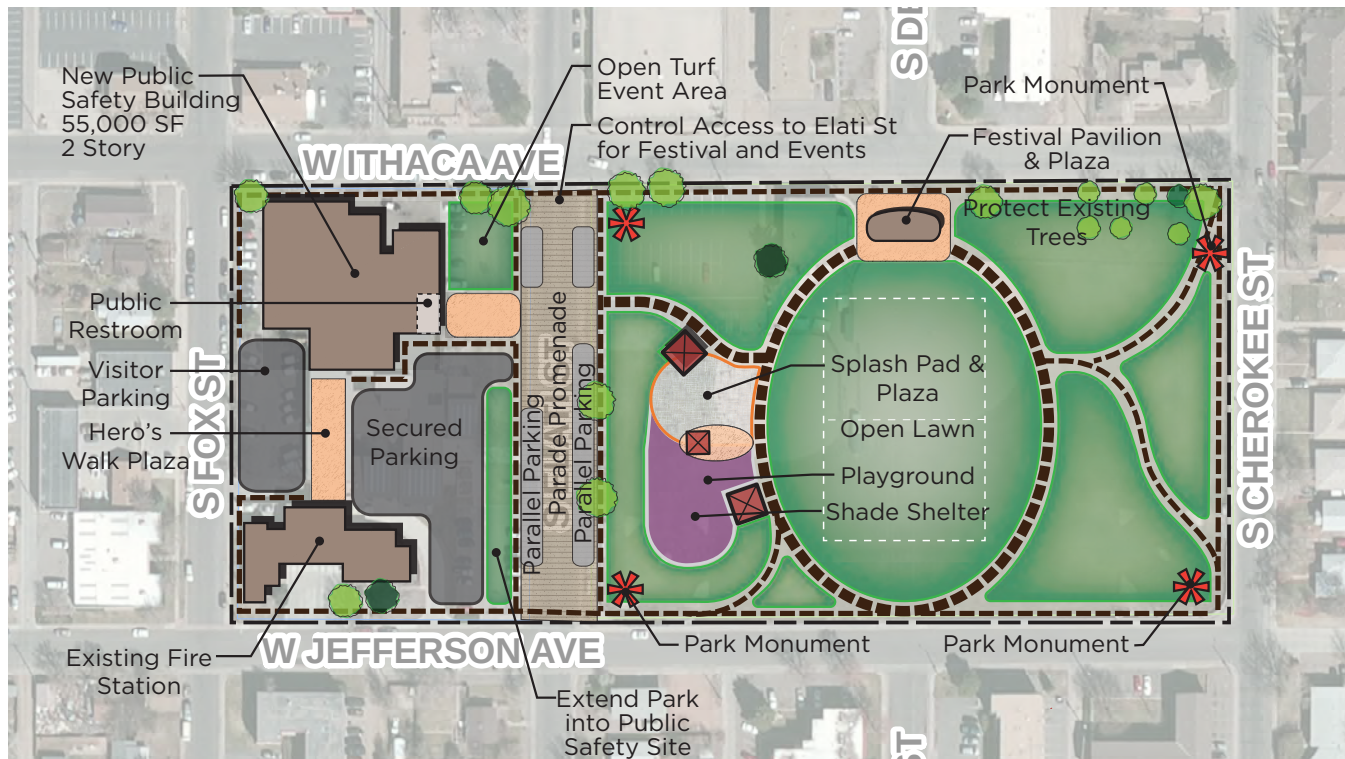
The Logan Simpson team will conduct internal worksessions to create two or three alternatives for each site. Frederick staff are encouraged to participate in these worksessions. Initial ideas will be refined into conceptual plans that are accompanied by high level capital, operations and maintenance cost estimates, and potential revenue generation options to evaluate differences. The alternatives will be evaluated based on how well they perform in meeting the stated goals for the sites. Preferences on the design character for each site will also be explored by using prototype images and receiving input from the public.

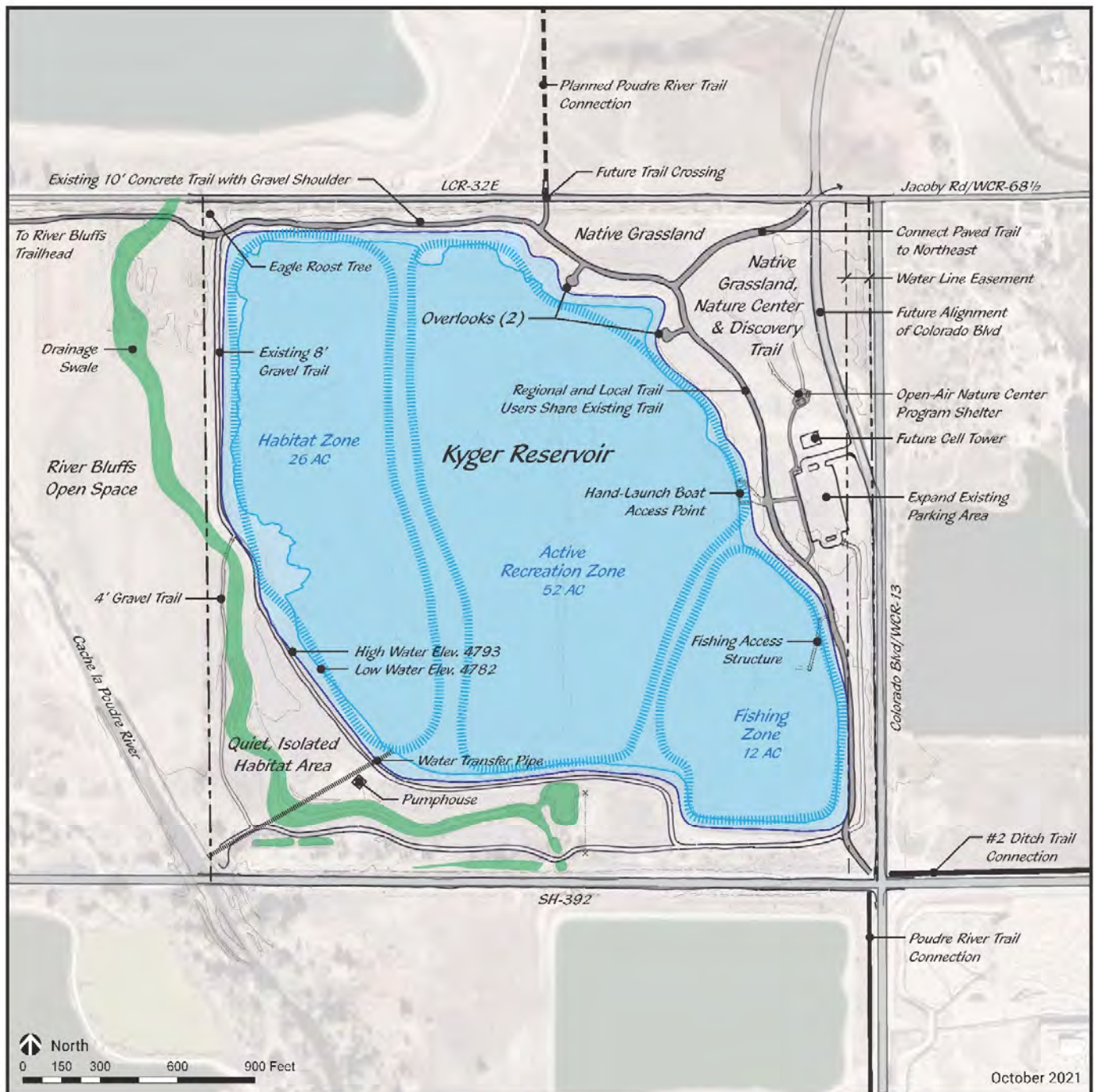


Mehaffey Park concept plans



Logan Simpson developed three concepts for renovating Cushing Park in Englewood, which were then combined into a preferred plan. We are currently working with Englewood to develop conceptual renovation plans and cost estimates for 10 other park sites including Miller Field (below).





Alternative A - Preservation Emphasis



Kyger Open Space Master Plan



Logan Simpson recently completed the master plan for Kyger Open Space in Windsor, which included alternatives for the use of the reservoir as well as land-based uses.

Table 1. Alternative A Parking Requirements for Boating

Water Surface Area (90 ac. ave.)	Use	Acres	Standard	% of total boats/boards	40% of total boats/boards on shore	Total # of boats/boards	Parking need 2 boats/boards per vehicle
Fishing and Active Recreation (64 acres)	Personal Watercraft (kayaks, canoes, bellyboats, etc.)	49 acres*	3 acres/boat	50% = 17	7	24	12
	Stand-up Paddle Board (SUP)	15 acres	1 acre/SUP	50% = 15	6	21	11
Total Parking Spaces for Boating							23

*Includes the 12-acre Fishing Zone accessed via kayak, bellyboats, and canoes.

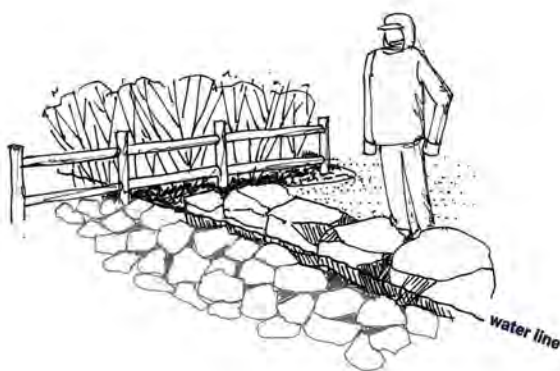
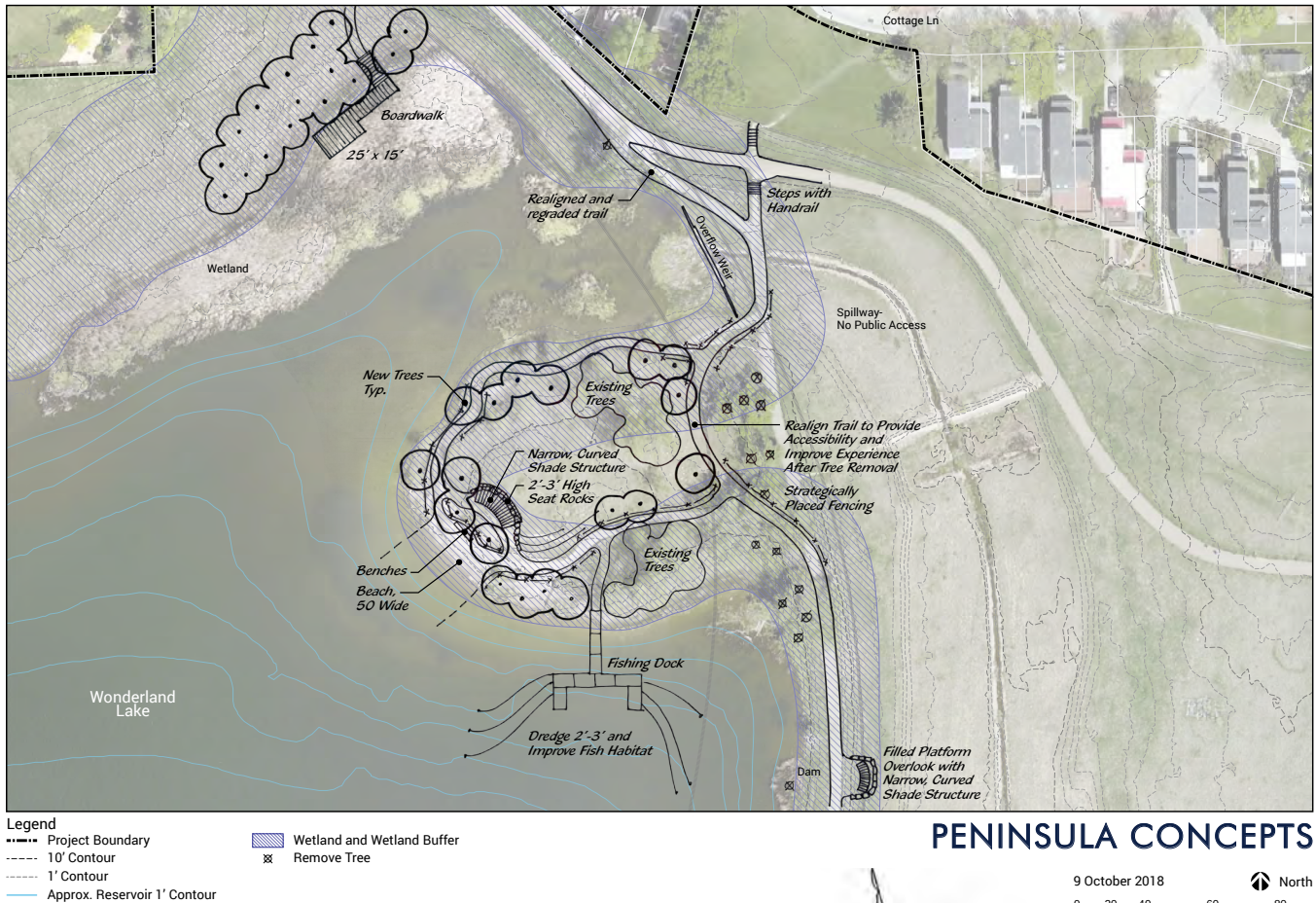
Table 2. Alternative A Total Parking Requirements

Type of Area	Area / Number	Features	Capacity	People per vehicle	Parking Spaces	Notes
Nature Education Center	3-5 acres	Outdoor Amphitheater, shelter, walking trails with signs	30 people or more with school groups	2	15	Need bus drop off for school events
Picnic	2	Shelter with picnic table	6 ea – 12 total	3	4	Non-reservable and may overlap with trail users
Trails	NA	Paved, gravel, and natural surface; bike repair station; waysides, overlooks/viewing areas.	40	2	20	For site-specific trail users
Poudre River Trail	NA	Regional trailhead	30	1.5	20	When River Bluffs parking lot is full
Shoreline Fishing		Designated and Ad Hoc Access	20	1.5	13	
Staff/Maintenance			2	1	2	
Boating		See Table 1	44	2	23	
Total Parking					97	

The carrying capacity was defined by the desired recreational experience and translated to numbers of parking spaces required.

TASK 2.3 PRELIMINARY CONCEPTUAL PLANS

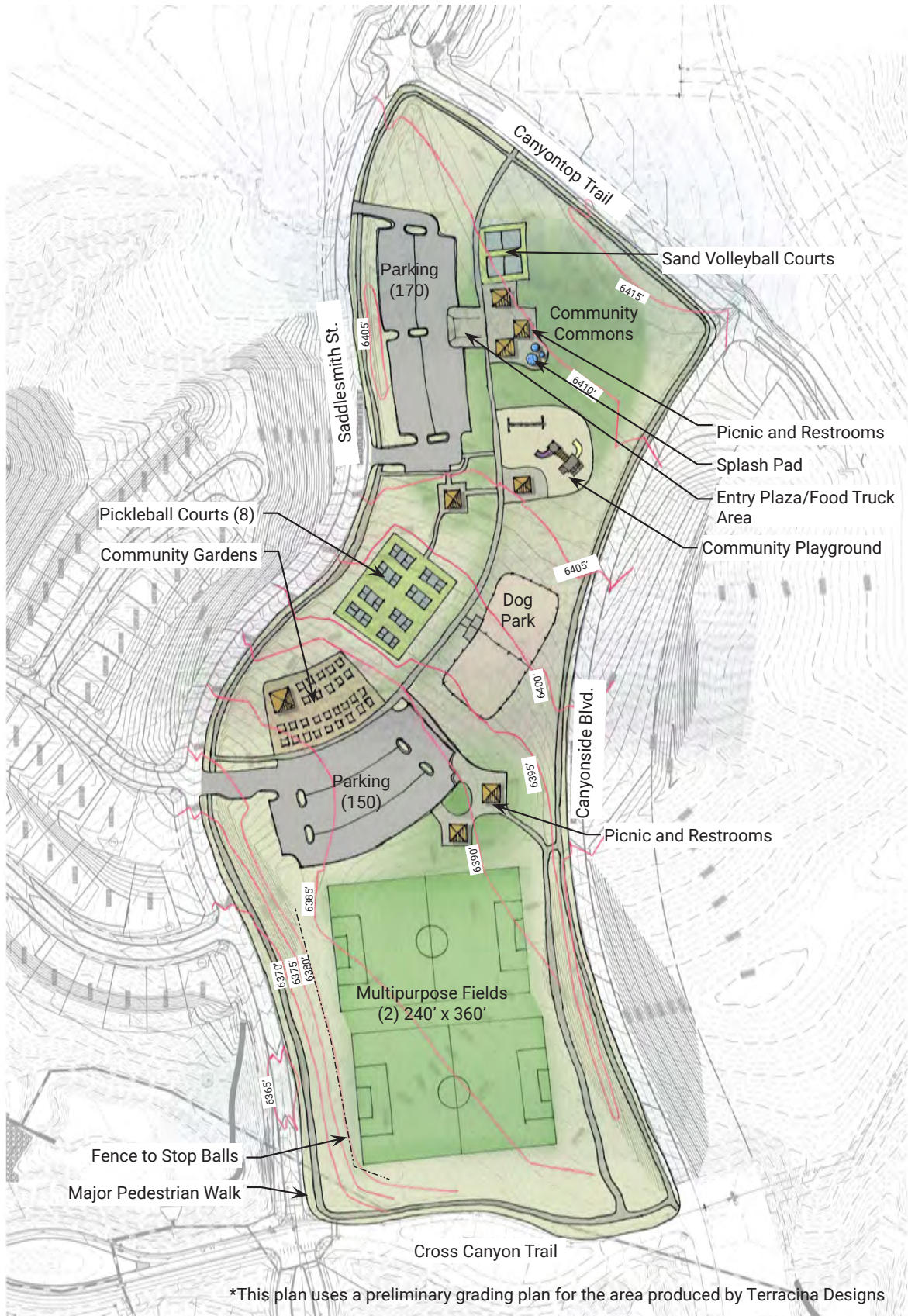
The best ideas from the alternatives will be distilled into a Preliminary Conceptual Plan for each park. Images of key components will convey their desired design character. Enlargement plans of key features may be required to fully understand their program elements, such as an aquatic center, golf course, paddle sports day use area, performance venue, group picnic facility. These will be reviewed with staff and the Stakeholder Advisory Committee and refined before posting for public comment.



