

# TOWN OF BRECKENRIDGE



## 2010 OVERVIEW





## **The Breckenridge Overview 2010**

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A special thank you to all those involved in the 2010 Overview

## Table of Contents

Introduction	1
Location	1
Size	1
Topography	1
Climate	2
Historical Overview	2
Activities, Recreation and Cultural Resources	5
Breckenridge Ski Resort	6
Population/Demographics	15
Housing	16
Affordable Housing	19
Commercial Development	19
Business Licenses	21
Commercial Location by Business Sector	22
Visitors	22
Skier Visits	23
Employment	23
Comparative Growth	24
Building Permits	25
Town Government and Budget	27
Public Infrastructure	34
Other Community Resources	35
Town and Urban Services	36
Town Documents and Projects	38

### Cover Photo:

Dinosaur  
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## **Tables**

- Table 1 Ski Resort Statistics pg. 7
- Table 2 Permanent and Peak Population pg.15
- Table 3 Breckenridge Housing Units pg. 17
- Table 4 Upper Blue Housing Units pg. 18
- Table 5 Commercial Development pg. 20
- Table 6 Retail Square Footage, Trade and Sales Tax pg. 21
- Table 7 Commercial Businesses by Sector pg. 22
- Table 8 Taxable Revenue Analysis pg. 22
- Table 9 Skier Visits pg.23
- Table 10 Comparative Growth pg. 24
- Table 11 Building Permits pg.25
- Table 12 Sales Tax pg.29
- Table 13 Accommodation Tax pg. 30
- Table 14 Retail Sales Tax pg. 31
- Table 15 Real Estate Transfer Tax pg. 32
- Table 16 Mill Levy pg. 33
- Table 17 Activity Summary/Comparison pg. 33

## **Charts**

- Chart 1 Peak Population pg. 16
- Chart 2 Breckenridge/Upper Blue Housing Units pg. 16
- Chart 3 Breckenridge Housing Unit Occupancy pg. 19
- Chart 4 Comparative Growth-Sales Tax and Square Footage pg. 21
- Chart 5 Breckenridge Building Permit Valuation pg. 26
- Chart 6 Breckenridge Building Permits pg. 26
- Chart 7 Sales Tax Collection pg. 29
- Chart 8 Accommodation Tax Revenue pg. 30
- Chart 9 Accommodation Tax-Monthly pg. 31
- Chart 10 Monthly Retail Sales pg. 32
- Chart 11 Real Estate Transfer Tax pg. 33

## Introduction

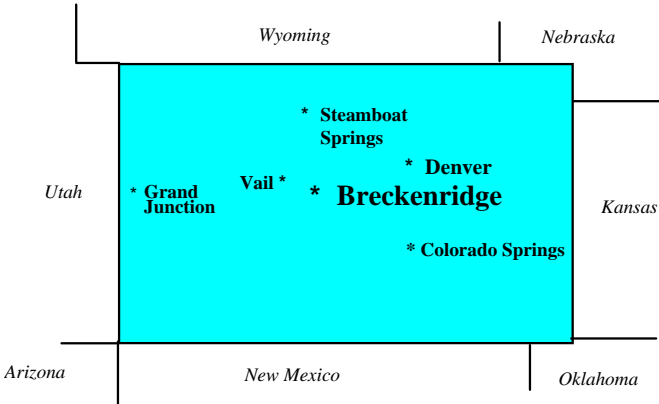
Breckenridge is a product of place, people, and time. Over the years, residents and visitors have come together to shape a unique community within this high Rocky Mountain valley. The Breckenridge Overview is published annually to provide a review of Breckenridge's physical, social, and economic landscape. 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](http://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.



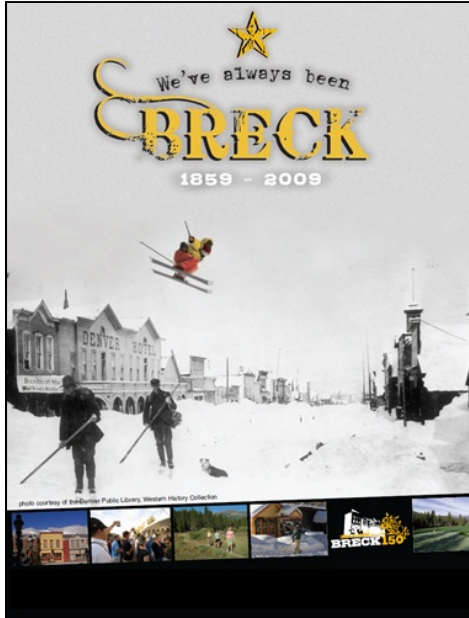
## Skiing, Recreation, and the Eisenhower Tunnel



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.

completed in 1973 and reduced the Denver to Breckenridge to an hour of the relatively easy access from the high country's recreational activities popular.

**Breck 150:** Breckenridge celebrated anniversary in 2009, and there were a activities to enjoy. From historic site musical events. The Breck 150 "Grand Celebration" on August 8<sup>th</sup> "Official Anniversary" on August



Transportation improvements fueled a new Breckenridge recreation "rush." The Eisenhower Tunnel, on Interstate 70, was drive time from and a half. As a result Denver metro area, the became increasingly

its 150 year plethora of events and tours, art shows, culminated with the and 9<sup>th</sup> and the 10<sup>th</sup>.

## 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 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 Winter Dew Tour, the Breckenridge Film Festival, Kingdom Days (Breckenridge's Heritage Festival), 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](http://www.gobreck.com)), the Riverwalk Center or the Breckenridge Welcome Center.



**Breckenridge Ski Resort:** Breckenridge hosted more than 1.61 million skiers and riders during the 2009-2010 season. A 5.9% increase from 2008-2009. 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 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. (264” in 2009-2010)
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.

**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 hosts a variety of concerts and events. 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 clubhouse sits at an elevation of 9324'. At this elevation the golf ball flies farther and straighter than at lower elevations, as there is less air resistance. The air not only allows you to hit the ball farther, but also offers temperatures that make you forget about the heat of the summer. The course has four sets of tees so that each golfer may select the challenge equal to their game. From the Nicklaus Tees on the Beaver - Bear rotation, the course plays 7,276 yards and has a course rating of 73.3 with a slope rating of 150. This set of tees has the second most difficult course rating in the state and offers a challenge for even the best of golfers.

