

# Arts & Culture Hub Discussion- May 1, 2026 Frisco Arts and Culture Council

## Background

In April, Town staff received several emails from Kelly Triolo regarding an arts and culture hub, proposed at the former Frisco library at 90 Madison Ave, Frisco, CO. Staff requested a formal proposal and budget and received the information below from Kelly Triolo in the body of two emails.

In addition, Kelly has met with Councilmember Andy Held, and the building owner, Todd Crowe, has contacted Town staff with questions about how instructors would be paid and asserting that the Town has committed \$200,000 to this project already. This is not the case, and staff are working to clarify with Kelly Triolo. Todd Crowe also has submitted a sketch plan to Community Development that has been determined to be incomplete, as it does not comply with parking space requirements and a few other code requirements, so Town staff are waiting for it to be revised; that submittal shows a spa on the first floor.

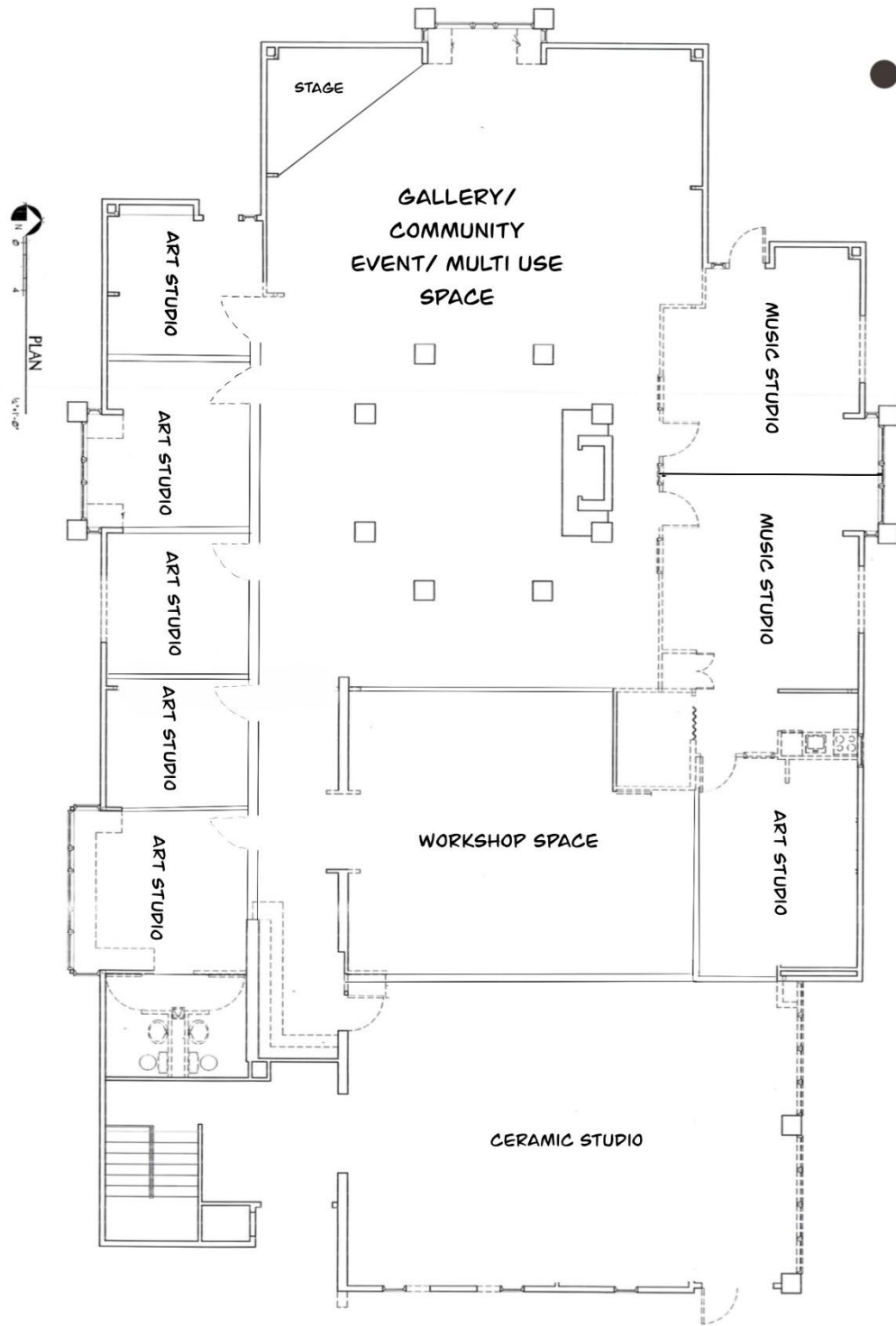
## Information Submitted by Kelly Triolo

I've been working diligently on putting together a comprehensive proposal for the space, and I'm excited to share it with you and Blair. Attached, you'll find the full proposal along with a blueprint-style layout I sketched to help visualize how the space could be thoughtfully utilized.

