

TOWN OF BRECKENRIDGE



2009 OVERVIEW



The Breckenridge Overview 2009

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A special thank you to all those involved in the 2009 Overview

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Cover Photo:

Riverwalk Center
By Kim DiLallo

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Introduction

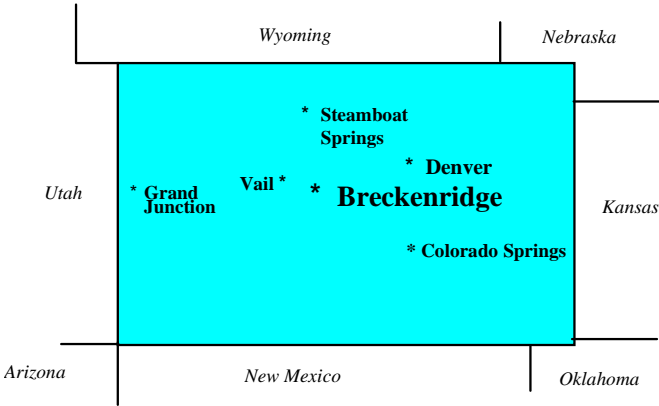
Breckenridge is a product of place, people, and time. Over the years, residents and visitors have come together to shape a unique community within this high Rocky Mountain valley. The Breckenridge Overview is published annually to provide a review of Breckenridge's physical, social, and economic landscape. It is these elements that make Breckenridge one of Colorado's premier communities and resorts.

This 2009 Overview edition is a continuation of the data and materials gathered by the Town over the years presented in an easy to read format. It contains information about the Town, and recent activities and events. If you are interested in more specific or additional information please contact the Community Development Department.

Breckenridge Town Hall is located at 150 Ski Hill Road, between Main Street and Park Avenue. The telephone number is (970) 453-2251 and the FAX number is (970) 547-3104. Parking is located in front of Town Hall. For your convenience this Overview is also available on the Town web site at www.townofbreckenridge.com.

Location

Breckenridge is located in Summit County, in north central Colorado. This is the heart of the Rocky Mountains--86 miles west of Denver, via Interstate 70 and Colorado State Highway 9. Colorado Springs is 106 miles to the southeast, Vail is 34 miles to the west, and Steamboat Springs is 100 miles to the north. Breckenridge is less than 20 miles from the County's three other ski resorts--Copper Mountain, Keystone, and Arapahoe Basin.



Size

The size of the Town is determined using a geographic information system (GIS). According to this computer based mapping system, at the end of 2008 the area within the Town of Breckenridge corporate boundary was 3,702 acres (5.5 square miles). The Upper Blue River Basin, of which Breckenridge is a part, is 80,593 acres (126 square miles) and Summit County is 383,260 acres (599 square miles).

Topography

Breckenridge is perched 9,603 feet above sea level, in a U-shaped valley, on the western slope of the Continental Divide. At approximately 11,500 feet, tree line is visible on the surrounding mountains. To

the west are the 12,000 to 14,000 foot peaks of the Ten-Mile Range, and to the east and south is the Continental Divide. The Blue River, with its origins at Hoosier Pass (12 miles to the south), flows south to north through the center of Breckenridge before ultimately feeding into the Colorado River.

Climate

Breckenridge enjoys a high-alpine climate with an average annual snowfall of 300 inches. The average winter high temperature is 28 degrees Fahrenheit and Breckenridge enjoys on average 300 days of sunshine per year. It is estimated that the valley basin has only 30 frost-free days a year. Despite these hardy winter conditions, the summer conditions are mild, rarely exceeding 80 degrees Fahrenheit. Breckenridge receives light amounts of precipitation throughout the year peaking in July and August with measurements of 2.34” and 2.26” respectively, bringing with it plentiful winter snow and consistent afternoon rain in the summertime.

Historical Overview

Early Settlement and Mining

Long before white settlers from the east crossed the Continental Divide, the area that would become Breckenridge was part of the summer hunting grounds of the nomadic White River and Middle Park Ute Native Americans. Although there were a few white trappers, mountain men, and traders roaming the area as early as 1840, the establishment of a town was the result of America's mid-nineteenth-century rush to settle the West. By 1859 the Pike's Peak Gold Rush was on, and discovery of gold in the Breckenridge area brought miners and fortune seekers to the "Blue River Diggings.”

Intent upon locating in the Blue River Valley near Fort Mary B, General George E. Spencer's prospecting company founded "Breckinridge" in November of 1859. It is presumed that it was named after President James Buchanan's vice-president, John Cabell Breckinridge (1857-1861) although other theories also exist. By June of 1860, a U.S. post office had been granted, and a single row of log cabins, tents, and shanties lined the banks of the Blue River. A Denver, Bradford, and Blue River Wagon Road Company connection was secured in 1861, giving lifeblood to the infant community. Breckenridge soon boasted several stores, hotels, and saloons and became the permanent county seat of Summit County, Colorado. A log cabin on the main street became the clerk and recorder's office in 1862.



By 1862, the Civil War and increasing difficulty in locating free, accessible gold began to clear the camp of prospectors. Individual miners and mining companies consolidated their holdings. While there was some early hydraulic mining in the local gulches, including Lomax, Iowa, and Georgia, the mid-1860s saw a change in the character of the local mining industry. The days of the lone prospector were gone, and by 1870 the population of Breckenridge had plummeted to 51. Breckenridge was quiet and would remain so until large-scale

hydraulic mining created a boom in the early 1870s.

In 1879, rich silver and lead carbonates were discovered, and fortune hunters once again invaded Breckenridge. Miners, merchants, and professionals migrated to the mining camp for a different reason than in 1859. This time it was for silver rather than gold. Breckenridge became an important hard-rock mining location and a prominent supply center. There was plenty of "elbow room" to grow, and the community organized and incorporated a town government in 1880. An ambitious grid was laid out for the 320-acre town site. Breckenridge's wide, main street easily allowed freight wagons to turn around, and soon it became the center of social and athletic activities. During this mining heyday, the downtown provided miners with a variety of attractions. Without diversions, life in the mining camp would have been an endless cycle of routine work.

Soon, more substantial architecture appeared. Comfortable homes and churches were built on the hillside east of Main Street. Saloons and other false-fronted commercial businesses were confined to the downtown area, and Main Street became a business hub. By July of 1880, Breckenridge's population peaked to 1,657 people, and the camp was home to two dancehalls, ten hotels, and eighteen saloons. In addition, Ridge Street, which paralleled Main Street, boasted a grocery store, hotel, post office, dry goods store, bank, assay office, drug store, and newspaper office.

In 1882, a depot site for the Denver, South Park, and Pacific Railroad was secured, bringing rail service to the community. Breckenridge's success doomed other rival mining camps, including Swan



City, Preston, and Lincoln City. The railroad route over 11,481-foot Boreas Pass was a particularly difficult segment, and keeping the tracks clear of snow was necessary to reach the remote Breckenridge location. The winter of 1898-99 proved particularly challenging when a record heavy snow fell. Using a rotary snowplow and multiple engines, the track was finally cleared on April 24, and service resumed after a 78-day snow blockade. In town, residents tunneled through the snow to get from one business to another during that heavy snow year.

By 1882, the town had added three newspapers, a schoolhouse, and a cemetery. Breckenridge reigned as queen of the Summit County mining towns. The townspeople had also managed to organize three fire companies to protect the very vulnerable wooden structures. Nevertheless, a major fire in 1884 destroyed a number of buildings along Main Street and Ridge Street. Despite the fire danger, local carpenters continued to build with wood because of the availability of materials and the reduced time, effort, and cost of construction. Few masonry buildings ever appeared in Breckenridge. The town's architecture consisted primarily of Victorian-era log houses, frame cottages, and simple clapboard, false-fronted buildings. In 1887 the largest gold nugget found in the State of Colorado at that time was discovered near Breckenridge. Hard-rock miner Tom Groves walked into town cradling a 13-pound

troy bundle that was appropriately named Tom's baby, and, once again, Breckenridge was the place to be.

The region was home to one of the most famous Methodist ministers in Colorado history—Reverend John Lewis Dyer. Known as the “Snowshoe Itinerant,” John Dyer walked and skied his way through the mountains, bringing the gospel to those who might not otherwise hear it. Carrying heavy canvas sacks of mail over the snow-packed mountain passes, Father Dyer earned enough money to pursue his missionary work in Breckenridge. In 1880, he built Breckenridge's first church, now located on Wellington Road.

Dredge Mining and the early 1900s



By the turn of the century the earlier mining booms were over but gold dredging boats, which employed relatively few people, began operating in 1898. They worked the valley floor's creeks and riverbeds for over twenty years. Town officials believed the Tiger Placers Company would provide jobs during the national depression and allowed the Tiger #1 gold dredge to chew its way through downtown Breckenridge, from the northern town limits to the south end of Main Street. The two-story pontoon boat supported an armature that carried a line of moving buckets that was capable of digging to depths of 70 feet to access gold in the riverbed. The process left rock piles as high as two stories along the Blue River. The dredge also removed all vegetation and displaced any buildings in its path. The riverbed was literally turned upside-down, and much of the landscape was permanently altered. Few of the town's earliest buildings on the west side of the Blue River survived. World War II finally silenced the dredge on October 15, 1942, and the population in Breckenridge declined to approximately 296 individuals in 1950.

Post War to the Skiing Era

A number of Breckenridge's historic buildings were also lost during the "postwar" period for a variety of reasons. Some property owners demolished their structures to reduce their tax burden. Other buildings were lost to accidental fires, and some were purposely burned in practice exercises for volunteer fire crews. Some buildings were even torn down for firewood. While economic activity and population declined with the cessation of mining, Breckenridge never became a ghost town. Instead, it remained home to a few hardy, resilient residents.

Skiing, Recreation, and the Eisenhower Tunnel



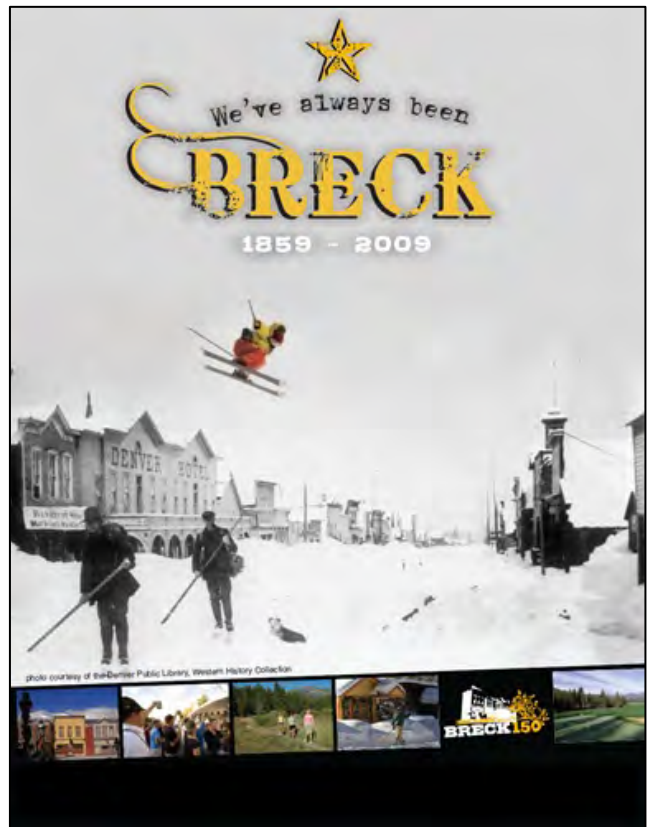
A decade later, on December 16, 1961, Rounds and Porter, a Wichita, Kansas lumber company, opened the Breckenridge Ski Area, and a new boom era began. Transportation improvements fueled a new Breckenridge recreation “rush.” The Eisenhower Tunnel, on Interstate 70, was completed in 1973 and reduced the drive time from Denver to Breckenridge to an hour and a half. As a result of the relatively easy access from the Denver metro area, the high country’s recreational activities became increasingly popular.



Breck 150: Breckenridge celebrated its 150 year anniversary in 2009, and there were a plethora of events and activities to enjoy. From historic site tours, art shows, musical events. The Breck 150 culminated with the “Grand Celebration” on August 8th and 9th and the “Official Anniversary” on August 10th.

Activities, and Cultural Resources

Breckenridge is an all-season recreation and vacation destination. The mountains come alive in the winter with world-class skiing and snowboarding. Winter activities also include snowshoeing, ice-skating, sleigh rides, and snowmobiling. Winter carnivals, festivals, and events are plentiful. Breckenridge is also a popular summer and fall destination due to outstanding art, history, music, nature, and film programs and events. Summers offer unlimited hiking, biking, rock-climbing, in-line skating, horseback riding, fishing, golfing, and kayaking. Breckenridge is a year-round resort where visitors and residents can enjoy great scenery, a wonderful climate, and a variety of activities for every interest.



In January of 2006 the new Breckenridge Welcome Center was completed. The Welcome Center is a state of the art information center that also includes over 2,500 square feet of interpretive exhibits and displays.