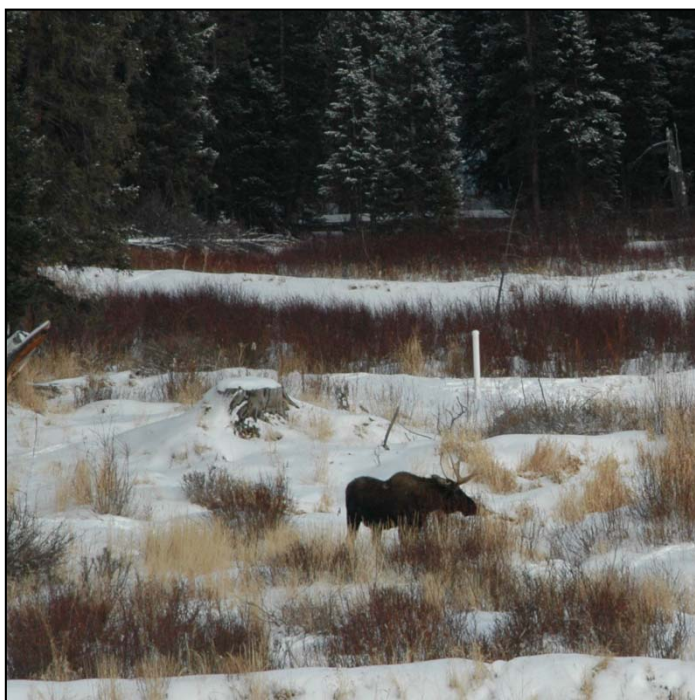


The facility also boasts one of the finest golf shops in the nation. *Golf Shop Operations* has awarded the "America's 100 Best Golf Shops" honor to the Breckenridge Golf Club Pro Shop eight times. You are sure to find that perfect logo item for you or your favorite golfer, or the latest in golf equipment. 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](http://www.breckenridgegolfclub.com).

**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 five years, the Town has constructed 8.8 miles of additional trails and maintains over 18 miles of total 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 2010, over 2200 volunteer hours were logged on Town open space, contributing a value of over \$47,000. 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 4<sup>th</sup> 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](http://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 5<sup>th</sup> 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, 3<sup>rd</sup> 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

Permanent and Peak Populations (Table 2)

The most recent Census count was conducted in April of 2010. 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, 2010, the Town estimates a permanent resident population of 4,540 with an estimated maximum peak

Year End	Breckenridge Resident	Breckenridge Peak	Upper Blue Resident	Upper Blue Peak	County Resident	County 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
2000 <sup>1</sup>	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 <sup>2</sup>	3,493	37,814	7,989	NA	28,296	NA
2008	3,583	38,624	8,616	54,627	29,280	137,687
2009	4,540	37,036	8,527	52,521	27,994	137,887

population of 37,036. Census data indicates that the resident population grew an average of 4.5% annually during the 1980s, 6.5% annually during the 1990s and 7.3% during the 2000s. Also, according to the 2010 Census, the largest age category in the community is the 25-29 year old age group, which includes 16% of the community's residents. The median age of a Breckenridge resident is 32.5 years. The 2010 area median income is \$87,200 for a family of four and \$61,100 for a single person household.

<sup>1</sup> 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 2009, the Town estimates reflect the occupancy rates as enumerated in the 2010 Census (28.1% occupied resident units/ 63.4% seasonal units w/ 2.85 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 2010 Census (39.4% occupied resident units/51% seasonal units and 2.53 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: 2010 Community Profile & 2007 Town of Breckenridge Capacity Analysis)

<sup>2</sup> 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.

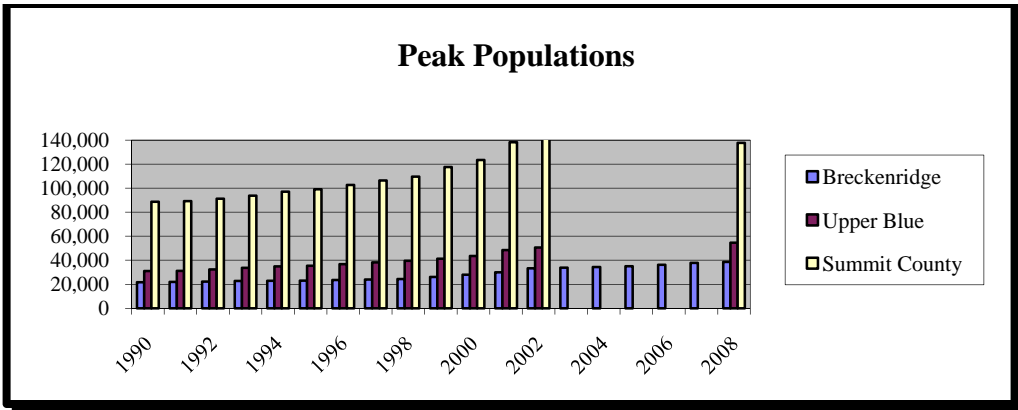


Chart Number 1

**Housing**

Breckenridge had a total of 5,661 housing units (SFDs, Duplexes, Condominiums, Apartments, Employee Units, and Timeshare Units) plus 1,013 lodging/lock off units as of January 1, 2010. Of the 6,674 total units, 123 were new units completed in 2009. The 2010 Census data indicates that a large percentage (63.4%) of the housing units are seasonal homes.

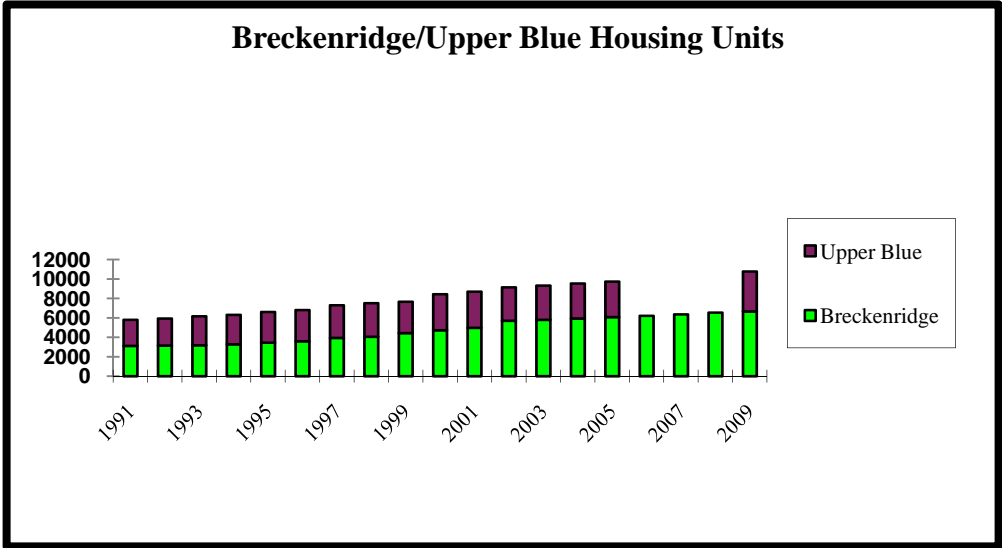


Chart Number 2



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 out<sup>3</sup>. The residential typology includes 46% multi-family units, 19% 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)<sup>4</sup>**

Year End	Single Family	Duplex	Multi <sup>5</sup> 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 <sup>6</sup>	635 <sup>7</sup>
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
2009	1,252	308	3,091	620	390	6,674	1,013

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

<sup>4</sup> 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 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

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

<sup>6</sup> Includes approximately 377 built units that were annexed in 2002 as part of the Warrior’s Mark annexation

<sup>7</sup> 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 Units<sup>8</sup> (Table 4)**

<b>Year End</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Multi<sup>9</sup> Family</b>	<b>Mobile Home</b>	<b>Total Housing</b>	<b>Lodging Rooms</b>
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	
2009				98	10,785	

During 2009, 41 single-family units, 13 duplex units, 26 condo-hotel units and 43 fractional ownership units were completed. Of the 123 units completed in 2009, 5 were deed restricted for local employees. Additional residential development that is still anticipated in Town includes buildout at 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.



