



We are asking the Town Council to authorize Town staff, working with The Peak School, to develop a ballot initiative that would authorize the development on the Peninsula of a community building (with parking) that would house public facilities including bathrooms and lockers, a new pre-K through 5 school to be managed by The Peak School, and grades 6-12 which are currently served by The Peak School. The building would be paid by The Peak School, not local residents or tax money.

In fact, moving the school to the Peninsula would result in increased tax revenues. The school's plan, once a decision is made by the Town of Frisco's voters, is to list our current Main Street property for sale. The revenue made from that sale will pay off our existing mortgage of 2.5 million and the rest will be applied to the down payment towards the mortgage of the new PRA community building. We will also apply for 1A funds for the new Pre-K option that we would be putting in place for the Town and county. As noted below, sale of the school's property would allow for development of that property consistent with the Town's Main Street Master Plan, while generating substantial new tax revenues for the Town and the county.

Opportunities and Benefits:

Thriving Economy:

- The Peak School would provide the funding for building a low-visibility \pm 20,000 square foot building on the Peninsula, and would work with the Town of Frisco to find a mutually beneficial multi-year lease/mortgage option.
- Finding a new location for the school would (a) allow for more creativity and control by the Town in implementing its Main Street Master Plan, and (b) create new real estate and sales tax revenue at the school's current location on the west end of Main Street.
- Keeping the school in Frisco, and expanding it to include pre-K through grade 5, would encourage second homeowners and potential new residents to establish permanent homes in Frisco, working toward the goal of a 50% occupancy rate of full-time residents. Already this year, 10 new enrollees at the school are from families new to Summit County.

- By providing an anchor for a new Nordic racing course, the school would help to make it possible for FIS-level Nordic races to be held on the Peninsula. This would provide new recreational opportunities on the Peninsula, an economic boost to the Town of Frisco, and a stimulus for tourism in the Town.

[Inclusive Community:](#)

- The Peak School has a history of sharing community resources with local nonprofits: Summit County Writer's Group, Summit Rotary, Youth Connect, SAG- Summit Advocates for Gifted Education, Decoding Dyslexia, HC3, FIS race officials, Team Summit, Team Breck, Timberline Adult Day Services, Summit Nordic Ski Club, to name a few.
- Potential summer partnerships include Town of Frisco Summer programs. The community building would create additional space, including large meeting room capacity, for those programs as well as other community programs.
- Having a school on the Peninsula would improve the prospects that Summit Stage would provide a stop to service all members of the public who use Peninsula recreational facilities.

[Vibrant Recreation:](#)

- By including publicly-available facilities including lockers, bathrooms and meeting space in its building, the school could facilitate the design of a Nordic course start and finish for an FIS-certified racecourse. Summit Nordic Ski Club and others could host a variety of events at that course, including races for visiting colleges & universities.
- The school would build a playground that becomes available in the summer to the public. This would create another option for summer programming.
- Potential phase #2 additions could include a gymnasium available part-time for public use, and Performance Center Building/Multi Use space.

[Sustainable Environment:](#)

- The school is dedicated to designing a green building- SolSmart solar, etc.
- The school is committed to creating an attractive natural landscape at Frisco's southern entrance and restoring green space in the Boneyard.
- A potential "Forest" Pre-K option would be a unique addition for the community -- further increasing the draw to families seeking non-traditional options -- and could potentially make use of the existing Excelsior building.
- The school already has a Bronze level certification from the Resource Wise Sustainable Business Program (based on water efficiency, lighting, recycling and composting, eco-friendly products) and would look to raise the level of certification in a new building. We would work with the climate action plan-Town of Frisco.

- The school would provide continued outreach and education around sustainability practices.

To acknowledge the contributions of the Town of Frisco and to distinguish itself from schools like Snowy Peaks, The Peak School's Board of Trustees would be open to a name change to something like:

The Frisco Community School

Sample Ballot Question:

We would like to work with the Town on the language of a ballot question that could be presented to voters in November. Here is a first draft for your consideration:

Should the Town of Frisco allow a community building to be built and funded by The Peak School --not by the Town or its taxpayers -- on the boneyard area of the PRA? Such a building would provide more space for Frisco summer camps, more community meeting spaces, an anchor for a high-level Nordic racing course and community space that could be used by Summit Nordic among others, a new independent Pre-K option, and a new location for The Peak School that would free up the school's current Main Street property for development, in accordance with the Town's Master Plan, and would generate new tax revenues for the Town and Summit County.