Festivals and Events: There are numerous summer and winter events including Breckenridge Music Institute and National Repertory Orchestra concerts, the Hartford Ski Classic, the AST Dew Tour, the Breckenridge Film Festival, Kingdom Days (Breckenridge's Heritage Festival), the Celebrity Golf Tournament, a Classic Fourth of July Celebration, Breckenridge Crest Marathon, Genuine Jazz Concerts, Art Fairs and Festivals, Backstage Theatre productions, Oktoberfest, the Lighting of Breckenridge, Ullrfest, International Snow Sculpture Championships and Spring Massive. Schedule information about these events as well as many others is available from the Breckenridge Resort Chamber (www.gobreck.com), the Riverwalk Center or the Breckenridge Welcome Center.

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Breckenridge Ski Resort: Breckenridge hosted more than 1.52 million skiers and riders during the 2008-2009 season, a 6.3% decrease from 2007-2008. The ski area accommodates over 23,000 visitors on peak days and offers skiing and snowboarding for all levels with more than 2,300 acres spread across four interconnected mountains (Peaks 7, 8, 9 and 10). The wide diversity of terrain challenges the most advanced skiers with bumps, chutes, and bowls. At the same time there is plenty of friendly terrain for intermediate and beginners. The 155 trails are accessed by 30 lifts, including seven high-speed quad super chairs and two six-person high-speed lifts. In 2005 the highest lift in North America was completed providing access to the top of Imperial Bowl. In 2006 an additional 150 acres of advanced terrain known as "Snow White" was opened within the ski resorts boundaries. Most recently in 2007 an 8-person gondola was completed from the center of town to the base of peak eight. The resort also offers a variety of ski and snowboard lessons, several on mountain dining options, and 25



acres of terrain parks and pipes. Presently the resort is under going a major base area redevelopment at Peaks 7&8. The first phase of this redevelopment, located at the base of Peak 7 opened in mid-December 2008. Included in this first phase is the extension of the Independence Super Chair, opening of the gondola terminal at Peak 7, opening of 78 condo-hotel units in the Crystal Peak Lodge and Grand Lodge at Peak 7, opening of an additional 18,930 square feet of skier services and opening of a 9,250 square foot skier's restaurant. During the summer the slopes are used for hiking, scenic chairlift rides, the 'SuperSlide,' and mountain biking. Other attractions include a human maze, climbing wall, quad power jump, ziplines, alpine barbecue, and a children's center.



Breckenridge Ski Resort Statistics (Table 1)

Base Elevation:	9,600 feet
Top Elevation:	12,998 feet
Vertical Rise:	3,398 feet
Snowmaking:	565 acres
Average Snowfall:	255 inches – 20 year mid-mountain average. (303” in 2008-2009)
Ski Terrain:	2,358 acres
Beginner:	14 %
More Difficult:	31 %
Most Difficult	19%
Expert:	36 %
Number of Lifts:	28
Type of Lifts:	7 High-Speed Quad Super Chairs 2 High-Speed Six Person Lift 1 Triple, 6 Double Chairlifts 12 Surface Lifts
Lift Capacity:	37,880 skiers/hour
Trails:	147

Recreation

Breckenridge Nordic Ski Center: Located just east of the Peak 8 Base, the Breckenridge Nordic Center is one of the oldest cross-country skiing facilities in Colorado. More than 30 kilometers of groomed trails are available for track and skate skiing, along with 20 kilometers of snowshoe trails. A day lodge, as well as full-service instruction and rentals are located on site.

Gold Run Nordic Center: This Nordic center is located at the Breckenridge Golf Course and was opened by the Town in 2001. Gold Run Nordic Center offers more than 27 kilometers of groomed classic and skate ski trails and over 13 kilometers of snowshoe trails. The trail system winds across and up historic Delaware Flats and Gold Run Valley, at the mouth of the Swan River north of Breckenridge. The trail system offers a fun mix of Beginner, Intermediate and Advanced trails for skiers and snowshoers. Ski and snowshoe rentals are available, as well as full-service instruction. A clubhouse provides a comfortable and relaxing après-ski facility. Dinners and evening sleigh rides are also available. In the ‘08/’09 season two new exciting 5 kilometer trail loops were added within the historic Peabody Placer area.

Festivals and Events: There are numerous summer and winter events including Breckenridge Music Institute and National Repertory Orchestra concerts, the Hartford Ski Classic, the AST Dew Tour, the Breckenridge Film Festival, Kingdom Days (Breckenridge’s Heritage Festival), the Celebrity Golf Tournament, a Classic Fourth of July Celebration, Breckenridge Crest Marathon, Genuine Jazz Concerts, Art Fairs and Festivals, Backstage Theatre productions, Oktoberfest, the Lighting of Breckenridge, Ullrfest, International Snow Sculpture Championships and Spring Massive. Schedule information about these events as well as many others is available from the Breckenridge Resort Chamber (www.gobreck.com), the Riverwalk Center or the Breckenridge Welcome Center.



Breckenridge Riverwalk and the Riverwalk Center: During the Depression, the Tiger Placer Company Tiger #1 Gold Dredge boat chewed its way up the Blue River through town, removing all vegetation and buildings in its path. In 1995, the Town completed a five-year, \$6.5 million Riverwalk Restoration Project to transform the degraded environment into a restored river corridor. The river was reclaimed by reconfiguring 50,000 tons of cobbles and burying a thick plastic liner under the new channel bottom. Approximately 11,000 tons of native soil was brought in for re-vegetation. Native

grasses, wildflowers, shrubs and trees were re-introduced to restore the riverbank to its natural condition.

Today the Riverwalk is a 1,500 ft. linear park along the Blue River, which includes walking and bicycling paths, bridges, outdoor seating areas, a performing arts center and an events green. The Riverwalk Center, which was constructed in conjunction with the restored Riverwalk includes an 800-seat performing arts venue. In 2008, work was completed on a permanent roof addition to the Riverwalk Center. The installation of a permanent roof allows the center to be used year round. Previously the venue was only able to be utilized from June through September. Concerts by the National Repertory Orchestra and the Breckenridge Music Institute will continue to take place during the summer months with the new addition. Outside of the summer season the Riverwalk Center will begin hosting a variety of concerts and events in 2008. In addition to the river restoration work and Riverwalk Center the Blue River Plaza is an integral component to functionality of the Riverwalk Restoration Project. The Blue River Plaza is a central plaza that was constructed to link Main Street with the Riverwalk and the Riverwalk Center.

In 1996, the Town received the National Community Planning Ski Area Design Award from Snow Country Magazine for the river restoration. This effort was also recognized through the American Rivers' Urban River Restoration Silver Award for special achievement in Science and Engineering.

Whitewater Kayak Park: In 2000, the Town allocated funds for the construction of a white water park in the Blue River. The park opened in the spring of 2001. The park is located directly east of the Town Recreation Center and provides boaters with an opportunity to learn kayaking skills in a convenient location. The 1800-ft park is the longest in the state and includes 15 water features that challenge all levels of boaters. The park is open free of charge as river conditions permit, which is generally from May through August.

Freeride Park: In 2003, a Mountain Bike Freeride Park was constructed on a Town-



owned open space parcel off Four O'clock Trail. The park includes 10 features, which range from raised ramps and teeter-totters to log rides and jumps. A number of technically exciting Freeride features have also been added to the Town's trail system particularly on the "B-Line" trail adjacent to the moonstone trail.

Breckenridge Recreation Center: The 69,000 square foot Breckenridge Recreation Center offers a variety of athletic and community activities rarely found in a community of this size. In addition to a gymnasium, the facility contains indoor tennis courts, lap and leisure pools, a water slide, a racquetball court, basketball courts, indoor rock-climbing walls (top rope, bouldering and lead climbing), an indoor track, weight training and cardiovascular equipment, aerobic/dance studios, a sauna, spas, a pro shop featuring swimsuits, tennis equipment and guest merchandise, and a community meeting room and kitchen. Outdoor amenities include lighted softball fields, a soccer/rugby field, playgrounds, public restrooms, basketball courts, four clay tennis courts, four hard courts and a lighted skateboard park which includes a nine-foot-deep bowl. The Recreation Center is open to residents and visitors daily. It is located at the north end of Town and is easily accessible via the Town transit system or the Blue River Bikeway.

Stephen C. West Ice Arena: In 1996, the Town constructed a 17,000 square foot outdoor skating facility. In 2000, the Town added a year-round enclosed facility to the complex that includes locker rooms for teams, families and referees, as well as a lobby, pro shop, meeting rooms and bleacher seating for approximately 500. The Ice Arena offers a full range of programs, including the Breckenridge Skating Club, lessons, public skate and freestyle sessions, stick and puck sessions, drop-in hockey, and youth and adult hockey leagues.



Breckenridge Golf Course: The Town of Breckenridge is home to the only municipality owned, Jack Nicklaus-designed 27-hole golf course. The course opened for play in 1985 with 18 championship holes. In 2001, the Town opened another nine holes, also designed by Nicklaus and every bit as challenging as the original 18-holes.

Since the opening of the course, national and regional honors have been bestowed on Breckenridge. Honors awarded by *Colorado Golfer* (the State Golf Newspaper) have included; Best Mountain Course, Toughest Mountain Course, and Best Value for a Mountain Course. *Golf Digest* "Places to Play" rates Breckenridge as a 4 1/2 -Star facility. The Golf Course has also been accredited by the National Audubon Society for its efforts at preserving and protecting the natural habitat of the area's native species.



The golf course is situated in a beautiful mountain valley. The sits at an elevation of 9324'. At this elevation the golf ball flies straighter than at lower elevations, as there is less air resistance. only allows you to hit the ball farther, but also offers temperatures you forget about the heat of the summer. The course has four sets that each golfer may select the challenge equal to their game. From Nicklaus Tees on the Beaver - Bear rotation, the course plays yards and has a course rating of 73.3 with a slope rating of 150. tees has the second most difficult course rating in the state and challenge for even the best of golfers.



clubhouse farther and The air not that make of tees so the 7,276 This set of offers a

The facility also boasts one of the finest golf shops in the nation. *Operations* has awarded the "America's 100 Best Golf Shops" honor to the Breckenridge Golf Club Pro Shop eight times. You are sure to find that perfect logo item for you or your favorite golfer, or the latest in golf equipment. The practice facility at Breckenridge includes a grass tee driving range, two practice greens for putting and chipping, and an area for practicing sand bunker shots. Qualified instructors are also available as well as a full service restaurant and bar. For more information on the Breckenridge Golf Course please visit the web site at www.breckenridgegolfclub.com.

Golf Shop

Breckenridge Open Space Program: In November of 1996 Breckenridge voters approved a .5% sales tax increase to provide funds for acquisition and management of open space. In March of 1997 the Town Council appointed the Breckenridge Open Space Advisory Commission (BOSAC) to guide the Town Council on open space properties. The Breckenridge Open Space Plan was adopted in

January of 1998, and established goals and priorities for public open space protection. The Open Space Plan was revised in 2007. The BOSAC meets regularly to review open space projects and make recommendations to Town Council on open space acquisitions. There are currently approximately 3,900 acres of open space property that has been acquired or is under contract through the Town open space program or in conjunction with Summit County Government. These properties range from parcels in Town and adjacent to the ski resort, to backcountry parcels that protect trails and consolidate public land ownership. The most recent significant property acquisition was the B&B Mine property, which consists of approximately 1,800 acres in the Golden Horseshoe area. The protection of this property will preserve many acres of backcountry that includes trails and numerous historic sites and mines. It is the largest open space acquisition to date for both the Town and County.



Breckenridge Trails Plan: The Town continues to implement the Town Trails Plan (originally approved by Town Council in 1998 and revised in 2009) by dedicating, constructing, and maintaining numerous trails throughout Town. The primary goal is to maintain and improve existing public trails and secure public access to trails that have been historically used or are proposed to improve connectivity of the overall trail system. By achieving the goals outlined in the Trails Plan, the Town will continue to provide a sustainable and stimulating recreational

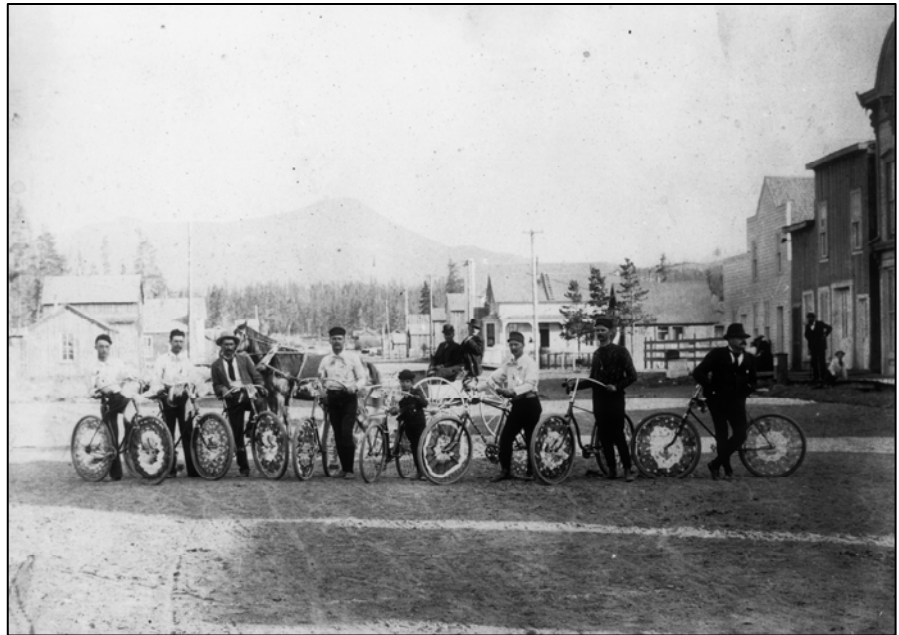
experience to residents and visitors alike. In the last four years, the Town has constructed 5.7 miles of additional trails. Information about the trails system, including maps for hiking, jogging, and bicycling is available from the Open Space and Trails Department.

