

# COMMUNITY DRIVEN DESIGN

The Gondola Lots Redevelopment Vision Plan is a collaborative effort between Vail Resorts Development Company (VRDC) and the Town of Breckenridge to create a vision for the expansion of the downtown area west of North Main Street and surrounding the Gondola. The site is currently occupied by properties owned by the both VRDC and the Town. These properties include parking lots that include 1200 skier parking spaces, additional Town parking, the Gondola, the current Transit Station, and the Blue River.

This area is integral to the identity and character of Breckenridge. The downtown area of Breckenridge is the economic, social, and physical center of the community. It is no small task to grow the core of Town in a way that protects one of the defining elements of the Town. As part of the downtown core, this project bears a responsibility to reflect the standards established as part of this central place. To ensure the design does indeed reflect both downtown and the general Breckenridge communities values, there are six design drivers that establish the specific goals for the direction of the project. They are as follows:

## Compatible with Breckenridge

Create an environment that is compatible with the values and character of the existing Town.

## Authentic story

Relate to the Town of Breckenridge in an authentic way, building on the existing story of this strong community.

## Integration with fabric of Town

Integrate with the Town fabric so that the newly developed area has a seamless transition to the existing Town.

## Balance transit/transportation issues

Develop a balanced solution that improves the transit and transportation issues associated with the bus system, the gondola, the river walk/bike path, and the pedestrian experience.

## World class visitor/resident experience

Establish a world class visitor/resident experience within the ski area, as well as the Town. This includes creating an outstanding community that demonstrates a high level of quality and a character that will stand the test of time.

## Sustainability

Develop a neighborhood that represents Vail Resorts Development Corporation and the Town's commitment to creating sustainable places.

The following Vision Plan meets these goals that reflect VRDC and the Town's commitment to creating a place based on the traditional values of the Breckenridge community.

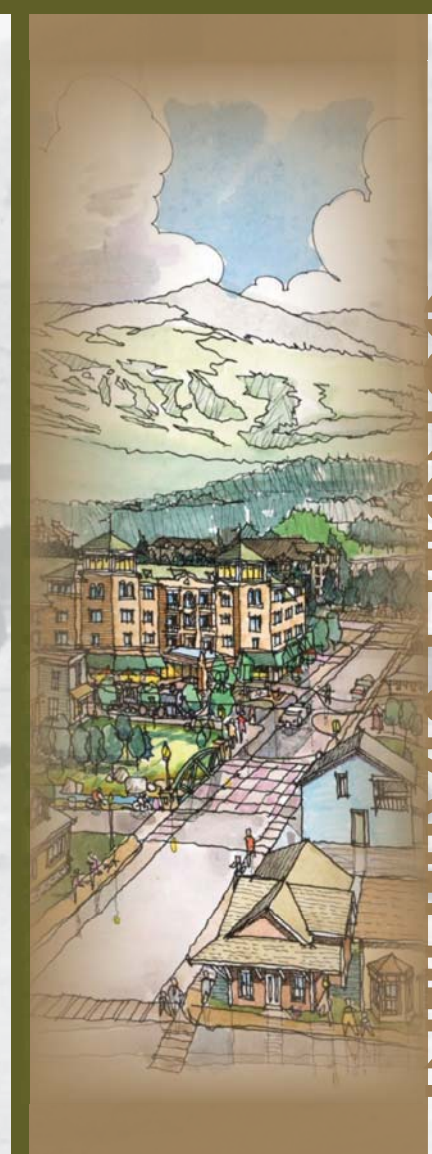
## How does a new project relate to the defining core elements of a historic community?

This Vision is not an imitation of the existing Town, rather the design explores the story of what could have been. What if the Town had been a resort community earlier in its development? What if the Town had preserved the rail heritage of this site? What if the natural beauty and amenity of the Blue River had been respected as the Town developed? When asked these questions, new design directions can be explored. Paradigm shifts can occur on issues regarding building height and character, opportunities to relate to the Blue River in a new way become available, and the Town's character is not only respected but enhanced.

It is the Vision established in this plan that provided a direction that is not only appropriate to the context, but also brings new opportunities that are not available to the Town today. These include new civic designs such as the Transit Depot, the Gondola Plaza, the River Walk, and the Train Park. Additionally, the new development provides the community assets that include downtown convention space, apres ski in a downtown environment, enhanced pedestrian and vehicular connections, and more convenient parking for the core area. The Vision Plan adds these improvements to the Town in a way that still integrates into the fabric of Town, through maintaining the street grid, creating a gradual growth in height from Main Street, and utilizing the existing infrastructure systems in their current configuration.