Peninsula Shoreline Stabilization

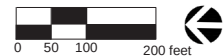


Stepped Fishing Access on Dam



Canyonside Park

Conceptual Plan



March 7, 2022

TASK 2.4 PHASE 2 STAKEHOLDER ENGAGEMENT ACTIVITIES

- Programming Workshops
- Stakeholder Advisory Committee Meetings #2, #3, and #4
- Questionnaires #2 and #3 – input on Alternative Plans and Preliminary Conceptual Plans
- Information for social media and website
- Worksessions with the Frederick POST Commission and Board of Trustees
- Pop-ups at community festivals and events, open houses, site walk and talks

Phase 2 Deliverables:

- Draft Milavec Reservoir water quality assessment and improvement strategy
- Vision, Goals, and Programs
- Alternative Plans
- Preliminary Conceptual Plans
- Event and meeting agendas, materials, and notes
- Summary of stakeholder input



Jana McKenzie designed the Lakewood Festival Area performance stage to function as a picnic area. A seat wall on the back of the stage allows for small group interpretive programs.

PHASE 3 – MASTER PLAN DEVELOPMENT

This phase refines the results of Phase 2 into Preferred Master Plan and consists of two major tasks.

TASK 3.1 PREFERRED MASTER PLANS

Based on stakeholder and staff input, the Logan Simpson will prepare illustrative Draft Master Plans for Centennial Park and the FRA. The layout and design of the site and facilities should maximize efficiency, stretch available and potential future resources, and provide maximum benefit for every dollar spent. At this point in the process the final assessment of options for improving the water quality at Milavec Reservoir will be complete, allowing for the final decisions regarding use of the water surface and potential costs for capital improvements and maintenance/operations. The illustrative plans will be accompanied by infrastructure and landscape master plans, and a sketch up model for each site is recommended. This will allow us to view the site from various locations and prepare more realistic rendered perspective drawings that show people what the parks and structures may look like. Budgetary cost estimates and phasing concepts also will be developed, as well as final financial proformas. Based on stakeholder input, the plans will be refined two times before being finalized.

Thornton Trail Winds Park and Open Space Master Plan

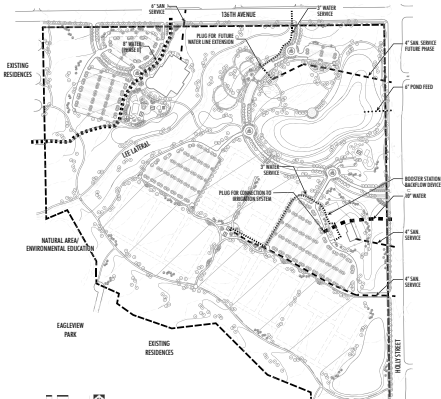
LEGEND

- Property Boundary
- Trail
- Raised Crosswalk
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Turf
- Dedicated Open Space



City of Thornton

Master Plan 2007, Revised 2015



Thornton's Trail Winds Park and Open Space master plan and utilities and landscape/irrigation overlays allowed for detailed cost estimating for constructing the park in phases.



As part of Logan Simpson's Parks and Recreation Master Plan for Englewood, Counsilman-Hunsaker created concepts for Pirates Cove that would generate enough revenue to cover the costs of maintenance and operations.

	VISION PLAN	PRIORITY IMPROVEMENTS (1A BOND)	2 NORTH FIELDS CONCESSIONS / RESTROOMS AND SOUTH PARKING	OTHER PROJECTS
<i>Item Description</i>	<i>Total Cost</i>	<i>Total Cost</i>	<i>Total Cost</i>	<i>Total Cost</i>
Demolition	\$428,920	\$347,530	\$5,500	\$75,890
Earthwork	\$393,975	\$393,975	\$ -	\$ -
Parking, Walks, Landscape, Perimeter Fencing	\$3,825,193	\$2,195,929	\$822,966	\$806,299
New and Upgraded Ballfields	\$7,220,930	\$1,355,950	\$1,403,980	\$4,461,000
Structures and Site Furnishings	\$1,575,575	\$52,000	\$473,000	\$1,050,575
Storm Drainage, Potable Water, Sanitary Sewer	\$779,420	\$631,620	\$ -	\$147,800
Electric Power and Pedestrian Lighting	\$305,000	\$192,500	\$-	\$112,500
Mobilization, General Conditions, Permitting, Design	\$4,051,000	\$1,631,000	\$640,000	\$1,780,000
Total Base Project	\$18,580,013	\$6,800,504	\$3,345,446	\$8,434,064
Estimating Contingency - 8%	\$1,486,401	\$544,040	\$267,636	\$674,725
Grand Total	\$20,066,414	\$7,344,544	\$3,613,082	\$9,108,789

Cost estimate for Runyon Youth Sports Complex renovations and additions.

TASK 3.2 PHASE 3 STAKEHOLDER ENGAGEMENT ACTIVITIES

- Stakeholder Advisory Committee Meeting #5
- Questionnaire #4 – input on Draft Master Plans
- Information for social media and website
- Worksessions with the Frederick POST Commission and Board of Trustees
- Pop-ups at community festivals and events, or open houses

Phase 3 Deliverables:

- Draft Illustrative Master Plans
- Sketch-up Models and Lumion Renderings
- Infrastructure and Landscape Master Plans
- Final Milavec Reservoir Water Quality Assessment
- Budgetary Cost Estimates
- Phasing Concepts
- Event and meeting agendas, materials, and notes
- Summary of stakeholder input

PHASE 4 – MASTER PLAN FINALIZATION

This phase results in a final Master Plan for each site and compiles all products into a document that can be approved by elected and appointed officials. It consists of two major tasks.

TASK 4.1 FINALIZE MASTER PLAN

Logan Simpson will finalize the graphics and prepare a highly graphic document that summarizes the planning process, existing conditions, program, vision and goals, alternatives, Master Plans, cost estimates and phasing considerations, and implementation actions, including required permits, timing, and identification of elements that need further study. A draft of the report will be provided for staff review and then refined for review and comment by stakeholders, POST Commission, and Board of Trustees. It is anticipated that the POST Commission will make a recommendation to Board of Trustees to adopt the plans.

TASK 4.2 PHASE 4 STAKEHOLDER ENGAGEMENT ACTIVITIES

- Stakeholder Advisory Committee Meeting #6
- Information for social media and website
- Pop-ups at community festivals and events, or open houses
- Adoption meetings by Frederick POST Commission and Board of Trustees

Phase 4 Deliverables:

- Final graphics
- Draft and final Master Plan Report with implementation actions



Cover of final master plan document for Pueblo County's Runyon Youth Sports Complex.

TIMELINE

The schedule below shows the sequence of events described in our approach. We anticipate that this will be refined when the work plan is finalized.

	2022			2023												2024	
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Phase 1-Site Investigation, Analyses, and Initial Financial Assessments																	
1.1 Site Inventory and Assessments																	
1.2 Milavec Reservoir Water Quality Assessment (Preliminary and Final)																	
1.3 Demand for Park and Recreational Amenities																	
1.4 Market Assessment																	
1.5 Business Operations Analysis																	
1.6 Public Engagement Plan																	
1.7 Phase 1 Stakeholder Engagement Activities																	
Project Branding and Website																	
Stakeholder Interviews																	
On-site community walk and talks																	
Stakeholder Advisory Meeting #1																	
Questionnaire #1																	
Pop-up at Festival of Lights																	
Phase 2 - Preliminary Concept Development																	
2.1 Vision, Goals, and Programming																	
2.2 Alternatives																	
2.3 Preliminary Conceptual Plans																	
2.4 Phase 2 Stakeholder Engagement Activities																	
Programming Workshops																	
Stakeholder Advisory Committee Meetings #2, #3, #4																	
Questionnaires #2 and #3																	
Information for social media and website																	
Worksessions with POST Commission and Board of Trustees																	
Pop-ups at community festivals and events, or open houses/site walk and talks																	
Phase 3- Master Plan Development																	
3.1 Preferred Master Plans																	
3.2 Phase 3 Stakeholder Engagement Activities																	
Stakeholder Advisory Committee Meeting #5																	
Questionnaire #4 – input on Draft Master Plans																	
Information for social media and website																	
Worksessions with POST Commission and Board of Trustees																	
Pop-ups at community festivals and events, open houses, and site walk and talks																	
Phase 4 - Master Plan Finalization																	
4.1 Finalize Master Plans																	
4.2 Phase 4 Stakeholder Engagement Activities																	
Stakeholder Advisory Committee Meeting #6																	
Information for social media and website																	
Pop-ups at community festivals and events, or open houses																	
Worksessions and adoption meetings by POST Commission and Board of Trustees																	

STATEMENT OF EXPERIENCE

LOGAN SIMPSON

Logan Simpson was founded in 1991 and will be the prime consultant for the Frederick Recreation Area and Centennial Park. The firm's ecologically-based design philosophy supports our company's Mission—Working Together to Guide Responsible Change—and results in responsive solutions to the natural, cultural, and built environments. Across offices, our design studios work collaboratively, striving for innovation, placemaking, environmental stewardship, and resilient, sustainable design solutions. Our capabilities span, from system-wide parks and recreation master plans to site specific master plans and highly detailed site design. Logan Simpson's work is woven into the communities we serve through urban infill, environmental restoration, commercial and multi-family development, education facilities, public facilities, streetscapes, highways, recreational facilities, open spaces, parks, and trails. Above all, we enjoy what we do and appreciate opportunities to support our clients and communities.



Our parks and recreation work consists of more than 200 projects that span the spectrum from pocket parks, to community and regional parks, reservoirs, trails, and natural areas. We have more than 125 professional staff, giving us ample resources to meet project deadlines; 28 are located in our Fort Collins office. Our professionals include landscape architects, community planners, urban designers, biologists, environmental planners, cultural/historic specialists, GIS specialists, and public engagement/graphics specialists. The firm's multi-disciplinary capabilities mean that we infuse the knowledge of others in various aspects of site design, making solutions more meaningful, resilient, and enduring. The key staff assigned to this project have worked together for many years and have the experience of leading complex projects that involve multiple firms.

OLSSON

Olsson will provide civil, survey, transportation, stormwater, and water quality services from their Denver office. Founded in 1956, they are a nationally recognized, employee-owned engineering and design firm with a high standard of excellence. Their goal is to improve communities by making them more sustainable, better connected, and more efficient. They also incorporate principles of sustainable design and can provide cost-saving designs for their clients who are interested in minimizing the impact of their projects on the environment. They've assembled a diverse staff of transportation, civil, and water engineering experts who provide clients with creative, long-term solutions for improving water quality; groundwater management; comprehensive watershed planning; building reservoirs, dams, and levees; restoring streams; designing urban sewer and water and wastewater systems; managing floodplains; and so much more. They know water planning and engineering can be a matter of life and death, and are committed to finding innovative ways to protect this precious resource in everything they do. Their scientists and engineers will work closely with Logan Simpson and the Town to assess the needs and develop solutions in each of these areas. Olsson and Logan Simpson have worked together on park projects, including Riverdale Ballfields in Thornton and Genesee Outdoor Experiential Area at Genesee Park for Denver and Olsson has completed many other park and reservoir projects in Colorado and other states.



HUNDEN STRATEGIC PARTNERS

Hunden Strategic Partners (Hunden), led by CEO Rob Hunden, is a premier real estate development advisory and consulting firm with its primary offices in Chicago and will lead the market analytics and financial feasibility study efforts. The firm offers the full range of market and financial feasibility services, as well as economic and fiscal impact analyses for transformative development projects, with an emphasis on sports and recreation facilities, golf and other unique recreation and attraction assets, arenas, stadiums, entertainment and mixed-use districts, and hospitality developments. Hunden has worked on more than 1,000 destination projects or studies in the past 25 years, with more than \$20 billion in projects built and successful, or currently underway.

The firm is a leading industry expert in conducting competitive market research, profiling comparable venues/assets, and utilizing years of lessons learned and best practices to arrive at sustainable recommendations. Hunden's team of analysts conducts independent interviews and tailored conversations with industry insiders and operators to gather the most relevant and current trends and industry realities. Additionally, Hunden creates unique demand and financial models for nearly every study and assignment, assuring the Town of Frederick that their approach will be tailored to the needs and characteristics of this community.



SEMPLE BROWN

Semple Brown will be responsible for evaluating existing structures and developing concepts for renovation, replacement, and new facilities. Since its founding in 1982, Semple Brown has prided itself on creating beautiful, functional, and memorable architecture and interior design. The firm's commitment to delivering exceptional design has resulted in some of the most prominent, award-winning projects in the state. Their firm has a long history of collaborating with landscape architects to create park, aquatic, and special event structures that harmonize with the outdoor environment and take advantage of Coloradans' desire to blend indoor and outdoor experiences. Their firm's design portfolio spans a wide range of project types, including parks, pool houses, hospitality, restaurant, corporate interiors and education—but they also specialize in the design and renovation of performance and cultural venues. They have worked with an array of visual and performing artists and organizations, focusing on creative, cost-effective, timeless and practical solutions to support their work. At Semple Brown, architects and designers dedicate themselves to fully understanding each client's aspirations, vision, budget and schedule, as well as project constraints, the true lifeblood of innovation.



NORBY GOLF COURSE DESIGN

Since 1989, Norby Golf Course Design (Norby Golf) has specialized exclusively in the design of golf course communities, golf courses, and golf practice facilities and are currently working with the Town of Frederick at Bella Rosa Golf Course. They will support the team with concepts for improving or expanding the golf course based on Hunden's independent market and business operations assessments to determine if the golf operation can be financially sustainable in the local golf market. The placement of bunkers and water hazards, the positioning of tees, and the contouring of the greens all play a role in creating an enjoyable experience, as well as the location, amenities offered, and ambiance of the club house. Norby Golf recognizes that respecting the community and clientele that the course serves can play a critical role in its success.





JANA MCKENZIE, FASLA, LEED AP

Principal Landscape Architect, Project Manager



Jana is an award-winning landscape architect skilled in facilitating decision-making processes, parks, recreation, trails and open space systems master plans, and planning and design of parks and recreation facilities, water-based recreation areas, special events spaces, and renovations of existing public parks. These plans frequently include extensive public involvement, identification of user needs, programming, budgetary cost estimates for phasing of construction, operations, and maintenance requirements, and defining metrics to measure the performance of a project over time. Jana understands the interrelationship between large-scale planning, and detailed design solutions, and has been responsible for design and oversight of construction of more than 60 projects that total more than \$250 million in construction value. In addition to the projects listed below, she was the Principal for all of the projects listed on the other Logan Simpson design team members' resumes. She was recognized by the American Society of Landscape Architects for her projects' contribution to excellence in the profession by receiving the title of "Fellow".

EDUCATION

Bachelor of Science
Landscape Architecture,
Magna Cum Laude,
Colorado State
University, 1985

PROFESSIONAL REGISTRATIONS/ ACCREDITATIONS

CLARB Certified
Landscape Architect
#20259/5456 and
Registered Landscape
Architect (Colorado
#242, Wyoming #LA-
042B, Utah #9505341-
5301, Montana #10479,
Nevada #994, South
Dakota #14054, and
Idaho #16862)

National Recreation
and Park Association
and Colorado Parks and
Recreation Association

LEED-AP, US Green
Building Council (lifetime
accreditation)

SELECTED PROJECTS

Mehaffey Park. Loveland, CO. Principal landscape architect for the master plan and construction documentation for a new 69-acre community park in Loveland, Colorado. Features include a signature bridge over the trail, unique adventure play area, disc golf course, multipurpose fields, tennis and basketball courts, skate park, dog park, picnic areas, bioswales, and a regional detention pond that also functions as raw water storage for irrigation.

Runyon Sports Complex Master Plan. Pueblo County, CO. Principal landscape architect for the long-range vision and phased implementation plan for additions and renovations to an existing youth ballfield complex that has been home to baseball and softball games and tournaments for more than 50 years.

Frisco Bay Marina. Frisco, CO. Principal landscape architect who oversaw the team's work to develop the vision and master plan for the Frisco Bay Marina on Lake Dillon.