Blue River Bikeway: Breckenridge is located at the southern terminus of the Blue River Bikeway. This paved bikeway connects Breckenridge to Frisco, Dillon, Silverthorne and Keystone, as well as Copper Mountain through the Ten-Mile Canyon, and to Vail over Vail Pass. Approximately 50 miles of paved bike paths meander through Summit County. Much of the section of the Bikeway that travels through Breckenridge was reconstructed in 2009 to accommodate the widening of Colorado State Highway 9.

Friends of Breckenridge Trails: The Town offers a program to provide residents and visitors the opportunity to volunteer and “give back” to their favorite trail or open space. In 2009, over 3000

volunteer hours were logged on Town open space, contributing a value of over \$65,000. Interested volunteers should contact the Open Space and Trails Department.

Historic Breckenridge: The Town of Breckenridge is committed to its historic heritage and to the early pioneers who first settled here. Upon arriving in Breckenridge, visitors will note the unique, mining-related architecture that reflects each of the town's historic phases of development. The Settlement Phase, Camp Phase, and Town Phase are all represented in extant historic buildings. The town's local period of significance spans from its settlement in 1859 to the shutdown of the last gold dredging operation in 1942.



While there were some elaborately detailed buildings, Breckenridge was a "rough and ready" town, built for function, not for elegance. This sense of a rustic western mining town is evident in the surviving buildings today.

In 1980, the Secretary of the Interior designated the greatest concentration of the town's historic structures as a *Local National Register Historic District*. Historic structures are protected through development and design standards that insure compatible infill construction. Information is available from the Community Development Department or at the Breckenridge Welcome Center for self-guided walking tours of the Breckenridge Historic District. Other Town-owned sites that are also open to the public include the Rotary Snowplow Park, the Iowa Hill Hydraulic Placer Mine, and the 1875 Edwin Carter Museum. In addition to self-guided walking tours, the Breckenridge Heritage Alliance provides guided tours of the Breckenridge Historic District and local mine sites.

Rotary Snowplow Park. A historic park at Boreas Pass Road and French Street was developed by the Town in 1994 to commemorate the activities of the Denver, South Park and Pacific; Denver Leadville and Gunnison; and Colorado and Southern railroads. The High Line route included a particularly challenging and dangerous segment over Boreas Pass. On display at the Rotary Snowplow Park are a huge rotary snowplow, tender car, and boxcar. The historic Luethe Cabin was relocated to the site and serves as an interpretation center. The U.S. Forest Service South Park Ranger District has published a self-guided milepost tour of the heritage corridor over Boreas Pass that can be driven by automobile or hiked or biked by the adventurous. These self-guided tour brochures are available at the Rotary Snowplow Park or at the Breckenridge Welcome Center.

Iowa Hill Hydraulic Placer Mine: The Iowa Hill trail offers a self-guided hike up to a c.1868 miners' boardinghouse. The trail winds through more than 145 years of mining history. Dating back to the Pike's Peak Gold Rush, virtually all of the key innovations in placer mining pan, rocker box, long tom, sluice box, undercurrent sluice, water ditch, water flume, "giant," hydraulic derrick, shafting, and bank

blasting occurred on Iowa Hill. Today, this extraordinary site boasts one of the best hydraulic mining exhibits in the West. The Town of Breckenridge owns this historical walking park.

Arts District of Breckenridge: In 2004, the Town Council adopted the Arts District of Breckenridge Master Plan to create an arts district/campus in the heart of town. The campus is anchored to the east by the Breckenridge Theatre and to the west by the Riverwalk Performing Arts Center. The plan anticipates a lively arts campus developed within restored historic structures, sensitively designed new structures and outdoor spaces, where guests can participate in arts and cultural activities. Workshops in a variety of



mediums for children, teens and adults are currently offered at the historic Robert Whyte House and the Fuqua Livery Stable. The relocation and remodel of the Quandary Antique’s Cabin in 2009 has added a quaint ceramics studio to the arts campus that offers open studio hours for participants to stop in and play with clay along with specific workshops taught by local and guest ceramic artists. The Tin Shop guest artist program provides living and working space for guest artists from around the country and internationally.

Artists stay at the Tin Shop for periods of one week up to one month and have open studio hours and host workshops, demonstrations and lectures for the public to enjoy year round. The Arts District also hosts an annual celebration over the 4th of July weekend that features sidewalk chalk art, dancing, and artist demonstrations. The “Friends of the Arts District” a grass roots group of arts enthusiasts’ also started in 2009 to assist the town in making the Arts District more sustainable. The group plans to meet quarterly and to host a handful of creative fundraising events throughout the year along with providing a community for local artists to share ideas and socialize on a regular basis. For additional information on the master plan, workshops, schedule of events, or the “Friends of the Arts District” please contact the Community Development Department @ 970-453-3160 or visit the Town’s website www.townofbreckenridge.com.

Public Art: A seven-member Public Art Commission is appointed by the Town Council and is dedicated to facilitating the placement of art in public places. The Town believes that public art enriches the community and enhances the aesthetic experience. The Art in Public Places Master Plan was adopted in 1996 and updated in 2006. Funding for Public Art is budgeted through revenue generated from the Real Estate Transfer Tax.

To date, the Public Art Commission is credited for the installation of 18 public art pieces.

- 1996 Twelve Painted Utility Boxes by various artists – along the Riverwalk
- 1997 “Three Cowboys” by Stephen Hansen - 309 N. Main Street
- 2000 “The Nest” by Chapel - corner of South Ridge and Main Street
- 2000 “ Going Home” by the late Willie Morrison - Carter Park
- 2001 “Ullr” by Richard Jagoda - 500 South Park Avenue
- 2001 Acoustic Panels by the 5th Graders at Breckenridge Elementary - Carter Park Pavilion
- 2002 “Double Axle” by David Griggs - front lobby of the Breckenridge Recreation Center
- 2003 “Chris Etheridge Memorial” by Chaz della Porta - Breckenridge Ice Arena
- 2004 “Colorado River Rock Bridge” by Steuart Bremner – Cucumber Creek/Whitewater Park
- 2005 “Gone Fishin” by Steve Puchek and donated by Jack and Pat Thomas – Blue River east of the Riverwalk Center
- 2005 “Kachina Steel” by Jack Hill and donated by Rick and Susie Grossman – Bike Path between Kingdom Park and the Breckenridge Recreation Center
- 2006 “Lydia First Violin and Athena First Flute” by Michael Adams and donated by the Breckenridge Musical Festival – southwest corner of Riverwalk Center.
- 2007 “My Book” by Jane Rankin and donated by Anne and Jim Pinion and family – South Branch, Summit County Library, 504 Airport Road.
- 2008 “Through the Eye of the Needle” by Rik Sargent and donated by Alpine Bank - 110 N. Main Street.
- 2008 “Mister Barney Ford” by Emanuel Martinez – 117 E. Washington Avenue between the Tin Shop and the Barney Ford House Museum
- 2009 “Outcropping House II” by Albert Belleveau - Arts District campus, corner of S. Ridge St. and E. Washington Ave.
- 2009 “Main Street Sunset” painting by Ann Weaver and donated by Ann Weaver - Administrative Conference Room, 3rd Floor Town Hall.
- 2009 Six High School Totems by Chaz della Porta and High School Students, funded by the Summit Foundation and donated by the Summit School District - Arts District campus, corner of S. Ridge St. and E. Washington Ave.

The Public Art Commission also curates artwork in the Breckenridge Theater Gallery. This Town-owned facility includes a small intimate theatre for a variety of performances and an art gallery in the lobby. The artwork that is featured in the gallery is by local and regional artists. The gallery is open the second Saturday of the month from 4:00 to 6:00 pm and during all theatre performances.

Population and Demographics

The most recent Census count was conducted in April of 2000. That population, housing, and demographic information has been incorporated into this Overview along with projections from the County and Town planning departments. As of January 1, 2009, the Town estimates a permanent resident population of 3,583 with an estimated maximum peak population of 38,624. Census data indicates that the resident population grew an average of 4.5% annually during the 1980s and 6.5% annually during the 1990s. Also, according to the 2000 Census, the largest age category in the community is the 25-44 year old age group, which includes 45% of the community’s residents. The average age of a Breckenridge resident is 29.4 years. The 2009 area median income is \$81,300 for a family of four and \$56,900 for a single person household.

Permanent and Peak Populations (Table 2)

Year	Breckenridge	Breckenridge	Upper Blue	Upper Blue	County	County
End	Resident	Peak	Resident	Peak	Resident	Peak
1880*	1657	NA	NA	NA		NA
1890*	714	NA	NA	NA		NA
1900*	976	NA	NA	NA		NA
1910*	834	NA	NA	NA		NA
1920*	796	NA	NA	NA		NA
1930*	436	NA	NA	NA		NA
1940*	381	NA	NA	NA		NA
1950*	296	NA	NA	NA		NA
1960*	393	NA	NA	NA		NA
1970*	548	NA	NA	NA		NA
1980*	818	NA	NA	NA		NA
1990*	1,285	21,729	4,069	30,982	12,881	88,752
1991	1,390	21,961	4,140	31,161	13,119	89,216
1992	1,500	22,268	4,230	32,283	13,373	91,244
1993	1,614	22,690	4,498	33,637	14,077	93,732
1994	1,710	22,828	4,990	34,882	15,490	97,066
1995	1,865	23,033	5,276	35,456	16,786	99,085
1996	1,946	23,491	5,485	36,757	17,683	102,665
1997	2,131	23,878	5,669	38,148	18,464	106,391
1998	2,192	24,341	6,049	39,544	19,209	109,690
1999	2,397	26,127	6,152	41,279	20,309	117,577
2000 ¹	2,408	27,892	6,526	43,526	23,548	123,430
2001	2,728	29,972	8,043	48,126	25,268	138,278
2002	3,126	33,291	8,333	50,525	25,897	141,709
2003	3,181	33,828	8,463	NA	26,067	NA
2004	3,253	34,386	8,821	NA	26,424	NA
2005	3,335	35,026	8,952	NA	NA	NA
2006	3,406	36,157	9,067	NA	28,884	NA
2007 ²	3,493	37,814	7,989	NA	28,296	NA
2008	3,583	38,624	8,616	54,627	29,280	137,687

¹ April Census data Intercensal Town year-end estimates are by the Town of Breckenridge Planning Department based on Town housing unit estimates. Summit County and Blue River year-end estimates are by the Summit County Planning Department. Population projections may be different than those previously reported as the population projections may be readjusted annually based on updates from the State Demographer.

Methodology: The intercensal projections are based on housing unit estimates converted to population (see Table 3). Effective for the year 2001, the Town estimates reflect the occupancy rates as enumerated in the 2000 Census (25.32% occupied resident units/ 68.1% seasonal units w/ 2.16 persons per resident unit, 5.5 persons per seasonal unit at peak, and 2.5 persons per lodging unit at peak). The Upper Blue Basin estimates reflect the County occupancy rates as enumerated in the 2000 Census (37.7% occupied resident units/54.7% seasonal units and 2.48 persons per resident unit, 5.5 persons per seasonal unit at peak and 2.5 persons per lodging unit at peak). Vacant units account for the difference.

Maximum Peak Population: includes residents, seasonal homeowners, day-skiers, and day-visitors estimated during peak season assuming 100% occupancy of seasonal and lodging units (typically December and March). Day-skiers are estimated based on a peak day with approximately 23,000 skiers in the Town and Upper Blue, assuming approximately 7,667 (one third) are day-skiers. Day-visitors are estimated based on the assumption of one non-skier for every three day skiers (2,556). (source: 2001 Community Profile & 2007 Town of Breckenridge Capacity Analysis)

² 2007 population data is inconsistent with previous data because of updated buildout information that was produced in 2007 by both the Town and County planning departments.

