



MAGGIE POND
reimagined

VISION



RE-IMAGINE **MAGGIE POND** AS A LIVING GATEWAY WHERE THE UPPER BLUE RIVER'S RESTORED VITALITY MEETS OUR COMMUNITY'S SPIRIT, WEAVING WATER, WELLNESS, AND NATURAL WONDER INTO THE DAILY RHYTHM OF BRECKENRIDGE.

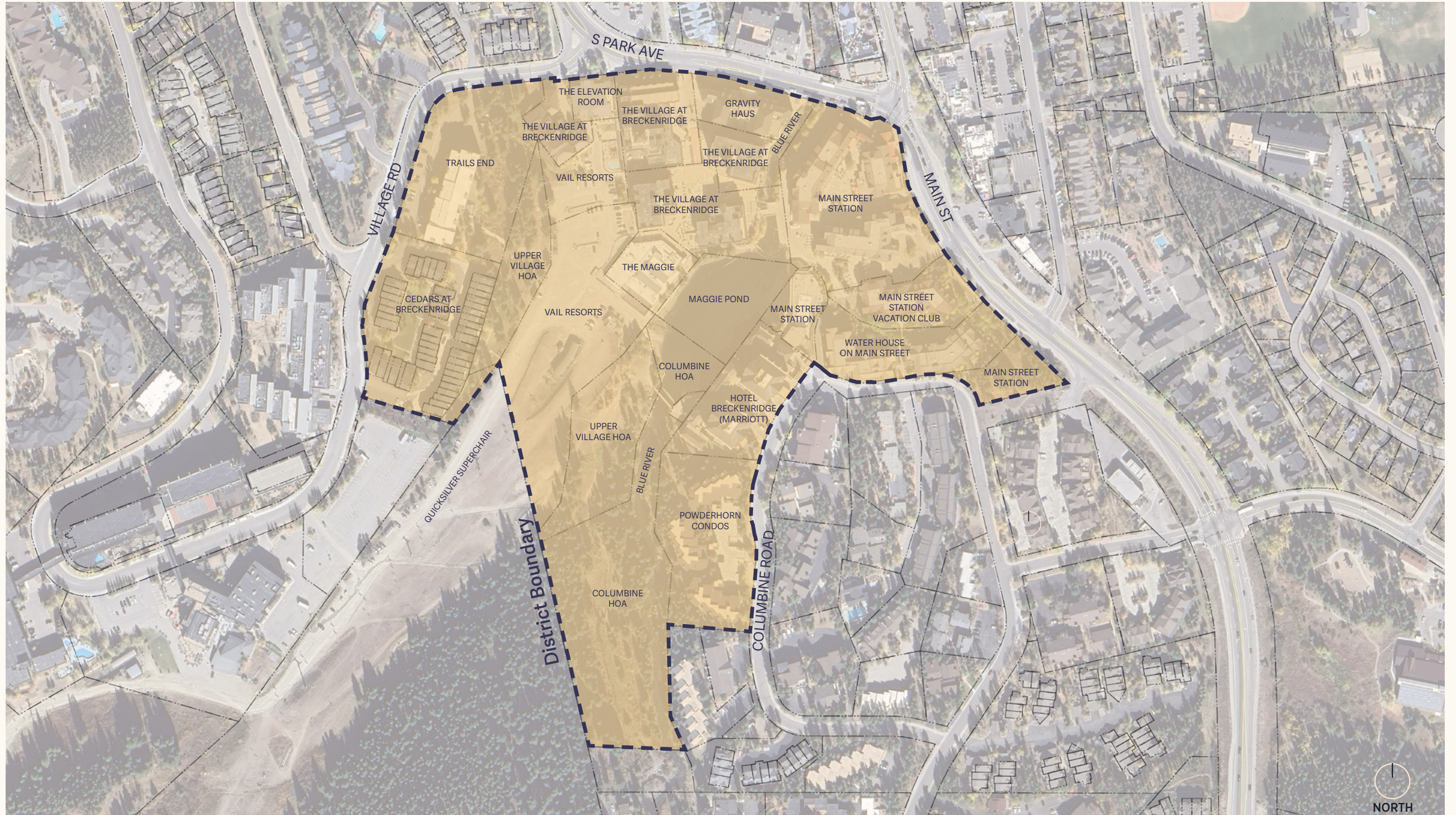
Give the Upper Blue River its voice back by restoring its natural flow - reviving a living, thriving mountain ecosystem

Transform Maggie Pond into a destination where adventure, reflection, and community meet the water

Investment in a unified vision and efficient maintenance that ensures beauty, vitality, and care for generations to come



INCLUSION MAP



EXISTING CONDITIONS



CURRENT CHALLENGES THAT NEED ADDRESSING

- **Aging Infrastructure at a Significant Crossroads**

The pond and dam face looming repair needs, with mounting costs and risks if left unaddressed

- **A Place Not Cohesive with the Town**

Inconsistent railings, lighting, and finishes fall short of creating a space that feels uniquely Breckenridge

- **Stagnant Waters + Stalled Vitality**

Shallow water and an outdated pump system fuel algae blooms, limiting health and enjoyment

- **A Dam Approaching Its Limits**

The structure will eventually need replacement and if it fails, the impacts downstream could be significant damage and flooding