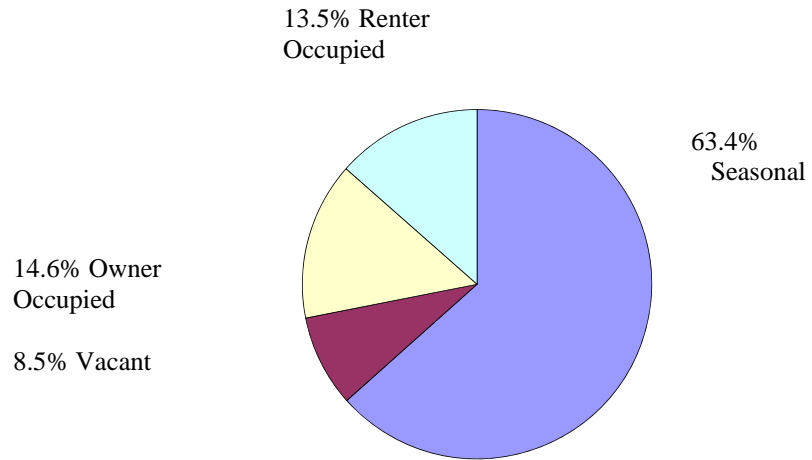
<sup>8</sup> For the Town Overview, the housing unit estimates have historically been tracked using the residential Certificates of Compliances issued per year. 2007's housing numbers are based off of the Town Buildout Analysis and the updated Upper Blue Build Analysis conducted by the Summit County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

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

### 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 548 deed restricted units

**Breckenridge Housing Units**  
Chart Number 3  
Source-2010 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. According to Town building records 10,475 square feet of commercial space was added in 2007 to the Town’s inventory for a yearend total of 1,615,171 square feet. The majority of 2007’s new commercial space occurred at the Historic Shops at South Main (5,796 SF) and the Starbucks Coffee establishment (1,053 SF). Both of the main, commercial projects for 2007 listed above were infill projects on Main Street. In 2008, 33,975 square feet of commercial space was added for a yearend total of 1,652,687 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), Most recently in 2009, 50,122 square feet of commercial space was added to the Town’s inventory for a yearend total of 1,702,809





square feet. The largest commercial projects of 2009 included Colorado Mountain College (38,017 SF) and the timberline Learning Center (8,159 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 2009 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 2009 Commercial Development-square feet (Table 5 )**

Office & Professional Services	234,135
Real Estate, Lodging & Prop. Management	122,340
Retail	299,801
Ski and Sport Goods	119,289
Bars, Restaurants, Dining, Theater	247,272
Grocery & Liquor Stores	109,795
Man. Indus., Construction, & Warehouse	104,522
Government, Non-Profit, Educational, Town-owned	465,655
<b>Total</b>	<b>1,702,809</b>



According to this estimate, retail square footage currently represents approximately 18% 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 7%; 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
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	\$ 189,825,000	\$ 8,637,555
2009	776,157	\$ 191,777,000	1

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.

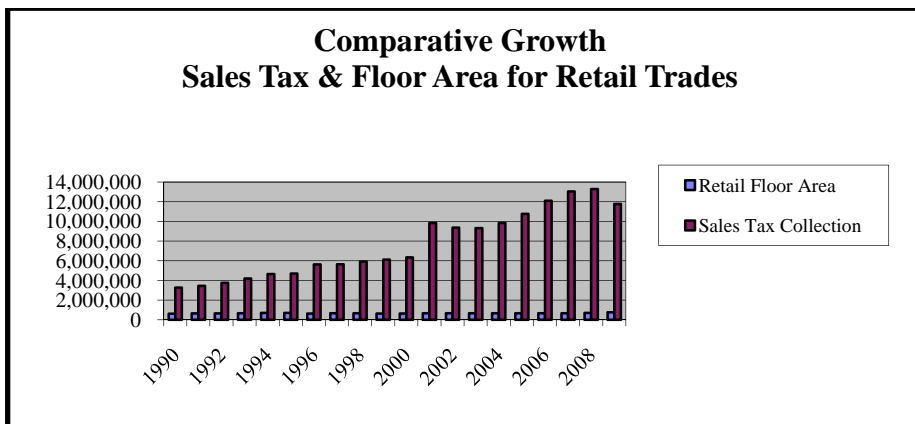


Chart Number 4

**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 2010 database indicates there are approximately 600 in-town businesses plus 78 home occupations. The 600 in-Town business licenses include:

- 145 retail businesses
- 175 offices, services, and professional businesses
- 100 restaurants, bars, delis, theaters, coffee, ice-cream including food carts

- 68 real estate, lodging and property management companies
- 39 ski and sports shops
- 25 manufacturing, industrial and warehouse operations, and construction trades
- 9 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 2010 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.

<b>2010 Breckenridge Commercial Businesses by Sector (Table 7)</b> (Does not include Home Occupations or non-profits)			
	<b>Number of Businesses</b>		<b>Total</b>
	<u>On Main Street</u>	<u>Other Locations</u>	<u>2008 (2010)</u>
Office, Professional & Services	43	132	160(175)
Real Estate/Lodging/Prop. Man	32	36	70(68)
Retail	123	22	146(145)
Ski/Sports Shops	14	25	42(39)
Bars & Restaurants	55	45	88(100)
Grocery & Liquor	2	7	10(9)
Manufacturing, Warehouse, Construction	6	19	32(25)
Non-Profit	4	33	35(37)
<b>Total Number of Businesses</b>	<b>279</b>	<b>319</b>	<b>583(598)</b>

### 2009 Taxable Revenue Analysis by Business Sector (Table 8)

Short Term Rentals	\$ 74,953,000
Retail	67,167,000
Bars & Restaurants	60,874,000
Grocery & Liquor Stores	44,877,000
Utilities	28,967,000
Supplies	24,435,000
<b>Total</b>	<b>\$301,273,000</b>

### 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](http://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.

**Summit County Skier Visits (Table 9)**

<b>Season</b>	<b>Breckenridge</b>	<b>Copper Mountain</b>	<b>Keystone</b>	<b>A-Basin</b>	<b>State-Wide Total</b>
<b>1970-71</b>	197,684	-	75,858	100,956	-
<b>1975-76</b>	521,088	340,255	367,293	125,447	-
<b>1980-81</b>	195,718	531,199	600,029	107,913	-
<b>1989-90</b>	1,099,050	771,565	922,317	228,094	9,703,927
<b>1990-91</b>	931,413	862,289	861,322	202,810	9,788,487
<b>1994-95</b>	1,227,357	770,973	1,042,171	262,240	11,105,106
<b>1995-96</b>	1,353,011	967,074	1,059,446	241,435	11,884,523
<b>1996-97</b>	1,332,761	918,233	1,213,347	234,257	11,884,523
<b>1997-98</b>	1,300,883	921,065	1,149,270	215,296	11,979,719
<b>1998-99</b>	1,385,927	867,794	1,259,431	262,354	11,404,344
<b>99-2000</b>	1,444,365	803,312	1,192,198	220,945	10,891,318
<b>2000-01</b>	1,422,783	992,888	1,215,534	240,406	11,670,000
<b>2001-02</b>	1,468,518	1,005,913	1,069,000	151,631	11,146,131
<b>2002-03</b>	1,425,000	1,059,023	1,040,000	317,401	11,605,588
<b>2003-04</b>	1,402,055	955,615	944,433	275,428	11,200,000
<b>2004-05</b>	1,470,961	1,046,242	1,021,069	328,251	11,810,000
<b>2005-06</b>	1,620,000	1,132,021	1,093,939	326,428	12,500,000
<b>2006-07</b>	1,650,000	1,046,959	1,171,000	360,247	12,561,221
<b>2007-08</b>	1,630,106	934,870	1,129,608	430,987	12,540,603
<b>2008-09</b>	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 in Summit County for 2009 was 17,461. There is a variety of job opportunities but the primary sources of income are Accommodation/ Food Services (33.4%), Retail Trade (14.7%), Public Administration (8.4%), Arts, Construction (6.4%), Entertainment, Recreation (6.3%), Real Estate (5.5%), and Health Care/ Social Assistance (4.2%). 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 Government, 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 2009 was \$1,165,304 up from \$608,000 in 2001. This represents 91% appreciation. The median residential sale price per square foot increased from \$260 per square foot to \$402 per square foot from 2004 to 2009 in Breckenridge. Suggested fair-market rents in Summit County for

