

An aerial photograph of a large residential development, Cooper Creek Village, nestled in a valley. The development features numerous multi-story buildings with dark roofs and light-colored facades, interspersed with green spaces and parking areas. The surrounding landscape is densely forested with evergreen trees, and mountains are visible in the background. The image is darkened to serve as a background for the text.

Cooper Creek Village Public Infrastructure

Developer Presentation

WC Johnson, LLC

September 16, 2025

Objective

- Context for the P3 and Urban Renewal Plan
- Review the public infrastructure
 - Cooper Creek Village
 - All-Season Trail
 - Aerial Transit System
- Demonstrate the need for maximizing Tax Increment Financing

Context


- Community Vision
 - Resort Connection – primary objective
 - Catalyze the Downtown, trails, walkability, public transit, etc.
- Resort Connection: Gondola/Ski Back Trail
 - On the books for 40 years...
 - A Resort project ... “In another 20 years”
- Cooper Creek Village:
 - 2015 – 6 land acquisitions
 - Planning Focus: Realize the Community's Vision
 - 2022 Entitlements: Annexation, Zoning, Metro Districts, Easements, etc.
- Alterra Mountain Company: 2017
 - Desire to bring the Town and the Resort together
 - Develop/Fix the Base Village
 - Expand the Mountain
 - Entitlements: 2025

Public Benefits

- Ensure the Aerial Transit System/ All-Season Trail are completed
 - A Community Project
 - A Catalyst
 - By 2030
- More vibrant Downtown
- New and improved Base Village
- New hospitality, entertainment, and F&B
- Expanded ski area
- Access to recreation
- Attainable housing
- Life safety
- Seamless Connectivity to it all

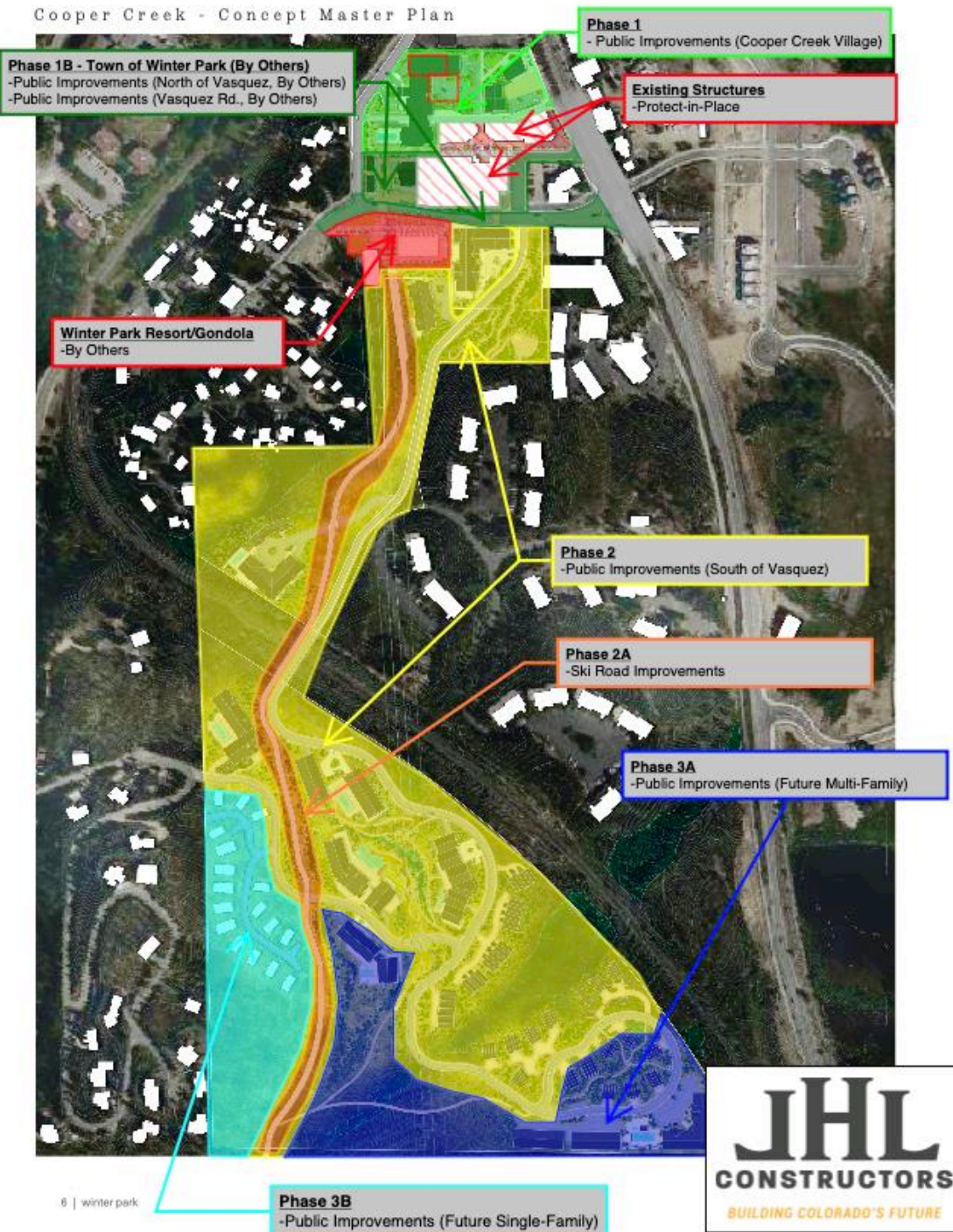
... How do we get there?