- **A Space Not Capitalizing on its Potential**

Peeling walls and limited amenities leave the pond visually uninviting and underused by the community

- **An Ecosystem Out of Balance**

The current pond configuration limits fish passage, habitat, biodiversity, and vegetation, straining the health of the river



RECOMMENDED SOLUTION: REGENERATIVE HOSPITALITY

- **A Holistic Tourism Experience**

Go beyond sustainability with an approach that restores local ecosystems, offering visitors authentic connections to nature while giving back more than we take

- **Environmental Stewardship in Action**

Revitalize and protect the Blue River and its native species, creating a living environment where guests witness, enjoy, and support nature's renewal

- **Shared Community Benefits**

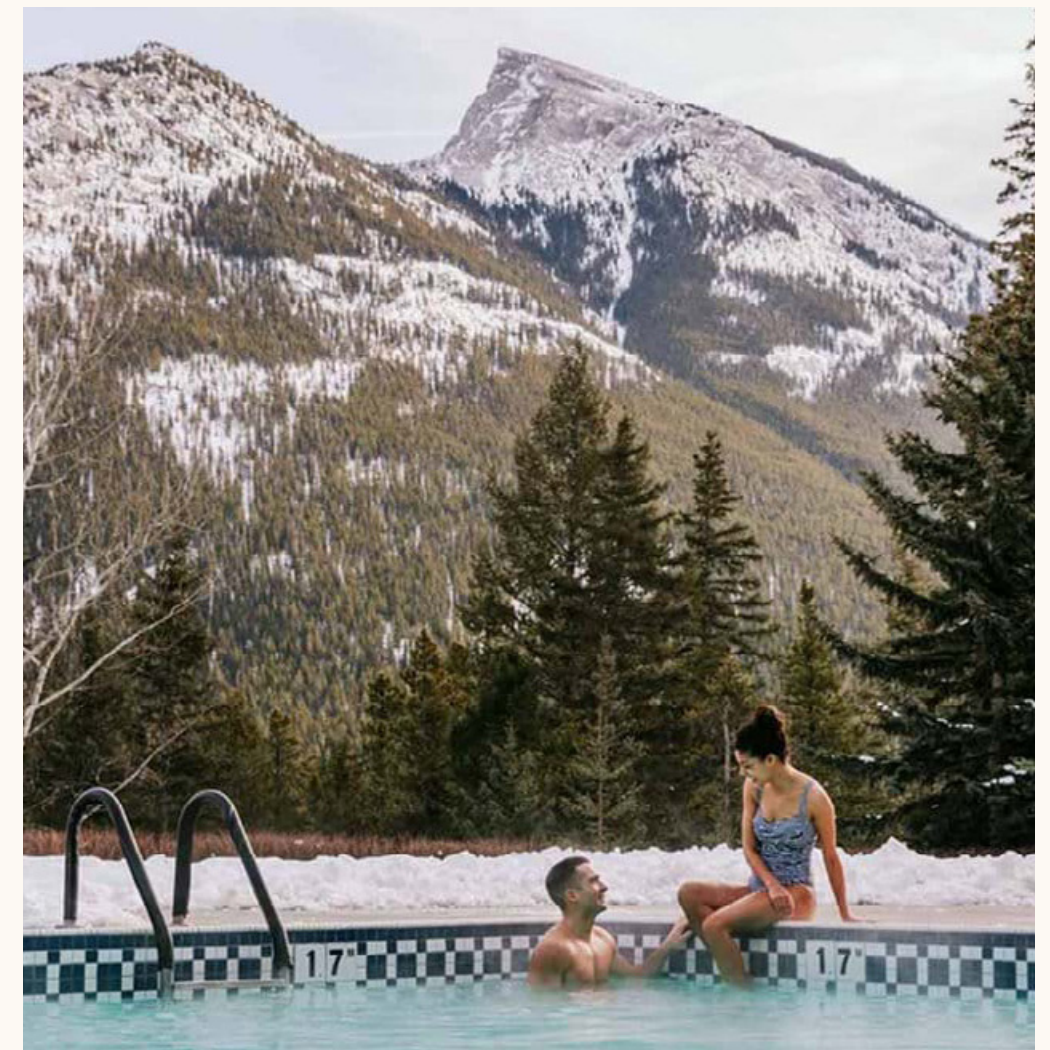
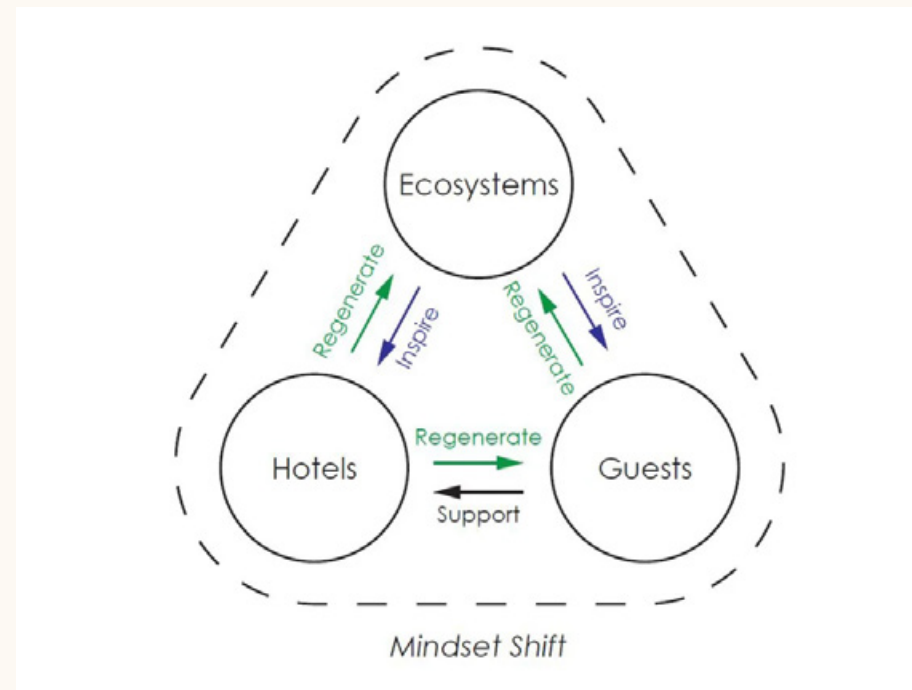
Design tourism spaces that foster genuine connections between visitors and locals, ensuring the experience enriches the entire community

