



WINTER PARK UNLOCKED

WINTER PARK URA SESSION

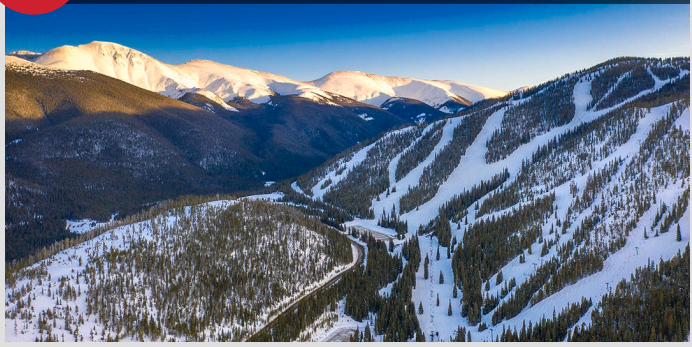
16 SEPTEMBER 2025

Winter
park 

URA SESSION | 16 SEPTEMBER 2025

WINTER PARK UNLOCKED - PHASE 1 PILLARS

A Mountain Expansion



C Hotels



B Aerial Transit



D Public Realm & Parking



Housing



URA SESSION | 16 SEPTEMBER 2025

WINTER PARK UNLOCKED

A MOUNTAIN EXPANSION

\$200M
Private
Investment

Mary Jane Day Lodge
F&B Renovation

Replace Cafe
F&B Renovation

Discovery Park
Ski School

Vasquez West
Expansion

Vasquez East
Expansion

Cooper Creek Lift / Terrain
Mountain Capacity



Expanded Terrain & Capacity

Existing Lifts

Replaced Lifts

Removed Lifts

New Lifts

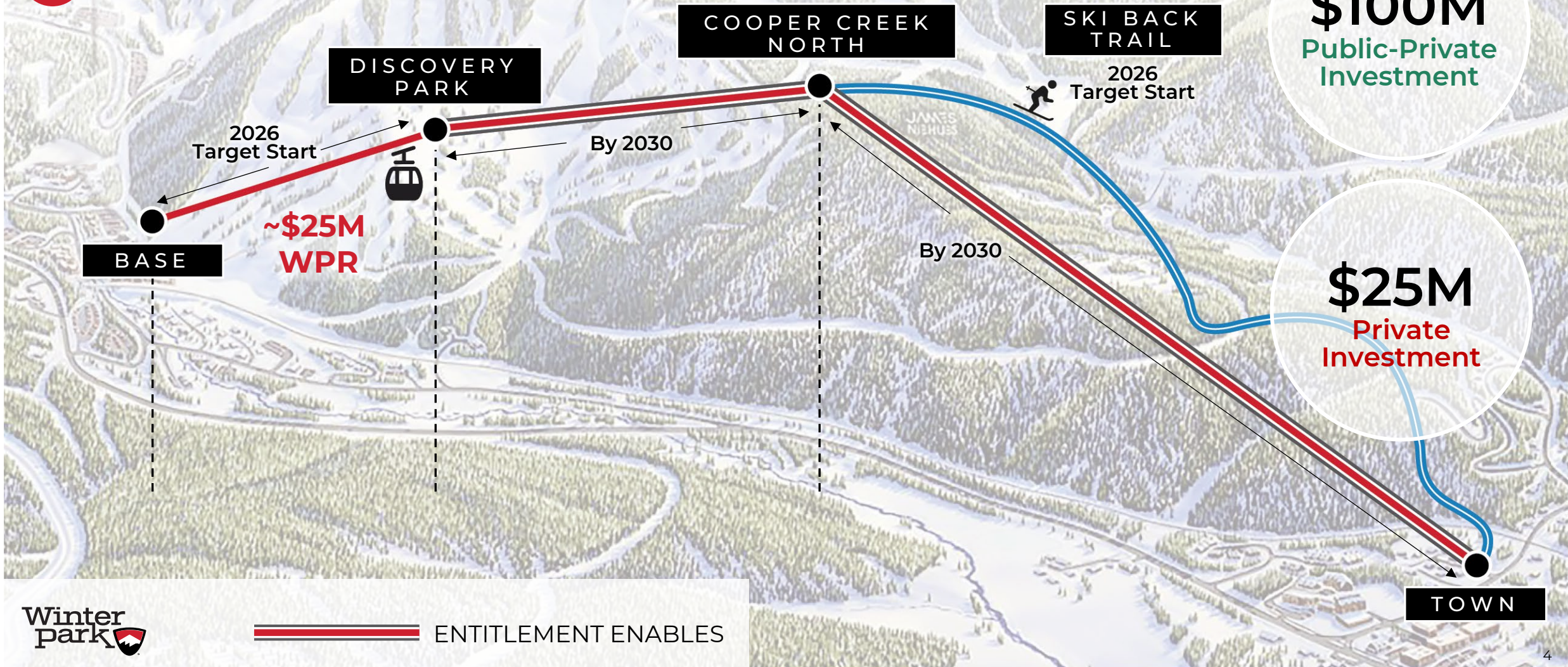
Overhauled Lifts

New Snowmaking

Upgraded Snowmaking

WINTER PARK UNLOCKED

B AERIAL TRANSIT



URA SESSION | 16 SEPTEMBER 2025

WINTER PARK UNLOCKED

C

HOTELS

D

PUBLIC REALM & PARKING

\$770M
Private
Investment

\$710M
Vertical

\$60M
Skier Facilities and
Beach Improvements

\$191M
Public-Private
Investment



ALTERRA MTN CO

Hotel Keys (including Condotel)	~400
Residential Units	~250
Parking Spaces	~2000
Workforce Housing Beds	332

URA SESSION | 16 SEPTEMBER 2025

WINTER PARK UNLOCKED

A MOUNTAIN EXPANSION

\$200M
Private
Investment

Mary Jane Day Lodge
F&B Renovation

Replace Cafe
F&B Renovation

Discovery Park
Ski School

Vasquez West
Expansion

Vasquez East
Expansion

Cooper Creek Lift / Terrain
Mountain Capacity



Expanded Terrain & Capacity

Existing Lifts

Replaced Lifts

Removed Lifts

New Lifts

Overhauled Lifts

New Snowmaking

Upgraded Snowmaking

Confidential, proprietary business information, not subject to disclosure under the Colorado Open Records Act ("CORA"). All information is conceptual and subject to change.

WINTER PARK UNLOCKED - PHASE 1 PILLARS

\$1B Private Investment


\$291M Public-Private Partnership

\$191M Horizontal
\$100M Town Gondola

A Mountain Expansion



C Hotels



 Housing



B AERIAL TRANSIT



D Public Realm & Parking



[PUBLIC INFRASTRUCTURE IMPROVEMENTS]