Additionally, the property owner and I have been in communication and working with Kris Valdez to ensure there is an appropriate amount of parking to support this plan. We are still waiting to hear back from her.

This concept is designed to create a functional, inspiring environment that supports both creative work and community engagement, and I've put a lot of intention into making it both sustainable and impactful.

I'd love to hear your thoughts and am happy to discuss any questions or ideas you may have.



## Proposal

Frisco Arts & Culture Hub — Community Makers Space, Studio Collective & Creative Venue

Submitted by: Kelly Triolo

Proposed Location: Former Frisco Library, 90 Madison Ave, Frisco, CO

## Executive Summary

This proposal outlines the creation of a Frisco Arts & Culture Hub, a multi-disciplinary makers space, studio collective, and community arts venue located in the historic former Frisco Library at 90 Madison Ave.

The project aligns directly with the Town of Frisco's Arts & Culture Strategic Plan by establishing a dedicated creative space, expanding access to arts programming, and increasing year-round cultural and economic activity.

Following discussions with the property owner, there is a strong opportunity to activate potentially the full main level of the building. The owner has expressed enthusiasm for this concept and has indicated a willingness to explore allowing TOF to obtain ownership of the main level for this space rather than pursuing a traditional rental structure. This positions the project as a significant and central cultural facility for the Town.

This proposal presents a five-year phased development plan designed to support launch, growth, and long-term sustainability, with the goal of significantly reducing reliance on Town funding over time.

A detailed financial plan and funding structure is available as a supplemental document upon request.

## Vision

The Frisco Arts & Culture Hub will serve as a central creative anchor for the community, offering:

### Affordable artist studios

Workshop and educational programming

Dedicated space for music rehearsal, lessons, and performance

Gallery and retail opportunities for local artists

Community events and cultural programming

The space will function as both a local gathering place and a destination for visitors, supporting Frisco's identity as a vibrant cultural hub.

## Regional Cultural Positioning

"It is time for Frisco to become the bridge between Breckenridge and Silverthorne's creative districts, filling a vital gap and strengthening Summit County as a unified and thriving creative region."

This project positions Frisco as a central connector within the region's arts ecosystem, linking existing creative districts into a cohesive cultural network.

## Site & Development Context

The proposed location at 90 Madison Ave is part of a broader redevelopment project anticipated to include residential units on the upper floors, with construction projected to begin in October 2026 and conclude in late 2027.

Activating the main level as an arts and culture hub creates immediate value while supporting long-term vibrancy, including increased foot traffic and engagement from future residents and visitors.

## Core Program Components

### Artist Studios

Approximately 8 affordable studio spaces

Designed to support local artists with accessible workspace

Opportunities for open studios and artist residencies

### Workshops & Classes

Ongoing creative workshops for residents and visitors

Skill-based and beginner-friendly offerings

Consistent weekly programming to drive engagement

## Music & Performing Arts Space

Dedicated rehearsal and practice areas

Music lessons and instruction

Small performances and open mic events

Approximately one-third will be allocated to musicians, addressing a significant unmet need for rehearsal and creative space in Summit County.

## Gallery & Retail

Rotating exhibitions of local artists

Public-facing gallery and retail space

Opportunities for artists to generate income and visibility

## Community Programming

Monthly First Friday events

Family-friendly craft nights

Community gatherings and collaborative events

Partnerships with local businesses and organizations

## Operational Approach

The Frisco Arts & Culture Hub will operate as a multi-use, community-centered facility, balancing accessibility with structured programming and consistent activation of the space.

The operational model includes:

Daily public access through gallery and studio space

Regularly scheduled workshops and classes

Ongoing events and community programming

Dedicated staffing to ensure a welcoming and professionally managed environment

## Sustainability Approach

This project is designed to evolve into a financially resilient and community-supported cultural space over time.

## Revenue will be generated through a combination of:

Workshops and classes

Studio rentals

Gallery sales and commissions

Events and partnerships

Like many successful arts and cultural institutions, this model is designed to balance earned revenue with strategic public investment to ensure long-term accessibility and community benefit.

A detailed financial plan, including revenue projections and a five-year funding strategy, is available as a supplemental document.