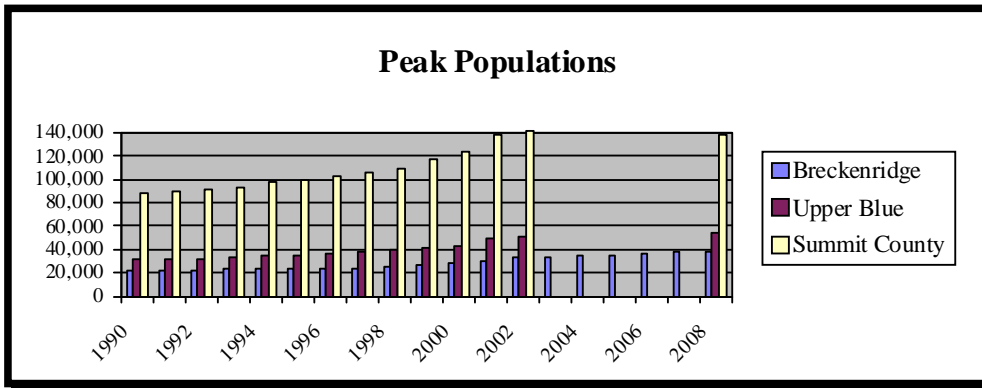


Chart Number 1

Housing

Breckenridge had a total of 5,581 housing units (SFDs, Duplexes, Condominiums, Apartments, Employee Units, and Timeshare Units) plus 970 lodging/lock off units as of January 1, 2009. Of the 6,551 total units, 176 were new units completed in 2008. The 2000 Census data indicates that a large percentage (68.1%) of the housing units are seasonal homes.

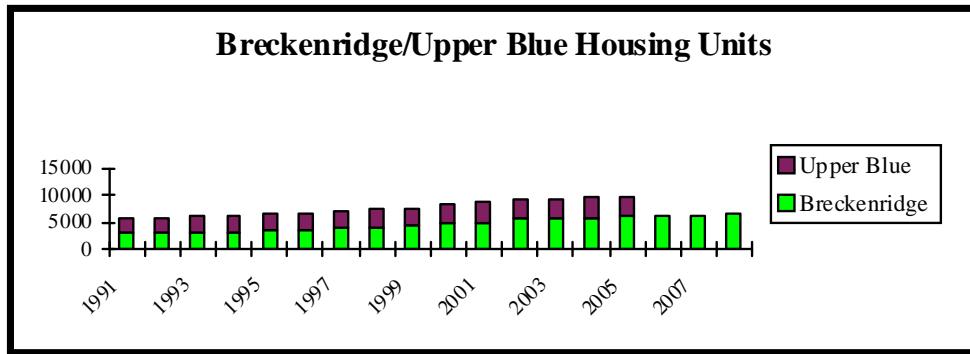


Chart Number 2



In 2007 the Community Development Department conducted a thorough buildout analysis of every commercial, governmental, residential and

vacant site located within the Town. The buildout analysis provided an inventory of units built today as well the ultimate buildout potential in the community based on existing zoning and entitlements. All property was individually scrutinized for this project using a combination of individual property files, plats, land use guidelines, master plans, historical design standards and review of assessor data. As a result of this project the Town has a very accurate and up to date inventory of all developed and

undeveloped property. A close observer may notice some inconsistency from previous years estimates to 2007 because of the study.

The Community Development Department estimates that residential development in Town is approximately 79% built out³. The residential typology includes 47% multi-family units, 18% single family units, 5% duplex units, 6% Town Homes, 9% Condo Hotels, and 15% fractional ownership or lodge room. Approximately 38% of the units (2,490) are ‘short term’ rentals that are licensed through the Town.

Breckenridge Housing Units (Table 3)⁴

Year End	Single Family	Duplex	Multi⁵ Family	Condo Hotel	Town Home	Total Housing	Fractional Ownership Lodging Rooms
1970	222		102			324	
1980	245	26	1024			1,295	
1990	307	82	2,673	N/A	N/A	3,120	616
1995	388	130	2,877	N/A	N/A	3,455	665
1996	430	132	2,982	N/A	N/A	3,605	665
1997	507	132	3,162	N/A	N/A	3,947	707
1998	543	132	3,195	N/A	N/A	4,060	545
1999	583	132	3,507	N/A	N/A	4,440	545
2000	657	98	3,634	N/A	N/A	4,748	545
2001	751	121	3,744	N/A	N/A	4,989	545
2002	916	222	4,203	N/A	N/A	5,715 ⁶	635 ⁷
2003	965	234	4,242	N/A	N/A	5,815	662
2004	1,019	258	4,296	N/A	N/A	5,948	662
2005	1,096	275	4,348	N/A	N/A	6,097	686
2006	1,158	294	4,398	N/A	N/A	6,228	686
2007	1,116	289	3,090	548	362	6,377	970
2008	1,211	295	3,091	594	390	6,551	970

³Build out estimate for 2007 (76%) assumes 8,484 residential units in Town at buildout as estimated from the 2007 Town of Breckenridge Buildout Analysis.

⁴ For the Town Overview, the housing unit estimates have historically been tracked using the residential Certificates of Compliances issued per year. These estimates are approximately 300 units higher than the 2000 Census enumeration (4,270 housing units in Town as of April 1, 2000). 2007's housing numbers are based off of the Town Buildout Analysis and therefore deviate slightly from previous years numbers. For the purpose of this Table and the corresponding population estimates we have used the higher number as tracked by the Town in the Overview

⁵ Multi-Family includes condos/apartments that are generally in this building configuration.

⁶ Includes approximately 377 built units that were annexed in 2002 as part of the Warrior's Mark annexation

⁷ Includes 90 lock off units (30 of which were CO'd in 2002, 60 were CO'd previously, but not accounted for in previous Overviews)



Upper Blue Housing Units⁸ (Table 4)

Year End	Single Family	Duplex	Multi⁹ Family	Mobile Home	Total Housing	Lodging Rooms
1991	1,901	181	3,558	97	5,814	656
1992	1,965	191	3,609	97	5,942	687
1993	2,146	186	3,652	97	6,168	701
1994	2,280	192	3,665	97	6,331	721
1995	2,407	210	3,808	97	6,621	721
1996	2,546	225	3,843	97	6,813	721
1997	2,666	240	3,906	97	7,134	890
1998	2,777	283	4,134	97	7,519	748
1999	2,898	289	4,233	97	7,676	748
2000	3,050	259	4,641	97	8,450	638
2001	3,160	286	4,752	97	8,712	638
2002	3,308	310	5,027	97	9,610	728
2003	3,430	327	5,066	97	9,338	755
2004	3,557	353	5,120	98	9,548	755
2005	3,683	372	5,172	98	9,750	779
2006	3,683	372	5,172	98	9,750	779
2007	3,336	384	4,727	98	8,545	1,124
2008				98	10,533	

During 2008, 91 single-family units, 10 duplex units, 28 Townhome units, 46 condo-hotel units and 1 multi-family unit was completed. Of the 176 units completed in 2008, 45 were deed restricted for local employees. Additional residential development that is still anticipated in Town includes buildout at

⁸ For the Town Overview, the housing unit estimates have historically been tracked using the residential Certificates of Compliance issued per year. 2007's housing numbers are based off of the Town Buildout Analysis and the updated Upper Blue Build Analysis conducted by the Summit County Planning Department therefore deviate slightly from previous years numbers

⁹ Multi-Family includes condos, apartments and townhomes that are generally in this building configuration.

Shock Hill, Delaware Flats, Main Street Station Bldgs. E and F, the bases of Peak 7 & 8, the Gondola Lots, and development of the second phase of Wellington Neighborhood, which is projected for 160 units. Additional residential development is also anticipated as part of the Block 11 master plan.

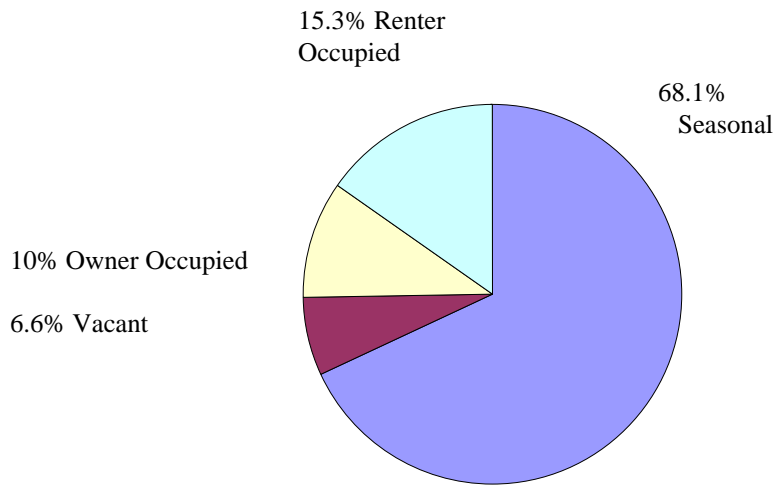
Affordable/Attainable Housing



Breckenridge is striving to insure the availability of affordably priced housing for its permanent residents. The Breckenridge Affordable Housing Strategy was adopted in the spring of 2000 and contains projections of housing needs, and program options to address these needs. There have been several affordable/employee housing projects that have come on line in recent years including Wellington Neighborhood, Gibson Heights, Vista Point, Pinewood Terrace, Kennington Townhomes, Vic’s Landing and Breckenridge Terrace. The Community Development Department continues to monitor and track the affordable units that come on line relative to the needs that have been identified. The Town also coordinates with the Summit County Housing Authority to monitor

approximately 543 deed restricted units.

Breckenridge Housing Units
 Chart 3
 Source-2000 Census



Breckenridge Economy

Commercial Development

This Overview includes a summary of commercial development within the Town. The method of quantifying this data has changed so it is important to note the differences when making historical comparisons. Initially gross commercial square footage was tracked. However, in 1996 an inventory of net density was performed. This inventory is updated annually based on building permits for new commercial density, as well as remodels or tenant finishes, which affect density. Additionally a complete buildout study was completed for all commercial space as part of the Town’s Capacity Analysis in 2007.



The gross square footage of commercial development within the Town of Breckenridge in 1977 was 364,681. Commercial construction was steady during the 80s and 90s, and by the end of 2000 there was approximately 1,327,204 square feet. The largest commercial projects of 2008 included The Breckenridge Building Center (27,872 SF), Watson Mauka (3,037 SF) and Legacy Place (2,010 SF).

In addition to total net commercial area, the estimates are also broken down by use category, such as office, manufacturing, retail, etc. These estimates are based on certificates of occupancy issued by the Building Department for new construction as well as remodels, tenant finishes, and change of use permits. The 2008 certificates of occupancy do not indicate a significant shift of commercial use from one category to another. Because some of the actual uses may change without a permit, and because the estimates do not include a vacancy factor, the information in Table 5 should be considered an estimate only.

Breckenridge 2008 Commercial Development-square feet (Table 5)

Office & Professional Services	216,287
--------------------------------	---------

Real Estate, Lodging & Prop. Management	104,492
Retail	281,952
Ski and Sport Goods	101,441
Bars, Restaurants, Dining, Theater	229,424
Grocery & Liquor Stores	91,947
Man. Indus., Construction, & Warehouse	86,674
Government, Non-Profit, Educational, Town-owned	401,137
Recreational	
Total	1,513,354



According to this estimate, retail square footage currently represents approximately 19% of the Breckenridge commercial space; government, non-profit educational, churches and town-owned recreational facilities comprise 27%; bars, restaurants, and theaters represent 15%; professional offices and services 14%; ski and sporting goods 6%; grocery and liquor stores 6%; real-estate, lodging and property management offices 7%; followed by manufacturing, light industrial, construction trades and warehouses at 6%. The majority of the commercial development in Breckenridge is located in the Town's Historic District along Main and Ridge Streets, at the Peak 9 base area, and along Airport Road at the north end of Town.

Retail Square Footage, Trade, and Sales Tax (Table 6)

Year	Square Feet	Trade	Sales Tax
1991	657,040	86,311,875	3,452,476
1992	660,830	94,035,409	3,761,409
1993	665,706	104,921,842	4,196,874
1994	697,473	116,469,239	4,658,770
1995	704,556	117,372,000	4,694,880
1996	646,698	125,406,744	5,620,640
1997	670,340	131,333,361	5,650,280
1998	669,040	136,263,143	5,920,000
1999	634,616	141,819,861	6,112,826
2000	640,430	147,646,822	6,338,358
2001	663,940	140,384,726	6,223,819
2002	664,269	141,770,029	6,285,232
2003	664,269	148,007,166	6,561,749
2004	665,300	154,632,217	6,855,464
2005	665,400	163,714,276	6,847,048
2006	665,400	\$182,371,187	8,020,067
2007	675,037	\$194,829,153	\$8,637,555
2008	704,764	\$194,829,153	\$8,637,555

Trade figures were calculated from the business sectors of retail, restaurants and bars, grocery and liquor stores, and rental of personal property such as ski and bicycle rentals. It does not include revenue for utilities, short-term lodging, or supplies.

The following illustration compares the relative amount of growth in retail floor area to the growth in sales tax receipts from the retail trades.