Team & Methodology

MASTERPLAN TEAM

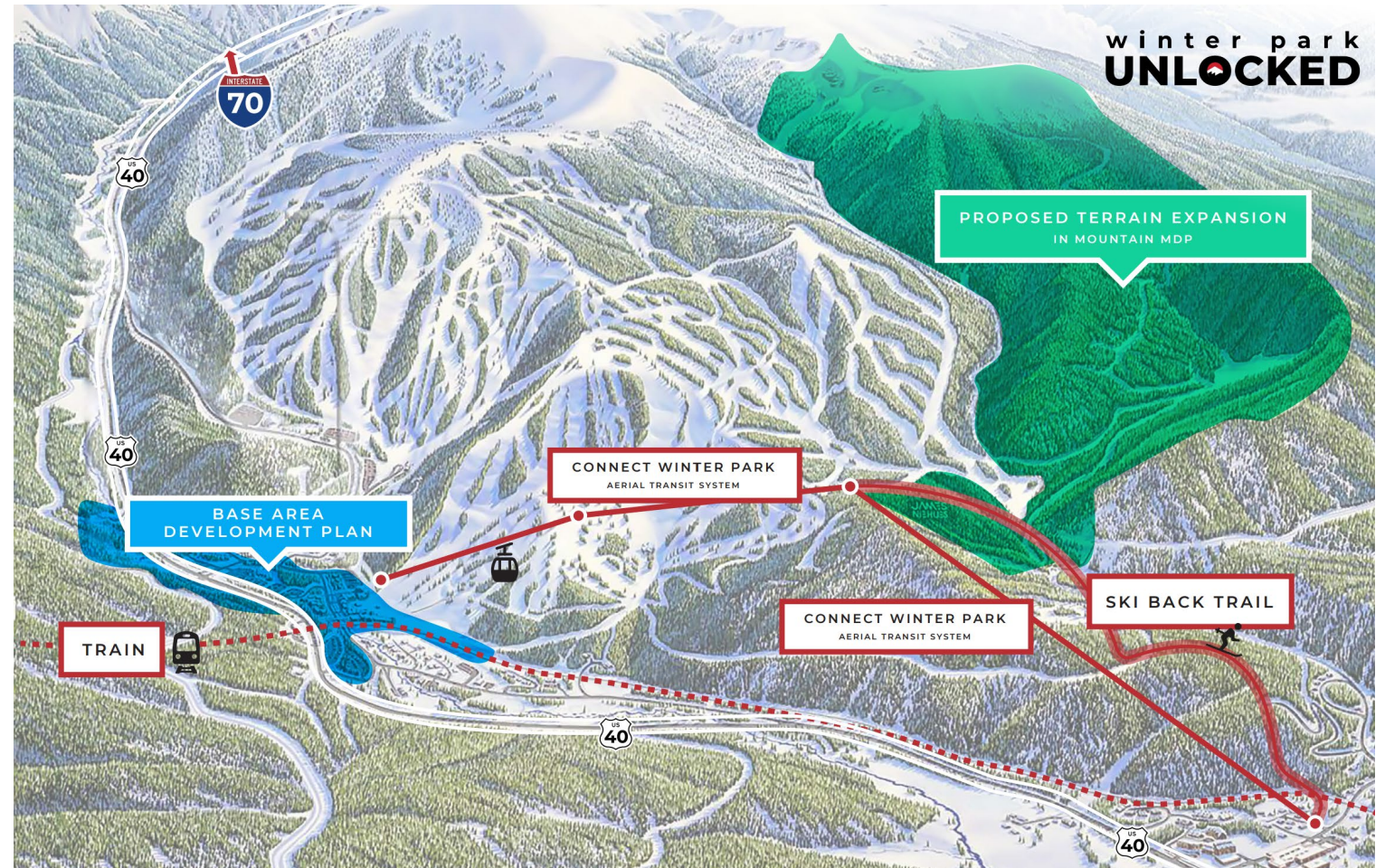
- SAR – Masterplan Architect
- Wenk – Landscape Architect
- Civil – JVA