- Public/Private Partnership:
 - Structure is sound: URA – UD – MD – RTA – Town – County – Developers – Grants
 - Need for private and public investment
- Metro Districts:
 - Self-tax funds and maintains the public improvements
 - Additional funds are needed
- The URA set the table to make up the gap
 - Tax Increment Financing (“TIF”)
 - Eliminate the blight
 - Enables private development to create the increment
 - The increment funds the ATS, Trail, and critical public infrastructure
- Without the TIF, these projects don’t move forward

An aerial photograph of a development site, likely a golf course or resort area, showing various buildings, roads, and green spaces. A semi-transparent text box is overlaid on the right side of the image, containing project details. The background shows a mix of developed areas with buildings and parking lots, and undeveloped green spaces with winding paths.

Development Program



- ATS and Trail
- Hotel Keys: 310
- Residential Units: 519
- Commercial SF: 31,500
- Attainable Housing:
 - CCS: 45 bedrooms (40 existing)
 - Inclusionary Zoning: +/- 15 Units
 - AH Revenue: +/- \$17.5m
 - +/- 175 Units



CC Public Infrastructure/Phasing

- Infrastructure Challenges/Blight Factors
 - Unimproved Land
 - Lack of Connectivity
 - Steep Slopes (benefit Ski Back)
 - 2 Skier/Trail Bridges
 - Bridge over UPRR – life safety
 - Public Parking Need
 - Pedestrian/Plaza Improvements
- 2 Estimates: JHL/Big Valley and SEMA
- 3 Phases:
 - Downtown
 - South of Vasquez/Trail
 - Southeast and West

Cooper Creek Eligible Public Improvements

 			Phase 1		Phase 2		Phase 2A		Phase 3A & B
		5/25/2025	2027		2027		2027		2031
		Total	Downtown		S. of Vasquez		Trail		West/South
Scope of Work		Total Cost	Total Cost		Total Cost		Total Cost		Total Cost
Survey		\$323,523	\$33,378		\$195,304		\$55,877		\$38,965
Testing		\$323,523	\$33,378		\$195,304		\$55,877		\$38,965
Erosion Control		\$377,418	\$106,982		\$157,438		incl. in Phase 2		\$112,998
Demolition		\$1,184,232	\$138,185		\$698,482		\$0		\$347,564
Grading		\$5,467,345	\$299,675		\$2,651,627		\$2,162,005		\$354,039
Sanitary Sewer		\$3,451,409	\$87,203		\$2,590,490		\$0		\$773,715
Storm Drainage		\$3,512,427	\$268,597		\$3,086,265		\$0		\$157,565
Water Lines		\$2,693,207	\$221,124		\$1,660,075		\$0		\$812,007
Roadways		\$2,923,612	\$499,291		\$1,889,468		\$0		\$534,853
Hardscaping		\$1,788,159	\$1,133,360		\$550,230		\$0		\$104,570
Embankment Armor		\$169,619	\$0		\$155,264		\$0		\$14,355
Bridges		\$9,419,260	\$0		\$4,145,098		\$5,274,163		\$0
Retaining Walls		\$1,215,673	\$209,582		\$510,221		\$429,911		\$65,959
Electrical / Lighting		\$1,695,301	\$209,586		\$928,970		\$311,546		\$245,198
Landscaping / Site Furnishings		\$1,152,791	\$164,281		\$506,725		\$108,160		\$373,625
Contractor General Conditions		\$2,309,960	\$238,324		\$1,394,467		\$398,962		\$278,206
Public Parking		\$14,060,800	\$14,060,800		\$0		\$0		\$0
GC Insurance, Preconstruction, Fee		8% \$4,217,529	\$1,434,003		\$1,726,550		\$712,517		\$344,459
District Project Management		6% \$3,377,147	\$1,148,265		\$1,382,519		\$570,541		\$275,823
Contingency		15% \$8,442,815	\$2,870,663		\$3,456,297		\$1,426,353		\$689,504
Grand Total		\$68,105,750	\$23,156,678		\$27,880,792		\$11,505,910		\$5,562,370

* These are rough order-of-magnitude estimates and are subject to change

Summary

- The public benefits are massive and regional
- Significant public dollars are needed
 - Certainty of the ATS and Trail
 - Public Infrastructure: Cooper Creek, Downtown, and the Base Village
- Developers have/will be taking a significant risk
 - Investments in land, planning, and entitlements
 - Grant of easements to enable the ATS and Trail
 - Significant advances for public infrastructure
 - Metro Districts are a form of self-tax
- Maximizing the TIF revenue sharing agreements is key
 - Without this, these projects don't move forward
- Should we do this now, or in another 20 years?

Questions?



Winter Park Town Center – Conceptual Rendering