2009 were \$953 per month for a one-bedroom rental, \$1,246 for a two-bedroom unit, \$1,775 for a three-bedroom unit and \$2,187 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 10)**

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.

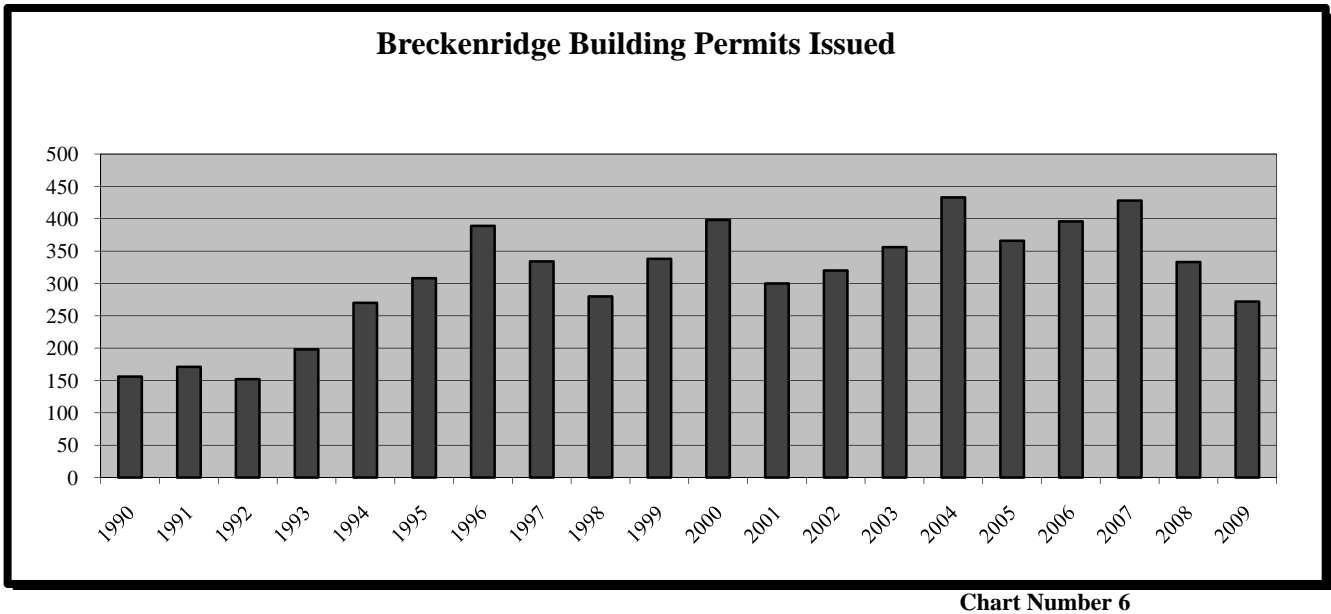
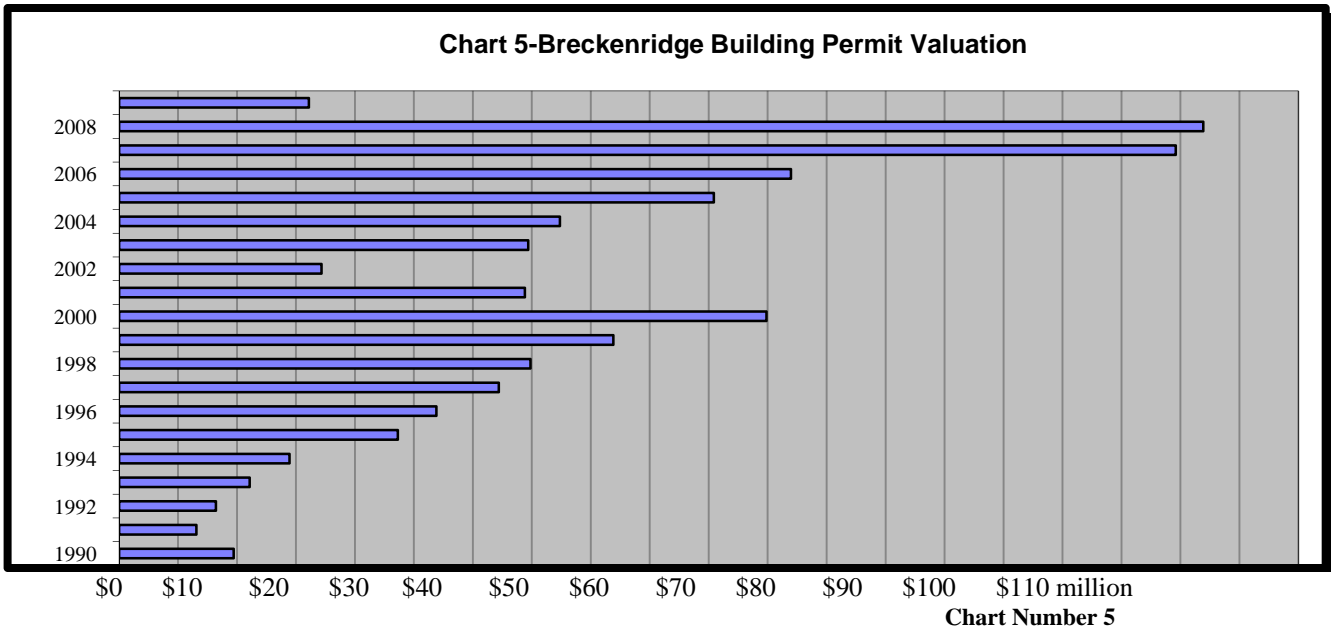
<b>Year</b>	<b>Skier Visits</b>	<b>Retail Square Footage</b>	<b>Housing Units</b>
<b>1988</b>	1,071,111	589,954	3,099
<b>1989</b>	1,099,050	610,395	3,105
<b>1990</b>	931,413	617,472	3,120
<b>1991</b>	1,023,323	657,040	3,128
<b>1992</b>	1,140,185	660,830	3,164
<b>1993</b>	1,215,013	665,706	3,194
<b>1994</b>	1,227,357	697,473	3,300
<b>1995</b>	1,353,011	704,556	3,455
<b>1996</b>	1,332,761	646,698	3,605
<b>1997</b>	1,300,883	670,340	3,947
<b>1998</b>	1,385,927	669,040	4,060
<b>1999</b>	1,444,365	634,616	4,440
<b>2000</b>	1,422,783	640,430	4,748
<b>2001</b>	1,468,518	663,949	4,989
<b>2002</b>	1,420,000	664,269	5,715
<b>2003</b>	1,402,055	664,269	5,815
<b>2004</b>	1,471,000	665,300	5,948
<b>2005</b>	1,620,000	665,400	6,097
<b>2006</b>	1,650,000	665,400	6,228
<b>2007</b>	1,630,106	675,037	6,377
<b>2008</b>	1,528,000	709,012	6,551
<b>2009</b>	1,614,000	776,157	6,674