COST

- Cumming – Horizontal Costs
- Leitner-Poma – Aerial Transit

METHODOLOGY

1. Prioritize public improvements
2. Multiple turns of cost refinement
3. Open book approach



URA SESSION | 16 SEPTEMBER 2025

WINTER PARK UNLOCKED – Total Project Costs

WINTER PARK UNLOCKED – TOTAL PROJECT COSTS

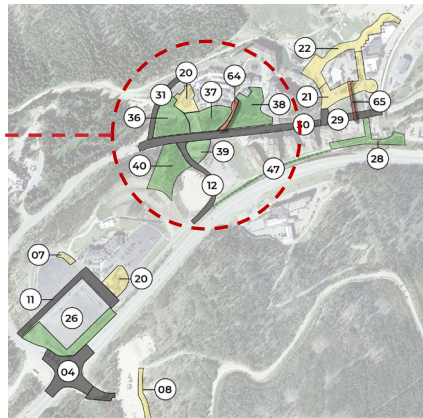
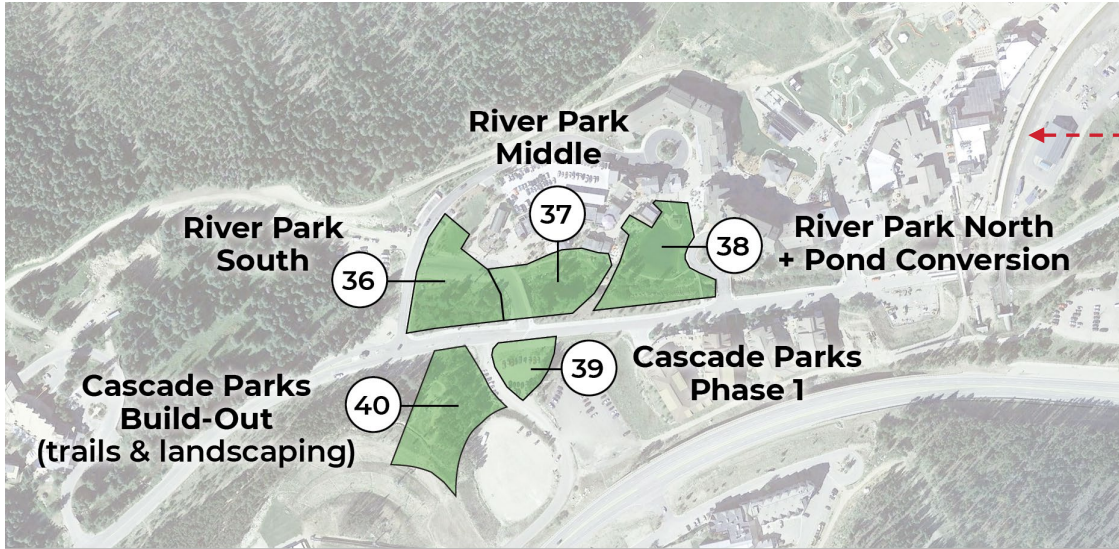
	Phase 1	Phase 2	Phase 3	Phase 4	Total
PUBLIC INFRASTRUCTURE					
Base Area Development - Horizontal					
Roundabouts on HW-40	\$5.9M			\$5.9M	\$12M
Road Improvements	\$4.0M	\$4.4M		\$2.6M	\$10M
Public Parking Facilities	\$131.2M			\$126.0M	\$267M
Mobility Improvements	\$8.1M	\$0.9M		\$0.9M	\$8M
Public Realm Improvements	\$19.7M	\$6.9M		\$3.8M	\$27M
Trails	\$1.0M	\$1.5M	\$1.3M	\$3.7M	\$8M
Utility Upgrades	\$4.7M	\$5.3M		\$1.9M	\$11M
Bridges	\$16.3M		\$29.0M		\$43M
AERIAL TRANSIT - Discovery Park to Cooper Creek	\$100M				\$100M
TOTAL PUBLIC INFRASTRUCTURE	\$291M	\$19.0M	\$30M	\$145M	\$485M
PRIVATELY FUNDED PUBLIC INFRASTRUCTURE					
Mountain Expansion & Improvements	\$200M				\$200M
Skier Facilities Improvements	\$50M				\$50M
Resort Property Improvements	\$10M	\$10M			\$10M
AERIAL TRANSIT – Gemini to Discovery Park	\$25M				\$25M
TOTAL PRIVATELY FUNDED PUBLIC INFRASTRUCTURE	\$285M	--	--	--	\$285M
PRIVATELY FUNDED VERTICAL DEVELOPMENT					
Workforce Housing	\$65M				\$65M
Gathering Hotel	\$210M				\$210M
Lifestyle Hotel	\$215M				\$215M
Mountain Center	\$220M				\$220M
Future Development	--	~\$333M	~\$333M	~\$333M	\$1000M
TOTAL PRIVATELY FUNDED VERTICAL DEVELOPMENT	\$710M	~\$333M	~\$333M	~\$333M	\$1,710M
TOTAL PRIVATE INVESTMENT	\$995M	~\$333M	~\$333M	~\$333M	\$1,995M
TOTAL INVESTMENT	\$1,286M	\$352M	\$363M	\$478M	\$2,480M

Public Infrastructure Improvements – Phase 1



Base Area Development - Horizontal		Public Finance Phase 1
Public Realm Improvements		\$19.7M
36	River Park South	\$6.6M
37	River Park Middle	\$3.6M
38	River Park North	\$5.9M
39	Cascade Park North	\$1.3M
40	Cascade Park South	\$2.3M
Connectivity, Trails & Bridges		\$19.7M
28	Old Town Connection Improvements	\$2.4M
47	Village Bypass Multi-use Trail	\$1.0M
64	Fraser River Pedestrian Bridge	\$4.1M
65	Old Town – Base Pedestrian Bridge	\$12.2M
Road & Mobility Improvements		\$15.5M
4	Roundabouts on US 40	\$5.9M
11	Entryway Road Improvements	\$1.7M
12	Village Overlook Hotel Access Drive	\$1.3M
13	Old Town Streets	\$1.1M
29	WP Drive Transit Stop	\$1.3M
30	WP Drive Mobility Upgrades (Park Access)	\$3.1M
31	Nystrom Lane Improvements	\$1.1M
Other Public Infrastructure		\$135.9M
26	Parking Garage	\$131.2M
	Utilities (Water, Sewer, Storm)	\$4.7M
Total Public Infrastructure Improvements		\$190.8M