- **Rooted in Authenticity**

Honor the spirit of Breckenridge by weaving regeneration into every guest experience, from education to immersion in the natural landscape

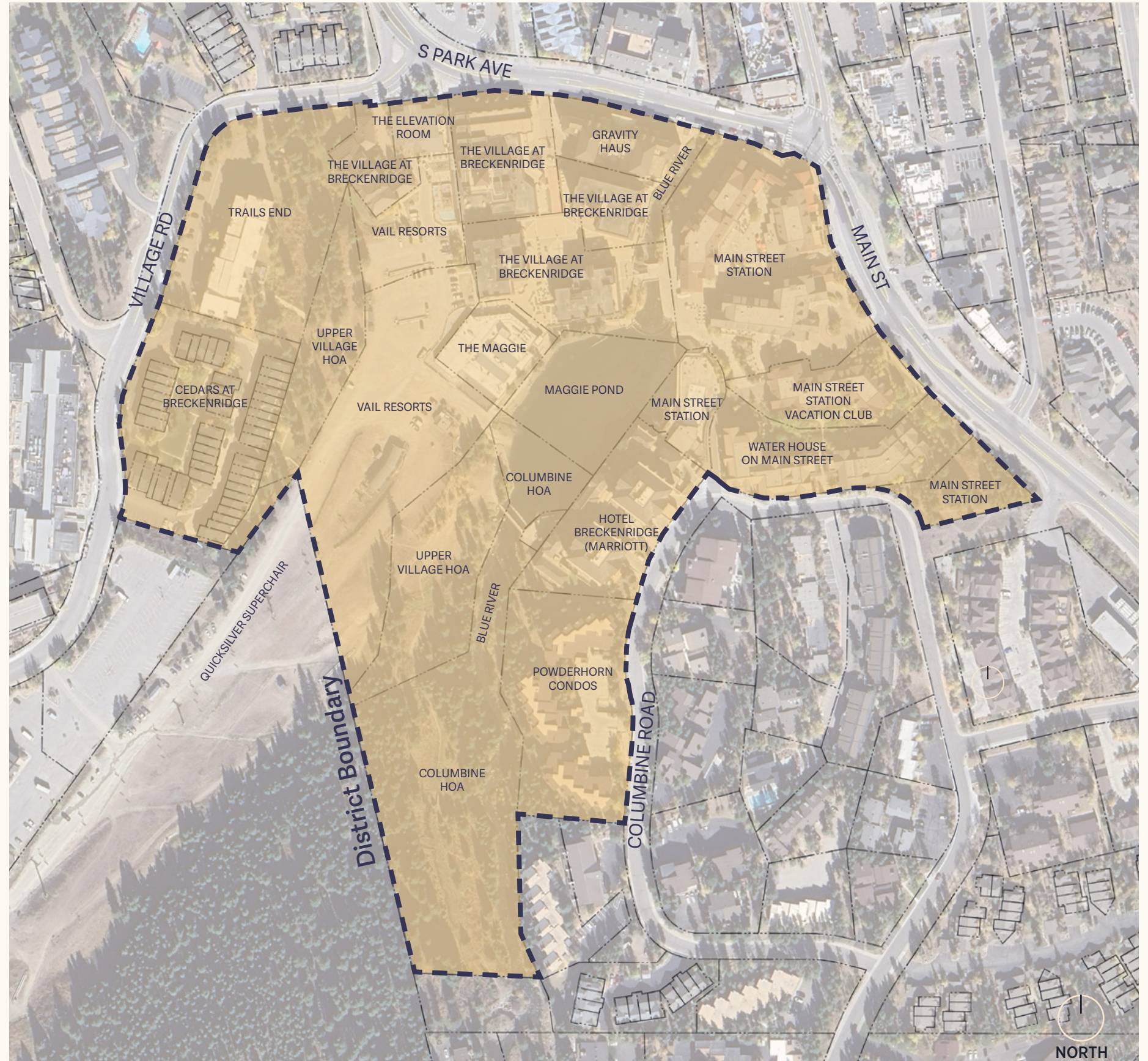
- **Sustainability Made Simple**

Better pedestrian pathways and access support the town's vision of boots and bikes over cars, making exploration more sustainable and enjoyable