Joe Rowell Park Master Plan. Dolores, CO. Jana is leading the master plan and community engagement process to improve an existing 35-acre community park along the Dolores River that hosts baseball, softball, and soccer games and tournaments, festivals, and other special events. The result is a plan that modifies many existing facilities to increase the amount of space for unstructured use by the community, create a better special events experience, improve the sports facilities, add shade, and provide more recreational opportunities for youth who do not participate in team sports.

Viestenz-Smith Mountain Park. Loveland, CO. Principal landscape architect for the master plan and two phases of construction for this award-winning historic mountain park along the Big Thompson River and US34. Features include renovations to existing structures, river access, extensive native landscape restoration, parking areas, paved and unpaved trails, picnic and restroom facilities, and two 100-foot long pedestrian bridges.

Riverwalk Park. Thornton, CO. Principal in charge of site planning and construction documentation for a new 65-acre park that includes a ballfield complex, parking areas, restrooms, concessions, play area, trails, and multi-purpose turf and natural areas.

Kyger Open Space Master Plan. Windsor, CO. Jana led the planning effort for a 150-acre property that has a water storage reservoir and trails. The final plan includes several locations to access the water for paddlesports and fishing, a fishing dock, paved and natural surface trails, picnic areas at overlooks, an environmental education center with interpretive trails and small outdoor amphitheater, and native landscape restoration areas.

Englewood Conceptual Park Master Plans. Englewood, CO. Jana is leading the development of conceptual master plans for renovating 11 park sites including neighborhood parks, greenbelts, and Belleview Park/Pirates Cove Water Park, the city's premier community park. The plans will be used to generate community support and establish costs for a bond initiative that will be voted on in 2023.

Parks and Recreation Systems Plans. Throughout her career, Jana has led parks and recreation system planning projects that include extensive public engagement and stakeholder facilitation processes, and which include recommendations for changes to community policies and regulations. Projects include multiple municipalities and counties, including Craig, Steamboat Springs, Delta, Superior, Fruita, Timnath, Golden; Castle Pines; Castle Rock, Berthoud, Pueblo West, Colorado Springs, Fountain, Fort Collins, Arvada, Commerce City, El Paso County, Greeley, Ken-Caryl Ranch, Larimer County, Morrison, Parker, and Windsor, Colorado.



STEVE SIGLER, ASSOCIATE, ASLA

Senior Landscape Architect, Assistant Project Manager

Steve is a landscape architect with 16 years of experience in design, project management, and construction documentation and administration, for parks, natural areas, reservoirs, river corridors and restoration, trails, public buildings, museums, and streetscapes. He carries a deep understanding of the how to use graphics to convey design and planning concepts to clients, team members and the public. Steve has been a design team member on award winning projects, including: the LEED™ V4 Platinum Utilities Administration Building in Fort Collins, Englewood CO Police Headquarters, Viestenz Smith Mountain Park in Loveland, Perot Museum of Nature and Science in Dallas, Texas.

EDUCATION

Bachelor of Science
Landscape Architecture,
Colorado State
University, 2005

PROFESSIONAL REGISTRATIONS/ AFFILIATIONS

CLARB Certified
Landscape Architect
(#34752) and Registered
Landscape Architect
(Colorado #1143 and
Wyoming #LA-0240C)

American Society of
Landscape Architects
(ASLA)

SELECTED PROJECTS

Chatfield Reservoir Recreation Facility Design. Jefferson County, CO. Design team member to develop conceptual designs for approximately \$30 million of improvements to the recreation use areas around the reservoir. The facilities needed to be relocated to a higher elevation because of the plan to raise the water surface approximately 12 feet to accommodate more water storage.

Frisco Bay Marina. Frisco, CO. Assistant project manager and lead designer for a master plan and construction documents for the Frisco Bay Marina on Lake Dillon. Goals and implementable actions include making the park an extension of Main Street, relocating concessionaire facilities, improving the beach and paddle sports area, and reducing vehicular/pedestrian conflicts.

Mehaffey Park. Loveland, CO. Project landscape architect for a master plan and construction documents for a 69-acre community park in Loveland, Colorado. The preferred plan includes a disc golf course, multipurpose fields, tennis and basketball courts, skate park, dog park, unique adventure play area, paved and soft surface trails, retention pond, picnic lawn and picnic shelters.

Runyon Sports Complex. Pueblo County, CO. Landscape architect assisting with the long-range master plan and phased implementation plan for renovations and additions to an existing youth ballfield complex that has been home to baseball and softball games and tournaments for more than 50 years.

Viestenz-Smith Mountain Park. Loveland, CO. Project landscape architect for a multi-disciplinary team to design a new award-winning park and river restoration to improve fishing, river access and function, and flood resiliency for a historic mountain park that was destroyed in the 2013 Big Thompson River flood.

Riverwalk Park. Thornton, CO. Design team member for a 56-acre ballfield complex and open space area for the City of Thornton near Riverdale and 100th Avenue. The site design includes ballfields, extensive parking area, picnic shelters, concessions, batting cage, play areas, and detention/water quality ponds. An internal trail connects to the South Platte River regional trail, and adjacent neighborhoods, including a new at-grade, signalized street crossing.

Verbena, Stanford and Balsam, and Garland and Saratoga Parks. Denver, CO. Steve is the project manager for these park and playground improvements. The goals of the projects are to upgrade existing play areas, athletic fields, trails, picnic areas, irrigation systems, and other features desired by the neighborhoods.





DAN ARSENEAU

Landscape Designer, Team Member

Dan is a Landscape Designer with six years of experience in park and trail design, institutional and government facility site design, and reservoir and recreation facility studies. He has a passion for outdoor recreation and is developing expertise in wetlands and native restoration, as well as trail and water-based recreation design. Dan has established himself as a critical member of the Logan Simpson design team, has mastered grading, layout, graphics, and report writing, and will soon be a licensed landscape architect.

EDUCATION

Bachelor of Landscape
Architecture, Summa
Cum Laude, State
University of New York
College of Environmental
Science and Forestry,
2014

SELECTED PROJECTS

Viestenz-Smith Mountain Park. Loveland, CO. Dan had major responsibilities for the master plan, design, and construction documentation to rebuild a flood-damaged park and restore a section of the Big Thompson River passing through it. The design and restoration efforts were focused on improving the park's resiliency to future flood events and accentuating the site's natural systems and features.

Riverwalk Park. Thornton, CO. Design team member for a new 50-acre ballfield complex and open space area.

Breeze Park. Craig, CO. Design team member for the master plan and design documents to renovate this urban park near downtown. The project won the 2021 Colorado Lottery Starburst Award.

Verbena, Stanford and Balsam, and Garland and Saratoga Parks. Denver, CO. Landscape designer for these park and playground improvements. The goals of the projects are to upgrade existing play areas, athletic fields, trails, picnic areas, irrigation systems, and other features desired by the neighborhoods.

Chatfield State Park Reservoir Recreation Facility Design. Littleton, CO. In 2010, The Colorado Water Conservation Board, Colorado State Parks, and the US Army Corps of Engineers initiated a mitigation plan to address impacts resulting from an increase in water level of approximately 12-feet at this state park. Dan provided design assistance in developing the conceptual design documents and cost and quantity estimates for approximately \$30 million of construction improvements to the recreation use areas that will be relocated at a higher elevation.

North Park Campground Master Plan. Gould, CO. Dan created conceptual layouts and worked with Colorado Parks and Wildlife staff to develop a master plan to renovate and expand a former KOA campground. The final master plan includes a visitor center, visitor services building, primitive and deluxe cabins, and approximately 50 full hookup sites capable of accommodating 35' trailers for guests and park volunteers.

Genesee Park Experiential Outdoor Center Base Camp. Denver, CO. Dan performed much of the technical design work associated with the master plan and construction documents for improving the visitor experience and operations at this unique mountain outdoor adventure area in Genesee Park.



Kyger Open Space Master Plan. Windsor, CO. Dan assisted with the planning effort for a 150-acre property that has a water storage reservoir and trails. The final plan includes several locations to access the water for paddlesports and fishing, a fishing dock, paved and natural surface trails, picnic areas at overlooks, an environmental education center with interpretive trails and small outdoor amphitheater, and native landscape restoration areas.

Wolf Creek Reservoir Recreational Facilities Master Plan. Rio Blanco Water Conservancy District, CO. Dan developed master plans for road access and recreation facilities around a proposed reservoir in western Colorado. The major development area could become a new State Park and include a marina, restaurant, day use facilities, campgrounds, and trails.

Chimney Hollow Reservoir Recreational Facilities Master Plan. Larimer County, CO. Dan developed layout and grading plans to identify the area's capacity for future facilities at this reservoir that is currently under construction. Facilities include a boat ramp, parking areas, trailhead, and paddle sports area.

Canyonside Park Conceptual Plan. City of Castle Pines, CO. Dan developed alternatives, a final conceptual master plan that includes grading, and a budgetary cost estimate for a new 25-acre park site in Castle Pines. The plan is based on Logan Simpson's analysis of recreational needs as the community grows and includes multi-purpose fields, community gardens, pickleball courts, dog park, loop trails, community playground, splash pad, and a community commons for informal play, performances, festivals, and group picnic rentals.



ANDREW NEWMAN

Senior Biologist: Wetlands and Environmental Lead

Andrew is an experienced senior conservation biologist and project manager with over 18 years of experience specializing in natural resource management, ecological conservation, Threatened and Endangered Species management, mitigation planning and implementation, and regulatory permitting. He brings both hands-on experience as a field biologist conducting special status species habitat surveys and ability to manage conservation projects centered around federal, state, and local regulatory permitting. Andrew is also experienced in conducting wetland delineations and permitting efforts under Section 404 of the Clean Water Act and is familiar with a broad array of natural resource management planning and environmental compliance issues. Andrew's project experience includes large-scale infrastructure development efforts that requires intensive coordination between multiple federal and state agencies, stakeholders, and the public.

EDUCATION

M.A.S. Natural Resource Development with Minor in Environmental Law and Policy, University of Denver, 2013

Bachelor of Science Conservation Biology with Minor in Wildlife Management, California State University – Sacramento, 2008

AFFILIATIONS

Member, City of Fort Collins Natural Resources Advisory Board (2010-2012)

CERTIFICATIONS AND TRAINING

National Environmental Policy Act

Clean Water Act

Bald and Golden Eagle Protection Act

Endangered Species Act

Nevada Conservation Credit System

General Habitat Assessments

Wildlife Capture Certification (CADFW)

ESRI Geospatial Information Systems o Spatial Analyst

SELECTED PROJECTS

I-25/State Highway 392 Interchange Improvements. Colorado Department of Transportation (CDOT), CO. Andrew worked with CDOT to design a wetland restoration plan that created freshwater wetlands to mitigate impacts to existing wetlands adjacent to the interchange.

Water Quality/Aquatic Resources Monitoring for Ralston Afterbay Sediment Management. PCWA. Foresthill, CA. Andrew served as biologist and performed quantitative BMI sampling from the Middle Fork of the American River, above and below Ralston Dam, from the Rubicon River, and from the North Fork of the Middle Fork of the American River. His other project roles included selection of appropriate aquatic habitat monitoring sites, laboratory analyses of the invertebrate samples, collection of substrate measurements, data analysis, and report preparation.

Aquatic Bio-assessment to Comply with Stormwater Permit. Port of Stockton, CA. Andrew was the biologist and conducted annual benthic macro-invertebrate sampling and laboratory analysis for bio-assessment in order to comply with requirements of the Monitoring and Reporting Program under the City of Stockton's and San Joaquin County's Stormwater NPDES Permit. He conducted training in aquatic sample collection and analysis for field crews. He also worked with private landowners to secure access to collection sites.

Over The River™ EIS. BLM Royal Gorge Field Office/Over The River™ Corporation. CO. Assisted lead biologist in preparing wildlife and vegetation resources sections and developing responses to public and agency comments for inclusion in the Preliminary and Final EIS. He authored BA for USFWS concurrence on federally listed species potentially impacted by project activities and a technical memo regarding Bighorn Sheep Habitat improvements and mitigation strategy.

Great Divide Biological Assessment Survey. Uranium One Inc., WY. Andrew served as biologist and conducted special-status species surveys, habitat mapping and assessment for a large scale proposed in situ uranium mining project. He assisted in development of mitigation plan and biological impact analysis concerning greater sage-grouse, pygmy rabbit, and other local wildlife. Winter surveys and spring lek counts were also conducted as part of the project. Andrew prepared calculations and maps detailing the sage-grouse winter habitat in the project area for both client and agency use.





TAYLOR BROYHILL, AICP

Environmental Planner, Public Engagement

Taylor began her career as a planning professional in 2013. With a background in local government planning, administration, and GIS, Taylor brings considerable public-sector experience to every project. Whether facilitating a place-branding initiative, planning for greenways & recreation, or enabling a long-ranging visioning session, she aims to help communities achieve transformative and enduring results. Taylor has experience as both a client and consultant working previously as a local government planner and GIS specialist for two municipalities. This background provides her with a unique perspective and understanding of her local government clients' needs and their responsibilities to citizens and constituents.

EDUCATION

Master of Public Administration;
Appalachian State University, 2013

Bachelor of Arts in Sociology, Magna Cum Laude; Berry College, 2011

PROFESSIONAL CERTIFICATIONS & ASSOCIATIONS

American Institute of Certified Planners, 2018–present

American Planning Association, 2016–present

Appalachian State Local Government Alumni Association, 2013–present

SELECTED PROJECTS

Imagine Tomorrow! Arts, Parks, and Recreation for All Strategic Plan. Lakewood, CO. Taylor is the Assistant Project Manager for the City of Lakewood's Arts, Parks, and Recreation Strategic Plan. She is orchestrating overall client communications, collaborating with subconsultants, coordinating the plan advisory committee, and managing the schedule to ensure that the plan is delivered on time and on budget. Taylor performed an in-depth analysis of existing conditions and worked closely with the city's project manager to host in-person and virtual public workshops, develop and manage online questionnaires, and create promotional content.

Estes Forward Comprehensive Plan. Estes Park and Larimer County, CO. Taylor was assistant project manager for the Estes Forward Comprehensive Plan. This project involved balancing the interests of numerous stakeholders, including two steering committees representing the town and the county. She was instrumental in developing and managing the public engagement strategy for the Community Choices phase of public outreach for which she developed an online interactive mapping tool for participants to communicate their ideas for growth and conservation.

Woodland Park Parks, Recreation, Open Space, and Trails Master Plan. Colorado. Project manager leading the development of the systemwide plan for the City, from assessing existing facility quality and community needs, benchmarking peer communities, developing specific recommendations for projects, and preparing an implementation action plan that identifies the roles of the city as well as other agencies who are involved in providing for recreational activities in the region. Stakeholder engagement includes pop-ups at community events, stakeholder interviews, worksessions with the Parks and Recreation Committee, and formation of a technical advisory committee to develop recommendations and strengthen partnerships with the U.S. Forest Service, local college, school district, CDOT, and other agencies.

Wheat Ridge Open Space Management Plan. Colorado. Project Manager working with a multi-disciplinary team to develop the management plan for the city's open spaces, including the five-mile long Clear Creek Trail and Wheat Ridge Greenbelt that parallels I-70. The plan will address physical improvements to trails and special use areas as well as management strategies and policies to mitigate invasive species, water quality, and user impacts to the natural environment. The robust community engagement program includes pop-ups booths at community events, online questionnaires, virtual meetings, stakeholder interviews, and worksessions with city-appointed committees and elected officials.





DAVID KRICKBAUM, PE, CFM

Technical Leader | Engineering

David has many years of experience in civil planning, design, and construction projects cover street, utility, and regional drainage facilities; major drainageway and outfall systems planning; hydrologic and hydraulic modeling; floodplain studies; FEMA Letters of Map Change; and construction observation and administration. He has coordinated and prepared construction documents on multi-disciplinary projects for local, state, and federal projects.

EDUCATION

B.S., Civil Engineering,
Colorado State
University

**CERTIFICATIONS/
TRAINING**

Professional Engineer:
CO, WY

Certified Floodplain
Manager

SELECTED PROJECTS

- Colorado State University, South Campus Stormwater Master Plan; Fort Collins, CO
- David Evans and Associates, I-25 and Arapahoe Interchange Reconstruction Stormwater Detention and Water Quality; Greenwood Village, CO
- Hartwig & Associates, I-70 and SH58 Storm Sewer and Detention Basin; Wheat Ridge, CO
- Hartwig & Associates, US 6 and I-70 Storm Sewer and Water Quality Facilities; Denver, CO
- City and County of Denver, 52nd and Emerson Regional Water Quality Pond; Denver, CO
- City of Thornton, Sack Creek Regional Stormwater Detention and Water Quality Improvements; Thornton, CO
- South Suburban Parks and Recreation, Altair Park Drainage Improvements; Douglas County, CO
- Logan Simpson Design Inc, Mountain Rec District Sports Complex; Eagle, CO
- Arapahoe County, Stream Two Parks Design; Arapahoe County, CO
- Adams County, Stream Willow Bay Open Space Master Planning; Brighton, CO
- Adams County, Twin Lakes Park Master Plan; Adams County, CO
- Adams County, Stream Riverdale Bluffs; Adams County, CO
- City of Thornton, Logan Simpson 98th & Riverdale Ballfields; Thornton, CO
- City of Thornton, Downing Park Detention Basin; Thornton, CO
- Strasburg Parks & Recreation, Stream Strasburg Park; Strasburg, CO



AMY GABOR, PE, CFM, LEED AP

Senior Engineer / Water

Amy knows water and how it moves. Her experience includes a range of water resources and land development projects, including major drainageway planning, flood hazard area delineation, hydrologic and hydraulic modeling, open channel hydraulics, and streambank restoration. Not only does she perform engineering services, she also knows how to work that from planning and design all the way through construction.