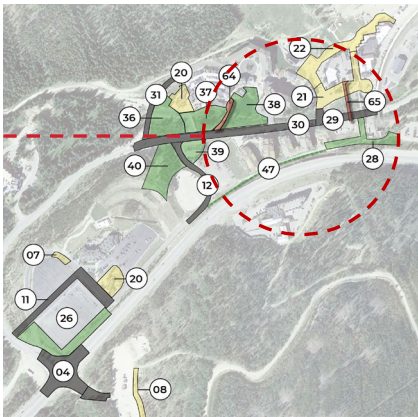
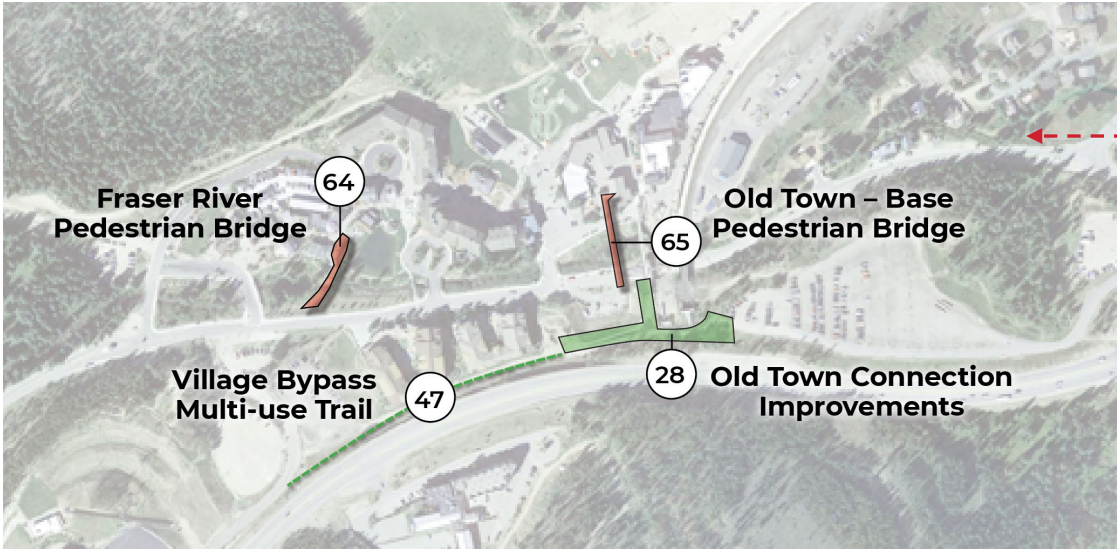
Public Realm Improvements – Phase 1



Base Area Development - Horizontal		Public Finance Phase 1
Public Realm Improvements		\$19.7M
36	River Park South	\$6.6M
37	River Park Middle	\$3.6M
38	River Park North	\$5.9M
39	Cascade Park North	\$1.3M
40	Cascade Park South	\$2.3M