## Building Permits

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

**Table 11-Building Permits**

<b>Year</b>	<b>Permits Issued</b>	<b>Total Valuation</b>
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
2009	272	32,200,797

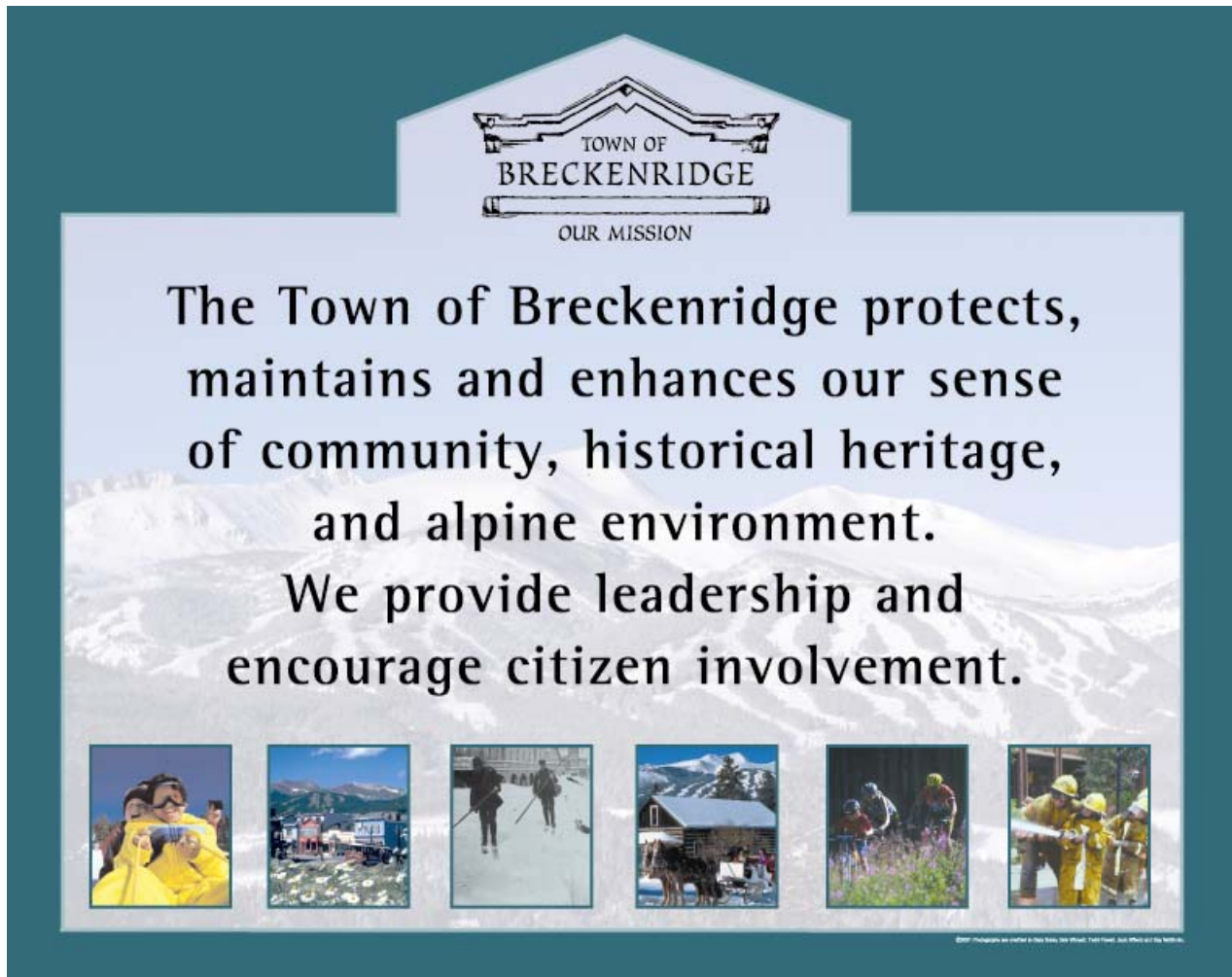


Construction starts in 2009 were down with drops in permits issued and total valuation. According to the Building Department, there were 272 building permits issued with a valuation of \$32,200,797, which represents a 18% decrease in permits issued and a 82% decrease in valuation over 2008 (333 permits valued at \$183,873,449). Building numbers were down due to a decrease in the number and valuation of single-family permits in 2009 (16 permits valued at \$18,129,881) from 2008 (55 permits valued at \$59,359,125). Multi-family valuation dropped dramatically in 2009 (no permits issued) from a record year in 2008 (5 permits valued at \$98,113,485). One permit was issued for a new non-residential building in 2009. Commercial and residential remodeling was a strong point in 2009, with 144 permits issued with a valuation of \$10,423,751.



## 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 2009 Town budget for all funds combined was \$58,882,908 revenue and \$58,498,567 expense. The 2010 estimated Town budget is \$61,945,381 revenue and \$56,661,368 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.

	<b>2009</b>	<b>2010</b>	<b>2011</b>	
<b>Revenue</b>	<b>Actual</b>	<b>Estimated</b>	<b>Adopted</b>	
Accommodation Tax	1,772,823	1,764,850	2,513,804	4.31%
Charges for Services	2,089,474	1,522,814	1,405,410	2.41%
Golf Course Revenue	2,031,225	2,095,326	2,019,730	3.47%
Intergovernmental Rev.	1,491,681	2,939,401	1,103,996	1.90%
Internal Service Revenue	3,526,538	3,731,926	3,214,356	5.52%
Licenses and Permits	912,593	928,622	944,360	1.62%
Miscellaneous Income	1,559,358	3,912,682	4,367,242	7.50%
Property Tax	3,292,061	3,862,461	4,051,000	6.96%
Real Estate Transfer Tax	2,861,119	3,175,124	2,700,000	4.64%
Recreation Fees	2,616,559	2,593,588	2,647,592	4.55%
Sales Tax	14,111,724	16,117,714	14,398,148	24.72%
Transfers In	18,853,463	16,338,032	15,928,050	27.34%
Water System Fees	2,764,290	2,962,841	2,944,252	5.06%
<b>Total</b>	<b>58,882,908</b>	<b>61,945,381</b>	<b>58,237,942</b>	<b>100.00%</b>