EDUCATION

M.S., Engineering
Systems, Colorado
School of Mines

B.S., Engineering
Systems, Colorado
School of Mines

**PROFESSIONAL
REGISTRATIONS**

Professional
Engineer: CO

**CERTIFICATIONS/
TRAINING**

Certified Floodplain
Manager

Leadership in Energy and
Environmental Design
Accredited Professional

SELECTED PROJECTS

- City of Greeley, 8th Street Engineering Design; Greeley, CO
- City of Aurora, Canterbury Park Renovation Project; Aurora, CO
- Arapahoe County, Stream Two Parks Design; Arapahoe County, CO
- City of Thornton, Riverdale Ballfields Improvements; Thornton, CO
- Adams County, Stream Willow Bay Open Space Master Planning; Brighton, CO
- Adams County, Stream Riverdale Bluffs; Brighton, CO
- Adams County, Stream Twin Lakes Park Improvements; Adams County, CO
- Urban Drainage & Flood Control District, UDFCD South Platte River FHAD 2D Model Test; Denver, CO
- MHFD, Weaver Creek Near Swarthmore; Jefferson County, CO
- MHFD, Brantner Gulch MDP & FHAD; Thornton, CO
- MHFD, City of Thornton, and Adams County, Basin 4100 and DFA 0056 OSP; Thornton, CO
- MHFD, Jefferson County, and City of Lakewood, Weaver Creek MDP and FHAD; Jefferson County and Lakewood, CO
- MHFD, Swamp Angel Detention Basin; Jefferson County, CO
- City of Thornton, Sack Creek Drainage Improvements; Thornton, CO
- Denver Water, Marston Reservoir Drainage Analysis; Denver, CO
- City and County of Denver, Denver Master Plan Update; Denver, CO
- Town of Parker CO, Jordan Tributary Reach A Design; Parker, CO
- City of Greeley, Country Club West Comprehensive Drainage Plan Update; Greeley, CO



CARTER HUBBARD, PE , CFM, D. WRE

Senior Engineer / Water

Carter is a skilled water resources engineer and certified floodplain manager. His vast project experience ranges from channel stabilization to floodplain studies and permitting. Carter uses hydrology and hydraulics programs daily, including the software packages developed by the U.S. Army Corps of Engineers (USACE) Hydraulic Engineering Center. He excels at detailed modeling and analysis. He likes to work collaboratively with clients to develop solutions that are constructible and economically feasible.

EDUCATION

B.S., Civil Engineering,
University of Nebraska-
Lincoln

M.S., Civil Engineering,
University of Nebraska-
Lincoln

PROFESSIONAL REGISTRATIONS

Professional
Engineer: NE

CERTIFICATIONS/ TRAINING

Certified Floodplain
Manager

Diplomate, Water
Resources Engineer

SELECTED PROJECTS

- Omaha Parks Recreation & Public Property, Cunningham Lake Land-Use Research and Analysis and Community-Based Watershed Management Plan; Omaha, NE
- City of Lincoln, Lincoln Holmes Lake Park Rehabilitation; Lincoln, NE
- Boy Scouts of America, Camp Cornhusker Lake Rehabilitation; Lincoln, NE
- LakeTech Consulting Inc., Elkhorn River Basin Water Quality; Norfolk, NE
- City of Lincoln, Site Design for Nebraska Horse Park; Lincoln, NE
- City of Lincoln, Southeast Upper Salt Creek Channel Mitigation and Creek Restorations; Lincoln, NE
- City of Lincoln, Tierra Branch Stream Stabilization and Water Quality Wetland Areas; Lincoln, NE
- Lower Platte South NRD, Ash Hollow Dry Dam; Waverly, NE
- Lower Platte South NRD, Salt Creek Levee Drainage Structures; Lincoln, NE
- Platte County Sanitary Improvement District No. 7, Whitetail Levee Certification; Columbus, NE
- City of Belton, Stormwater Master Plan; Belton, MO
- Joint East Sidney Watershed Authority (JESWA), Drainage Analysis and Watershed Master Plan; Sidney, NE
- City of Lincoln, Design of stormwater BMPs for multiple parking lots, Lincoln Parks and Recreation; Lincoln, NE
- Make it Right, Design of stormwater BMPs for pilot project in Lower 9th Ward of New Orleans; New Orleans, LA



JESSICA BURCH, PE
Technical Leader | Engineering

Jessica offers multi-discipline civil engineering experience which has given her the ability to understand both the detailed technical work and the importance of delivering projects on-schedule and within budget. She develops creative solutions, aligned with organizational priorities, both in design and construction/implementation. Jessica is adept at quickly and successfully adapting to changing environments while maintaining excellent communication, design and project management skills.

EDUCATION

B.S., Civil Engineering,
 Michigan State
 University

**PROFESSIONAL
 REGISTRATIONS**

Professional
 Engineer: CO, MI

SELECTED PROJECTS

- City of Goodyear, Wood Corporate Campus Intersection Design; Goodyear, AZ*
- City and County of Denver, Cole Arts and Science Academy Safe Routes to School; Denver, CO*
- City and County of Denver, 47th Avenue & York Street At-Grade Pedestrian Crossing; Denver, CO*
- City of Fort Collins, College and Prospect Intersection Improvements; Fort Collins, CO*
- City of Arvada, Ridge Road Pedestrian & Bicycle Improvements; Arvada, CO*
- City of Loveland, Boyd Lake Avenue Feasibility Study; Loveland, CO*
- CDOT Region 3, US6B & I-70B North Avenue Signal Replacement; Grand Junction, CO*
- City and County of Denver, Wilson Steele Street Multimodal Safety Improvements; Denver, CO*
- CDOT Region 1, SH 83 Safety and Operations Analysis; CO*
- City and County of Denver, Pedestrian Intersection Improvement Program; Denver, CO*
- City and County of Denver, Work Zone Policy Review: Designing Efficient Traffic Options for Urban Rerouting (DETOUR); Denver, CO*
- City of Fort Lupton, Katalyst Streetscape and Entryway Plan; Fort Lupton, CO*
- City and County of Denver, 33rd Street Outfall; Denver, CO*

**Previous firm experience*



ROB HUNDEN

Market & Financial Feasibility Lead

Rob Hunden and his firm offer extensive experience in the economics of all manner of unique real estate projects, including recreation facilities and assets, mixed-use districts, convention centers and headquarter hotels, tourism projects, and entertainment districts. Over the past 25 years, Mr. Hunden has provided economic development, finance and planning expertise and conducted more than 1,000 feasibility and economic impact studies, including for some of the most notable projects in the U.S. He has had a hand in the development of more than \$20 billion in completed or underway transformative projects, including recreation facilities and amenities, compelling boutique hotels, entertainment districts in several cities, theme parks and major tourist attractions. Rob has written articles on downtown developments and taught college-level Destination Development courses. He has conducted IEDC panel discussions and taught numerous professional development courses for IEDC over the past 20 years. Mr. Hunden conducts studies throughout the United States and North America that focus on multi-use recreation facilities and amenities.

EDUCATION

Indiana University Kelley
School of Business, BS
Finance, 1994

SELECTED PROJECTS

- Fort Collins, CO Multi-Purpose Sports Complex Study and Business Plan
- Castle Rock, CO Recreation Center and Amphitheater Study
- Windsor, CO Sports Complex, Stadium and Mixed-Use Study
- Grand Junction, CO Sports Arena and Entertainment Study
- Pueblo, CO Youth Sports Complex Needs Assessment
- Greeley, CO Island Grove Regional Park Needs Assessment
- Chicago, IL Jackson Park Golf Course Assessment
- Collier County, FL Public Golf Course Facility Needs Assessment
- Bothell, WA Golf Course Reuse Study
- Cave City, KY Mammoth Cave Campground Expansion Economic Impact Study
- Prizer Point, KY Lake Barkley Resort Recreation Amenities Expansion and Impact Study
- West Lafayette, IN Community Wellness and Aquatics Center



TOM GALLAGHER, AIA, LEED AP, PRINCIPAL

Park Structures Design

As Principal at Semple Brown Design since 2014, Tom brings over 25 years of diverse public, private, civic, and residential project experience to his projects. His creative, hands-on approach to building design and exceptional problem solving capabilities assure ontime and on-budget project delivery and a high level of personal service. Throughout his career, Tom has proven his ability to transform the essence of his patrons' visions into elegant, yet practical interpretations that both resonate and ring true—all within budget constraints.

EDUCATION

Master of Architecture,
University of Nebraska-
Lincoln, 1993

Bachelor of Architectural
Studies, University of
Nebraska-Lincoln, 1991

PROFESSIONAL AFFILIATIONS

LEED AP

Architecture Studio
Instructor, UCD

Downtown Denver
Partnership

American Institute of
Architects

Licensed Architect

SELECTED PROJECTS

- Stapleton Pool Houses 1, 2, & 3
- Mushrif Central Park, Abu Dhabi, United Arab Emirates
- Mushrif Central Park Amphitheatre
- Rendezvous Event Center
- Highland Heritage Stage
- Block A Mixed Use Project
- Hotel Born at Denver Union Station
- Sugar Square
- Colfax Motel



CHRIS WINEMAN, PRINCIPAL

Performance Venues Design

Chris has worked on new and renovated performance venues throughout Colorado since 1997. He has worked on facilities for drama, music, film, visual arts and dance, applying his experience in programming, fundraising, programming and operations. He joined Semple Brown in 1999 and he has led projects of up to \$60 million in construction value, including education (K12 and highered) facilities and performing arts facilities. He has served on multiple Colorado nonprofit and community boards in Colorado over that period of time.

EDUCATION

Master of Fine Arts,
University of Nebraska

Bachelor of Fine Arts w/
Distinction, University of
Nebraska

SELECTED PROJECTS

- University of Northern Colorado, Campus Commons
- UCCS Ent Center for the Arts
- Northglenn Civic Center (The Parsons Theatre)
- Rendezvous Event Center
- Laramie County Community College Fine Arts Expansion
- Highland Heritage Stage
- Denver School of the Arts
- Denver Center for the Performing Arts Bonfils Complex Renovations
- Cheyenne Civic Center Renovation



KEVIN G. NORBY, ASGCA, RLA
Golf Course Architect, Principal



Kevin is a member of the American Society of Golf Course Architects (ASGCA) and one of just 170 members world-wide. Kevin is the founder and principal of Norby Golf Course Design, Inc. The firm specializes in the design and renovation of golf courses, golf course communities and golf practice facilities.

Kevin began his career in 1976 at the age of 16 years old. After completing college at the University of Idaho, Kevin worked as a landscape and irrigation designer in Lewiston, Idaho until moving to Minnesota. Since 1990, Kevin has been responsible for the design of over 200 golf course projects throughout the central United States, Canada and the Caribbean.

Kevin's most highly acclaimed projects include Coal Creek in Louisville, Colorado which was named runner up Best Golf Course Redevelopment in the World by Golf Inc. More recently, in 2022, Fox Hills Golf Course was named runner-up Best Golf Course Redevelopment in the World by Golf Inc.

EDUCATION

University of Idaho,
Moscow, Idaho, 1984

South Dakota State
University, Bachelor of
Science in Landscape
Architecture, 1983

Willmar Community
College, Associate of
Science degree, 1981

**REGISTRATION &
MEMBERSHIPS**

Member of the American
Society of Golf Course
Architects (ASGCA)
Registered Landscape
Architect in Minnesota,
Iowa, North Dakota and
South Dakota.

North Central Turfgrass
Association. (NCTGA)

Minnesota Golf Course
Superintendents
Association (MGCSA)

Heart of America Golf
Course Superintendents
Association (HAGCSA)

Iowa Golf Course
Superintendents
Association. (IGCSA)

Wisconsin Golf Course
Superintendents
Association (WGCASA)

Golf Course
Superintendents
Association of South
Dakota (GCSASD)

Midwest Golf Course
Owners Association.
(MWGCOA)

SELECTED PROJECTS

- Coal Creek Golf Club, 18 hole renovation (\$5.5 million) - Louisville CO
- Bella Rosa Golf Course, Long Range Master Plan - Frederick, CO
- Hillcrest Golf Club, tee & bunker renovation - Durango, CO (\$1.3M)
- Eau Claire Golf & Country Club (T. Vardon. 1928), 18-hole renovation (\$1.1M)
- Golden Valley Country Club, bunkers & driving range renovation – Golden Valley, MN
- Tchefuncta Country Club, 18 hole master plan - Covington, LA
- Bemidji Town & Country Club (T.Bendelow, 1918), Bunker Renovation – Bemidji, MN
- Elmwood Golf Club, 27-hole renovation – Sioux Falls, SD (\$5.1M)
- The Harmon Course at Floridian National, new 9 hole course – Palm Garden, NM (\$2.7M)
- Paako Ridge Golf Club, renovation – Albuquerque, NM (\$2.1M)

REFERENCES



JOE ROWELL PARK - MASTER PLAN CONCEPT 2



The following are references for Logan Simpson. References for subconsultants can be provided if desired.

JOE ROWELL PARK MASTER PLAN

Ken Charles, Town Manager
Town of Dolores
420 Central Avenue
Dolores, Colorado 81323
P: 970.822.7720
C: 970.759.0016
E: manager@townofdolores.com

MEHAFFEY PARK MASTER PLAN AND DESIGN

Kelly Smith, RLA, ASLA, former
City of Loveland Park Planner
(currently City of Fort Collins Senior
Environmental Planner)
City of Loveland
215 North Mason Street,
Second Floor
Fort Collins, Colorado 80522
P: 970.224.6189
C: 970.231.3562
E: ksmith@fcgov.com

VIESTENZ-SMITH MOUNTAIN PARK MASTER PLAN AND DESIGN

Marilyn Hilgenberg, Open Lands and
Trails Manager
City of Loveland
500 E Third Street, Suite 330
Loveland, Colorado 80537
P: 970.962.2443
E: marilyn.hilgenberg@cityofloveland.org



Picnic shelters and paths with interpretive signs are located throughout Viestenz-Smith Mountain Park.



The sculpture creates a unique conversation area and overlook in Viestenz-Smith Mountain Park.

RELEVANT SAMPLE WORK

FRISCO BAY MARINA MASTER PLAN AND DESIGN | COLORADO

Project Design Team: Logan Simpson (Lead Consultant for Master Plan and subconsultant for detailed design documents): Jana McKenzie, Steve Sigler

Reference: Diane McBride, Interim Town Manager | Town of Frisco | 1 Main Street, PO Box 4100, Frisco, Colorado, 80443 | P: 970.668.2559 | E: dianem@townoffrisco.com

Project Website: https://www.frisco.gov/wp-content/uploads/2018/06/2018-Marina-Master-Plan-Document-6_29_18.pdf

Logan Simpson completed a master plan for the Frisco Bay Marina in response to increased demand for Marina and Waterfront Park recreational services. Since adoption of the first master plan for the marina site in 1991, the Town of Frisco has gradually implemented the community's ideas into the current marina layout; this master plan incorporated recommendations based on community input and the Town's ability to meet a long-term vision for the marina.



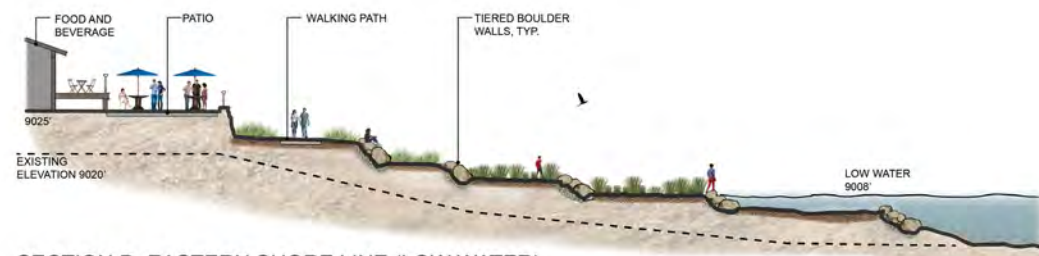
Logan Simpson worked with a marina developer/consultant to evaluate existing conditions, recreational and boating use issues, visitor needs, and best practices. The project team, working with Town staff, stakeholders, an Advisory Committee and the public, created alternatives and received feedback which then led to the development of a preferred master plan. The master plan's vision was developed based on six major goals to achieve a balance of high-quality user experiences and increased demand:

- Make the park an extension of Main Street
- Address conflicts to improve public access to the waterfront
- Expand the capacity of the marina for all types of boating
- Better organize uses to improve user experience
- Enhance site and shoreline ecology
- Activate and support year-round uses

The Master Plan seeks to balance the use of the site as both a marina and a park, and also looks outside current site boundaries to provide recommendations and a framework for strengthening connections to downtown and adjacent open space areas to create a destination experience.

Phase 1 included recommendations for updating the land lease with Denver Water, extending the "Big Dig" program, and anticipating potential future redevelopment of adjacent properties. Logan Simpson also assisted with design of proposed improvements associated with the Big Dig.