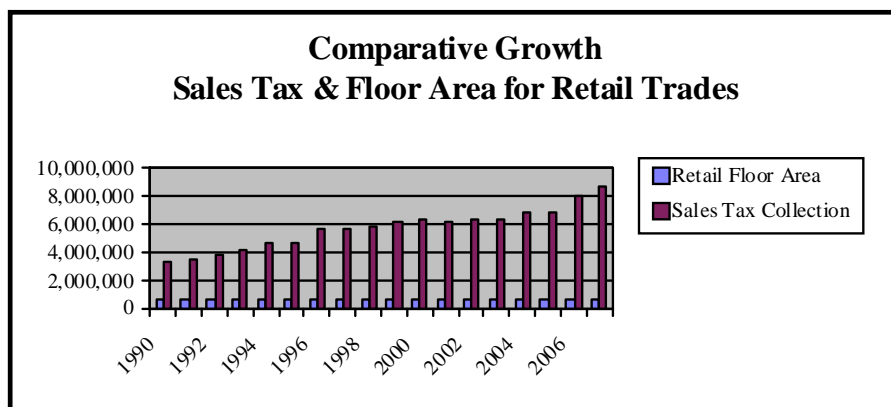


Chart Number 4

Commercial Vacancy Rates

During a December 2008 study it was determined that 14% of Main Street square footage was vacant. This number was significantly up from previous survey in February 2007 which reported 1.7 % of space was vacant.

Business Licenses

A review of the 2008 database indicates there are approximately 548 in-town businesses plus 78 home occupations and 35 non-profits. The 548 in-Town business licenses include:

- 146 retail businesses
- 160 offices, services, and professional businesses
- 88 restaurants, bars, delis, theaters, coffee, ice-cream including food carts
- 70 real estate, lodging and property management companies
- 42 ski and sports shops
- 32 manufacturing, industrial and warehouse operations, and construction trades
- 10 grocery and/or liquor stores

Businesses with multiple products or services were included in the category that was the primary percentage of the business. The grocery store number includes the three gas stations in Town, which include grocery supplies.

Breckenridge Commercial Locations by Business Sector

The chart below is an analysis of the Town’s commercial locations for the year 2008 based on the estimated net commercial area and business license. Totals are provided, as well as business comparisons between Main Street and off-Main Street locations.

2007 Breckenridge Commercial Businesses by Sector (Table 7)			
Includes 28 non-profits/gov. (does not include Home Occupations)			
	Number of Businesses		Total
	<u>On Main Street</u>	<u>Other Locations</u>	<u>2008 (2007)</u>
Office, Professional & Services	28	132	160(168)
Real Estate/Lodging/Prop. Man	43	27	70(71)
Retail	119	27	146(164)
Ski/Sports Shops	13	29	42(41)
Bars & Restaurants	60	28	88(87)
Grocery & Liquor	3	7	10(11)
Manufacturing, Warehouse, Construction	6	26	32(24)
Government & Non-Profit	0	35	35(28)
Total Number of Businesses	272	311	583(594)

2008 Commercial Square Footage by Business Sector (Table 8)

	Square Feet			Avg. Size of Floor Area		
	<u>On Main St.</u>	<u>Other Locations</u>	<u>Total</u>	<u>On Main St.</u>	<u>Other Locations</u>	<u>Average</u>
Office & Professional	36,427	179,860	216,287	2,143	1,191	1,287
Real Estate/Lodging/Prop. Man.	67,372	37,720	104,492	2,903	786	1,472
Retail	200,026	78,816	281,952	1,996	784	1,515
Ski Shops	47,959	53,482	101,441	2,664	2,431	2,536
Bars & Restaurants	122,697	106,727	229,424	2,485	3,812	3,149
Grocery & Liquor	8,500	83,487	91,947	4,250	10,436	8,362
Man./Warehouse/Construction	400	86,274	86,674	400	3,751	3,611
Government & Non-Profit	20,508	380,629	401,137	5,127	15,860	14,326
Total Square Feet	503,889	1,006,995	1,513,354			

Note: For this table the construction trades have been included in the Man/Warehouse categories. The above figures do not factor for vacant commercial spaces within Town. Field verification of net area would be useful to verify these average floor area estimates.

2008 Taxable Revenue Analysis by Business Sector (Table 9)

Short Term Rentals	\$ 90,467,946
Retail	73,857,775
Bars & Restaurants	66,778,221
Grocery & Liquor Stores	47,947,727
Utilities	34,426,708
Supplies	33,664,613
Total	\$347,142,990

Visitors

Breckenridge hosts approximately 3 million visitor days per year. The Breckenridge Resort Chamber (BRC) database contains overnight accommodations for approximately 18,000 visitors. Visitors are an important component of the local economy. According to the 2001 Community Profile and the 2004 NWCCOG Second Home Study, the primary basic industry in Summit County is tourism. This is followed closely by the second home industry (construction and management). A “basic industry” is one that brings in money from outside the county, primarily through export of goods and services, and through spending within the county. Basic industries in turn stimulate “indirect industries” (which provide goods and service to basic industries) and “local resident services” (which provide goods and services to local residents). Basic industries thus constitute the driving force of economic growth in a community. Without the continued infusion of outside dollars provided by basic industries, income would “leak out” through taxes and spending on imported goods and services and the indirect and local resident service sectors could no longer be supported.

The Breckenridge Resort Chamber website www.gobreck.com and the Breckenridge Welcome Center track visitor demographics and collect information on accommodations and local businesses and activities. Summer visitors tend to be slightly older than winter visitors; the average age of summer visitors is 46, with a fairly even mix of couples, singles, and families. The average household income is about \$110,000. A large percent of summer visitors tend to be from Colorado (31% compared to winter 25%). Summer visitors spend an average of \$177 per day per person and stay an average of 4.6

nights. Winter visitor demographics vary slightly. The typical winter visitor is about 37 and is more likely to be single. Winter visitors average 5.6 nights with an average per day expenditure of \$222.

Skier Visits

The National Ski Areas Association (NSAA) reported 57.4 million skier and snowboard visits in the U.S. for the 2008-09 season, the fourth highest total ever. Colorado resorts hosted 11.9 million of these skiers and snowboarders, which represents approximately 21 percent of the nationwide total. In 2008-09 Colorado had above average snowfall in a season that brought abundant snowfall to all regions of the U.S. Breckenridge benefited well from the heavy snow totals and recorded the second largest number of skier visits of any resort in the United States. Summit County ski resorts no longer release exact skier counts for individual resorts but the following estimates are available from Colorado Ski Country USA.

Summit County Skier Visits (Table 10)

Season	Breckenridge	Copper Mountain	Keystone	A-Basin	State-Wide Total
1970-71	197,684	-	75,858	100,956	-
1975-76	521,088	340,255	367,293	125,447	-
1980-81	195,718	531,199	600,029	107,913	-
1989-90	1,099,050	771,565	922,317	228,094	9,703,927
1990-91	931,413	862,289	861,322	202,810	9,788,487
1994-95	1,227,357	770,973	1,042,171	262,240	11,105,106
1995-96	1,353,011	967,074	1,059,446	241,435	11,884,523
1996-97	1,332,761	918,233	1,213,347	234,257	11,884,523
1997-98	1,300,883	921,065	1,149,270	215,296	11,979,719
1998-99	1,385,927	867,794	1,259,431	262,354	11,404,344
99-2000	1,444,365	803,312	1,192,198	220,945	10,891,318
2000-01	1,422,783	992,888	1,215,534	240,406	11,670,000
2001-02	1,468,518	1,005,913	1,069,000	151,631	11,146,131
2002-03	1,425,000	1,059,023	1,040,000	317,401	11,605,588
2003-04	1,402,055	955,615	944,433	275,428	11,200,000
2004-05	1,470,961	1,046,242	1,021,069	328,251	11,810,000
2005-06	1,620,000	1,132,021	1,093,939	326,428	12,500,000
2006-07	1,650,000	1,046,959	1,171,000	360,247	12,561,221
2007-08	1,630,106	934,870	1,129,608	430,987	12,540,603
2008-09	1,528,000	873,039	981,000	409,810	11,855,498

Employment

Breckenridge's healthy economy provides excellent full-time and seasonal employment opportunities. The estimated number of jobs at peak season in Summit County for 2000 was 23,100; the estimated number of employees in Summit County was 18,304. Approximately thirty one percent of the jobs (7,530) are in Breckenridge. There are a variety of job opportunities but the primary sources of income are construction (12%), ski area/recreation (12%), professional services including medical and legal (18%) and bars and restaurants (9%). Some of the largest employers in the Breckenridge area include Breckenridge Ski Resort, Breckenridge Lodging and Hospitality, Beaver Run Resort and Conference Center, Summit County, the Town of Breckenridge, and City Market.

Real Estate Trends

Breckenridge experiences healthy real estate appreciation. The median sale price for a single family home in 2008 was \$1,090,000 up from \$608,000 in 2001. This represents 79% appreciation. The median residential sale price per square foot increased from \$260 per square foot to \$359 per square foot from 2004 to 2008 in the Upper Blue Basin. Suggested fair-market rents in Summit County for 2008 were \$894 per month for a one-bedroom rental, \$1,168 for a two-bedroom unit, \$1,663 for a three-bedroom unit and \$2,050 for a four bedroom unit. In reality most rental units located within Breckenridge rent for well above these fair-market targets set by the U.S. Department of Housing and Urban Development. For additional real-estate trends contact the Community Development Department.

Comparative Growth (Table 11)

The local ski industry, commercial development, and housing market are inter-related elements of the Breckenridge economy. The following table illustrates the trends and development of these vital economic components.

Year	Skier Visits	Retail Square Footage	Housing Units
1988	1,071,111	589,954	3,099
1989	1,099,050	610,395	3,105
1990	931,413	617,472	3,120
1991	1,023,323	657,040	3,128
1992	1,140,185	660,830	3,164
1993	1,215,013	665,706	3,194
1994	1,227,357	697,473	3,300
1995	1,353,011	704,556	3,455
1996	1,332,761	646,698	3,605
1997	1,300,883	670,340	3,947
1998	1,385,927	669,040	4,060
1999	1,444,365	634,616	4,440
2000	1,422,783	640,430	4,748
2001	1,468,518	663,949	4,989
2002	1,420,000	664,269	5,715
2003	1,402,055	664,269	5,815
2004	1,471,000	665,300	5,948
2005	1,620,000	665,400	6,097
2006	1,650,000	665,400	6,228
2007	1,630,106	675,037	6,377
2008	1,528,000	709,012	6,551

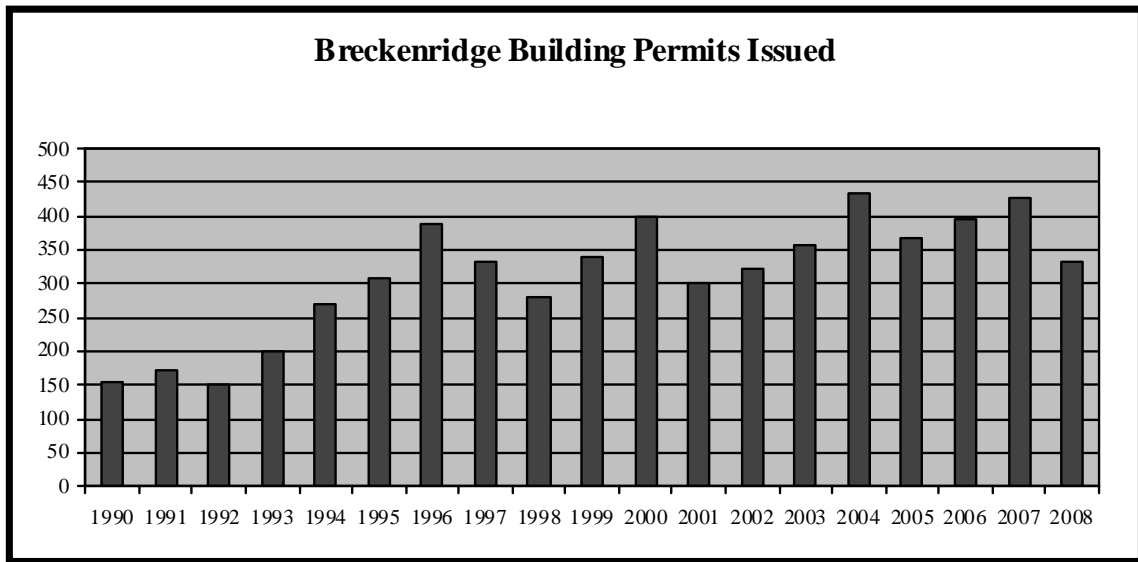
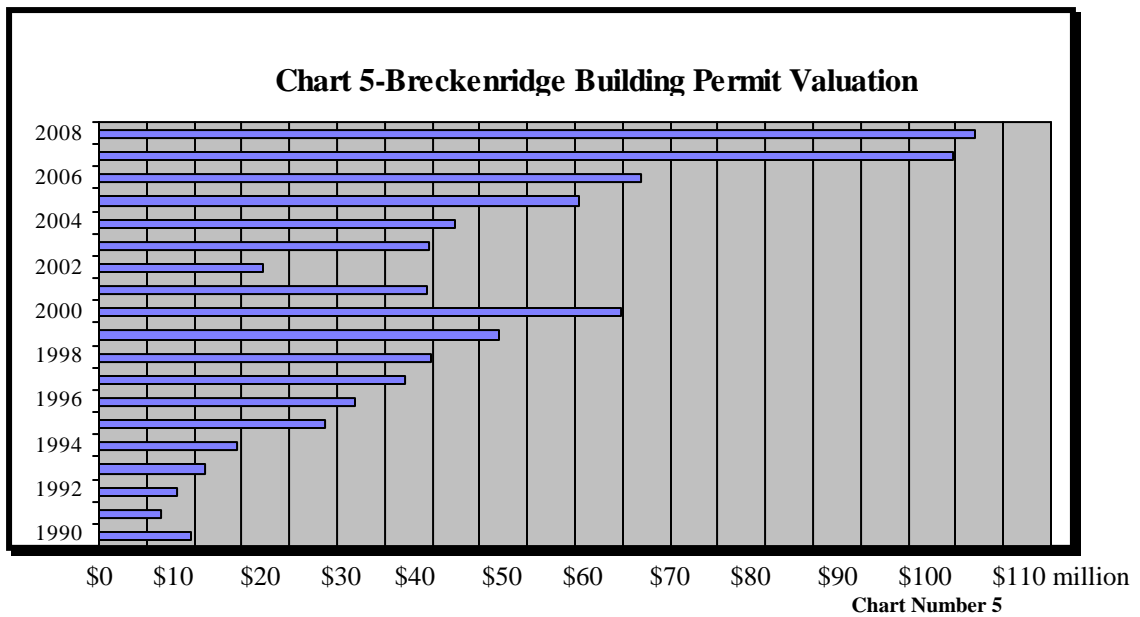
Building Permits

The number of building permits issued and building permit revenues are another gauge of the community's overall economic health.