### **Expense**

General Gov't/Ex. Mgmt	3,362,707	3,597,674	3,574,819	6.78%
Public Safety	3,475,150	3,367,416	3,418,895	7.54%
Community Development	1,568,774	1,652,208	1,534,730	3.48%
Public Works	7,550,125	6,455,170	7,150,813	16.31%
Recreation	4,283,579	4,338,823	4,526,425	9.63%
Grants Contingencies	204,050	130,411	122,500	0.25%
Adjustments Transfers	1,821,791	-	-	0%
Debt Service	546,938	541,102	419,850	1.16%
Utility Fund	2,111,473	2,603,210	9,630,355	10.59%
Capital Fund	3,905,277	1,586,723	1,555,000	2.80%
Marketing Fund	1,752,538	1,803,122	2,264,502	2.27%
Golf Course Fund	2,014,616	2,248,659	3,483,939	4.89%
Excise Tax Fund	18,689,995	16,470,781	15,938,720	33.93%
Housing Fund	1,507,369	5,048,022	6,527,789	5.88%
Open Space Fund	2,183,712	2,100,528	3,550,679	4.31%
Conservation Trust Fund	30,996	30,996	44,000	0.07%
Garage Services Fund	1,795,038	2,025,249	5,474,916	4.07%
I. T. Fund	680,542	731,522	2,237,739	1.54%
Facilities Maintenance Fund	203,105	120,959	1,383,327	0.00%
Special Projects Fund	810,792	280,000	712,222	0.77%
<b>Total</b>	<b>58,498,567</b>	<b>56,661,368</b>	<b>73,551,220</b>	<b>100.00%</b>