OWNER BENEFITS

- **Unified Management, Shared Success**
A single management structure streamlines operations across all ownership groups, turning fragmented oversight into cohesive, high-quality care that benefits everyone
- **Freedom from Maintenance Burdens**
By transferring responsibility to a central authority, property owners, patrons, and guests can step away from costly, time-consuming upkeep and enjoy consistent, well-managed amenities
- **Reduced Risk, Greater Insurance Security**
Shifting ownership provides governmental immunity, easing insurance exposure and creating peace of mind for building and business owners
- **More Visitors, More Revenue**
A revitalized destination will draw people in, increase foot traffic, and encourage visitors to linger longer - directly boosting local business activity and visibility
- **Community Open Space**
Improved park space will provide a place for neighbors to gather and beautiful views of the river corridor
- **Environmental Land**
Conservation tax credits



PUBLIC BENEFITS

- **Year-Round Adventure for All**

From water sports and fishing in summer to skating and skiing in winter, plus inviting lawns and seating, Maggie Pond becomes a destination for recreation in every season

- **Playful Exploration, Naturally**

Interactive features like boulders for climbing and river access points invite kids and adults alike to connect with nature through discovery and play

- **Seamless Access and Connection**

Enhanced pedestrian pathways, a new bridge, and direct gondola access make the area easier and more enjoyable to reach and explore

- **Beauty That Inspires**

Planting of ornamental landscape beds, revegetation of native plant species, and thoughtfully placed art and sculpture transform Maggie Pond into a space that uplifts, inspires, and reflects Breckenridge's creative spirit



WILDLIFE AND HABITAT BENEFITS

A Healthier, Thriving Ecosystem

- Removing the dam restores the river's natural rhythm creating richer habitats, cleaner water, and a landscape alive with vitality

Flow That Fuels Life

- Restoring natural currents keeps the river moving, improving water quality by reducing the spread of algae and parasites
- Sediment and nutrient transport strengthens biodiversity and helps ecosystems adapt to climate change
- A smaller surface area means less evaporation, conserving water where it matters most

Stronger Species Health

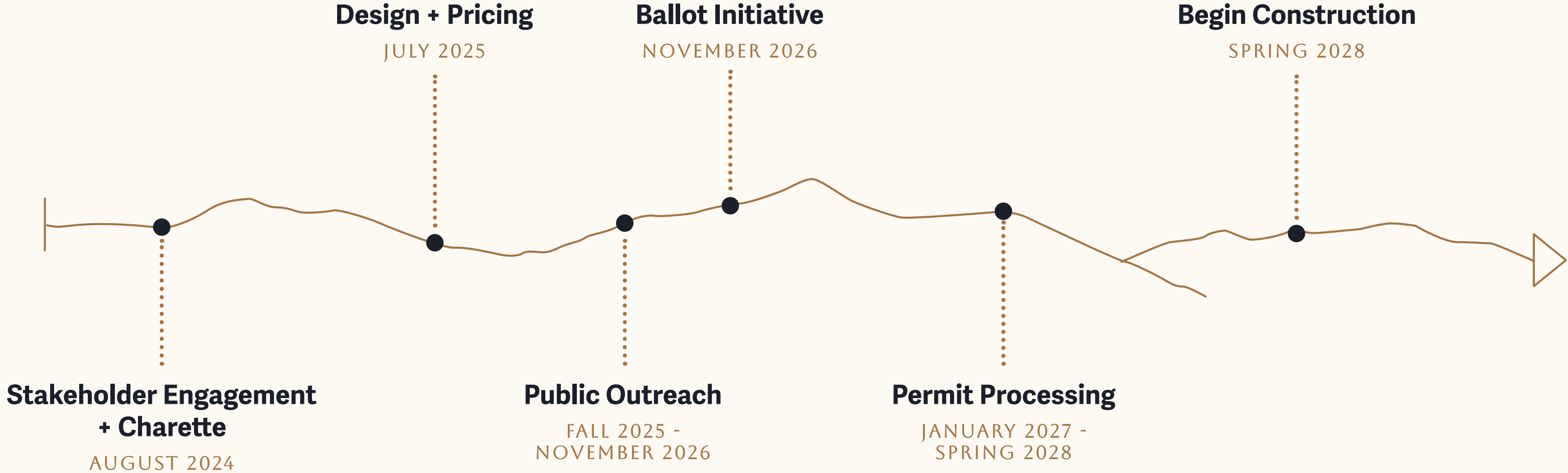
- Reconnected waterways give fish and aquatic life the freedom to thrive, building a healthier, more balanced river community

Nature's Return Through Restoration

- Revegetation with native plants enriches habitats, improves water quality, and boosts the health of the entire Blue River watershed, bringing beauty and resilience back to the landscape