## Community & Economic Impact

This project will:

Expand year-round tourism opportunities

Support local artists and musicians

Increase downtown activity and economic engagement

Activate a historic civic space

Strengthen Frisco's identity as a cultural destination

Connect the broader Summit County arts ecosystem

## Conclusion

The Frisco Arts & Culture Hub represents a significant opportunity to transform a historic and centrally located space into a dynamic, multi-disciplinary cultural institution.

With strong alignment to Town priorities, demonstrated community demand, and a clear vision for long-term sustainability, this project is positioned to become a lasting cultural and economic asset for Frisco.

I welcome the opportunity to further discuss and collaborate on bringing this vision to life.

Thank you for your time and consideration.

More information submitted by Kelly Triolo on April 29, 2026

## **Frisco Creator Space: A Community Arts & Media Makerspace**

Proposal Type: Activation of Town-Owned Space + Satellite Programming Model

Submitted by: Kelly Triolo, Megan Quirk, & Ashley Yony

### **Introduction & Project Leadership**

The Frisco Creator Space is led by Kelly Triolo, Megan Quirk, and Ashley Yony, three established local creatives with deep roots in Summit County's arts community and a shared commitment to expanding access to creative space in Frisco.

Each of us has built our careers within Summit County, directly shaped by the region's investment in arts and culture through local programming, events, and community initiatives. We are not only beneficiaries of these systems, but active contributors to them. Collectively, we have taught classes, exhibited and sold original work, performed, organized events, and built lasting relationships within the local creative network.

Our combined experience includes:

Teaching youth and community art classes and workshops

Organizing and participating in local art events

Selling and exhibiting original artwork throughout Summit County

Building strong, ongoing relationships within the creative community

Managing small businesses and community-centered programming

What sets this team apart is not just experience, but proven, place-based knowledge. We understand how artists and creatives actually live and work in Summit County because we are part of that ecosystem every day.

We have seen firsthand:

The success of established arts infrastructure in Breckenridge, Colorado and Silverthorne, Colorado

The lack of a consistent, dedicated creative space in Frisco, Colorado

The ongoing demand from artists, musicians, and residents for accessible, year-round creative programming

This proposal is not theoretical. It is a direct response to a clearly identified gap, backed by lived experience, community engagement, and demonstrated participation in the local arts economy.

Additionally, this project is uniquely positioned to strengthen regional connectivity. By establishing a creative hub in Frisco, this space will serve as a natural bridge between Breckenridge and Silverthorne, contributing to a more cohesive and accessible arts ecosystem across Summit County.

Just as important, this is not a passive or conceptual initiative. We are committed to actively operating and sustaining this space through consistent programming, community partnerships, and hands-on leadership. This is a working model led by individuals who are already doing this work and are prepared to scale it in a meaningful and responsible way.

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## **Mission Statement**

The Frisco Creator Space provides a dedicated space for art-making, creative education, and media production in the local community. Through hands-on classes, open studio access, artist exhibitions, and a small-scale recording and podcast space, the space supports working artists, engages residents of all ages, and creates opportunities for creative skill-building and economic participation.

## **Overview**

The Frisco Creator Space is a community-driven arts and media makerspace designed to activate an underutilized town-owned building through consistent, accessible, and community-oriented programming.

With a strong demand for creative space already identified through the Town's Arts & Culture Strategic Plan, this proposal focuses on implementation—offering a clear, realistic plan to bring a creative space to life immediately within an approximately 1,000 square foot footprint.

In addition to the primary hub, this proposal introduces a satellite programming model, utilizing existing community facilities to expand access to music, performance, and rehearsal space.

## **Purpose & Vision**

The purpose of the Frisco Creator Space is to:

- Provide a reliable, accessible space for creative work and learning
- Support local artists, musicians, and creatives
- Offer consistent programming for residents and visitors year-round of varying skill levels
- Foster collaboration across artistic disciplines
- Contribute to Frisco's cultural identity and economic vitality

This space is intended to function as both a creative workspace and community gathering point, strengthening connections through shared creative experiences.

## **First & Main Building**

The Creator Space is designed for multi-use efficiency, allowing a wide range of programming within a compact footprint.

1. Flexible Studio & Workshop Area (This is the primary programming space and can be reconfigured as needed)

- Paint nights and community art events
- Both guided and unguided classes for multiple age groups
- Workshops and small gatherings
- Open studio hours

2. Micro Gallery & Exhibition Space

- Rotating exhibitions featuring local artists
- Opportunities for artwork sales
- Community art and music events

3. Media Lab (Recording & Podcast Area) A dedicated, acoustically treated area for:

- Podcast recording
- Voiceover and audio projects
- Basic music recording (solo/small group)

This space supports the growing demand for digital media creation while remaining appropriately scaled for the facility.