### Town of Breckenridge Sales Tax Collections

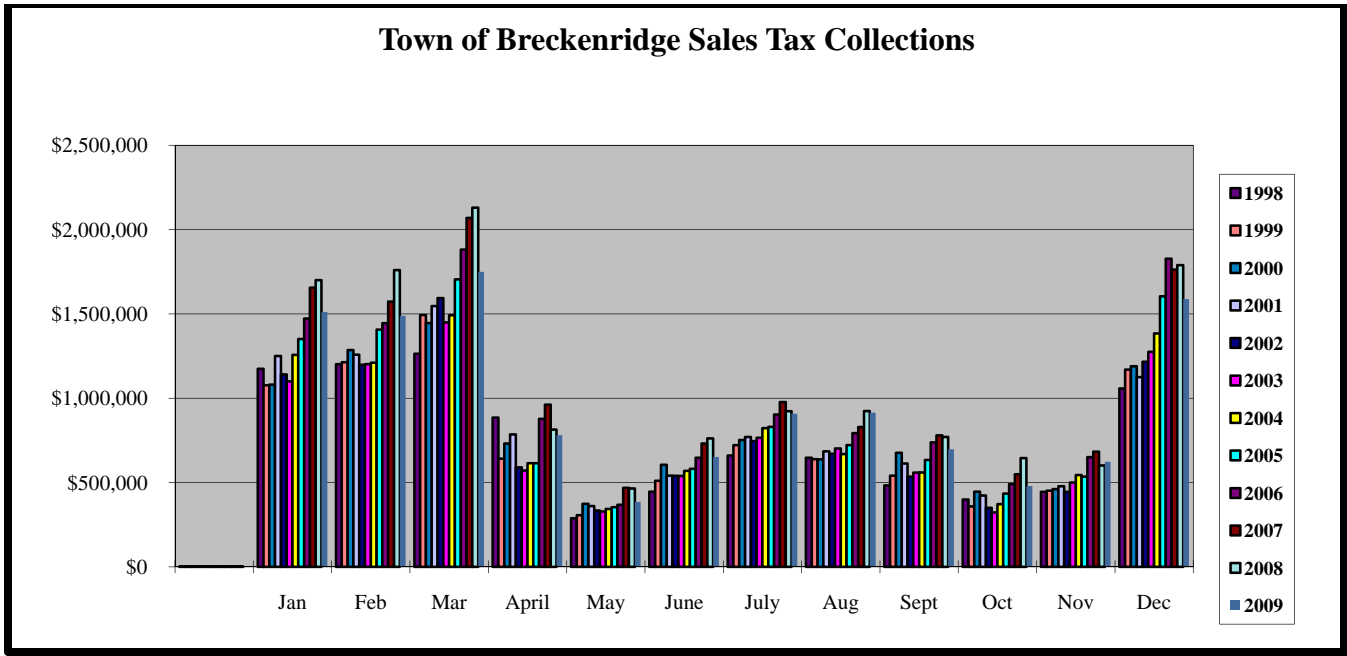


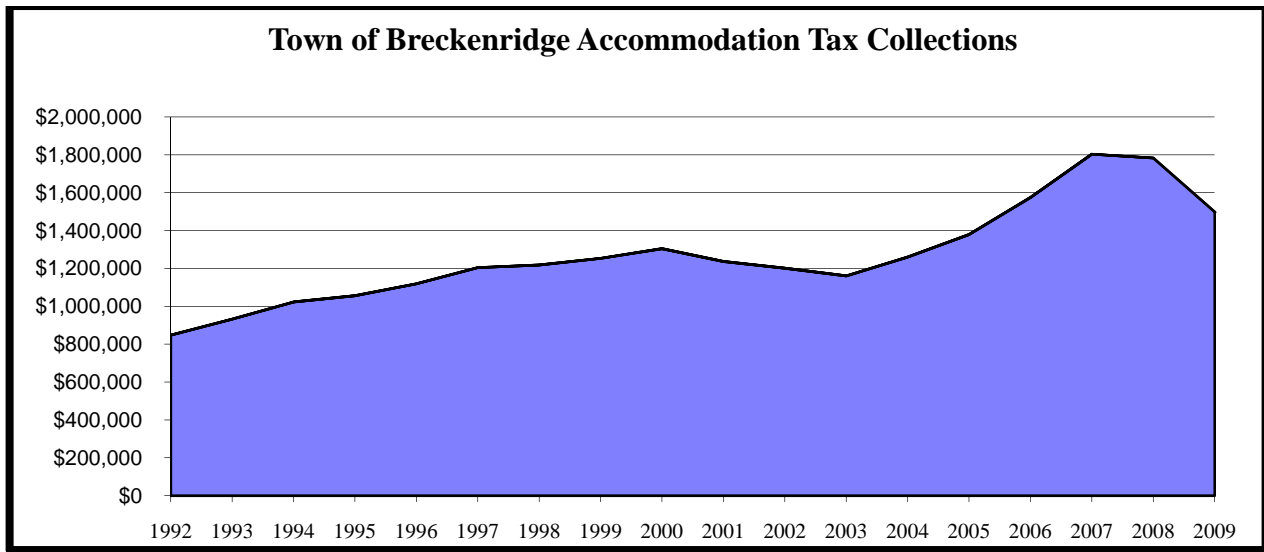
Chart Number 7

### Town of Breckenridge Sales Tax Collections (Table 12)

	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>January</b>	1,250,457	1,140,991	1,099,759	1,256,914	1,350,638	1,472,414	1,655,286	1,699,852	1,511,420
<b>February</b>	1,257,349	1,198,476	1,201,201	1,210,793	1,406,642	1,444,750	1,573,159	1,759,932	1,488,667
<b>March</b>	1,545,950	1,594,074	1,449,094	1,491,807	1,704,832	1,881,482	2,068,772	2,129,985	1,749,041
<b>April</b>	785,383	589,480	570,898	614,458	615,023	877,023	961,921	814,209	780,544
<b>May</b>	360,339	333,881	327,654	343,270	353,359	368,130	468,712	464,918	384,759
<b>June</b>	540,406	539,606	538,604	568,719	580,970	646,984	731,509	761,897	651,911
<b>July</b>	769,883	745,220	765,854	822,356	829,865	902,674	977,334	922,613	907,582
<b>August</b>	685,000	670,151	701,555	668,340	721,563	793,370	829,380	924,291	914,206
<b>Sept</b>	612,914	534,707	558,642	559,503	633,730	737,548	779,729	770,561	697,168
<b>October</b>	423,339	349,998	322,083	372,124	434,127	490,299	549,408	644,680	479,350
<b>November</b>	477,720	444,907	499,655	544,598	534,858	650,265	682,785	601,503	623,385
<b>December</b>	1,125,199	1,216,165	1,275,179	1,384,180	1,604,391	1,827,254	1,762,550	1,789,075	1,587,558
	\$9,833,939	\$9,357,657	\$9,310,178	\$9,837,062	\$10,769,998	\$12,092,193	13,040,545	\$13,282,743	\$11,775,591

**Town of Breckenridge Accommodation Tax Collections (Table 13)**

	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Jan</b>	191,634	177,953	176,635	192,462	205,445	239,311	288,977	319,027	242,816
<b>Feb</b>	227,553	221,750	191,295	216,330	235,094	257,341	292,577	330,262	257,415
<b>Mar</b>	303,002	311,562	287,680	267,807	309,659	351,874	389,705	418,622	309,038
<b>April</b>	86,357	72,096	54,065	75,610	69,369	100,437	121,571	92,660	84,113
<b>May</b>	11,590	14,721	17,536	16,006	14,121	21,668	20,872	20,413	13,349
<b>June</b>	41,893	41,562	31,810	38,271	48,941	43,542	63,384	60,094	51,189
<b>July</b>	73,237	75,111	77,816	79,901	83,811	88,873	98,186	88,754	82,671
<b>Aug</b>	55,893	52,677	48,426	53,368	58,545	73,102	82,172	70,749	62,207
<b>Sep</b>	30,274	34,262	36,672	42,032	42,782	54,134	61,629	57,015	52,076
<b>Oct</b>	19,905	17,305	10,455	16,563	20,799	29,417	30,799	23,615	28,488
<b>Nov</b>	27,882	29,217	31,039	35,821	42,407	53,868	56,042	39,286	40,901
<b>Dec</b>	167,629	153,116	197,304	225,875	248,232	261,415	297,549	262,520	274,807
	\$1,236,849	\$1,201,332	\$1,160,731	\$1,260,046	\$1,379,205	\$1,574,982	\$1,803,463	\$1,783,016	\$1,499,070



**Chart Number 8**



### Town of Breckenridge Accommodation Tax Collected Monthly

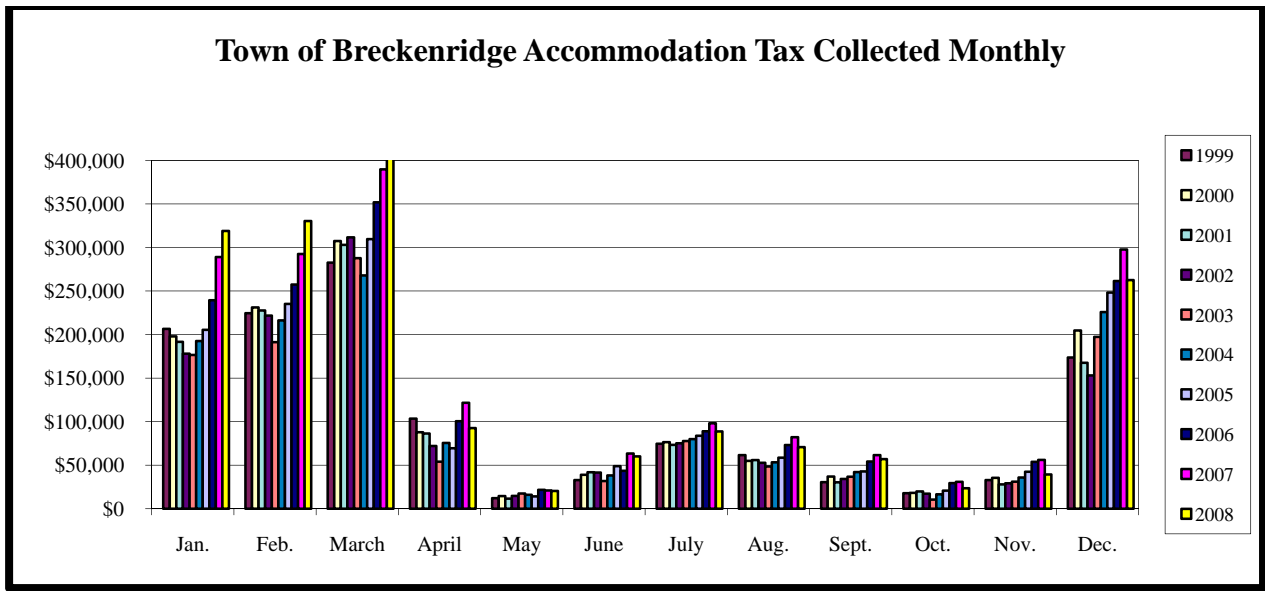


Chart Number 9

### Town of Breckenridge Retail Sales (Table 14)

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Jan	\$17,486,108	\$16,431,537	\$15,949,620	17,608,180	18,491,012	20,801,895	23,228,095	23,565,000	21,402,000
Feb	19,056,799	17,888,555	17,332,789	18,722,929	19,743,278	21,531,887	22,609,704	23,971,000	21,285,000
Mar	24,273,101	25,659,137	21,221,358	21,545,297	24,195,211	26,095,205	28,231,803	28,132,000	42,687,000
April	11,011,737	9,407,552	9,367,371	11,025,296	9,783,958	13,307,458	12,876,833	11,640,000	11,660,000
May	5,303,729	4,979,200	5,259,902	5,146,420	5,263,497	5,747,603	6,388,988	6,305,000	5,558,000
June	9,479,641	8,836,202	8,434,860	8,646,739	9,481,742	10,159,812	11,781,392	11,157,000	9,913,000
July	12,109,227	12,723,092	12,958,924	13,534,929	13,952,110	14,961,101	16,310,950	16,072,000	15,052,000
Aug	11,821,944	11,540,720	12,565,838	11,835,486	12,426,661	13,380,939	14,798,078	15,195,000	13,556,000
Sept	8,176,308	9,172,091	9,283,639	9,180,975	10,396,164	11,764,223	12,258,071	11,542,000	10,965,000
Oct	6,156,005	6,122,708	6,220,790	6,496,247	6,928,269	7,332,246	7,900,950	8,115,000	6,970,000
Nov	7,120,403	7,231,189	7,962,077	8,087,379	8,629,958	10,710,767	10,435,698	9,215,000	8,568,000
Dec	15,864,618	20,005,192	20,627,955	22,802,340	24,442,416	26,578,051	28,008,591	24,916,000	24,161,000
	\$140,384,726	\$149,997,175	\$147,185,123	\$154,632,217	\$163,714,276	\$182,371,187	\$194,829,153	\$189,825,000	\$191,777,000