Approved in July 2018, the Master Plan is a community-supported guide for the Town to implement components of the design as funding allows, and included steps that were able to be taken immediately. The plan was used to solicit support and funding from various partners and sources.



SECTION D: EASTERN SHORE LINE (LOW WATER)
LOOKING NORTH



MEHAFFEY PARK | LOVELAND, COLORADO

Project Design Team: Logan Simpson (Lead Consultant): Jana McKenzie, Steve Sigler

Reference: Kelly Smith, RLA, ASLA, former City of Loveland Park Planner (currently City of Fort Collins Senior Environmental Planner) | 215 North Mason Street, Second Floor, Fort Collins, Colorado 80522 | P: 970.224.6189 | C: 970.231.3562 | E: ksmith@fcgov.com

Construction Cost: \$10.5 million

Project Website: <https://www.lovgov.org/services/parks-recreation/parks-facilities/parks-reservation-spaces/mehaffey-park>

This 69-acre community park is the premier community park in the City of Loveland and opened in 2015. Working with City staff and the community, Logan Simpson developed a master plan and construction documents for the site, which includes multipurpose fields, natural restored landscapes and drainages, tennis and basketball courts, skate park, dog park, disc golf course, an arboretum, fruit orchards, unique adventure play area, signature bridge, paved and soft surface trails, raw water irrigation and regional detention pond, picnic lawn and picnic shelters. Located on the route of the Overland Trail, references to this historic route are expressed in the design of the park identification sign, site elements, and art pieces that are located around the park. The Logan Simpson team also designed ¼ mile of streetscape and improvements to adjacent roads to complement the character of the existing neighborhood that surrounds the park. Bioswales treat stormwater in the parking lot prior to draining into the detention pond. Logan Simpson recommended that the city change its approach to delivering the raw water to the pond by using gravity in lieu of an expensive pump station that would consume energy in perpetuity. This decision then defined the location and surface elevation of the pond.



Our team facilitated interactive staff and public workshops to define the park program, maintenance requirements, adjacent landowner concerns and desires, alternative solutions, and elements of a preferred master plan. The process also included collaboration with a local artist and public surveys of community preferences. A 3-D SketchUp model was also extremely valuable in showing neighbors what they would see from their residences.

An adventure play area is themed around nature, with a wooden climbing structure, logs that lay on their sides for exploration, and an interactive waterfall integrated into the hillside that creates a partial wall around the play area. A contractor who builds climbing walls constructed a physical model to see exactly what it would look like, including how the man-made features would be almost indistinguishable from the natural rocks. The main attractions of the play area are a suspension bridge that spans between a treehouse and a climbing feature, and a waterfall that runs periodically, splashing into a basin and running through a constructed “stream” through the play area and eventually to the pond. This “one-touch” approach to water play reduces water use and eliminates the need for a recirculatory system with extensive pumps, drains, and water treatment features.

The fenced in, off-leash dog park provides a safe place for dogs to play in and train. Composed of wooden fencing and compostable mulching materials to help keep weeds and mud to a minimum, the dog park also features a pet water fountain at the entrance, waste bag dispensers, and a separate enclosure that allows small—or shy—dogs a more comfortable experience away from larger dogs.



RUNYON SPORTS COMPLEX MASTER PLAN | PUEBLO COUNTY, COLORADO

Project Design Team: Logan Simpson (Lead Consultant/Landscape Architecture) - Jana McKenzie, Steve Sigler; Hunden Partners (Market Analysis and Operations Financial Plan) - Rob Hunden, Matt Avila

Reference: Mike Ricottone, 1A Project Manager | 215 W. 10th Street | Room 148 | Pueblo, Colorado 81003 | P: 719.583.6702 | ricottonem@pueblocounty.us

Construction Cost: \$21 million (estimate)

Project Website: runyonsportscomplexmp.com

Logan Simpson led a multi-disciplined team of experts to develop a long-range vision and phased implementation plan for additions and renovations to an existing youth ballfield complex that has been home to baseball and softball games and tournaments for more than 50 years. The long-range vision may cost more than \$21 million (based on 2021 dollars), which will require multiple phases to implement as funding becomes available. The plan was completed in November 2021, and the first phase of construction may start as soon as 2023 if additional land can be acquired.

The available funding is approximately \$7.2 million for near-term improvements. Detailed cost estimating allowed the stakeholders to package elements of the vision plan that provided the greatest benefits to youth baseball and softball. These improvements include adding a high-school sized ballfield, reconfiguring circulation and parking areas to reduce conflicts between pedestrians and vehicles, creating a more intuitive wayfinding system and improving site security by reducing the number access points and establishing a main entrance gateway, shortening the outfield of an existing field to better accommodate softball and younger baseball players, adding synthetic turf to infields, and creating a new dynamic pedestrian spine to the existing core area/concourse.

The feasibility of constructing an RV park south of the complex at Runyon Lake was also analyzed by developing layout concepts, capital cost estimates, and estimating potential revenues.

LONG-RANGE VISION



The long-range vision plan includes adding two more fields, improving existing pedestrian areas, adding shade to bleachers, renovating restrooms, concessions and administrative facilities, and creating two indoor batting cages in an underutilized structure. It also includes adding trees for shade, a centralized and secure maintenance area, upgrading lights, and converting all infields to artificial turf. Places for outdoor family and friends' games near the eating areas provide activities for players and spectators between games. Bicycle rentals could provide quick access to downtown or the overall Pueblo trail system via the trail along Phelps Creek, which runs along the north edge of the complex. Maintenance functions will be centralized to one location and a structure constructed to cover equipment. Parking on an adjacent residential street will be formalized with head-in spaces to reduce confusion and impacts to residents.

The process was guided by a Stakeholder Advisory Committee that included representatives from County staff, City of Pueblo, school districts, Pueblo West Metropolitan District, and the Runyon Board of Directors, who oversee the management of the facility. Other engagement activities included extensive stakeholder interviews, an interactive web site with information and questionnaires, media releases, and a booth at a large local festival.



View of core area concept with outdoor eating and family games.



View of concept for a new entrance, accessible parking, and drop off loop.

HOLMES LAKE PARK REHABILITATION | LINCOLN, NEBRASKA

Project Design Team: Olsson Lead Consultant Daryoush Razavian, Project Manager. Carter Hubbard, Project Engineer

Reference: Paul Zillig, Manager, Lower Platte South Natural Resources District | P: 402.476.2729 E: pzillig@lpsnrd.org

Construction Cost: \$4.9 million

Project Website: [Holmes Lake Aquatic Habitat Project - Nebraska Game and ParksNebraska Game and Parks | \(outdoornebraska.gov\)](http://HolmesLakeAquaticHabitatProject-NebraskaGameandParksNebraskaGameandParks|(outdoornebraska.gov))

Holmes Lake, a 110-acre reservoir in southeast Lincoln, Nebraska was built in 1962 to protect downtown Lincoln from flooding. Over the years it became a popular recreational destination in the center of town. Forty years later, agricultural use and urban development in the watershed resulted in excessive deposits of sediment and pollutants in the lake. Although flood storage volume was not compromised, sediment and organic deposits reduced the lake's depth, deteriorated water quality and aesthetics, and impaired its recreational use. When steps were needed to address these issues, Olsson partnered with the City of Lincoln to rehabilitate the lake through a community-based watershed planning process.

The project removed sediment and pollutants from the bottom of the lake thereby increasing the depth of the lake. Rather than disposing of the sediment, our team treated and recycled this material on-site (it was used to level a sloping hillside), which trimmed about \$1 million off the construction budget.

Our design also added about 10 acres of quality wetlands, which protects the area from future pollutants and reduces shoreline erosion. The rehabilitation resulted in substantial improvements in water clarity; better fishing and sailing areas; and park improvements, including a trail around the lake and the addition of two pedestrian bridges. It is estimated that the project increased the reservoir's life span by over 85 years.

Olsson completed design of several stream stabilization, constructed wetland areas, and water quality features upstream of Holmes Lake on Antelope Creek and the Southwest Tributary. Numerous water quality features were implemented in the dog run, located just upstream from Holmes Lake to reduce e coli and sediment loading to the lake. These additional features further extend the life span of the reservoir and keep the lake clean.



RENDEZVOUS EVENT CENTER | WINTER PARK, COLORADO

Project Design Team: Semple Brown: Architect and Interior Designer

Reference: James Shockey, Community Development Director | Town of Winter Park | P: 970.726.8081 ext. 206 |
E: jshocky@wpgov.com

Construction Cost: \$4 million

Project Website: www.rendezvouseventcenterco.com

The Town of Winter Park commissioned Semple Brown to replace their seasonal summer event stage with a permanent facility that would express the community's unique character and identity. The undulating form of the roof canopy – clad in a white membrane – vividly emulates the “first tracks” of snow drifts and moguls. The roof floats above the stage plat form and a series of enclosed spaces: the green room, backstage storage and audio support spaces – that are wrapped in stone to visually anchor the structure. The curving spine beams of the roof structure are supported by column clusters, and the double-cantilever roof beams pivot about the spine to create the visually dynamic form.

To extend the active life of the stage beyond the summer months, the architects took care to incorporate year-round uses into the facility. These include using the steps on the front of the stage as spectator seating for winter sledding and the year-round green room, which provides an enclosed meeting/social space with restrooms for community gatherings. The stage is fully integrated into the Park, with trail connections and storage space for Park maintenance equipment under the stage.



REQUESTED CONTRACT MODIFICATIONS

Logan Simpson requests that we discuss minor changes to the contract in the RFP. As written, the work is not insurable by professional liability insurance companies because it does not define the cause of the damages, which are limited to negligent acts, not any and all acts. Also, it is not possible to ensure that an employee of another consulting firm that is working for the Town would not like to join our firm. We will not actively recruit them, but they may seek other employment opportunities of their own accord. Please see the requested revisions to the contract.

4.02 Damage and Indemnity. Consultant assumes full responsibility for any and all damages caused by Consultant's ~~exercise of its~~ negligent activities as authorized by this Agreement. Consultant agrees that it will at all times protect, defend and indemnify and hold harmless Town, its officers, agents, employees, tenants and their successors and assigns from and against all liabilities, losses, claims, demands, actions and court costs (including reasonable attorneys' fees), arising from or growing out of loss or damage to property or injury to or death to any persons resulting in ~~any manner from the~~ negligent actions or failure to act of Consultant or any invitees, guests, agents, employees or subconsultants of Consultant, ~~whether brought by any of such persons or any other person arising from Consultant's activities as authorized by this Agreement.~~ Upon proof of negligence, Consultant shall promptly pay to Town, its successors or assigns, the full amount of any such costs, loss or damage which Town, its successors or assigns may sustain or incur, or for which Town, its successors or assigns, may become liable.

6.02 Conflicts of Interest; Non-hire Provision. Consultant is free to enter into this Agreement, and that this engagement does not violate the terms of any agreement between the Consultant and any third party. During the term of this agreement, Consultant shall devote as much productive time, energy and abilities to the performance of its duties hereunder as is necessary to perform the required duties in a timely and productive manner. Consultant is expressly free to perform services for other parties while performing services for Town. For a period of six months following any termination, Consultant shall not, directly or indirectly hire, solicit, or encourage leaving Town's employment, any employee, ~~of the Town for, consultant, or consultant of Town or hiring any such employee, consultant, or consultant who has left Town's employment or contractual engagement~~ within one year of such employment or engagement.



PARK MASTER PLANS FREDERICK RECREATION AREA & CENTENNIAL PARK



AUGUST 15, 2022





THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303.770.7201 fax 303.770.7132

August 15, 2022

Director & Project Manager
Parks and Open Space Department
PO Box 435
Frederick, CO 80530
SENT VIA EMAIL TO: cjohnson@frederickco.gov

RE: To Prepare Park Master Plan(s) for Frederick Recreation Area and Centennial Park
Request for Qualifications

Dear Mr. Johnson:

THK Associates in partnership with Alo Terra Restoration Services, Tailwater Limited, and Colorado Civil Group, is pleased to provide you with the following qualification package to prepare a complete park master plan for both the Frederick Recreation Area (FRA) and Centennial Park projects. The THK Team is comprised of landscape architects, a golf course designer, planners, engineers, ecologists and scientists who have been involved in a variety of park planning projects along Colorado's Front Range including numerous regional parks, greenways, river and creek corridors and reservoir restorations. As a result, we come into this process with a strong understanding of the unique opportunities and challenges that Colorado's fast growing communities face. Members of our multi-disciplinary team have been leading the way, creating successful and cohesive park master plans for many years. Some of these park master plan projects include:

- **Aylor Open Lands** – Thornton, CO
- **Fishers Peak State Park Master Plan** – Trinidad, CO
- **Riverside Park Master Plan** – Evans, CO
- **Cozens Ranch Open Space/Fraser River Corridor Master Plan** – Fraser, CO
- **Big Dry Creek Master Plan** – Thornton, CO
- **High Point Camp Master Plan** – Estes Park, CO
- **Clear Creek Greenway Master Plan** – Clear Creek County, CO

The key to success for all these projects is balance. THK Team's approach to creating a comprehensive park master plan is based on a philosophical goal of achieving a balance between the natural and developed worlds. Connecting humans with natural resources and inspiring the community to get outdoors to enjoy what the FRA and Centennial Park have to offer is our vision for creating a successful project. This approach allows the THK Team to integrate important recreational and educational opportunities that connect users to the recreation areas and the natural environment. Achieving this balance is an in-depth task that requires extensive experience, comprehensive research, stakeholder engagement and a full understanding of project conflicts and careful planning to ensure long-term sustainable success. The THK Team has the necessary experience and knowledge and has prepared an approach to attain this balance.

The THK Team includes the following:

THK Associates, Inc. – Landscape Architecture, Planning, Golf Course Planning and Design and Market Feasibility



Alo Terra Restoration Services – Ecological and Environmental Analysis and Design

Tailwater Limited – Water Resource Management

Colorado Civil Group – Civil Engineering providing infrastructure analysis, site grading, storm drainage and recommendations for power, water, waste water, streets and parking.

To establish a successful Master Plan, it is vital that the public be involved in the creative process. Collaboration between Town staff, residents and design professionals will build community support and lay the groundwork for the ultimate success of the project. The result will be a Master Plan that creates the framework to provide recreational, educational, and environmental benefits to the community. The THK Team will also help develop a strategy to leverage funds and access available grants from State and non-profit organizations in order to work towards implementation of the Master Plan.

Additionally, THK performs golf market research and feasibility studies and has worked with municipalities and private ownership on more than 700 golf course projects throughout the country. THK performed the initial feasibility study for the Bella Rosa Golf Course in May of 2006 and will use this information along with current market analysis to develop a strategic business plan for the golf facility.

With a staff of 20 professionals with experience in park planning and golf course design, THK has been proud to serve many municipalities and agencies on planning projects. We look forward to providing you with the same exceptional service. Along with our local team members, you have our personal commitment to leverage our prior work and knowledge, maintain focus on your goals and deliver the project that the Town and residents need. If you have any questions or would like to discuss our qualifications, please contact Kevin Shanks by phone at 303.770.7201 or by email at kshanks@thkassoc.com.

Sincerely,

Kevin R. Shanks, RLA, ASLA

Vice President, Director of Landscape Architecture and Planning

THK Associates, Inc.

kshanks@thkassoc.com | 303.770.7201



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STATEMENT OF EXPERIENCE

TEAM OVERVIEW – A UNIQUE TEAM FOR A UNIQUE PROJECT

Our consultant team, consisting of THK Associates, Alo Terra Restoration Services, Tailwater Limited and Colorado Civil Group have partnered on this project to provide the Town of Frederick with a cohesive Master Plan vision for the Frederick Recreation Area (FRA) and Centennial Park that balances recreational needs with environmental sustainability for the fast-growing Town of Frederick. We have selected firms and individuals who have worked on recent projects within and around the Town of Frederick and the Carbon Valley. This local knowledge, combined with THK Team's extensive experience and our outstanding communication skills, will provide the Town with a seamless master planning process that will be results driven.

The THK Team utilizes cutting edge technology to provide efficient and innovative designs. Historically, design processes have been displayed primarily using plan view (top-down) graphics, as well as with select section, elevation and perspective drawings. Of these drawing types, perspective drawings are by far the most discernible and easy to understand the design intent of the project. Whether at public meetings, board presentations or team reviews, many participants will not provide input or will provide unhelpful input on plan, section, and elevation drawings because they simply do not fully understand what the project design will actually look like. However, plan drawings are historically the standard for the design process because they are quicker and easier to produce than perspectives. The THK Team has the expert knowledge and capabilities, as well as the software, to integrate many newer technologies quickly and efficiently such as GIS, 3D modeling, drone imagery and drone orthorectification into the design process. As a result, this technology allows the THK Team, the client and any stakeholder participants to clearly understand the impacts of proposed designs, as well as have more insightful and progressive discussions. THK Associates has been pioneering the use of these emerging technologies in the design process for many years.

Each team member will provide the following services:

THK Associates – Planning, Landscape Architecture, Public Outreach and Project Management

Alo Terra Restoration Services – Ecological and Environmental Study and Design

Tailwater Limited – Water Quality Analysis and Recommendations

Colorado Civil Group – Engineering Services including Infrastructure and Storm Water



THK Associates

Founded in 1969, THK Associates, Inc. is a market research, landscape architecture, planning and urban design firm that assists public and private clients in making informed and realistic planning and design decisions. THK serves its clients throughout the United States with a broad base of professional skills and a multi-disciplinary team approach.