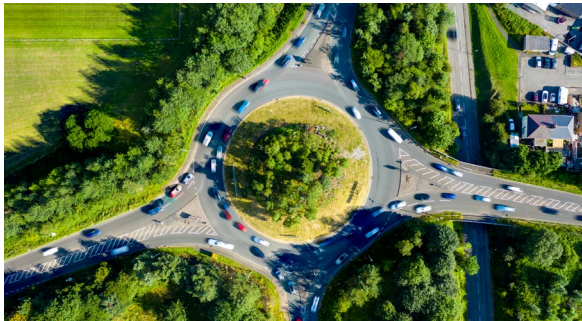
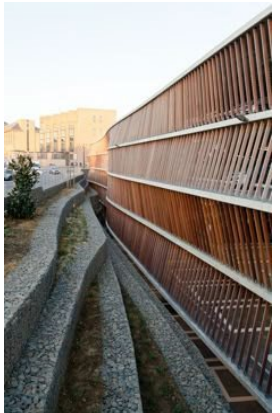
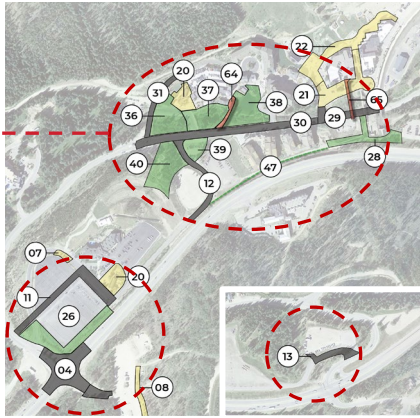
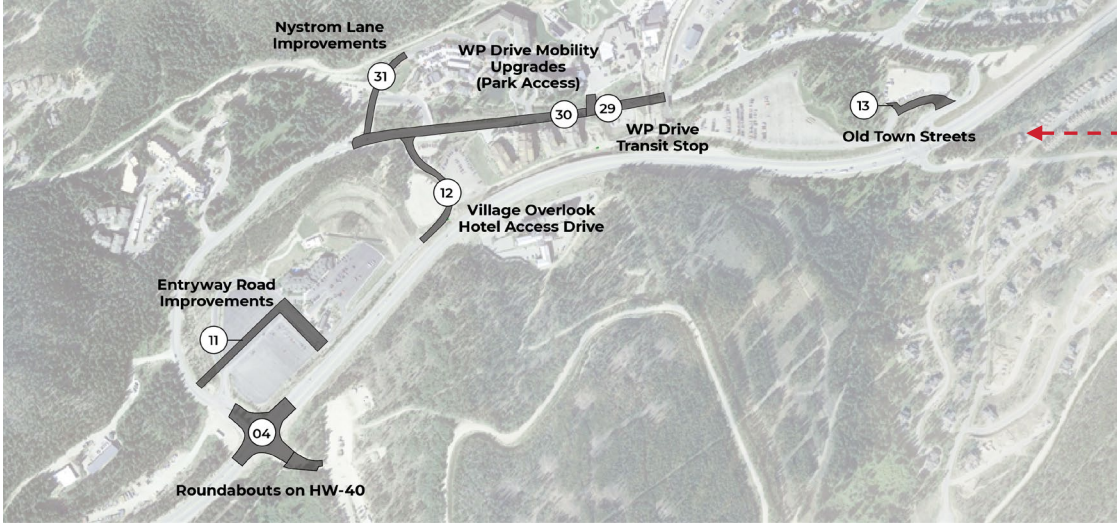
Connectivity, Trails & Bridges – Phase 1



Base Area Development - Horizontal		Public Finance Phase 1
Connectivity, Trails & Bridges		\$19.7M
28	Old Town Connection Improvements	\$2.4M
47	Village Bypass Multi-use Trail	\$1.0M
64	Fraser River Pedestrian Bridge	\$4.1M
65	Old Town – Base Pedestrian Bridge	\$12.2M

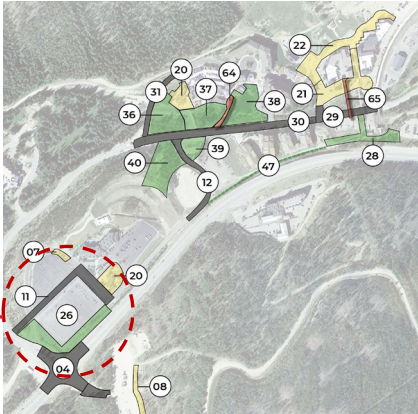


Road & Mobility Improvements – Phase 1



Base Area Development - Horizontal		Public Finance Phase 1
Road & Mobility Improvements		\$15.6M
4	Roundabouts on HW-40	\$5.9M
11	Entryway Road Improvements	\$1.7M
12	Village Overlook Hotel Access Drive	\$1.3M
13	Old Town Streets	\$1.1M
29	WP Drive Transit Stop	\$1.3M
30	WP Drive Mobility Upgrades (Park Access)	\$3.1M
31	Nystrom Lane Improvements	\$1.1M