TIMELINE



PROPOSED CONCEPT PLAN



PROPOSED CONDITIONS

3D RENDERING 1



Before



After



PROPOSED CONDITIONS

PLAYGROUND / WATER PLAY AREAS



PROPOSED CONDITIONS

WINTER ACTIVITIES



PROPOSED CONDITIONS

ROCK CLIMBING / PLAYGROUND



PROPOSED CONDITIONS

ART / SCULPTURE



PROPOSED CONDITIONS

3D RENDERING 2



Before



After



PROPOSED CONDITIONS

PADDLE BOARDING / FLOAT SPACE



PROPOSED CONDITIONS

BEACH AREAS



PROPOSED CONDITIONS

3D RENDERING 3



Before



After



PROPOSED CONDITIONS

3D RENDERING 4



Before



After



PROPOSED CONDITIONS

FISHING AREAS



PROPOSED CONDITIONS

PEDESTRIAN BRIDGE / EVENT SHOOTS



PROPOSED CONDITIONS

3D RENDERING 5



Before



After



PROPOSED CONDITIONS

ROCKS INTO THE WATER



A HUB FOR LIFE AND LEISURE

- **Economic Growth**

Revitalization of the Peak 9 Village area by stimulating economic activity and encouraging visitation

- **Building Up the Community**

Allows patrons to flow freely between spaces and gather along the restored river corridor, engaging with the environment and surroundings

- **Action and Entertainment**

Allows patrons to interact with playgrounds, lawn areas and other amenities while socializing, eating, and drinking, providing a vibrant atmosphere for family outings, tourism, or social gatherings

- **Regenerative Hospitality**

Goes beyond sustainability by restoring ecosystems, connecting visitors and locals through authentic experiences, and creating a community where nature, culture, and exploration thrive together



COST ESTIMATE

+/-

\$16.1M+/-

PER THE REPORT PREPARED BY
TETRA TECH DATED AUGUST 2025

This Cost Estimate is based on conceptual plans and subject to change. The estimate is being reviewed by a contractor that specializes in river park amenities



PROPERTY TAX

Estimated average property tax burden on real property within the Metropolitan District Boundaries

The mill levy is less than Breckenridge Mountain Metro District, which charges 19.100 mills, regardless of Residential and Commercial use

	Residential	Commercial
Actual Value	\$1,000,000	\$1,000,000
Local Government Assessed Rate	6.25%	27.00%
Local Government Assessed Value	\$62,500	\$270,000
Tentative Mill Levy	16.800	4.200
	\$1,050	\$1,134

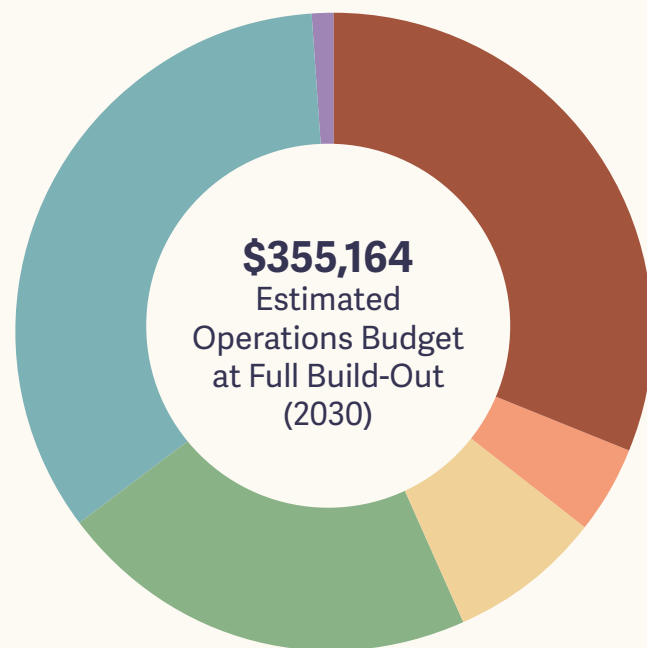
Note: Based upon a Financing Plan dated 12/2/2025. Property Tax Burden would begin in 2028 on existing time frames.

PUBLIC IMPROVEMENT FEE

FUNDING OPERATIONS OF MAGGIE PARK

Existing Condition Proposed District vs Main Street Performance Retail @ 50% Restaurant @ 60%	
Estimated in District Sales Base	
Estimated Retail Sales	\$3,105,000
Estimated Restaurant/Bar Sales	\$5,373,000
PIF Impostion	0%
Estimated Revenue	\$-

	with Maggie Park Improvement Authority & Consumption Area				
	No PIF Funds	No Additional Sales Capture	80% or Par	Planned Case	110% of Par
Estimated Retail Sales	\$3,105,000	\$3,105,000	\$5,520,000	\$6,900,000	\$7,590,000
Estimated Restaurant/Bar Sales	\$5,373,000	\$5,373,000	\$7,960,000	\$9,950,000	\$10,945,000
PIF Impostion	0.00%	2.00%	2.00%	2.00%	2.00%
Estimated Revenue	-	\$169,560	\$269,600	\$337,000	\$370,700
Estimated Operating Budget	\$355,164	\$355,164	\$355,164	\$355,164	\$355,164
Operations Mill Levy in if PIF Shortfall	\$355,164	\$185,604	\$85,564	\$18,164	\$(15,536)
Mills if Operating Shortfall:					
Residential	6.34	3.313	1.527	0.324	
Commercial	1.585	0.828	0.382	0.081	



Funding Summary

PIF will fund ongoing operations for overhead, facility maintenance and programming of the Maggie