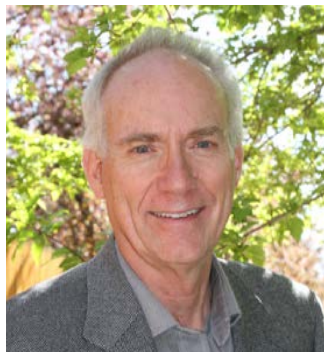
THK is distinguished by its balanced emphasis on the environmental, political, social and economic factors of a given project. For 50 years, THK has been a leader in the planning and design of public spaces, transportation corridors, regional trails, parks and private development of all kinds that enhance a communities' quality of life.

We have completed and maintain many ongoing comprehensive master plan projects throughout the Colorado Rocky Mountains and the Colorado Front Range. For the last 17 years, the process of developing public projects has averaged about 60% of THK's yearly workload. Over the last 15 years, THK has been responsible for the design and/or restoration of over 60 parks and recreation projects in the Western United States. These projects are accomplished through an inclusive, collaborative, planning and design process that identifies and mitigates potential land and user conflicts.

Stakeholder and community support creates project momentum, and with this momentum THK helps communities develop project partnerships to implement early action projects. In the last five years, THK assisted the City of Denver and the Greenway Foundation with developing partnerships that led to \$25 million dollars of improvements on nine miles along the South Platte River through Denver. The restoration and recreation design efforts put forth during the Platte River Vision project resulted in the reception of the 2016 Colorado Association of Stormwater and Floodplain Managers' Grand Award for Engineering Excellence.

KEVIN SHANKS, RLA, ASLA

Principal in Charge / Project Manager



For the last 38 years, Mr. Shanks has been a Senior Landscape Architect and Principal in Charge for THK Associates, Inc. He is experienced in land use planning, land use management, natural resource restoration, project master planning, preliminary and detailed site design, graphic presentation, community facilitation, construction documentation, specification writing, irrigation design and construction administration. In addition to his project responsibilities, he is Vice-President and Principal of THK, managing the Landscape Architecture and Planning Departments and overseeing all design and planning projects undertaken by the firm.

Mr. Shanks has led large multidisciplinary teams in order to provide land use planning, design and natural resource management services throughout Colorado. Kevin is also experienced in developing consensus on high-profile projects involving a large variety of stakeholders with greatly varied viewpoints. Beyond the initial planning effort, moving the project forward through implementation is a hallmark of his experience. By building support and momentum during community outreach, during the planning effort and then creating partnerships for funding of the project, the following projects have all successfully moved forward to implementation.

EDUCATION

Bachelor of Science in
Landscape Architecture,
Iowa State University

REGISTRATIONS

RLA - State of Colorado
RLA - State of Iowa

MEMBERSHIPS

American Society of
Landscape Architects

Douglas County
Conservation
District Supervisor

Gateway Park Design
Review Committee

TV PRODUCTIONS

PBS Documentary
"Fourteen 2 Four"
America's Historic
but Now Endangered
Fountain Creek

PROFESSIONAL EXPERIENCE

- Fisher's Peak State Park Master Plan – Las Animas County, CO
- High Peak Camp Master Plan – Estes Park, CO
- Cozens Ranch Open Space Master Plan – Fraser, CO
- Gross Reservoir Recreation Management Plan – Denver, CO
- Trinidad Trails, Greenway & Open Space Master Plan – Trinidad, CO
- Fountain Creek Corridor Restoration and Management Master Plan – Colorado Springs to Pueblo, CO
- Upper Fountain Creek and Cheyenne Creek Watershed Restoration Master Plan – El Paso County, CO
- Austin Bluffs Open Space Master Plan & Management Plan – Colorado Springs, CO
- Fruita Open Space Master Plan & Management Plan – Fruita, CO
- Virginia Canyon Open Space Master Plan & Operations Management Plan – Idaho Springs, CO
- Clear Springs Ranch Open Space Master Plan – El Paso County, CO
- South Platte River Vision Implementation Plan – Denver, CO
- River North and River South (South Platte River) Greenway Master Plans – Denver, CO
- Emerald Mountain Recreation Management Plan – Steamboat Springs, CO

JULIE GAMEC, PLA, LEED AP BD+C

Senior Landscape Architect



Ms. Gamec has been working across Colorado to develop user friendly, engaging and maintainable parks and open spaces since 2006 using her planning and landscape architectural expertise. Ms. Gamec is a Principal and Senior Project Manager at THK and manages many of the parks and open space projects accepted by the firm. Ms. Gamec has broad experience in the design, public facilitation and construction of parks and open spaces and has an in-depth working relationship with many of the many disciplines required for a successful project. Her background in architecture and plant material knowledge brings a unique perspective to the design and implementation of projects. Many of THK's parks and open space projects include river restoration and trail corridor design. Additionally, Ms. Gamec is an experienced irrigation system designer and has years of construction observation experience.

EDUCATION

Bachelor of Science in
Environmental Design,
University of Colorado

REGISTRATION/ LICENSES

PLA - Colorado

LEED Accredited
Professional

MEMBERSHIPS

American Institute of
Architects

Ms. Gamec has led and been a part of large multi-disciplinary teams helping to integrate landscape, function and aesthetics with environmental, political, recreational and community needs. She has worked extensively with local, state and federal agencies to develop parks and open spaces.

Many of Ms. Gamec's parks and open space projects include all facets of project development starting at master planning, preliminary and final design, construction documentation, specifications, cost estimating, and construction observation.

PROFESSIONAL EXPERIENCE

- Yamaguchi Park South Master Plan - Pagosa Springs, CO
- Austin Bluffs Master and Management Plan - Colorado Springs, CO
- La Vita Trails Master Plan - La Vita, CO
- Aylor Open Space Master Plan - Thornton, CO
- Riverside Park Master Plan - Evans, CO
- Fountain Creek Corridor Master Plan - Colorado Springs to Pueblo, CO
- Platte River Vision Implementation Plan - Denver, CO
- River North and River South, Greenway Master Plans - Denver, CO
- Grant Frontier Park and Regional Trail - Denver, CO
- Old Game Check Station Trail Head - Clear Creek County, CO
- Clear Creek Greenway Trail and Pedestrian Bridged - Clear Creek County, CO
- City of Lone Tree Bicycle and Pedestrian Master Plan - Lone Tree, CO
2016 CASFM Grand Award for Engineering Excellence
- Ute Pass Regional Trail Master Plan - El Paso County, CO
- Trailhead at Clear Spring Ranch - Colorado Springs, CO
- Fountain Creek Corridor Restoration Master Plan - Colorado Springs to Pueblo, CO

MITCH SCARBOROUGH, MLA

Golf Course Designer / Project Manager



EDUCATION

Masters of Landscape Architecture, University of Colorado at Denver

Bachelor of Arts in Anthropology, University of Colorado at Boulder

MEMBERSHIPS

Golf Course Builders Association of America

Mr. Scarborough has 23 years of experience in the design and construction industry and recently joined THK Associates as a Senior Project Manager. Before joining THK, Mitch worked as a Project Manager for American Civil Constructors overseeing construction of parks, sports fields and golf renovation and irrigation projects. His duties included client relations, pre-construction services, estimating, scheduling, contract management, material procurement and construction oversight. In addition to his project management responsibilities, he was a member of the Golf Course Builders Association of America and served as ACC's representative.

Prior to joining American Civil Constructors, Mitch joined Jim Engh Design in 1999 as a Project Architect working on the design of high-profile golf courses throughout the United States. In 2003 he was promoted to Project Manager, overseeing design and construction on behalf of their project owners. Mitch was promoted to President of Asia Operations in 2008 where his duties included client development, lead designer, project coordination, construction review, contract and cost management, quality control and environmental leadership. In this role, Mitch ensured full adherence to design integrity and project requirements from planning/pre-construction through project closeout on courses in China, South Korea and Vietnam.

PROFESSIONAL EXPERIENCE

Experience with THK Associates:

- Aylor Open Lands Phase 1 Trailhead and Loop Trail – Thornton, CO
- Anythink Aylor Nature Library – Thornton, CO
- Fountain Creek Greenway Corridor Master Plan – Fountain, CO

Experience with American Civil Constructors:

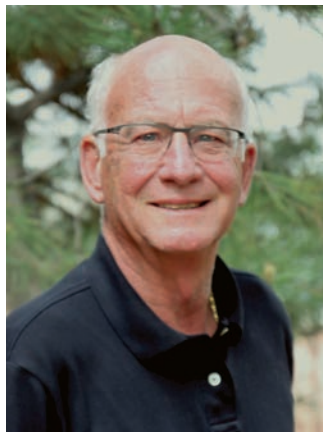
- Estes Park 18 Hole Golf Course Irrigation Renovation – Estes Park, CO
- Sterling Ranch Filing 2 & Filing 3 Landscape Installation – Douglas County, CO
- Stapleton PC TOS Phase 2 Park & Sports Field Development – Denver, CO
- Rude Park Ballfield Improvements – Denver, CO
- Two Hunters Park – Firestone, CO

Professional Experience with Jim Engh Design

- Jangsu Golf Club – Jangsu, South Korea
- Links Trail Golf Resort – Mokpo, South Korea
- Beijing West Country Club – Beijing, China
- Liang Jiang Golf Club – Chongqing, China
- Harmony Golf Park – Saigon, Vietnam
- Fossil Trace Golf Club – Golden, CO
- Four Mile Ranch Golf Club – Canon City, CO
- Club at Black Rock – Coeur d'Alene, ID
- Harmony Club – Timnath, CO

E. PETER ELZI, JR.

Principal / Economics and Market Analysis #CG01316142



Peter Elzi has been with THK Associates, Inc. since 1981 and during that time, he has assisted clients with development and financing decisions concerning all types of land uses including golf course, residential, office, industrial, hotel/motel and related opportunities. He has completed over one hundred fiscal impact, Special District/TIF financing structures and related assignments in his career. Over the last 20 years, he has examined projects in over fifty major metropolitan areas around the nation. He is especially adept at examining market strategies for various types of properties.

PROFESSIONAL EXPERIENCE

GOLF COURSE APPRAISAL AND MARKET ANALYSIS

Project/Location - Client - Date; Type of Study* - Location

- Mad Russian - Mad Russian Golf Club - 2022, 1 - Milliken, CO
- McLemore Resort - Scenic Land Company - 2022, 1 - Chattanooga, TN
- Banks Lake - Colville Tribes - 2022, 1, 2, 3, 4 - Electric City, WA
- Buffalo Run - Commerce City - 2022, 1, 2 - Commerce City, CO
- Flying Horse - Great Western Bank - 2022, 1, 2, 3 - Colorado Springs, CO
- Green Valley Ranch - Green Valley Ranch Metro District - 2022, 1, 2 - Denver, CO
- Trailhead Community Links - City of Liberty Lake - 2021, 1, 2, 4 - Liberty Lake, WA
- Kukui'ula Golf Course - Baukol Capital Partners - 2021; 1,2,3,4 - Kaua'i, HI
- Ritz Carlton Village - Flying Horse North - 2021; 1,2,4 - Colorado Springs, CO
- Colorado National - Great Western Bank - 2021; 1,2,4 - Erie, CO
- Plum Creek - Great Western Bank - 2021; 1,2,4 - Castle Rock, CO
- Bear Dance - Great Western Bank - 2021; 1,2,4 - Larkspur, CO

EDUCATION

Bachelor of Science and Business Administration.
Major in Real Estate and Construction Management,
University of Denver,
Denver, Colorado
(1977)

University of Denver,
Real Estate related appraisal courses completed:

Practices & Principles

Appraisal I & II

Finance I & II

Investment Analysis

Urban Analysis

Law

Construction Materials & Methods

Quantitative Methods Analysis

SRA Course 201, Principles of Income Property Appraising.

-
- * 1) Golf course market feasibility study.
2) Golf course appraisal/valuation and cash flow analysis.
3) Golf course related residential market analysis.
4) Operating review.

ALO TERRA RESTORATION SERVICES (ECOLOGICAL ANALYSIS AND DESIGN)



Alo Terra Restoration Services, LLC (AloTerra) was established in Fort Collins, CO in 2014, and serves clients across the state. While our history spans nearly eight years, our key staff have over 60 years of collective experience in project management, design, construction, and monitoring. We currently have 14 full-time staff, with part-time staff varying between 10-15 employees. Our assessment and design staff include ecologists, botanists, wildlife biologists, weed management specialists, GIS and survey technicians, and a principal restoration ecologist.

Pure and simple, Alo Terra's area of excellence is the design, construction, and maintenance of restoration projects that bring ecological uplift to Colorado's mountains and plains. Our mission drives our staffing, training, technical resources, and most importantly how we serve our clients. The majority of Alo Terra's experience is in the Rocky Mountains, with significant experience in upland, river, riparian, and wetland habitats. Most of this experience is on the Northern Front Range, including dozens of project throughout Larimer and Weld Counties. When Alo Terra is working for you, you have staff who look at a project through the lens of disturbance ecology, floodplain dynamics, plant community ecology, succession, wildlife biology, and other essential environmental and biological conditions necessary to restore ecosystems to a thriving state. Some key firm qualifications and values relevant to this project include:

- Our construction/revegetation experience informs our master planning and design processes, such that each concept we produce is grounded in reality and has a high chance of being successfully designed and implemented in future phases.
- We have regional experience in lake creation, aquatic habitat improvements, shoreline restoration, and pond restoration.
- Our attention to bioengineering rather than "hard" solutions adds value to every project, so that ecological function and aesthetics are given as much weight as hard engineering solutions.
- Alo Terra also has significant experience in monitoring natural areas, including highly degraded areas, and drawing upon desktop and field analysis to inform restoration and management solutions.

RELEVANT PROJECTS

Poudre Learning Center River Restoration, Weld County, CO Hall Ranch River Restoration, Lyons, Colorado



Hunters Overlook Shoreline Habitat Restoration (2019): Bioengineering and wetland restoration to restore shoreline after creation of new 40-acre lake.



Hunters Overlook Shoreline Habitat Restoration (2020): 1st season after installation of treatments.

Poudre Learning Center River Restoration, Weld County, CO (Continued)



The Poudre Learning Center (PLC) melds outdoor experience with rigorous science-based learning opportunities in the CO eastern plains. Their 133-acre Hall parcel, with a history of farming and gravel mining, defines the north floodplain of the Cache La Poudre River near the main PLC campus. Key restoration goals of this parcel include adequate stream function, quality riparian and transitional habitat, and improved opportunities for environmental education. With these goals in mind, the CWCB and private individuals funded a restoration design for about 60 acres of the Hall parcel. Alo Terra was hired to manage a multi-disciplinary design team, stakeholder engagement, assessments, alternatives analysis, and a 30-60% design for river, wetland, and riparian systems on the parcel. We supplemented desktop data with geomorphic, fluvial, wildlife, groundwater, and plant community field assessments to develop an existing-conditions report and exhibits. We created and managed a multi-criteria decision analysis tool to evaluate several conceptual alternatives, and worked with a broad range of PLC stakeholders to select a preferred alternative. Bioengineering, revegetation, and natural channel design concepts were the primary restoration elements, and treatment areas included in-channel, riparian, wetland, and upland habitats. Our hydrosere approach to revegetation design resulted in eight unique plant communities for the site. The preferred alternative was brought to a 60% design level, and an estimate of cost was provided at all design phases. We developed a regulatory compliance plan to address post-mining reclamation needs (CO DRMS), USACE/404 compliance, Weld County Land Use, Section 7 of ESA, and Section 106 of NHPA.

Hall Ranch River Restoration, Lyons, CO



Located on Boulder County Open Space property Hall Ranch, the 1.5-mile reach (20 acres) of the South St. Vrain River suffered considerable geomorphic and ecological damage during the 2013 floods. This project involved construction of revegetation and bioengineering treatments for riparian and adjacent upland habitats. Revegetation treatments included 20 acres of seeding, installation of 5,000 wetland containers, 1,250 shrub and tree containers, harvesting/installing over 11,000 willow cuttings, harvesting and installing 70 cottonwood poles, installing 100 feet of fascines, joint planted rip-rap, constructing and installing fencing to protect plants from voles and beavers, 20 acres of erosion control. AloTerra provided irrigation, weed management, and other maintenance activities directly to POS for two seasons following construction.

JOHN GIORDANENGO, M.S.

Principal Restoration Ecologist



John's drive to improve the science and practice of ecological restoration grows out of a passion for conserving natural resources. Since 1995 John has provided a broad range of services to local, state, federal, and private clients to restore stream, riparian, wetland, and arid upland habitats from the peaks to the prairies. With 25 years of experience, and over 300 restoration-related projects completed, John's knowledge spans all of Colorado's life zones, with a passion for riparian and arid plains systems. This includes developing seed mixes and plant palettes, grading plans, rare/sensitive species habitat, soil amendment & surface protection specs, bioengineering, erosion control, optimizing the order of restoration operations, and developing and delivering restoration curricula. John's high-level stakeholder experience stems from collaborative work with multiple public & private entities following the High Park Fire and Front Range Floods, and from developing regional restoration planning efforts on the Big Thompson River and the upper Poudre River Watershed. In 2016, John led a team of authors to develop Living Streambanks, a Manual to Bioengineering Treatments for Colorado Streams for the CWCB. Since 2013, John has been refining a design system for restoration hydrospheres (establishment zones) of riparian and wetland systems, and he continues to refine a revegetation matrix for all Colorado life zones.