Parking Garage and Other Infrastructure – Phase 1

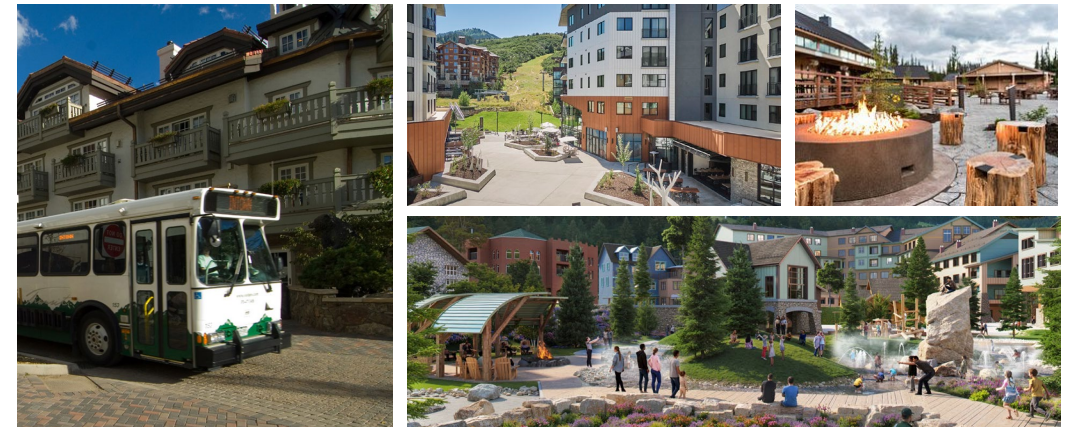


Base Area Development - Horizontal		Public Finance Phase 1
Other Public Infrastructure		\$135.9M
26	Parking Garage	\$131.2M
--	Utilities (Water, Sewer, Storm)	\$4.7M

Public Infrastructure Improvements – Phase 2



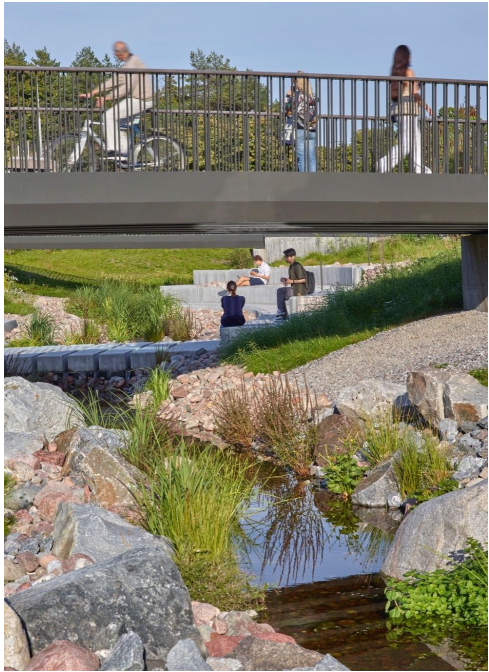
Base Area Development - Horizontal		Public Finance Phase 2
Public Realm Improvements		\$6.9M
41	Welcome Village Woonerf	\$1.6M
42	Welcome Village Green Spine	\$5.3M
Connectivity, Trails & Bridges		\$1.5M
48	WP Drive Multi-use Trail Sidewalk	\$1.5M
Road & Mobility Improvements		\$5.3M
14	Frontage Road Improvements	\$1.7M
32	Welcome Village Transit Center	\$0.9M
15	Condo Access Drive (includes grading)	\$2.7M
Other Public Infrastructure		\$5.3M
Utilities (Water, Sewer, Storm)		\$5.3M
Total Public Infrastructure Improvements		\$19.0M



Public Infrastructure Improvements – Phase 3



Base Area Development - Horizontal		Public Finance Phase 3
Connectivity, Trails & Bridges		\$30.3M
49	Jim Creek Trailhead	\$0.2M
50	Jim Creek Trail Realignment	\$1.1M
66	Highway 40 Pedestrian Bridge	\$17.5M
67	Jim Creek Vehicular Bridge	\$11.5M
Total Public Infrastructure Improvements		\$30.3M