*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

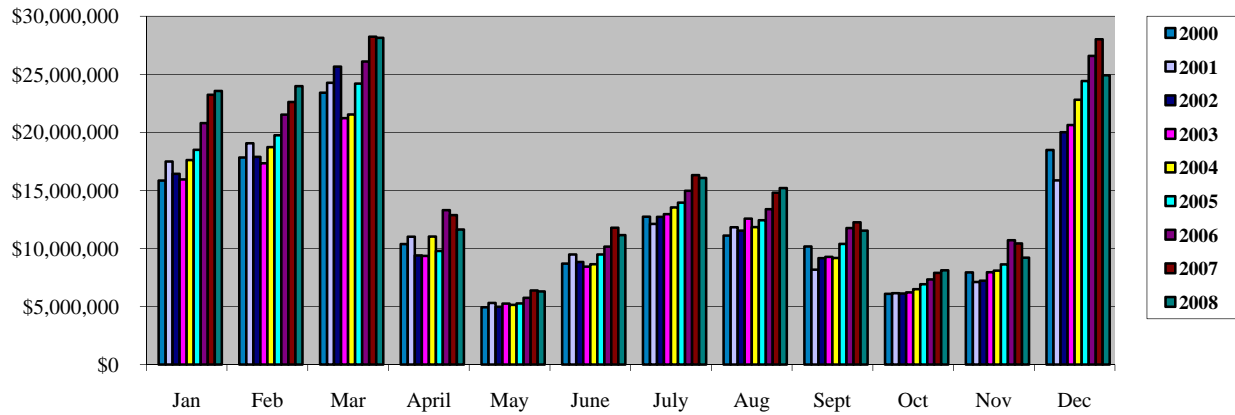


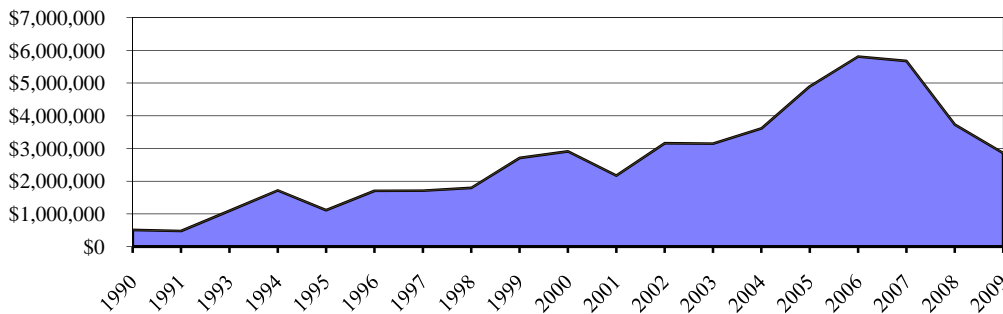
Chart Number 10

### Real Estate Transfer Tax Collections (RETT) (Table 15)

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
2009	2,990*	2,861,119

\*These figures include time-share sales

**Town of Breckenridge Real Estate Transfer Tax Collected  
(RETT 1%)**



**Chart Number 11**

**Mill Levy/Assessed Valuation**

In 2010, the Town assessed a property tax at the rate of 6.945 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 2010 were as follows:

<b>2010 Rates: Tax Entity (Table 16)</b>	<b>Tax Levy</b>	<b>% of Total</b>
School District RE-1	18.364	36.26
Summit County	12.595	24.87
Town of Breckenridge	6.945	13.71
Red, White & Blue Fire Protection District	8.5	16.78
Colorado Mountain College	3.997	7.89
Colorado River Water Conservation District	.188	.37
Middle Park Water Conservancy District	.056	.11
<b>Total Property Tax Mill Levy in Town</b>	<b>50.645</b>	<b>100.0</b>

Mill Levy information from the Summit County Treasurer.

The assessed value of property in Breckenridge in 2010 was \$582 million out of the total Summit County assessed value of \$1.839 billion.

**Summary Comparison (Table 17)**

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

<b>Activity</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
New commercial area (sf)	7,446	4,387	49	10,475	33,975	0
Building permits issued	433	366	394	428	333	272
Permit valuation	\$72,178,912	\$100,867,514	\$113,939,789	\$179,204,779	\$183,873,449	32,200,797
New residential units	133	173	131	158	176	123
Sales tax	\$9,837,062	\$10,769,998	\$12,092,193	\$13,040,545	\$ 13,282,743	14,111,724
Retail sales	\$154,632,217	\$163,714,276	\$182,371,187	\$194,829,153	\$189,825,000	\$191,777,000
Accommodation tax	\$1,260,046	\$1,379,205	\$1,571,982	\$1,803,463	\$ 1,783,016	1,772,823
Real estate transfer tax	\$3,613,209	\$4,897,997	\$5,811,220	\$5,675,235	\$ 3,733,785	2,861,119
Population	3,253	3,335	3,406	3,493	3,583	4,540
Skier visits	1,471,000	1,620,000	1,650,000	1,630,106	1,528,000	1,614,000
Total Snowfall	219"	227"	339"	252"	327"	303"

## 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](http://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.

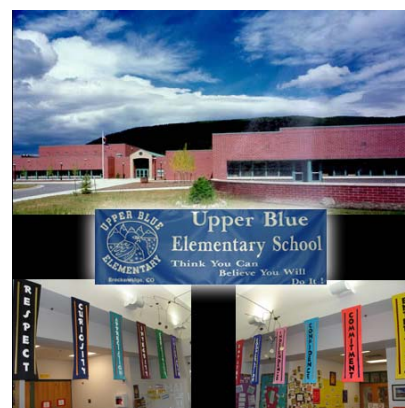
### Schools:

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"*.

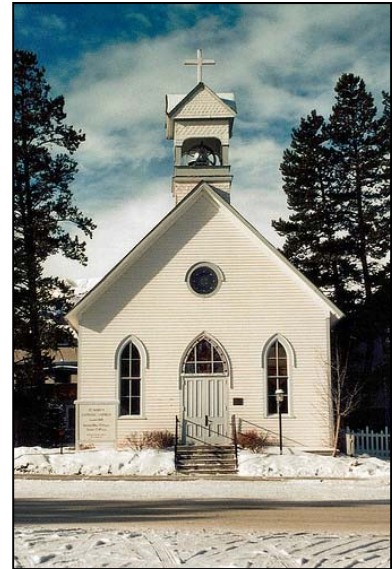
**Libraries:** The main Summit County library is located in the County Commons in Frisco. It was relocated from Breckenridge in 1997. There are now branch libraries in Breckenridge and Silverthorne. The Breckenridge Branch is located on Airport Road, just north of the Summit County Justice Center. The 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  
Copper Cable  
**Radio Stations:** KSMT (Breckenridge);  
KUNC (Greeley);

The Summit Daily News  
Ten Mile Times  
KYSL (Frisco);  
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](http://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