28.5% \$101,224

Administrative (Legal, Accounting/ Finance, Compliance, Audit)

4.1% \$14,560

Utilities (Electric, Water, Gas, Trash)

7.0% \$25,000

Insurance (Property & Liability)

19.7% \$69,890

Facility Maintenance (Landscaping, Snow Removal, R&M, Pond Aeration, Water Quality Monitoring)

31.1% \$110,490

Security (Potentially a Shared Security Contract with Other Property Owners and Associations)

9.6% \$34,000

Marketing/Promoting (Recreation and Event Promotion)

COMPARISON

OVERLAPPING SALES TAX BURDEN COMPARED TO THE REMAINDER OF BRECKENRIDGE

	Base Sales Tax	With Lodging Sales Tax
State	2.900%	2.900%
Town	2.500%	2.500%
Accommodations Tax	0.000%	3.400%
County - Town	2.000%	2.000%
Multi-Jurisdictional Housing Authority	0.725%	0.725%
Mass Transportation System	0.750%	0.750%
	8.875%	12.275%
PIF	2%	0%
	10.875%	12.275%

Notes:

2% is proposed to maintain economic parity with Breckenridge Mountain Master's Civic Fee.

Lodging would be exempt for equalization; Breck Mountain Master refunds their Civic Fee on Lodging.

COMMON CONSUMPTION DISTRICT

What it is

- A welcoming, designated outdoor gathering area where adults 21+ can responsibly enjoy beverages purchased from participating local establishments that creates a shared, vibrant place to connect, linger, and experience the district together.

Successful Examples

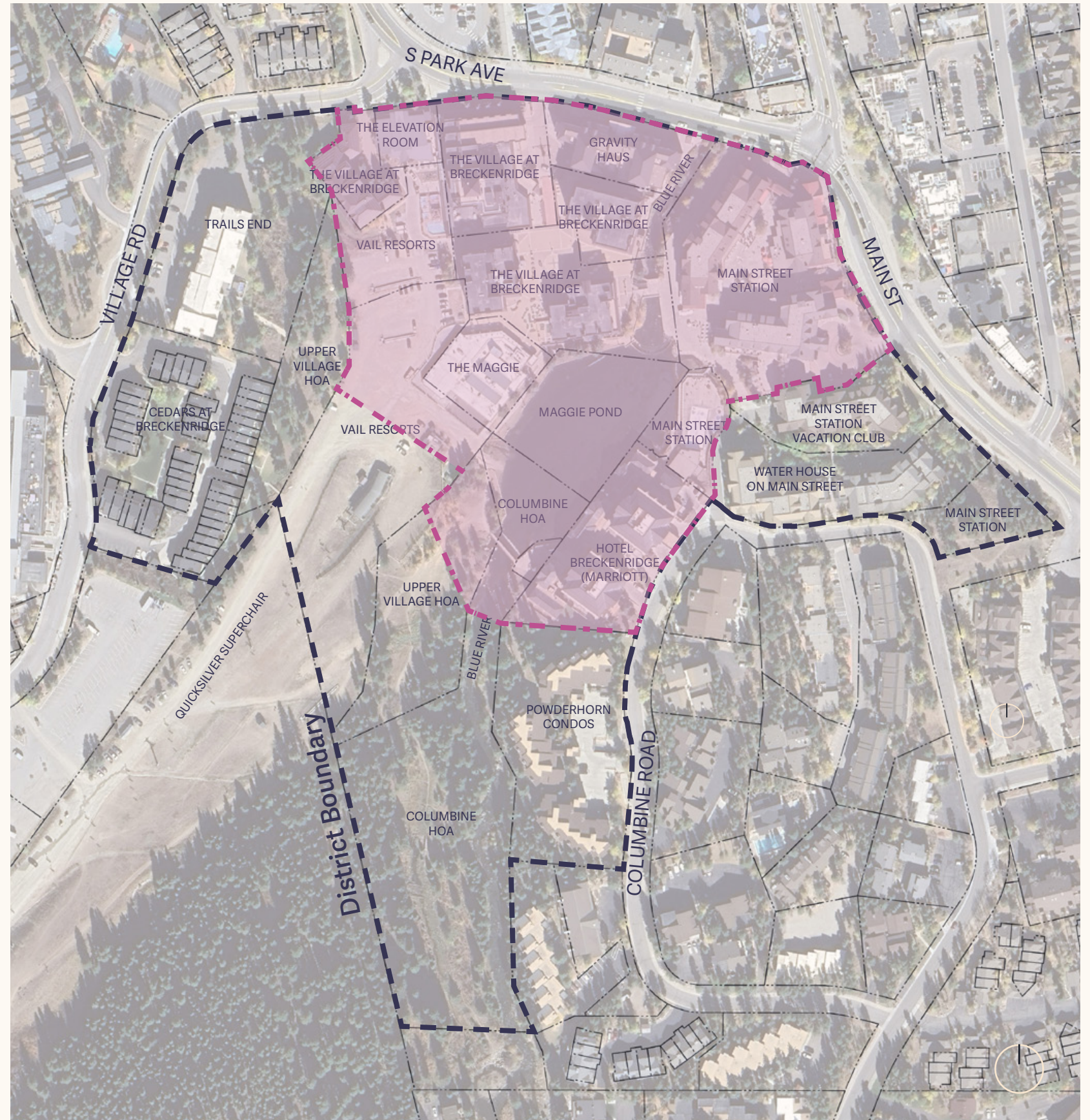
- Beaver Creek Village, Salida Creative District, Festival Park Downtown Castle Rock, Downtown Morrison,

What it is Not

- This is not an uncontrolled drinking zone. It functions within clearly defined boundaries and existing entry points, similar to an enclosed event space.
- It supports a safe, managed environment while offering diverse choices and a sustainable economic tool to help fund park operations.