Table 12-Building Permits (Table 13)

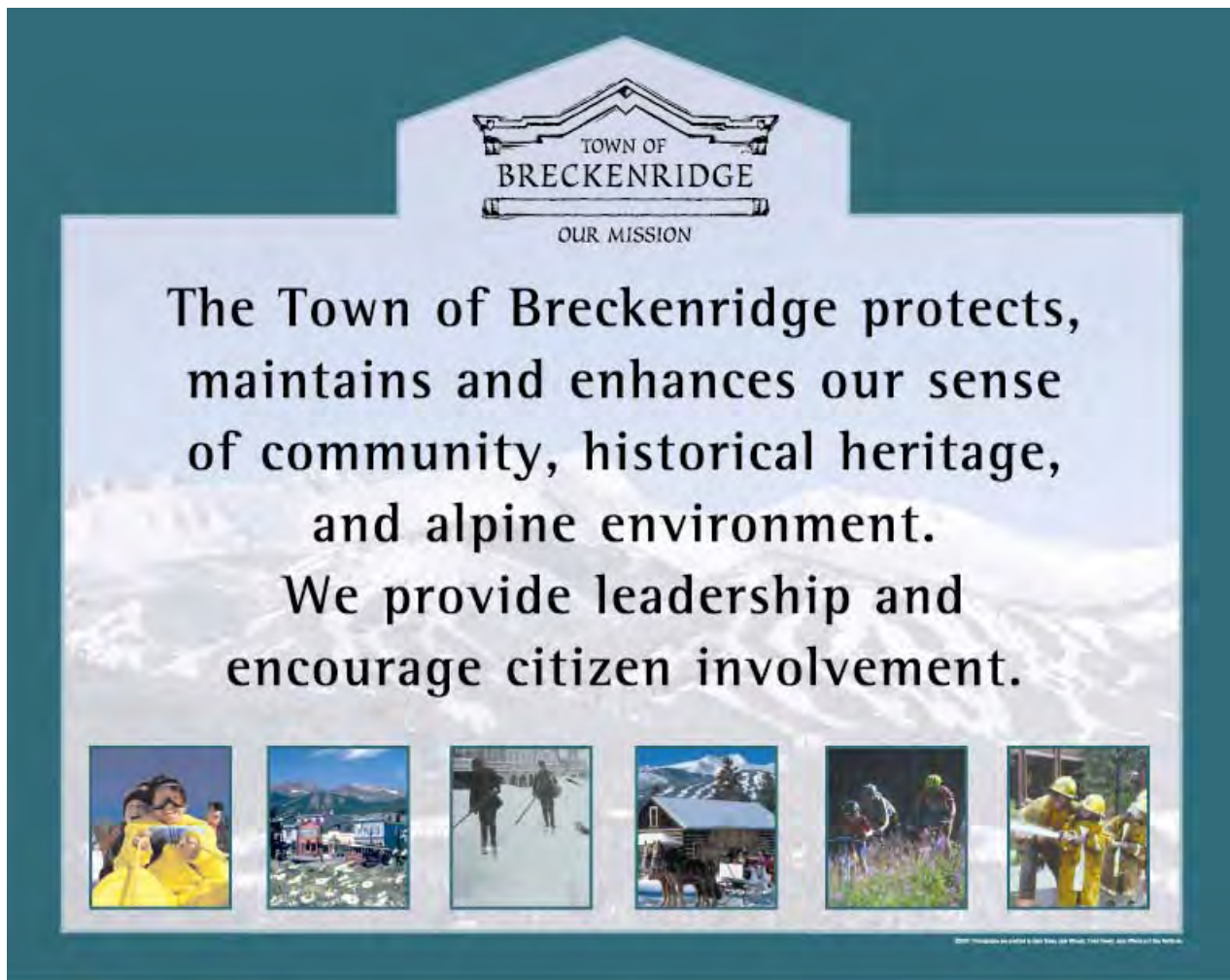
Year	Permits Issued	Total Valuation
1985	122	\$29,905,670
1986	168	7,409,355
1987	122	4,986,600
1988	163	6,505,130
1989	173	6,557,054
1990	156	19,440,672
1991	171	13,124,159
1992	152	16,432,611
1993	198	22,148,299
1994	270	28,911,283
1995	308	47,288,782
1996	389	53,817,697
1997	334	64,388,146
1998	280	69,769,690
1999	338	83,827,670
2000	398	109,792,945
2001	300	68,814,000
2002	320	34,331,449
2003	356	69,403,483
2004	433	74,773,119
2005	366	100,867,514
2006	394	113,939,789
2007	428	179,204,779
2008	333	183,873,449



Construction starts in 2008 were strong with an all-time high in total valuation. According to the Building Department, there were 333 building permits issued with a valuation of \$183,873,449, which represents a 3% increase in valuation over 2007 (428 permits valued at \$179,204,779). Building numbers were strong despite a decrease in the number and valuation of single-family permits in 2008 (55 permits valued at \$59,359,125) from 2007 (107 permits valued at \$87,206,928). Multi-family valuation increased significantly again in 2008 (5 permits valued at \$98,113,485) from 2007 (2 permits valued at \$60,857,838). In addition, 12 new duplex units were approved in 2008 up from 8 duplex units in 2007. Six permits were issued for new non-residential buildings. Commercial and residential remodeling was also strong in 2008 with 249 permits issued with a valuation of \$10,602,955.

Breckenridge Town Government

The Town of Breckenridge is a political subdivision of the State of Colorado organized as a Home Rule Municipality with a Council-Manager form of government. The Town's legislative authority is vested in an elected seven-member Town Council, which includes the Mayor. A town budget is submitted by the Town Manager to the Town Council for review and adoption prior to each fiscal year.



The 2008 Town budget for all funds combined was \$39,799,918 revenue and \$39,456,989 expense. The 2008 adopted Town budget is \$45,458,883 revenue and \$47,119,176 expense. The following page highlights the 2008 anticipated revenues and expenses. For more specific details regarding the Town's annual budget, please contact the Town Finance Department.

	2006	2007	2008	
Revenue	Actual	Estimated	Adopted	
Property Taxes	1,805,193	2,167,981	3,359,675	7.39%
Sales Tax	13,953,762	14,908,005	15,206,165	33.45%
Accommodation Tax	1,890,054	2,053,010	2,053,223	4.52%
Real Estate Transfer Tax	5,811,220	5,700,000	5,700,000	12.54%
Franchise/Cigarette Tax	601,706	596,000	602,000	1.32%
Licenses and Permits	1,457,228	1,392,900	2,227,150	4.90%
Charges for Services	1,130,665	1,006,616	1,064,950	2.34%
Intergovernmental Rev.	679,477	657,934	1,012,933	2.23%
Water System Fees	3,102,753	3,041,000	3,214,832	7.07%
Recreation Fees	2,545,543	2,485,656	2,587,700	5.69%
Golf Course Revenue	2,207,117	2,298,551	2,226,855	4.90%
Investment Income	2,594,436	4,327,593	2,744,321	6.04%
Internal Service Fund Fees	1,551,576	2,015,076	2,262,914	4.98%
Misc. Income	4,355,935	2,167,241	1,196,164	2.63%
Total	43,686,665	44,817,563	45,458,883	100.00%

Expense

General Gov't/Ex. Mgmt	1,753,969	2,313,449	2,540,069	5.39%
Parking and Transit	1,832,480	2,199,597	2,809,088	5.96%
Finance/Town Clerk	805,069	961,308	1,069,126	2.27%
Police	2,962,908	3,206,308	3,567,811	7.57%
Community Development	1,607,774	1,765,134	1,835,395	3.90%
Public Works/Engineer	4,991,629	5,437,286	5,880,384	12.48%
Recreation	4,087,100	4,609,890	5,048,779	10.71%
Grants/Contingencies	3,814,525	3,578,587	365,614	0.00%
Adjustments	-	-	-	0.00%
Debt Service	1,166,094	843,231	842,894	1.79%
General Fund Capital	-	-	-	0.00%
Water Utility Fund	3,070,644	2,342,092	5,545,138	11.77%
Capital Projects Fund	10,521,480	6,471,333	2,811,000	5.97%
Marketing Fund	1,124,562	1,308,611	1,652,514	3.51%
Golf Course Fund	2,068,898	2,351,995	2,446,018	5.19%
Excise Tax Fund	-	-	-	0.00%
Affordable Housing Fund	50,278	713,861	3,092,921	6.56%
Open Space Fund	1,844,382	3,050,484	2,109,026	4.48%
Conservation Trust Fund	30,000	30,000	45,000	0.00%
Garage Fund	1,581,198	4,081,920	2,137,633	4.54%
Information Service Fund	637,798	871,206	1,015,757	21.56%
Facilities Fund	-	65,875	136,722	0.03%
Special Projects Fund	-	-	2,268,286	4.81%
Total	43,950,788	46,202,167	47,119,176	100.00%

Town of Breckenridge Sales Tax Collections

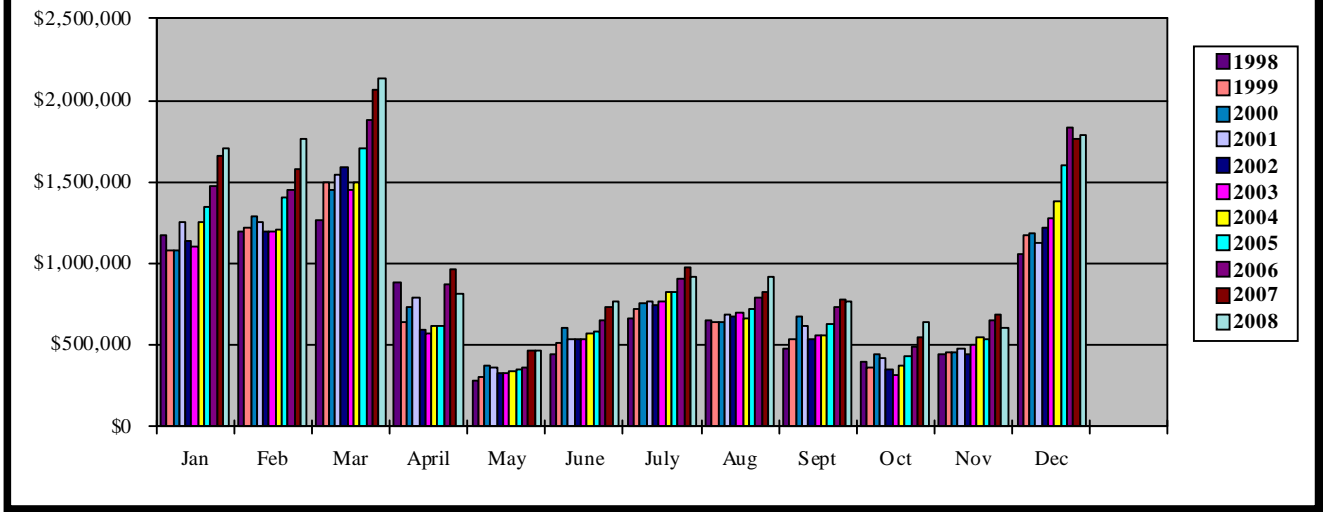


Chart Number 7

Town of Breckenridge Sales Tax Collections (Table 13)

