



## MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: JEFF DURBIN, INTERIM TOWN MANAGER**  
**RE: PEAK SCHOOL REQUEST**  
**DATE: JUNE 22, 2021**

**Summary and Background:** The Peak School has expressed interest in moving from its current location on west Main Street, Frisco, to the Peninsula Recreation Area (PRA). During the May 26, 2020, Town Council work session, Travis Aldrich, Head of The Peak School, gave a presentation outlining the details associated with this potential relocation. The Council did not give direction to Mr. Aldrich at this meeting as the Town was also contracted at that time with Lose Design to complete a Comprehensive Vision and Project Implementation Plan for the Frisco Adventure Park at the PRA. This planning process with Lose Design began in August 2019, and was completed on October 27, 2020 with the adoption of the Comprehensive Vision and Project Implementation Plan for the Frisco Adventure Park at the Peninsula Recreation Area through Resolution 20-27.

The Peak School is still interested in moving from its current location to the PRA, and specifically the "boneyard" area. In the approved Comprehensive Vision and Project Implementation Plan, three (3) options were detailed for the planning of the boneyard area, and included enclosing/screening the area, developing community space, or building an event center.

The Peak School would like to build a community building in the boneyard area 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.

During the June 22<sup>nd</sup> work session, Mr. Aldrich and Mr. Chris Guarino (Artaic Group) will present to Town Council their vision and conceptual design of the Peak School relocating to the PRA. They will also ask Town Council if they support this future development.

If Council supports this request, there are two items of consideration:

- 1) **Election.** Under the Town Charter (Section 14-3), park property may not be sold or leased unless first approved at an election. Similarly, under state statute (C.R.S 31-15-713(a)) park property may not be sold unless approved at an election where the question includes the terms and consideration (price) to be paid for the land. The details associated with both a November and an April election are included under the "analysis" section below. Should the Council support the relocation of the Peak School to the PRA, one of the next steps would be to pursue a ballot initiative.

- 2) **Zoning.** The boneyard is part of the PRA and is owned by the Town of Frisco. The PRA is zoned Parks & Recreation. The Peak School is defined as a “Type 2 School” by the Frisco Unified Development Code. Type 1 Schools, Type 2 Schools, and Type 3 Schools are conditional uses in a variety of zoning districts; however, schools are not a permitted or conditional use in the Parks & Recreation District. If the Town Council chooses to approve the relocation of the Peak School to the PRA, the Council will also need to approve a rezoning of the PRA property (in whole or in part) or approve an amendment to the Code as part of that process.

**Analysis:** The PRA is one of Frisco’s most valued assets with both summer and winter recreational opportunities.

A primary concern in planning for the future of the PRA is balancing the growth of recreational amenities with the preservation of its natural beauty. The consultant team, Lose Design and Sports Facilities Advisory (SFA), took a holistic approach in their evaluation of the PRA in order to create a plan that is sensitive to the PRA’s role as an important community asset as well as revenue generating operation. Outreach to the community was conducted through open houses, public meetings, stakeholder interviews, Advisory Committee meetings, and presentations to Council and Planning Commission. The consultant team researched outcomes from previous plans, discussed operational opportunities and challenges with staff, and applied industry knowledge to create a Comprehensive Vision and Project Implementation Plan that will guide PRA growth and development in an orderly, self-sustaining manner.

**Planning.** The Peak School is interested in building a community building with parking in the boneyard area. The boneyard area currently houses many of the Public Works operations and is used for recreational purposes. In the approved Comprehensive Vision and Project Implementation Plan, the boneyard was identified as an area that needed additional planning to determine the future of on-site Public Works operations and reclaiming the area for recreational use. The future implementation of the site depends on these planning efforts, with three (3) different options presented in the plan:

- 1) Option 1: Enclosure / Screening. This was identified as a “value-added” option with fencing and screening of equipment/storage.
- 2) Option 2: Community Space. This was also identified as a “value-added” option and a minor revenue opportunity for a pavilion, restroom, green space, dog park, small overlook, and parking.
- 3) Option 3: Event Center. This was identified as a “revenue-generating” option with a great room for large events, caterer’s kitchen, restrooms, building services, green space, and parking.

The request by the Peak School to build a community building with parking would fall under “Option 2” of the plan.

**Zoning.** While the request from the Peak School is to build a community building, the building is ultimately a school, and schools are not a permitted or conditional use in the Parks and Recreation District, which is what the PRA is currently zoned. Zoning generally regulates the use of land and how it is developed, zoning does not generally regulate who owns or operates the land use (there are exceptions of course). As noted in the definition of a school, the Town’s development standards do not differentiate between a public school, parochial school, private school, or academy. If the Town Council chooses to approve the relocation of the Peak School to the PRA,

the Council will also need to approve a rezoning of the PRA property (in whole or in part) or approve an amendment to the Code as part of that process.

**Election.** Under the Town Charter (Section 14-3), park property may not be sold or leased unless first approved at an election. Similarly, under state statute (C.R.S 31-15-713(a)) park property may not be sold unless approved at an election where the question includes the terms and consideration (price) to be paid for the land. For reference, election dates and deadlines are below.

Type of Election	Election Date	Last Date to Pass Resolution per Charter	Last Regular Council Meeting prior to Resolution Deadline	Certify Ballot Content to County (70 days)	Last Regular Council Meeting Prior to Certification Deadline	Last Day to Notify County of Intent to Coordinate (100 days)
Regular Municipal Election	4/5/22	3/7/22	2/22/22	N/A	N/A	N/A
Coordinated	11/2/21	N/A	N/A	9/3/21	8/24/21	7/23/21

Should the Council support the relocation of the Peak School to the PRA, the timing of the ballot initiative will also need to be discussed.

**Financial Impact:** Funding for this new building would be the responsibility of the Peak School. There are no additional funding requests of the Town at this time.

**Alignment with Strategic Plan:** Vibrant Culture, Art and Recreation is one of the strategic priorities for Town Council; this includes evaluating current and future uses of the PRA.

**Environmental Sustainability:** Balancing the growth of amenities at the PRA with the preservation of its natural beauty is an important consideration in planning for the future of the community. Design development will continue to take into account opportunities to showcase sustainable building practices with net-zero facilities, waste reduction practices, universal design, and innovative energy systems.

**Staff Recommendation:** There is not a staff recommendation associated with this request.

**Reviews and Approvals:** This report was written by Jeff Durbin, Interim Town Manager, with the assistance of Don Reimer, Community Development Director and Diane McBride, Assistant Town Manager/Recreation & Culture Director. This report has been reviewed and approved by Bonnie Moinet, Finance Director.

**Attachments:**

Attachment 1 – Reimagining the Boneyard Area of the PRA, provided by the Peak School  
Attachment 2 – The Peak School – Conceptual Design, provided by the Peak School