What it creates

- A community destination amenity where people can gather outdoors with food and beverages purchased throughout the district.
- A flexible, connected public space that enhances and links existing event hubs; including the Village, Main Street Station plazas, and the Peak 9 Base Area.
- A catalytic park anchor that activates the underperforming Main Street Station and Village core, leveraging tenant strengths to grow Breckenridge's economic vitality.



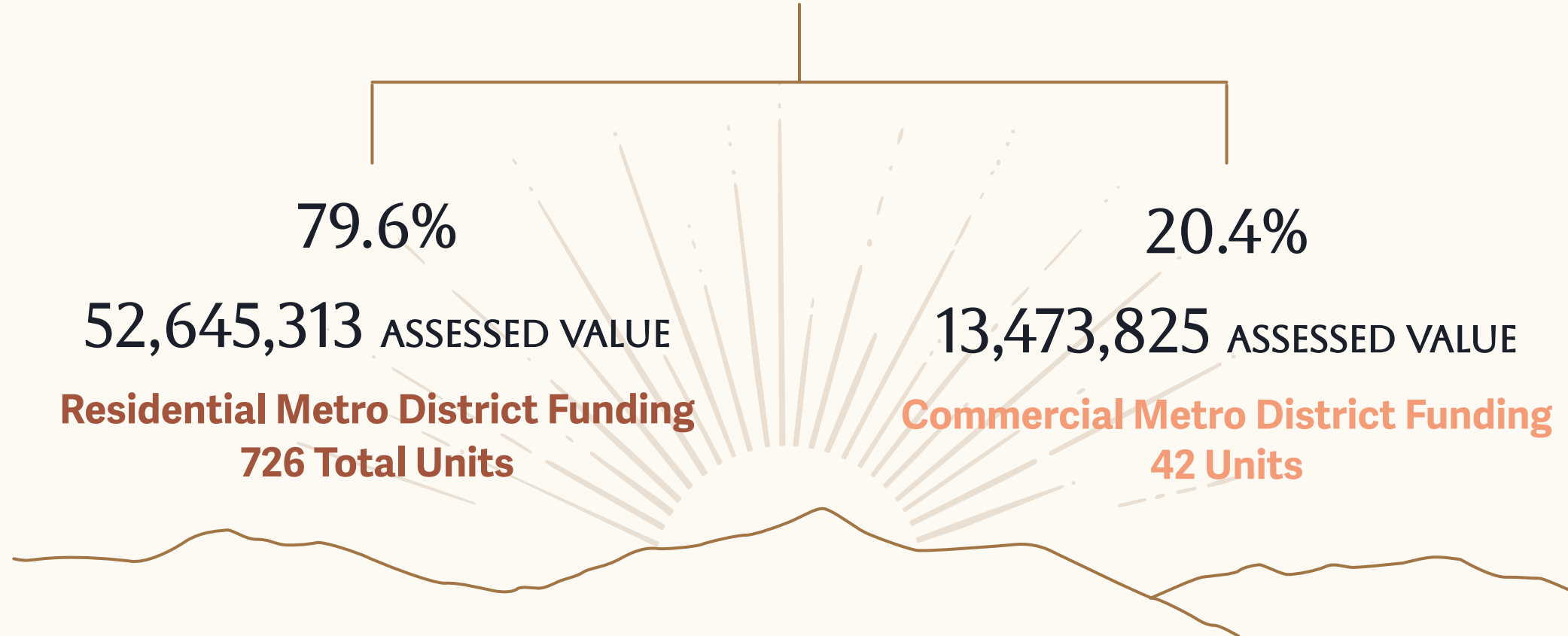
GOVERNANCE STRUCTURE

The Authority is comprised of both commercial and residential districts for one governing entity. Contribution is based on tax revenue generation. The proposed Mill Levy for the Commercial District is approximately 1/4 of the Residential District Mill Levy.