4. Storage & Materials Area

- Shared supplies and equipment
- Organized storage for programming needs

### **Old Frisco Community Center - Satellite Programming Space**

In addition to the primary Creative Hub, this proposal includes the potential to utilize the former Frisco Community Center facility as a satellite programming space, in coordination with the Town and existing users.

This space would support:

- Open mic nights and small performances
- Scheduled rehearsal time for musicians
- Community-led creative gatherings

This model allows expanded access to music and performance space without increasing the footprint of the primary hub, while making thoughtful use of an existing town-owned facility.

Use of this space would be coordinated to remain:

- Scheduled and organized
- Non-disruptive to current users
- Complementary to existing programming

### **Programming & Offerings**

The Creative Space will offer consistent, approachable programming, including:

- Weekly paint nights and community art events
- Youth art classes and early creative education
- Open studio hours
- Skill-based workshops led by local artists
- Podcast and recording access (reservation-based)
- Rotating exhibitions and small events
- Open mic nights and rehearsals (satellite location)

Programming will prioritize accessibility, affordability, and community engagement.

### **Leadership & Operations**

This project is led by Kelly Triolo (local artist and educator, 3 year resident) who is a community advocate committed to organizing, programming, and operating the space. In addition, she has the support of Megan Quirk (local artist, educator, 8 year resident) and Ashley Yony (former musician and local performer, owner of Loose Ends, 5 year resident), both committed to the establishment and ongoing operations.

Combined Experience includes:

- Teaching youth art classes
- Being a part of community art events
- Selling and exhibiting original artwork
- Building relationships within the local creative community
- Putting on programs for the community and working with local organizations
- Professional music experience
- Managerial experience

Additional programming will be supported through collaboration with local artists, musicians, and instructors, creating a shared sense of ownership and participation.

### **Economic & Employment Impact**

While operating at a modest scale, the Frisco Creative Hub will generate meaningful local economic activity and opportunities, including:

- Paid teaching opportunities for local artists
- Contract-based workshops and programming
- Stipends for musicians and event facilitators
- Part-time/ potential Full-time operational roles

The space also supports indirect economic impact by:

- Providing artists opportunities to sell work
- Increasing year-round community engagement
- Supporting local creative entrepreneurship
- Providing local musicians with a dedicated rehearsal space and satellite space for performance and self-promotion

As outlined in the Town's strategic plan, arts and culture initiatives help create year-round economic activity, and this project directly contributes to that goal.

### **Alignment with Frisco's Arts & Culture Strategic Plan**

This proposal directly supports the goals outlined in the Town of Frisco's adopted Arts & Culture Strategic Plan, which emphasizes:

- Expanding access to creative and cultural spaces
- Supporting local artists and programming
- Activating existing town-owned assets
- Increasing year-round economic activity

This proposal implements those priorities through:

- Primary Creative Hub
  - Activation of an underutilized town-owned building as a dedicated space for art-making, education, and media production.
- Satellite Community Space

- Use of the former Community Center to support music, performance, and rehearsal needs identified in the plan.

Rather than introducing new infrastructure, this approach focuses on activating existing spaces and translating the Town’s strategic vision into tangible, community-centered programming.

### **Future Growth Potential**

This project is designed to be scalable. As participation grows, future opportunities may include:

- Expanded or additional creative space
- A dedicated recording studio
- Increased programming and partnerships
- Broader community and regional impact

### **Conclusion**

The Frisco Creator Space offers a clear, realistic path to activating existing town-owned space in a way that is both immediate and sustainable.

By combining a dedicated creative hub with thoughtful use of existing community facilities, this proposal creates a connected, accessible, and scalable model for arts and culture in Frisco.

This proposal also positions Frisco to play a critical role in connecting the thriving creative communities of Silverthorne and Breckenridge, helping to bridge a regional gap in accessible creative space. In doing so, it supports the Town’s goal of fostering a “cohesive arts and culture ecosystem,” while establishing a model with the potential to scale across Summit County through expanded partnerships, shared programming, and increased access to creative resources.

This initiative reflects not only a response to community need, but a commitment to actively lead and operate a space that can grow alongside Frisco’s creative community.

### **Financial Framework & Budget Overview**

#### Disclaimer

This financial outline is a preliminary framework based on current information. Final costs will depend on:

Which Town-owned building is selected

Whether the space is provided at no cost, nominal rent, or leased

The level of renovation or build-out required

Final layout and capacity of the space

Because these details are not yet confirmed, the following represents a conservative and flexible estimate, designed to demonstrate feasibility rather than exact figures.