	2000	2001	2002	2003	2004	2005	2006	2007	2008
January	1,080,030	1,250,457	1,140,991	1,099,759	1,256,914	1,350,638	1,472,414	1,655,286	1,699,852
February	1,285,337	1,257,349	1,198,476	1,201,201	1,210,793	1,406,642	1,444,750	1,573,159	1,759,932
March	1,445,720	1,545,950	1,594,074	1,449,094	1,491,807	1,704,832	1,881,482	2,068,772	2,129,985
April	731,447	785,383	589,480	570,898	614,458	615,023	877,023	961,921	814,209
May	373,299	360,339	333,881	327,654	343,270	353,359	368,130	468,712	464,918
June	605,183	540,406	539,606	538,604	568,719	580,970	646,984	731,509	761,897
July	752,221	769,883	745,220	765,854	822,356	829,865	902,674	977,334	922,613
August	637,069	685,000	670,151	701,555	668,340	721,563	793,370	829,380	924,291
Sept	676,518	612,914	534,707	558,642	559,503	633,730	737,548	779,729	770,561
October	445,935	423,339	349,998	322,083	372,124	434,127	490,299	549,408	644,680
November	460,610	477,720	444,907	499,655	544,598	534,858	650,265	682,785	601,503
December	1,189,977	1,125,199	1,216,165	1,275,179	1,384,180	1,604,391	1,827,254	1,762,550	1,789,075
	\$9,683,346	\$9,833,939	\$9,357,657	\$9,310,178	\$9,837,062	\$10,769,998	\$12,092,193	13,040,545	\$13,282,743

Town of Breckenridge Accommodation Tax Collections (Table 14)

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Jan	197,867	191,634	177,953	176,635	192,462	205,445	239,311	288,977	319,027
Feb	231,161	227,553	221,750	191,295	216,330	235,094	257,341	292,577	330,262
Mar	307,311	303,002	311,562	287,680	267,807	309,659	351,874	389,705	418,622
April	87,742	86,357	72,096	54,065	75,610	69,369	100,437	121,571	92,660
May	14,617	11,590	14,721	17,536	16,006	14,121	21,668	20,872	20,413
June	38,871	41,893	41,562	31,810	38,271	48,941	43,542	63,384	60,094
July	76,501	73,237	75,111	77,816	79,901	83,811	88,873	98,186	88,754
Aug	55,026	55,893	52,677	48,426	53,368	58,545	73,102	82,172	70,749
Sep	36,927	30,274	34,262	36,672	42,032	42,782	54,134	61,629	57,015
Oct	18,122	19,905	17,305	10,455	16,563	20,799	29,417	30,799	23,615
Nov	35,525	27,882	29,217	31,039	35,821	42,407	53,868	56,042	39,286
Dec	204,743	167,629	153,116	197,304	225,875	248,232	261,415	297,549	262,520
	\$1,304,413	\$1,236,849	\$1,201,332	\$1,160,731	\$1,260,046	\$1,379,205	\$1,574,982	\$1,803,463	\$1,783,016

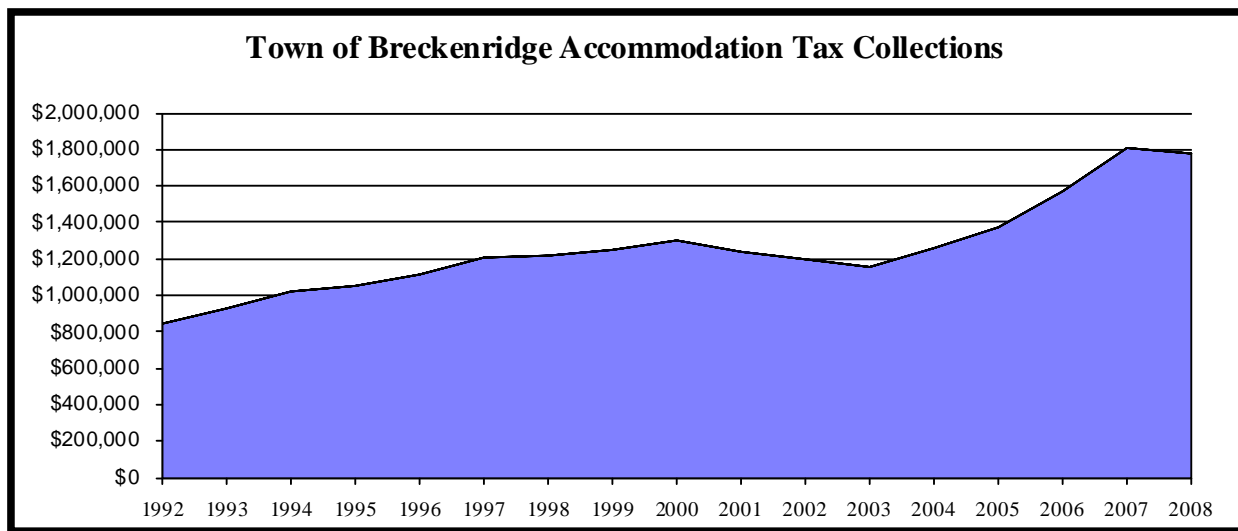


Chart Number 8

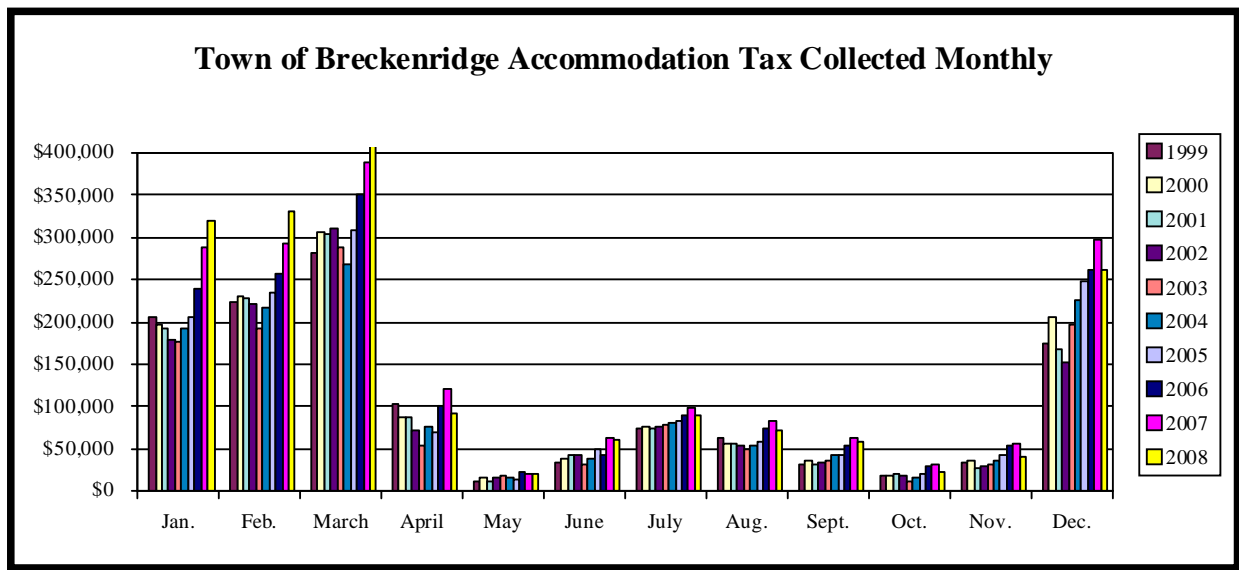


Chart Number 9

Town of Breckenridge Retail Sales (Table 15)

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Jan	\$15,846,041	\$17,486,108	\$16,431,537	\$15,949,620	17,608,180	18,491,012	20,801,895	23,228,095	23,565,000
Feb	17,839,584	19,056,799	17,888,555	17,332,789	18,722,929	19,743,278	21,531,887	22,609,704	23,971,000
Mar	23,410,681	24,273,101	25,659,137	21,221,358	21,545,297	24,195,211	26,095,205	28,231,803	28,132,000
April	10,376,613	11,011,737	9,407,552	9,367,371	11,025,296	9,783,958	13,307,458	12,876,833	11,640,000
May	4,937,870	5,303,729	4,979,200	5,259,902	5,146,420	5,263,497	5,747,603	6,388,988	6,305,000
June	8,697,604	9,479,641	8,836,202	8,434,860	8,646,739	9,481,742	10,159,812	11,781,392	11,157,000
July	12,739,740	12,109,227	12,723,092	12,958,924	13,534,929	13,952,110	14,961,101	16,310,950	16,072,000
Aug	11,104,241	11,821,944	11,540,720	12,565,838	11,835,486	12,426,661	13,380,939	14,798,078	15,195,000
Sept	10,178,259	8,176,308	9,172,091	9,283,639	9,180,975	10,396,164	11,764,223	12,258,071	11,542,000
Oct	6,097,505	6,156,005	6,122,708	6,220,790	6,496,247	6,928,269	7,332,246	7,900,950	8,115,000
Nov	7,938,455	7,120,403	7,231,189	7,962,077	8,087,379	8,629,958	10,710,767	10,435,698	9,215,000
Dec	18,480,229	15,864,618	20,005,192	20,627,955	22,802,340	24,442,416	26,578,051	28,008,591	24,916,000
	\$147,646,822	\$140,384,726	\$149,997,175	\$147,185,123	\$154,632,217	\$163,714,276	\$182,371,187	\$194,829,153	\$18,825,000

Retail Sales figures include the business sectors of retail, restaurant and bars, grocery and liquor stores, and rentals of tangible personal property such as ski and bicycle rentals.

Town of Breckenridge Monthly Retail Sales

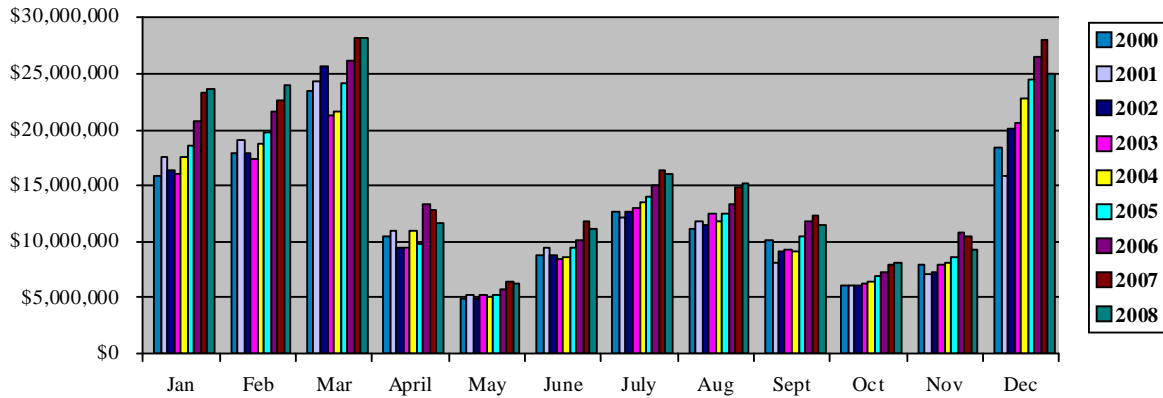


Chart Number 10

Real Estate Transfer Tax Collections (RETT) (Table 16)

Year	Number of Sales	Tax Collected
1990	469	510,759
1991	432	481,169
1992	512	784,518
1993	631	1,096,674
1994	721	1,720,277
1995	631	1,116,682
1996	752	1,708,579
1997	1,242*	1,712,770
1998	702	1,796,781
1999	2,264*	2,713,084
2000	2,312*	2,912,015
2001	2,314*	2,173,687
2002	3,626*	3,161,498
2003	3,305*	3,150,454
2004	2,976*	3,613,209
2005	4,220*	4,897,997
2006	4,059*	5,811,220
2007	4,933*	5,675,235
2008	2,316*	3,733,785

*These figures include time-share sales

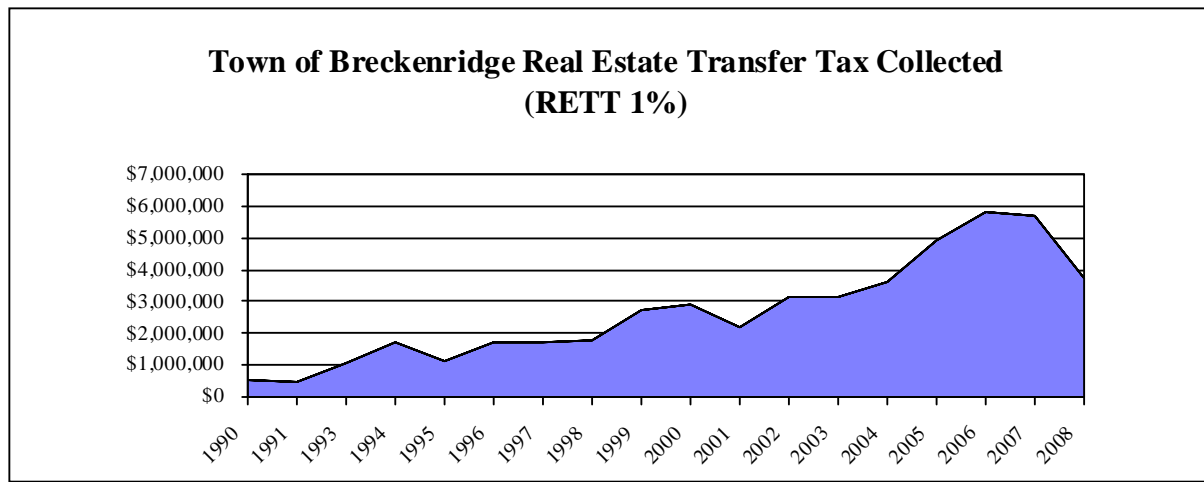


Chart Number 11

Mill Levy/Assessed Valuation

In 2008, the Town assessed a property tax at the rate of 7.514 mills against the assessed value of all real property located within the Town. Other taxing entities also assess property taxes on property located within Town. The taxing entities and their rates for 2008 were as follows:

2007 Rates: Tax Entity (Table 17)	Tax Levy	% of Total
School District RE-1	22.291	41.27
Summit County	11.448	21.20
Town of Breckenridge	7.514	13.91
Red, White & Blue Fire Protection District	8.5	15.74
Colorado Mountain College	3.997	7.40
Colorado River Water Conservation District	.198	.37
Middle Park Water Conservancy District	.062	.11
Total Property Tax Mill Levy in Town	54.010	100.0

Mill Levy information from the Summit County Treasurer.