AUTHORITY

7 Directors

4 Residential Metro | 2 Commercial Metro | 1 Town of Breckenridge



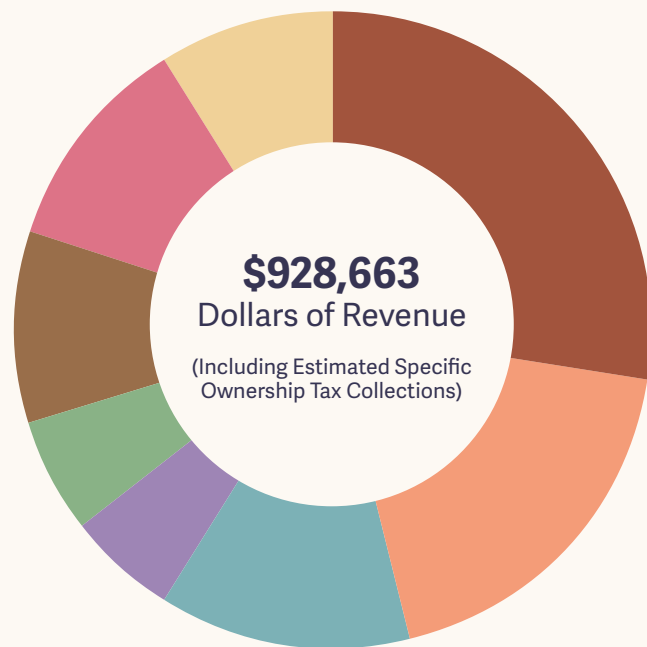
Tax revenue generated by \$4 of commercial actual value - \$1 of residential assessed value.
Based on Total Tax Receipts expected during the life of the financing cycle of the project (2027 - 2057).

COMMERCIAL AND RESIDENTIAL METRO DISTRICTS FUNDING

Residential Metro District Funding Governance - Service Plan

\$774,195,779	2024 Actual Value
\$52,645,313	2024 Assessed Value
6.80%	% of Actual Value that is Taxed
16.800 Mills	Expected Debt Service Mill Levy to be collected in 2028
\$928,663 Revenue Contribution to Authority (2025 Dollars)	

5 Directors



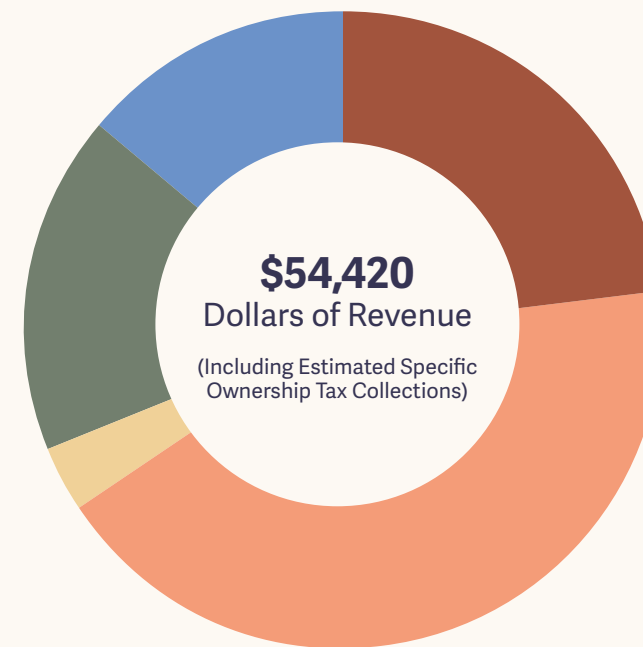
- 27.6%** \$255,952
The Village at Breckenridge
- 18.8%** \$174,445
Main Street Station Vacation Club
- 12.6%** \$117,371
Water House on Main Street Association
- 5.7%** \$52,878
Vacation Club (Hyatt)
- 5.8%** \$54,204
Powderhorn (part of Columbine HOA)
- 9.7%** \$90,273
Trails End (part of Upper Village HOA)
- 11.0%** \$101,863
Cedars (part of Upper Village HOA)
- 8.8%** \$81,677
Hotel Breckenridge (Mountain Valley Lodge)

Note: Residential Actual Value Adjustment is subjected to the lesser of 10% or \$70,000 reduced in accordance with Article X, Section 20 of the State's constitution

Commercial Metro District Funding Governance - Service Plan

\$53,895,300	2024 Actual Value
\$13,473,825	2024 Assessed Value
25.00%	% of Actual Value that is Taxed
4.200 Mills	Expected Mill Levy to be collected in 2028
\$59,420 Revenue Contribution to Authority (2025 Dollars)	

5 Directors



- 25.3%** \$13,780
The Village at Breckenridge (2 owners)
- 46.4%** \$25,271
Main Street Station
- 3.7%** \$2,040
Hotel Breckenridge (Mountain Valley Lodge)
- 18.7%** \$10,166
Gravity Haus
- 15.0%** \$8,163
Vail Resorts

COMPARISON OF OVERLAPPING MILL LEVY OF PROPOSED PROJECT TO PEAK 8 PROPERTIES

	Proposed Residential Metropolitan District	Proposed Commercial Metropolitan District
Proposed Metro District Mill Levy (Residential)	16.800	4.200
Overlapping Mill Levies	58.061	58.061
Total Mill Levy	74.861	62.261

	Peak 8 Properties (2025)
Breckenridge Mountain Metropolitan District (BMMD) Mill Levy (2025)	19.200
Overlapping Mill Levies	53.861
Total Mill Levy	73.061

Note: BMMD has an unlimited mill levy provision related to operations & maintenance and can issue up to 35.000 mills for debt service.

FAQS

Why is the Town not Financially Contributing?

1. Private Land that has already been developed
2. Waiving Planning and Building Permit Costs
3. Supporting Unique to Town amenities
4. By converting this to a Special District, provides opportunity for governmental and foundation grants

Special District Benefits

1. Provides opportunity for future governmental and foundation grants and contributions.
2. Any grants received should be applied to early bond retirement, if cost overruns were not incurred (?)



THANK YOU