EDUCATION AND TRAINING

M.S. Rangeland Ecosystem Science, Emphasis in ecological restoration and soil surface hydrology, Colorado State University (CSU). Dec. 2000.

B.S. Business Administration, minor in Ecology. SDSU. May 1993.

Riparian revegetation (2006, NRCS).

Wetland Delineation (2002, USACE).

Functional Assessment of Colorado Wetlands (FACWet), 2015.

Rangeland restoration (1999, HAR).

CERTIFICATIONS

Certified Ecological Restoration Practitioner (SER, 2017-2022).

MSHA (surface, metal, coal, nonmetals)

PROFESSIONAL EXPERIENCE

- ELC Flow Restoration Project, Fort Collins, CO
- Poudre Learning Center River Restoration, Weld County, CO
- Brewbaker-Sorensson River Restoration Project, Boulder County, CO
- Hunter's Overlook Shoreline Protection, Fisheries, and Riparian Restoration, CO
- Jorgensen Reach River Restoration Project, Boulder County, CO
- South Tributary #6 Creek Design and Construction, Thornton, CO
- Hall Ranch/South St. Vrain Riparian Restoration Project, Lyons, CO
- Big Thompson Fish Passage Design, CO

Tailwater Limited (Water Quality Analysis)

Tailwater Limited is a small, family owned business founded in 2016 that specializes in water resources and stream restoration. We have over 30 years of combined experience working in water resources and restoration including restoration design, streamflow measurement, water rights, and watershed assessment. Tailwater provides support services for water resources and environmental restoration projects. The general approach to this would be to evaluate the potential sources of inflow into the waterbodies including ditches, streams, stormwater facilities, and non-point sources such as turf irrigation. The team would then gather the available existing data including diversion and storage records, water quality samples, stormwater monitoring, and rain gages. If the reservoirs do not have detailed bathymetric surveys we recommend performing these surveys because depth (uv and temperature) are major drivers in algae growth. A preliminary model of the systems will be developed and from this the sampling plan is developed to validate the model.

RELEVANT PROJECTS

Upper Culebra Watershed Assessment, San Luis, CO

Upper Culebra Watershed Assessment is one of the most comprehensive watershed assessments completed in Colorado to date. This assessment included evaluating existing water quality data, developing and executing a water quality sampling plan to assess current water quality conditions including nutrients and metals. Sampling locations were determined based on site hydrology and land uses within the contributing drainage including irrigation return flows. Correlations between analytical results and field parameters were developed across the basin to extend water quality assessment sampling program in a cost-effective manner.

Lindsay Pond Habitat Evaluation, Boulder, CO

Lindsay Pond Habitat Evaluation included sampling water sources for basic field parameters as a surrogate for detailed analytical assessment. Utilizing field parameters, the evaluation concluded the water quality as not significantly altered by recent sediment movement within the basin and was suitable for the Northern Leopard Frog.



Andrea Taillacq, PE

Principal/Economics and Market Analysis #CG01316142



As a hydrographic technician for the USGS Andrea completed water quality sampling utilizing clean-hands dirty-hands EWI and grab sampling protocols based on project specific needs. Samples were site filtered and delivered to the water quality lab including chain of custody documentation. Andrea worked for the South Platte Stormwater Monitoring project which included evaluating radar and rainfall conditions to determine when to trigger autosamplers to collect samples across wet weather run-off events. Data from this multi-year assessment were evaluated for trends for MS4 permit requirements. Lake sampling including sampling using Van Dorn sampler for bottom and grab sampling for top and water quality field parameter profiles using five parameter water quality sondes. Streamflow measurements were completed as needed based on sampling program. All sampling activities were completed following standard USGS protocols including stringent QA/QC protocols.

PROFESSIONAL EXPERIENCE

EDUCATION

2005-2008 – M.S.
Engineering Systems
Civil Specialty,
Colorado School of
Mines, Golden, CO

2000-2001, 2003-2005
– B.S. Engineering
Mechanical Specialty,
Colorado School of
Mines, Golden, CO

2001-2002 – Western
State College,
Gunnison, CO

LICENSES / CERTIFICATIONS

Colorado Professional
Engineer (#43790)

Wyoming Professional
Engineer (#16355)

Utah Professional
Engineer (#12040731-
2202)

River Morphology and
Applications
(Rosgen II)

Applied Fluvial
Geomorphology
(Rosgen I)

- Russell Gulch Sediment Study, Central City, CO - Performed sediment and hydraulic modeling to determine stream channel sediment sources in historically mined watershed.
- Upper Culebra Watershed Assessment, San Luis, CO - Project manager for one of the largest watershed assessments completed in Colorado to date. Developed water quality sampling plan and completed water quality sampling analysis.
- Geomorphic Assessment Tools - Programmer
- Lindsay Pond Habitat Evaluation – Boulder, CO - Evaluated geomorphology, hydrology, and water chemistry for habitat suitability for the Northern Leopard frog.
- Technical Review of Columbia Habitat Monitoring Program's (CHaMP) Protocol, Data Quality, & Implementation subcontract to Wildland Hydrology - Performed data processing and analysis and gis mapping for program review.
- Middle Republican River Natural Resources District – Evaluated State of Nebraska Water Accounting for the Republican River Compact.
- Town of Berthoud – Water dedication water yield evaluation
- Gravel Mining Operation Substitute Water Supply Plan – Builder's Aggregate, Fort Morgan, CO
- Hydrographer, Colorado Water Division 3, Alamosa, CO - Operated and maintain streamflow gaging stations, computed and reviewed streamflow records, and supported water commissioners in the administration of water within Division 3



Colorado Civil Group (Civil Engineering)

Master Plan projects can be an iterative process that requires collaboration with all project stakeholders and consultants. Colorado Civil Group, Inc. (CCG) regularly works with area municipalities and many different design consultants and is comfortable with frequent collaboration during the design process. CCG anticipates providing a supporting role for this park Master Plan project. We would look to utilize our years of work experience in Firestone and the Carbon Valley area which has provided us with some history, background, and relationships that we believe will be beneficial. Our approach is to understand the goals for each project, and then gather as much publicly available data as possible, then supplement that data with site surveys. We'd aim to be flexible and creative in our engineering design while evaluating master plan concepts, all while working to minimize infrastructure costs. Being reachable and responsive to requests is a top priority for CCG, and critical to collaboration and ultimately a successful project.

RELEVANT PROJECTS

Neighbors Point Park, Firestone, CO

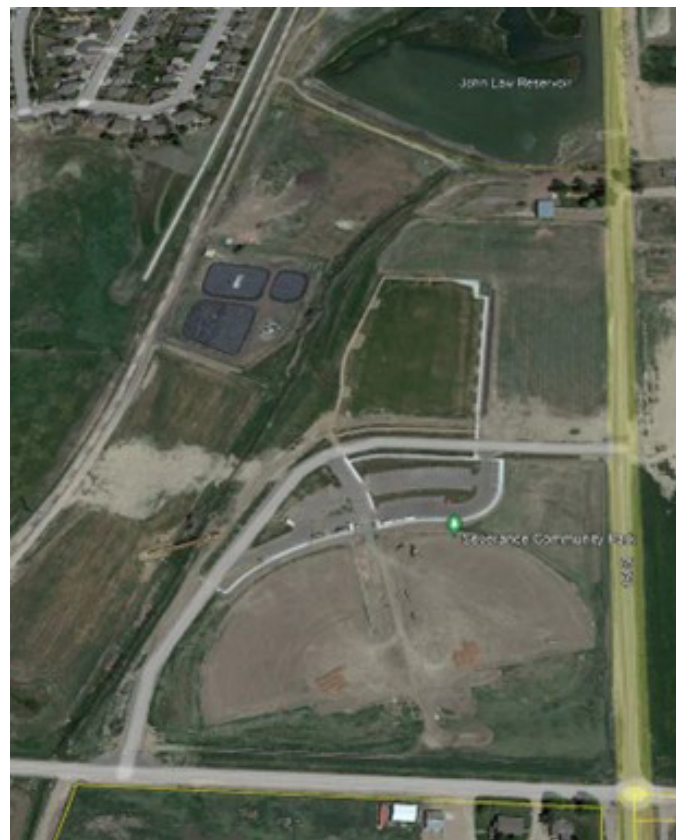
CCG was the civil design engineer responsible for the development of Neighbors Point Park, a 35-acre master planned park in Firestone. The design effort included overlot grading with eye appealing berms and gullies, synthetic turf field grading, an appropriate drainage plan to coincide with the approved Master Drainage Report, permanent restrooms with water and sanitary sewer service extensions, a storm sewer system for the synthetic turf field to connect with, and a network of concrete and crusher fine trails. CCG was also the Project Manager for the design phase of the project which included coordinating with the master plan landscape architect and the irrigation design engineer. CCG provided construction support services as necessary to the Town of Firestone throughout the entire construction phase of the park.





Severance Community Park, Severance, CO

The Severance Community Park is a 39-acre master planned community park in the Town of Severance providing amenities for Severance residents, including a great lawn area for town events, playground, ball fields for softball, baseball, football and soccer, concrete and crusher fine trails, restrooms/concessions stand, paved drive lanes and parking lot, and a pedestrian bridge. The design and construction of the project has been completed in phases with the Town currently wrapping up the construction of Phase Three. CCG's design efforts have included 26-acres of overlot grading with meandering berms; detailed grading for the great lawn area, playground, softball/baseball fields, meandering trails, detention ponds, and swales; concrete pads for two precast structures for the restrooms/concessions building and storage shed; paved access road and parking areas; utilities including sanitary sewer, water service and storm drain systems; drainage evaluations of on-site improvements and the 100-year John Law Basin floodplain; and a pedestrian bridge spanning the John Law Ditch. Phases Two and Three of the project were design-build with significant coordination with the contractor regarding amenities for softball/baseball field and playground. CCG provided civil engineering design, project management and construction support services, coordinating with Town staff, landscape architect and contractor throughout the project.



David A. Huwa, P.E.

Principal, Project Manager



EDUCATION

Bachelor of Science
- Civil Engineering,
Colorado State
University, 2002

LICENSES / CERTIFICATIONS

Colorado, 40727
Wyoming, 12144

CDOT Erosion Control
Supervisor Training

Stormwater Compliance
Inspector Course

As a Principal and Project Manager, David has worked on land development projects in Colorado and Wyoming. David has worked on all aspects of a civil engineering project including streets, utilities, grading, drainage, and both small and large school developments. His primary role now is client and project management but can fill in on specific design tasks if needed. Select projects are listed below:

PROFESSIONAL EXPERIENCE

PARKS / SPORTS COMPLEX

- Northern Lights Restroom, Thornton, CO

Project manager and design engineer for a new permanent restroom facility at the center of three baseball fields. Public utility mains were located at the edge of the property, so long service extensions were designed into the new restroom facility. Followed the project through construction.

- Thornton Sports Complex Restroom, Thornton, CO

Project manager and design engineer for a new permanent restroom facility that became a critical need at this sports complex. Public utility mains were located at the edge of the property, so long service extensions were designed into the new restroom facility. Followed the project through construction.

- Woodglen / Brookshire Park Restroom, Thornton, CO

Project manager and design engineer for a new permanent restroom facility at a fully built park. Utility mains were located hundreds of feet away through the park and in a neighborhood cul-de-sac. Building placement was coordinated with the project architect for proximity to existing walkways and utility mains necessary for service. Followed the project through construction.

OTHER PARKS

- The Bay Aquatic Park Renovation, Broomfield, CO

Project Manager and design engineer working with a local landscape architect to improve site drainage and ADA accessibility at a community pool. This project required a very detailed site survey and grading design to ensure accessible routes while minimizing the removal of existing concrete to help the overall project budget.

- Garden Acres Community Park, Longmont, CO

Project Manager and design engineer working with a local landscape architect to renovate the internal open area between four baseball/softball fields. The drainage system functioned poorly so the renovation included a drainage system overhaul. The sports park did not meet current ADA accessibility requirements, so a significant design effort was made to provide accessibility while not changing access to any of the four ball fields.



PROJECT APPROACH

WHY CHOOSE OUR TEAM?

The THK Team is comprised of both local and regional experts that bring more than just the skills to complete a successful Master Plan; we bring intimate knowledge of the project site and local community that allows us to “hit the ground running.” It is important to note that, as much background as the THK Team has about the project, we do not seek to influence the public into any design that has already been proposed. Our goal is to provide the most up-to-date and accurate information, communicate and present project opportunities and constraints, gather public input, consolidate all data and provide design options that meet both technical requirements and the desires of the Town, its stakeholders and the public.



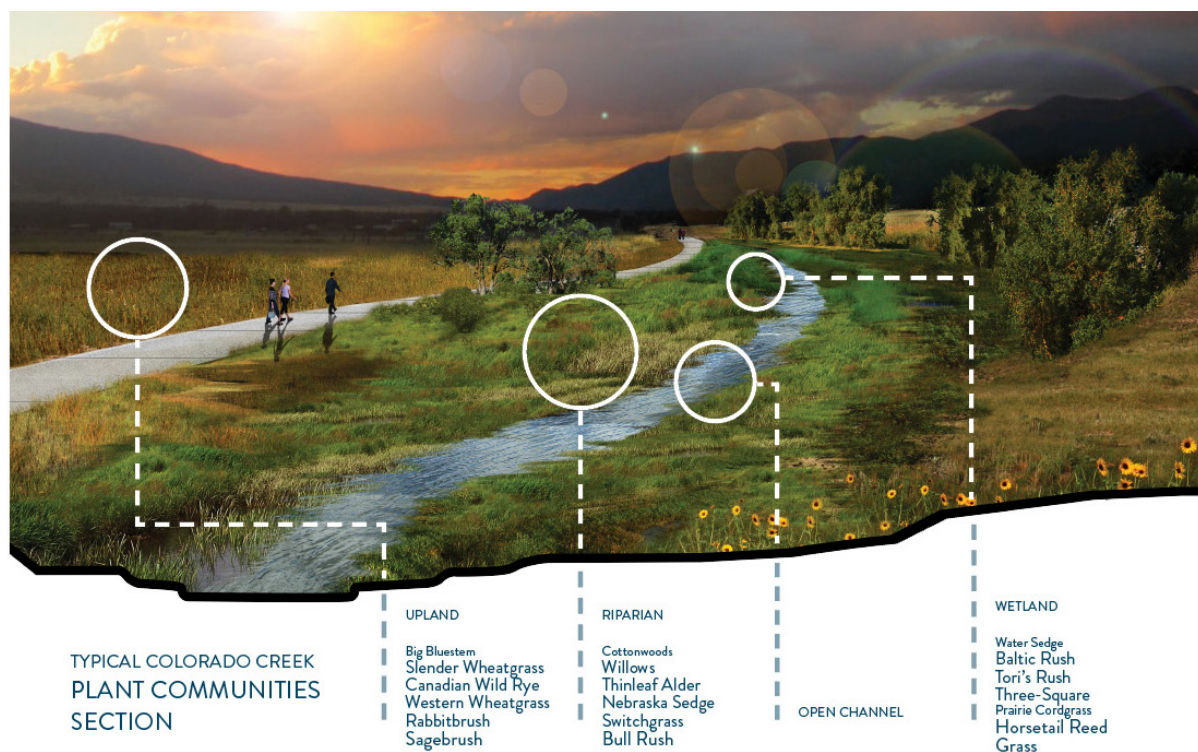
TASK A - Base Map Compilation and Existing Conditions Report

Gather, research, investigate, and analyze existing site conditions and constraints at both FRA and Centennial Park to create base map information and an Existing Conditions Report that can be shared with Team members, Stakeholders and town residents.

This preliminary analysis will provide a good starting point for creation of the Site Inventory Plan. The THK Team will conduct one (1) site walk of the entire project areas to verify information already collected and document any additional features. This information will be analyzed to identify deficiencies in current recreational features, gaps in circulation patterns and potential for recreational and educational improvement. The THK Team will compile this information into a final Existing Conditions Analysis of the project area that will include but is not limited to:

- Locations of Existing Physical Site Amenities
- Locations of Existing Trails
- Parking Lots and other Hard Scape Features
- Locations of View Corridors
- Potential Development Sites
- Potential Trail Connections
- Potential Conflicts (ped/traffic, wildlife, utilities, etc.)
- Locations that are Most and Least Suitable for Passive and Active Recreation
- Current Landscape Conditions, Sustainability and Maintenance Needs
- Photographic inventory

All Team members will work on this task.



TASK B - Water Quality Analysis and Ecological Investigation

The Team will develop a Sampling and Analysis Plan (SAP) monitoring water quality and aquatic biology that will foster a proactive management solution to address the poor water quality in Milavec Reservoir. Sampling plan would include at minimum three grab sampling events covering a range of hydrographic conditions—these samples will include analysis of nutrients, major ions, and metals. Wet weather sampling using autosamplers, and/or continuous water quality monitoring using sondes (pH, temperature, specific conductance, and dissolved oxygen).