The assessed value of property in Breckenridge in 2006 was \$440 million out of the total Summit County assessed value of \$1.646 billion.

Summary Comparison (Table 18)

The following table summarizes some of the key activities for this year.

Activity	2004	2005	2006	2007	2008
New commercial area (sf)	7,446	4,387	49	10,475	33,975
Building permits issued	433	366	394	428	333
Permit valuation	\$72,178,912	\$100,867,514	\$113,939,789	\$179,204,779	\$183,873,449
New residential units	133	173	131	158	176
Sales tax	\$9,837,062	\$10,769,998	\$12,092,193	\$13,040,545	\$13,282,743
Retail sales	\$154,632,217	\$163,714,276	\$182,371,187	\$194,829,153	\$189,825,000
Accommodation tax	\$1,260,046	\$1,379,205	\$1,571,982	\$1,803,463	\$1,783,016

Real estate transfer tax	\$3,613,209	\$4,897,997	\$5,811,220	\$5,675,235	\$ 3,733,785
Population	3,253	3,335	3,406	3,493	3,583
Skier visits	1,471,000	1,620,000	1,650,000	1,630,106	1,528,000

Public Infrastructure

The Town of Breckenridge provides the Town's infrastructure such as water, roads, and drainage. The Breckenridge Sanitation District provides sewer services, and fire protection is under the jurisdiction of the Red, White and Blue Fire Protection District. Private disposal companies provide waste removal services.

Water: The Town operates two water treatment plants that have a capacity of providing over 5.5 million gallons of water per day. The treatment plants obtain water from the Goose Pasture Tarn Reservoir on the Blue River and on the North Fork of South Barton Creek. Treated water quality is consistently excellent.

Sewer: The Breckenridge sewage treatment plant is located five miles north of Breckenridge, near the southern shore of Dillon Reservoir at Farmer's Korner. The Sanitation District has a current treatment capacity of three (3) million gallons per day, and is operating at approximately two-thirds capacity at the Farmer's Korner site. Construction was completed in 1999 for a new 68,000 square foot treatment facility off Airport Road. The facility houses administrative offices, truck bays, control, and storage areas in addition to 1.5 million gallons per day of treatment space. The new facility treats wastewater in a tertiary process, which discharges into the Blue River to replenish the stream in accordance with stringent environmental criteria.

Waste Management: The Town consolidated trash collection in the business core through shared compactor facilities. The facilities have been built along the Riverwalk and other high-density commercial areas to eliminate the proliferation of dumpsters and to help facilitate recycling.

Transit and Parking: The Town operates routes that serve Main Street, parking lots, and residential areas. These circulators and shuttles are free and route maps are available from the Town. For other transit needs there is also a Breckenridge Ski Resort Shuttle as well as Countywide transportation via the Summit Stage Transit System. The Town has developed new parking lots in the past several years, for a total of 13 public lots comprising approximately 1,033 spaces. The lots are all situated to provide good access to downtown, or shuttle bus stops. Some lots are pay parking, and some are free, based on the season. Specific route and/or parking information is available at www.townofbreckenridge.com.



Other Community Resources

College: Breckenridge is home to one of the campuses of Colorado Mountain College (CMC). CMC is a two-year open enrollment college, which has campuses throughout the Rocky Mountains. CMC offers transfer level courses and degrees accepted at every public college and university in Colorado. Enrollment is approximately 3,500 students at the Summit Campus, which includes Breckenridge and Dillon. In addition to credit courses, CMC offers special events, workshops and seminars on a variety of topics each semester. In 2008 CMC broke ground on a new main Summit County college campus on the north end of the Block 11 parcel. The new campus was completed in time for the 2009 fall semester and has 38,017 square feet of new classroom space on 20 acres of land, of which the Town graciously donated to make the project a reality.



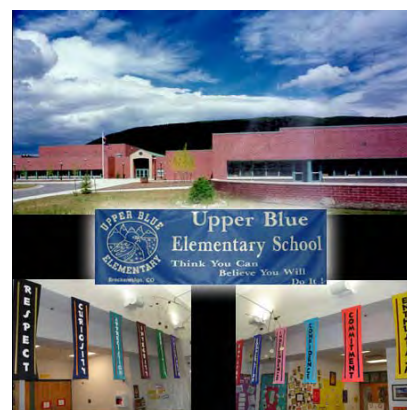
Schools:

Upper Blue Elementary: In 1996 this elementary school was constructed east of Airport Road. The school is on an 11-acre site and has a capacity of 325 students.

Breckenridge Elementary School: This school is located next to Carter Park in the center of town with a capacity of 240 students.

Summit County Middle School: The Middle School is located adjacent to Lake Dillon in Frisco. In 2007 the school is underwent a major renovation to update facilities and now accommodates 900 students.

Summit County High School: This school is located in Farmer's Korner area, just south of the Dillon Reservoir; the high school is 192,000 square feet with a capacity of 1,000 students.



Daycare Centers:

The Carriage House: This non-profit organization constructed a childcare facility on land provided by the Town. It is just north of the Recreation Center at Kingdom Park. The 6,800 square foot facility cares for local children, ranging in age from infant to 10 years old.

The Little Red School House: The Little Red School House is a year round Montessori based preschool and childcare center that cares for local children, ranging in age from two and one-half to six years old.

The Timberline Learning Center: The Timberline Learning Center is Breckenridge's newest child care facility, opening in August 2008. The 8,256 square foot facility cares for local children, ranging in age from infants to toddlers. The mission of the facility is "to provide our community's children access to quality, year-round early childhood education, regardless of socio-economic status. Our educators

celebrate diversity and honor the individuality of all children by providing them with the safety and space necessary to learn from their surroundings”.

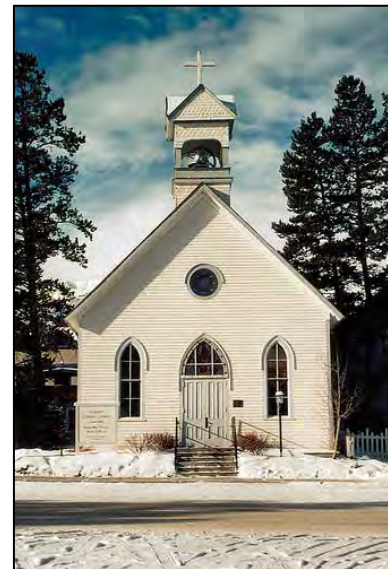
Libraries: The main Summit County library is located in the County Commons in Frisco. It was relocated from Breckenridge in 1997. There are now branch libraries in Breckenridge and Silverthorne. The Breckenridge Branch is located on Airport Road, just north of the Summit County Justice Center. The building is 3,274 square feet, and allows for 12,000 volumes, in addition to a children's reading area.

News Media: Summit County Journal The Summit Daily News
Copper Cable Ten Mile Times

Radio Stations: KSMT (Breckenridge); KYSL (Frisco); KUNC (Greeley); KCFR (Boulder); KBCO (Boulder);

Places of Worship:

- Agape Outpost Baptist Chapel
- Breckenridge Christian Ministries
- Father Dyer United Methodist Church
- Saint John the Baptist Episcopal Church
- Saint Mary's Catholic Church
- Synagogue of the Summit



Town and Urban Service Agencies

Breckenridge Town Hall
150 Ski Hill Road
P.O. Box 168
Breckenridge, Colorado 80424

- | | |
|--|----------------|
| All | (970) 453-2251 |
| Building Department | (970) 453-3180 |
| Community Development/Engineering Department | (970) 453-3160 |
| Finance | (970) 453-2251 |
| Police Department | (970) 453-2941 |
| Public Works | (970) 453-3170 |
| Town Clerk | (970) 453-2251 |
| Water Department | (970) 453-3173 |

Stephen C West Ice Rink
189 Boreas Pass Road
P.O. Box 168
Breckenridge, Colorado 80424 (970) 547-9974

Breckenridge Recreation Center
0880 Airport Road
P.O. Box 168
Breckenridge, Colorado 80424 (970) 453-1734



Breckenridge Nordic Ski Center

52 Ski Hill Road
P.O. Box 1776
Breckenridge, Colorado 80424 (970) 453-6855

Breckenridge Ski Resort (970) 453-5000

1599 Ski Hill Rd
Breckenridge, Colorado 80424

Chamber of Commerce and Information Centers

Breckenridge Resort Chamber
P.O. Box 1909
Breckenridge, Colorado 80424 1(888) 251-2417



Breckenridge Welcome Center (970) 453 4902
203 South Main
Breckenridge, Colorado

Administration Offices
311 S. Ridge Street (970) 453 2913

Central Lodging (970) 453 2918

Comcast Cable

P.O. Box 538
Dillon, CO 80424 (970) 668-8998

Colorado Mountain College

Breckenridge Campus
103 South Harris Street
P.O. Box 2208
Breckenridge, Colorado 80424 (970) 453-6757

Colorado Restaurant Association

Breckenridge Chapter
P.O. Box 765
Breckenridge, CO 80424 (State Association, call (800) 522-2972)

Xcel (Gas/Electric)

P.O. Box 1819
Silverthorne, Colorado 80498 (800) 772-7858

Qwest (Telephone)

P.O. Box 739
Silverthorne, CO 80498 (800) 244-1111

Red, White and Blue Fire Protection District

316 North Main Street
P.O. Box 710
Breckenridge, Colorado 80424 (970) 453-2474

Snowy Peak Trash Removal (970) 668-0659

South Branch Library (Breckenridge)

504 Airport Road
P.O. Box 96
Breckenridge, CO 80424 (970) 453-6098

Summit Historical Society

P.O. Box 745
Breckenridge, CO 80424 (970) 453-9022

Summit Housing Authority

110 Ski Hill Rd.
Breckenridge, Co. 80424 (970) 453-3555

Talking Trash (970) 389-0101

Timberline Trash Removal (800) 787-5137

Waste Management of the Rockies (Waste Removal)

P.O. Box 85
Silverthorne, CO 80498 (970) 468-2475

Town of Breckenridge Documents and Current Projects

Please contact the Community Development Department at (970) 453-3160 or refer to www.townofbreckenridge.com to purchase or review Town documents:

- Breckenridge Affordable Housing Strategy
- Breckenridge Master Plan
- Breckenridge Land Use Guidelines and related maps
- Breckenridge Development Code
- Handbook of Design Standards for the Historic District
- Breckenridge Urban Design Plan
- Breckenridge Parking Ordinance
- Breckenridge Sign Ordinance
- Breckenridge Open Space Plan and related map
- Breckenridge Trails Plan and related map
- Joint Upper Blue Master Plan
- Cucumber Gulch Resource Protection and Recreation Plan
- Town of Breckenridge Subdivision Standards



Art in Public Places Master Plan
Historical Walking Tours
Breckenridge Vision Plan
The Breckenridge Facilities Master Plan
Town of Breckenridge Budgets
Arts District Master Plan
Town of Breckenridge Capacity Analysis
Town of Breckenridge Housing Impact Study
Town of Breckenridge Carbon Action Plan

Additional Reference Documents

2001 Community Profile-RRC and Associates
The Town of Breckenridge Retail Market Analysis-RRC and Associates
Breckenridge Economic Base and Strategy Analysis-BBC Research and Consulting
Breckenridge Resort Chamber 2000/2001 Winter Research Final Report-RRC and Associates
Breckenridge Ski Resort Environmental Assessment Peak 7 and 9 Facilities Improvement Plan 1998
Breckenridge Ski Resort Environmental Assessment Peak 9 2002
2001 Tourism Jobs Gain Ground in Colorado by the Center for Business and Economic Forecasting, Inc.
2001 Smart Growth-Colorado Public Research
2000 Summit County Housing Needs Assessment-RRC and Associates
2001 Cost of Living Report-NWCCOG
2004 Final Parking Study – Ware & Nethery LLC Parking Consultants
2006 Town of Breckenridge Needs Assessment – RRC and Associates
2006 Town of Breckenridge Community Survey – Venturoni Surveys and Research Inc