The Gondola Lots Redevelopment Vision Plan creates an addition to the community rooted in history, but reflective of the current needs of the Town of Breckenridge. Visitors to Town will still be greeted by the romantic Main Street feel of Town, but will be intrigued by the iconic Sawmill Creek Station Hotel and Gondola Plaza Blue River experience. The streets will connect families throughout the downtown area to both the Gondola and to South Main Street. The day skier has better access to both parking and after ski activities. Residents of Breckenridge have improved public amenities and circulation.

*Downtown Community Expansion is the story of what could have been and what is to come!*



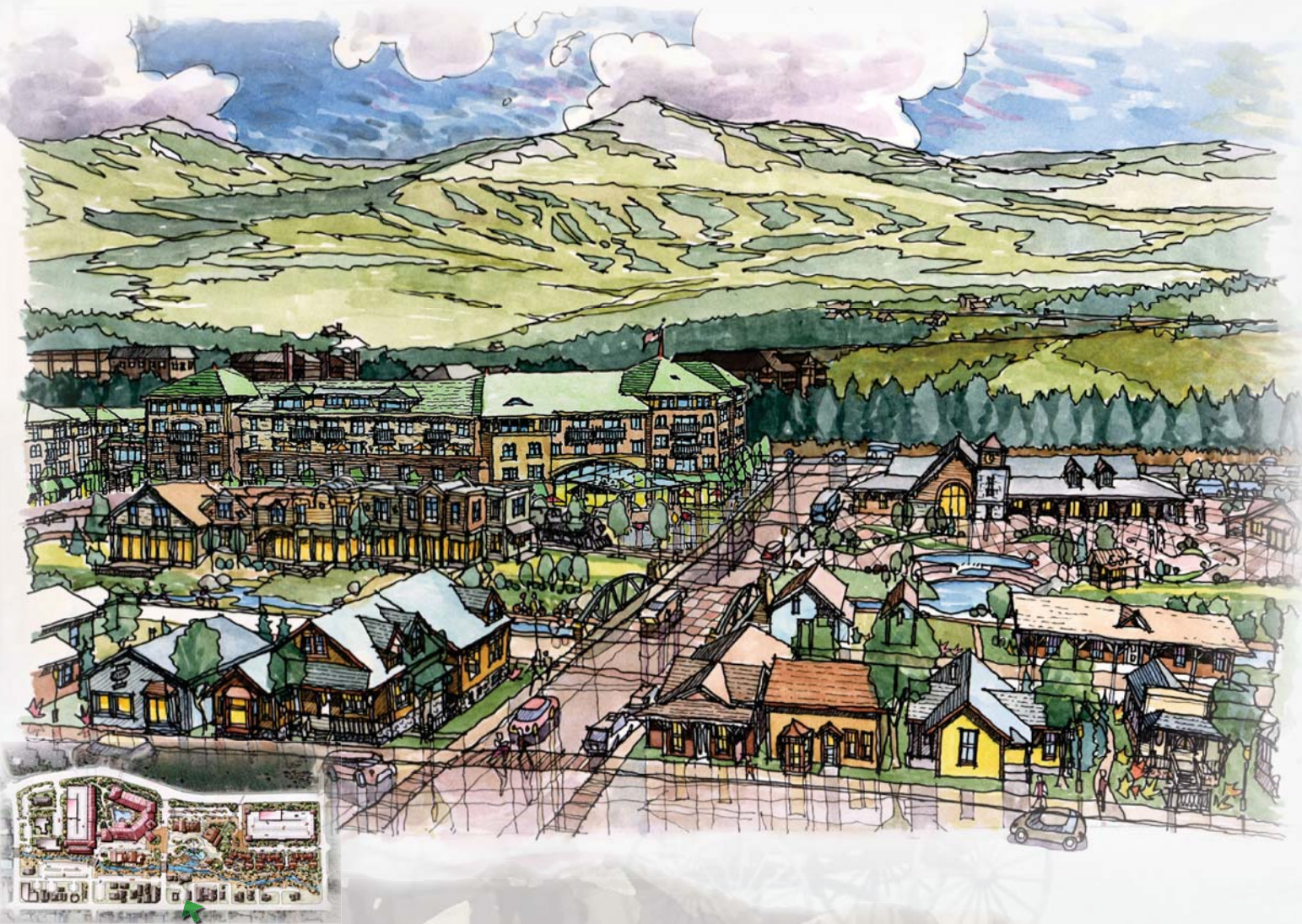


# VIEW FROM WATSON

The mass and character of the Grand Hotel creates a recognizable streetscape. The front door of the hotel is a highly visible and landmark accent to the project. The Gondola Plaz and Blue River create an exceptional setting for the hotel and the streetscape.