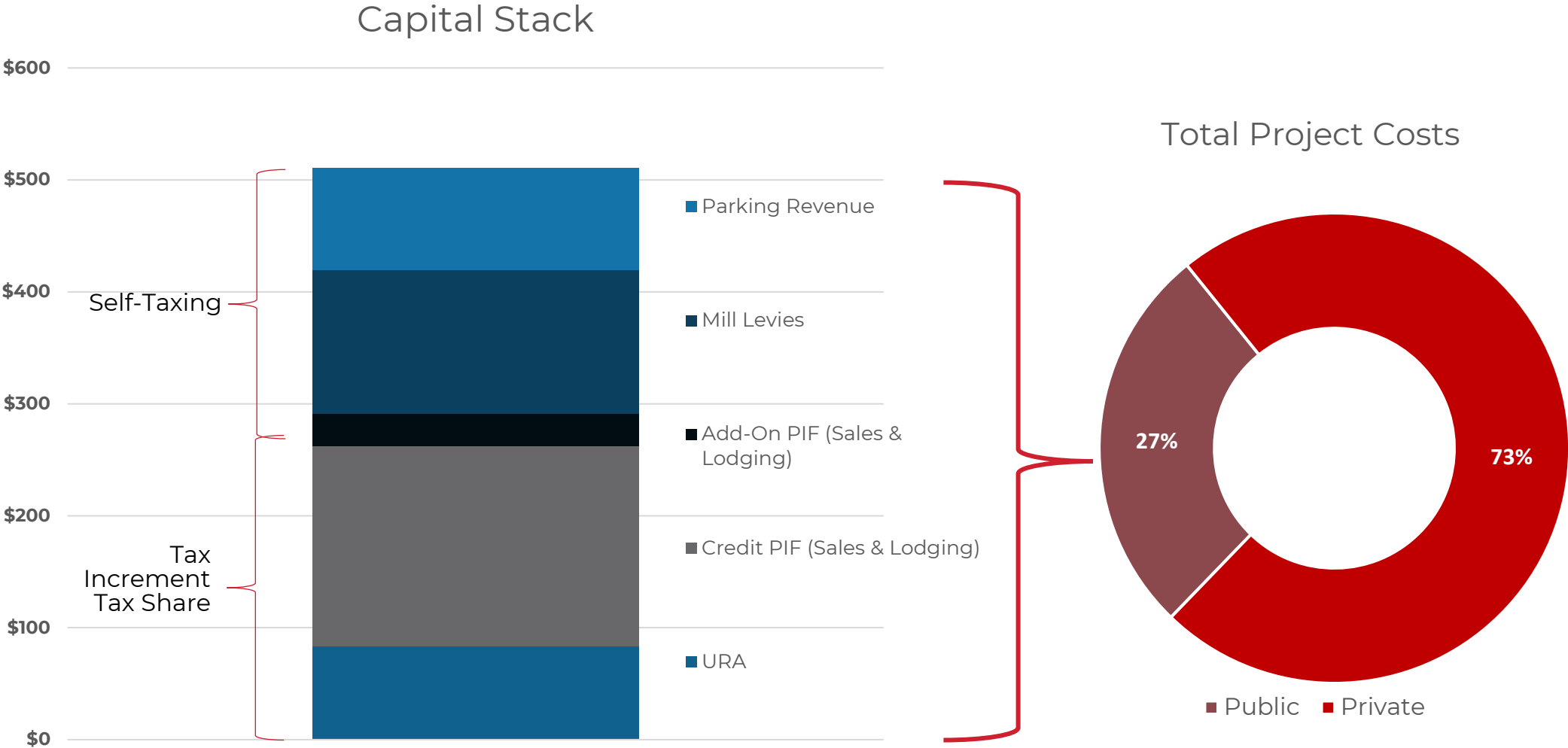
Public Infrastructure Improvements – Phase 4



Base Area Development - Horizontal		Public Finance Phase 4
Public Realm Improvements		\$3.8M
43	Old Town Garage Plaza	\$2.6M
44	Old Town Pocket Park	\$1.2M
Connectivity, Trails & Bridges		\$3.7M
51	Old Town Trails	\$3.7M
Road & Mobility Improvements		\$9.4M
13	Old Town Streets	\$1.7M
17	Garage Entry Drives	\$0.9M
33	Old Town Transit Center	\$0.9M
4	Roundabouts on US 40	\$5.9M
Other Public Infrastructure		\$128.0M
27	Parking Garage	\$126.0M
Utilities (Water, Sewer, Storm)		\$1.9M
Total Public Infrastructure Improvements		\$144.9M



WINTER PARK UNLOCKED – Total Project Costs



DRAFT FOR DISCUSSION PURPOSES