The team will assess soils, plant community, and wildlife resources using a combination of desktop and field data collection and analysis. Desktop data acquisition and analysis will include lakeshore (littoral zone) quality, existing aquatic habitat features, evaluation of historic imagery, web soil survey, national wetland mapping tool, IPAC, various client data, and other publicly available data. This data will be supplemented by an on-site assessment to evaluate channel and lakeside habitat value, vegetation cover and diversity, wildlife habitat, and other habitat variables. Results will be used to define current habitat conditions (soils, plant communities, wildlife), areas where highly functioning habitats should be protected, and where significant habitat improvements can be made through active and passive restoration.

Information collected during the environmental study will be compiled into a graphic model for the project including water quality, ecology and geochemistry that can inform future public uses including conservation, trails and long-term water supply management. This information will also further support grant applications as well as local “Learn by Doing” efforts.

All information collected and/or verified during Task A and Task B will be compiled into an Existing Conditions Report for the Town. Information will be cross referenced between the recreational and environmental analysis to determine the most effective use of space with the least impact to sensitive environments and areas that require preservation/remediation. Spatial data will be digitized into usable GIS layers and incorporated into the existing base maps.

Tailwater and **Alo Terra** will perform this task.



TASK C - Community Engagement

In order to gather as much information and ideas as possible, as well as generate additional excitement about the project, the THK Team suggests a strong community engagement approach that will include:

1.) Project Website - The THK Team provides the option of building a project website/webpage that can be stand-alone (have its own url) or hosted by the Town of Frederick. This website will house all pertinent information about the project including updated designs, public meetings, public surveys and project photos. It will also serve as the primary communication point for anyone that has questions about the project but cannot attend any of the public meetings.

2.) Public Outreach - Unlike most public processes, the THK Team believes that some of the most useful information provided by the public is generated outside of formal public gatherings. The THK Team will hold an On-Site Strategic Planning Session that will consist of site tours and exploration with Town staff and interested stakeholders, as well as gathering thoughts and ideas from community participants. THK will compile this information in preparation for a public meeting that would include a brief presentation, Q&A and open house. It would be ideal if public meeting could coincide with other public events (Frederick in Flight, Chainsaws and Chuckwagons, Miners Day, or Festival of Lights) which tend to bring out large and diverse crowds that are recreation oriente. THK understands that 2 or 3 public meetings are anticipated.

3.) Survey - The THK Team also proposes conducting a community survey for the Master Plan. Community surveys are useful for a few reasons. The primary reason is to allow maximum participation from the community, particularly those that cannot attend all public events. A survey also allows the Town, stakeholders and other individuals to view opinions of all involved in the project. Finally, several grants require documentation of community participation and ask about opposition and/or concerns to any of the proposed actions.

THK will perform these tasks.



TASK D - Market and Business Operations Analysis Report

THK will analyze the current and past market performance of the Bella Rosa Golf Course and the Back 9 restaurant and compare those findings against national, regional, state, and local industry standards. A closer examination of the four-county market area (Adams, Boulder, Larimer and Weld counties) will be conducted to determine potential ancillary services that could support the golf course operation. A detailed Golf Course Market Analysis and Strategic Business Plan will be produced.

The layout and design of Bella Rosa Golf Course and the location of the practice area, clubhouse, restaurant, and maintenance facility will be evaluated by an experienced golf course designer. Recommendations might include the development of 3 hole loops, putting courses, informal teeing areas and creative practice areas. Golfer and public safety issues will be addressed.

The findings of the report and the recommendations of the golf course designer can be incorporated into the Master Plan at the Town's direction.

THK will perform this task.



TASK E - Initial Concept Plans

Utilizing the information and maps created through TASKS A-D, the Team will generate a conceptual use and improvement plan for both FRA and Centennial Park. The plans will include existing amenities along with proposed site improvements and may include:

- Event Spaces
- Trails
- Parking
- Environmental Play Opportunities
- Picnic Areas
- Shade Structures
- Restrooms
- Water and Fishing Access
- Dog Park
- Site Furnishings
- Other programmed spaces.

Images and drawings will convey design characteristics and material options and a vision for the Master Plan will begin to emerge. The Concept Plan will feature layout diagrams, sketches and graphic models and will be presented for review.

Open communication between the THK Team and the Town is vital to the success of this project. In addition to scheduled meetings purposed in this document, the THK Team recommends holding bi-weekly phone calls with the Town to check-in, go over project progress and address any issues that may arise. These calls may occur more or less frequently based on project progress and staff availability. In addition to these schedule calls, the THK Team will be available for additional coordination via phone or email throughout the project.

THK, Alo Terra and Colorado Civil Group will perform this task.



TASK F - Master Plan Development

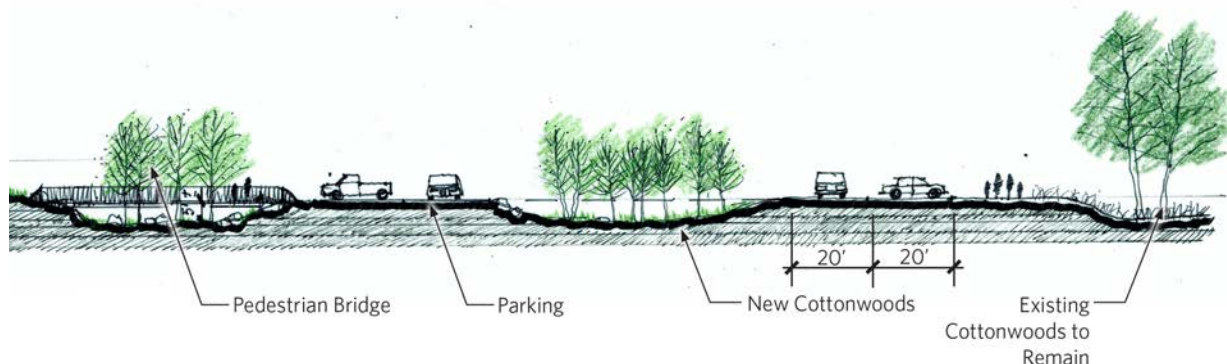
Following the development of the Concept Plan and input from the Town, stakeholders and the public, a preferred design concept will be developed and may be a hybrid of multiple alternatives that allow for a variety of uses and programming. Rough Order of Magnitude cost estimates will be generated once the preferred Master Plan Design is finalized.

The THK Team will create two (2) Preliminary Master Plan Concepts. These concepts will depict various site layouts and provide details concerning design vocabulary, recreational amenities, materials selection and options for further design efforts. Open space and park layout diagrams, sketches and graphic models will be used to help illustrate the design concept.

The THK Team will work with the Town to develop a final outline for the draft Master Plan and potential chapters/sections might include:

- Acknowledgments
- Executive Summary
- Table of Contents
- Introduction
- Existing Conditions
- Strengths, Weaknesses, Opportunities, Threats (SWOT)
- Community Needs
- Recommendations
- Master Plan Design
- Project Prioritization
- Funding and Implementation Plan

THK will perform this task with input from the entire Team.



TASK G - Finalized Master Plan

Once a Preferred Design Concept is identified, the THK Team will work with the Town to group proposed site features and design elements into potential future “projects”. The THK Team will work with the Town to develop a prioritization matrix, based on public comment, by which each project will be evaluated through a series of criteria and implementation potential. The THK Team will develop the initial approach for this evaluation and will modify it based on feedback from the Town. One (1) meeting between the THK Team and the Town will occur to review the prioritization matrix and evaluate each project in real time.

Based on a project’s score during this evaluation, they will be categorized into three major groups: (1) High Priority, (2) Medium Priority and (3) Low Priority Projects.

Based upon comments received from the Town, The Team will make one round of revisions to the Draft Master Plan. The Final Master Plan document will be provided to the Town of Frederick in a digital format.

THK will perform this task.



PRELIMINARY SCHEDULE

Project Start **October 2022**

Task A - Base Map Compilation and Existing Conditions Report **January 2023**

Task B - Water Quality Analysis and Ecological Investigation **January 2023**

(This may be ongoing, initial report produced Jan 2023)

Task C - Community Engagement **February 2023**

(Up to Three Public Meetings, on-going over several months)

Task D - Market and Business Analysis Report **February 2023**

(Bella Rosa Golf Course and Back 9 Restaurant)

Task E - Initial Concept Plan **May 2023**

Task F -Master Plan Development **October 2023**

Task G - Finalized Master Plan **January 2024**



REFERENCES

Robb Kolstad

City of Thornton

Assistant City Manager

303-538-7693

Robb.kolstad@thorntonco.gov

Crystal Dreiling

Fishers Peak State Park

Park Manager

719-846-3463

Crystal.dreiling@state.co.us

Andy Marsh

City of Idaho Springs

City Administrator

303-567-4421

admin@idahospringsco.gov



PROJECT EXPERIENCE

FISHERS PEAK STATE PARK

Las Animas County, CO

Fishers Peak, with an elevation of 9,633 ft. is one of the most iconic landmarks in southern Colorado providing the backdrop to the City of Trinidad. In September of 2019 the former 19,200-acre Crazy French Ranch became Fishers Peak State Park (FPSP), Colorado's 42nd State Park. FPSP began as a partnership between CPW, The Nature Conservancy, Trust for Public Land, Great Outdoors Colorado and the City of Trinidad. From the onset, the two project pillars established by the partners were: 1) provide world class recreational opportunities in a way to protect and promote, and 2) long-term ecological conservation.

The FPSP Master Plan, developed by THK Associates, Inc. is an overarching infrastructure development guide that identifies the desired future conditions and helps determine long-term physical development of the Park. Through a collaborative and interactive approach, the Master Plan was informed by both science and public sentiment (over 300 stakeholders), and in doing so, worked to find the right balance between the necessity for protecting the Park with the opportunity for meaningful human access and recreation.



Crystal Dreiling, Park Manager

Crystal.dreiling@state.co.us

Design Team:

THK, ERO Resources

Constructin Budget:

N/A

PROJECT EXPERIENCE

AYLOR OPEN LANDS MASTER PLAN

Thornton, CO

Aylor Open Lands will be an exciting destination where visitors of all ages can play, discover, create and participate in a hands-on natural learning environment; where nature inspires form and learning inspires function. The Aylor site is a rare opportunity for a municipality to protect and preserve 139.2 acres within City limits. With the help of strategic partners, visitors will be enriched learning and culture through art, science, performance, exploration, history and nature learning opportunities designed to inspire wonder and nurture humanity.



Andrew Tadross, Project Manager

Andrew.tadross@thorntonco.gov

Design Team:

THK Associates

Constructin Budget:

\$25,000,000 (est.)

PROJECT EXPERIENCE

COZENS RANCH OPEN SPACE & FRASER RIVER CORRIDOR MASTER PLAN

Fraser, CO

THK was hired by the Town of Fraser to complete a community driven Master Plan for Cozens Ranch Open Space that identifies needs, goals and strategies to activate an under-utilized 120-acre open space between the Town of Fraser and Winter Park. The project area encompasses the largest intact piece of healthy riparian habitat in the Fraser Valley. The Master Plan built a community consensus to improve Cozen Ranch Open Space with the desired outcome of protecting the land, river and wildlife while increasing river access, recreational activities and educational opportunities in order to connect residents and visitors to the beauty and serenity of the Fraser River.

The Master Plan was funded by a \$65,000 GOCO grant. The Plan identified future projects for implementation and prepared cost estimates for all projects. Graphics and cost estimates created for the Master Plan will be included in additional grant applications to GOCO this fall.



Catherine Trotter, Town Planner
ctrotter@town.fraser.co.us

Design Team:
THK Associates, Matrix

Constructin Budget:
N/A

PROJECT EXPERIENCE

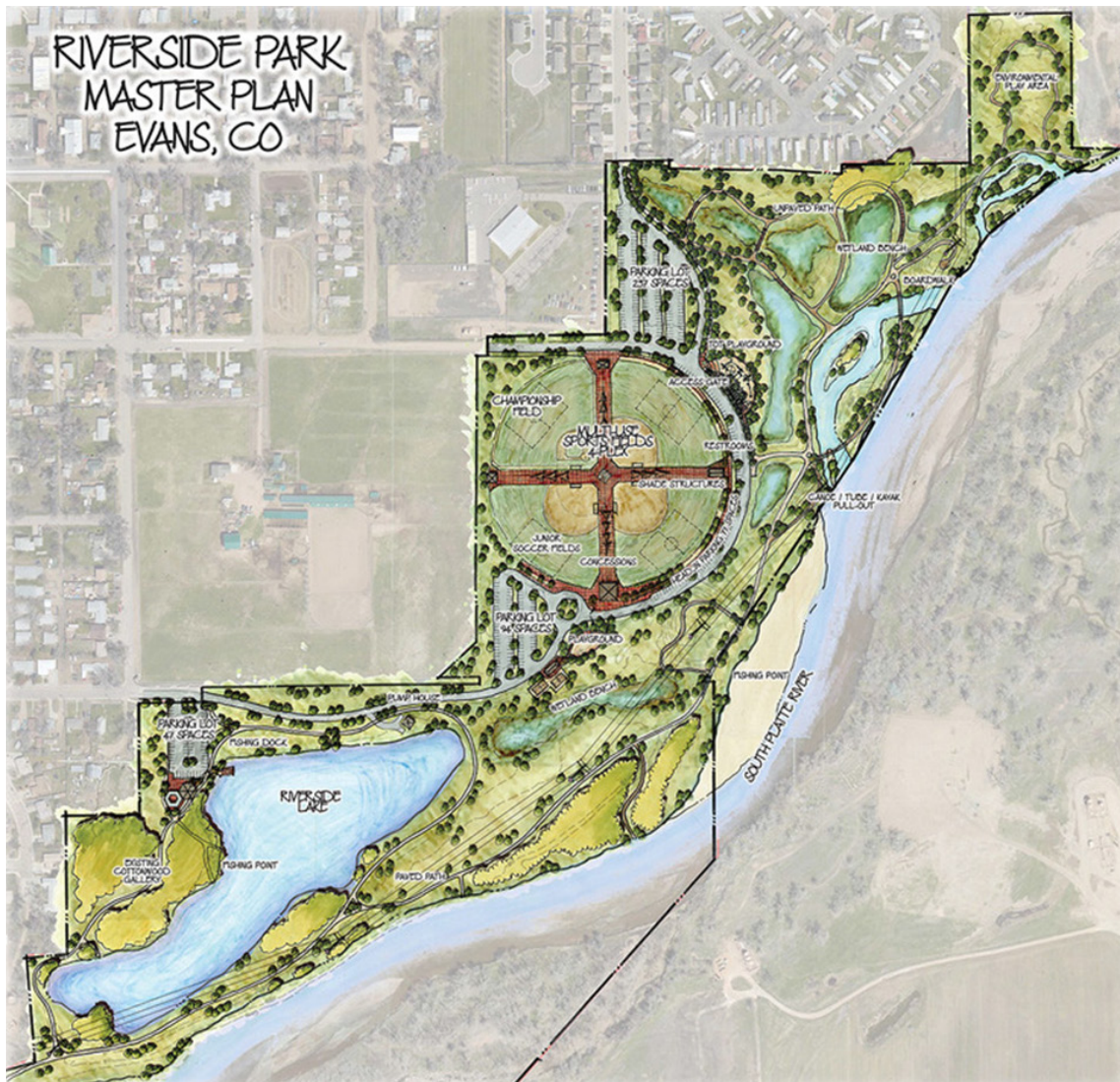
RIVERSIDE PARK MASTER PLAN

Evans, CO

Riverside Park is a 100+ acre regional park that was destroyed by the flood events that ravaged Colorado in September 2013. The previous park featured baseball fields, multi-use recreational fields, playgrounds, basketball courts, pavilions and a fishing area.

Historically the floodplain had been separated from the South Platte River by a berm constructed of trash, which breached in 2013, resulting in greater flood damage to the community of Evans. By removing the trash, lowering portions of the Park, and increasing floodplain capacity, THK created the opportunity to restore much of the Park as natural riparian habitat.

Following the approval of the Master Plan, THK was contracted to develop the master planning effort into final design and construction documents. Currently, the final design of the flood and park improvements are underway and construction documents are anticipated to be complete in November, 2016.



Gary Wilson, City of Evans

970-475-1122

Design Team:

THK Associates

Constructin Budget:

\$12,000,000

PROJECT EXPERIENCE

BIG DRY CREEK MASTER PLAN

Thornton, CO

The Master Plan will assess publicly-owned (city and County) open space parcels within the Big Dry Creek Corridor through Thornton. These parcels encompass almost 300 acres and were earmarked specifically for Parks and Open Space acquisition and the Master Plan has created the framework for these areas to be connected both to each other and to the larger regional and city networks of trails, parks and open spaces. Big Dry Creek runs for approximately 110 miles from Coal Creek Canyon to the South Platte River outside of Fort Lupton. Thornton's stretch of Big Dry Creek is about 6 miles long. The key guiding principle used for approaching this Master Plan is that these factors all relate to each other and must be planned for holistically. In order to successfully plan for this complex riparian corridor, the Project Team (consisting of the city of Thornton, Adams County and the consultants) examined the varied factors within each section of the corridor, as well as how they all interact and connect with each other.



Rob Kolstad, Assistant City Manager

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Design Team:

THK Associates, Wright Water
Engineers, Matrix Design Group

Constructin Budget:

N/A