### Startup Investment (Year 1)

The first year will require initial upfront investment to activate the space and make it operational.

Potential startup costs may include:

Light renovations and space preparation

Furniture, fixtures, and storage

Art equipment and shared materials

Basic recording and media equipment

Insurance, licensing, and administrative setup

Initial marketing and community outreach

Initial staffing costs to establish consistent operations

This initial phase is expected and necessary to establish a functional, welcoming, and safe environment for public use.

Funding during this stage would ideally come from a combination of:

Town support

Grants

Community partnerships and sponsorships

### Ongoing Funding Structure

The Frisco Creator Space is designed to operate through a blended funding model that supports long-term sustainability while maintaining accessibility.

### Staffing & Operations (Core Budget Component)

A fundamental component of this model is dedicated, paid staffing. The success and sustainability of the space relies on consistent management, programming, and community engagement, which cannot be maintained through volunteer efforts alone.

The proposed staffing structure includes:

Three part-time paid positions

Creative Director (Kelly Triolo)

Program & Education Coordinator (Megan Quirk)

Operations & Events Coordinator (Ashley Yony)

Estimated Compensation (Annual Ranges):

Part-time roles: approximately \$18,000 – \$35,000 per position, depending on hours, funding, and program demand

Potential full-time role (future growth): approximately \$45,000 – \$65,000 annually

These ranges are aligned with comparable arts, education, and community programming roles in mountain communities and are intended to ensure consistency, accountability, and long-term retention.

These roles will collectively support:

Daily operations and facility oversight

Class, workshop, and event programming

Community outreach and partnerships

Artist coordination and scheduling

Administrative responsibilities

As the space grows, there is potential for:

Transitioning one role into a full-time position

Expanding hours or adding support roles based on demand

This structure is designed to be scalable and flexible, while ensuring the space operates consistently and professionally from the outset.

Including staffing as a core expense ensures the project remains reliable, accountable, and sustainable over time.

Municipal Support

Ongoing support from the Town of Frisco will play an important role in maintaining stability and affordability.

This may include:

Operational funding

Reduced or subsidized rent

Support for community programming

Continued partnership with the Town ensures the space remains community-focused rather than profit-driven.

Grants & External Funding

The project will actively pursue funding through:

National Endowment for the Arts

Nation Endowment for the Humanities

USDA Rural Development

Colorado Creative Industries

Colorado Tourism Office

Summit Foundation

Bonfils-Stanton Foundation

Boettcher Foundation

Grant funding will primarily support:

Programming and workshops

Equipment and materials

Artist stipends

Community events

Partial support for staffing, particularly in early years

Earned Revenue

While this is not a profit-driven initiative, the space will generate supplemental income to help offset operational costs through:

Studio and workspace rentals (as space allows)

Recording and podcast studio bookings

Classes, workshops, and art events

Open mic nights and community programming

Modest gallery commissions on artwork sales

Due to unknown building layout, the scale of these revenue streams will be adapted to the space.

5-Year Financial Outlook

Year 1: Establishment

Initial investment in setup and activation

Staffing established at part-time level to ensure consistent operations

Primary reliance on Town support and grants

Limited earned revenue as programming begins

#### Year 2: Program Expansion

Increased classes, workshops, and events

Introduction of rental-based income

Continued grant funding and Town support

Stable part-time staffing maintained

#### Year 3: Growth & Consistency

More regular programming schedule

Increased use of studio and media spaces

More balanced contribution across funding sources

Potential increase in staffing hours based on demand

#### Year 4: Operational Stability

Consistent participation and engagement

Improved efficiency in programming and space usage

Continued need for mixed funding support

Evaluation of transitioning one role to full-time

#### Year 5: Long-Term Sustainability

Established role within the community

Stable and predictable operations

Ongoing combination of Town support, grants, and earned revenue

Scalable staffing structure aligned with operational needs

#### Financial Philosophy

The goal of this project is not to become fully self-funded at the expense of accessibility.

Instead, the intention is to create a model that is:

Financially responsible

Sustainable over time

Supported through a combination of public funding, grants, and earned revenue

A key component of this philosophy is recognizing that investment in staffing is essential to sustainability, ensuring consistent programming, strong community engagement, and responsible management of the space.

Maintaining Town involvement is not only practical, but essential to ensuring that the space remains inclusive, affordable, and aligned with community needs.

Closing Financial Statement

This project acknowledges both the reality of upfront investment and the importance of ongoing support.

By incorporating dedicated staffing, diversified funding sources, and a scalable operational model, the Frisco Creator Space is positioned to become a stable, long-term cultural asset that grows alongside the community while remaining grounded in its mission.