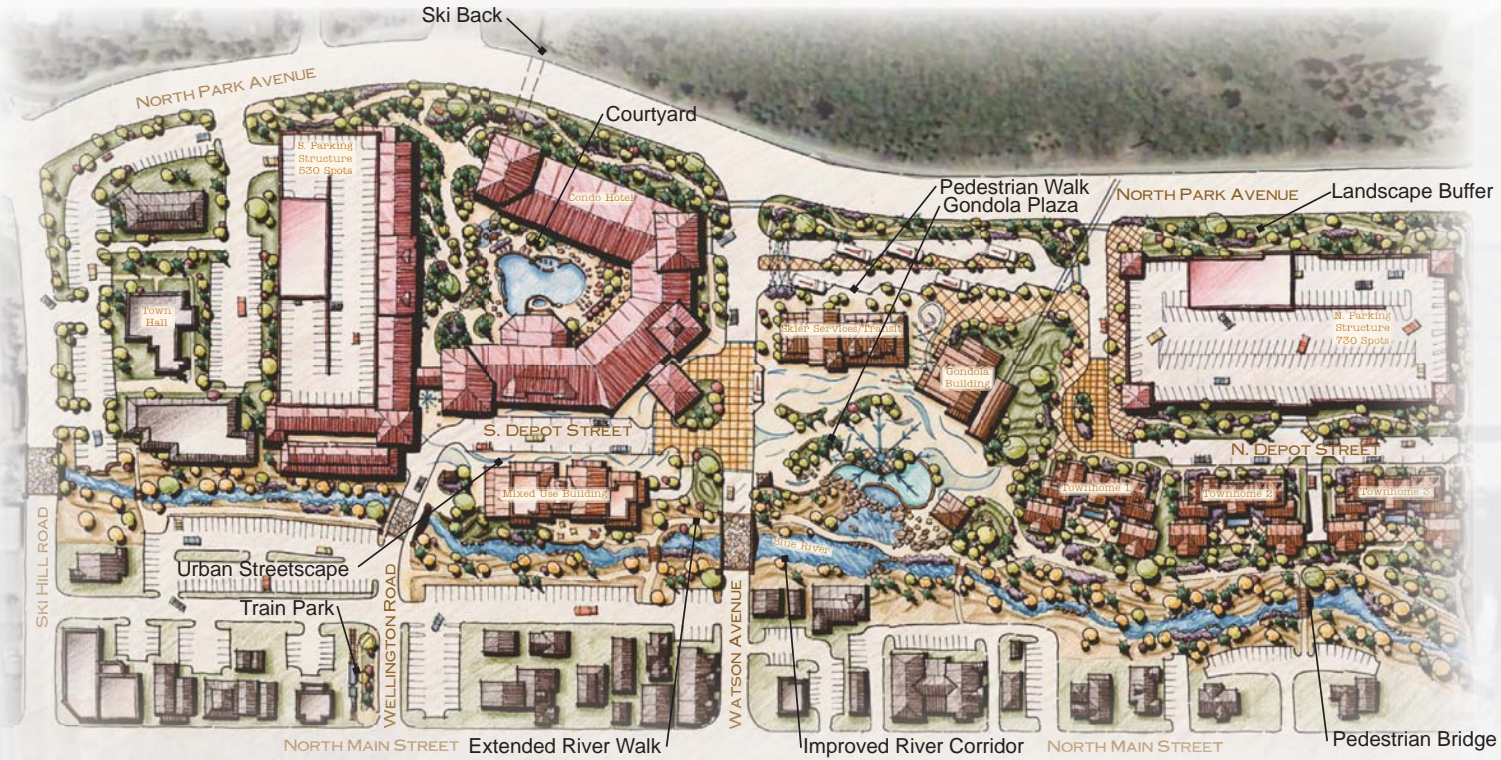
# AERIAL VIEW FROM MAIN ST.



There are many types of buildings and uses within this part of downtown, and this project is no exception. To express a real experience of Breckenridge the design illustrates a variety of building types, massing, size, and function. This allows the design to flow into the fabric of the existing Town spaces without indicating where the "project" starts or stops and without imposing formulaic design to the whole site.

COMMUNITY CHARACTER

# LANDSCAPE VISION



The landscape vision incorporates a great deal of the existing natural features into the framework of the plan. The design is influenced by the majestic mountains, the Blue River, and the valley floor. Additionally, the design responds to the native climate and microclimates, the physical functions of the spaces, and the aesthetic challenge of creating a world class place.

The Blue River Corridor is the spine of the town and is emphasized within this project site. The river engages the gondola plaza and allows for the extension of the river walk experience through the entire downtown area. Places to engage the river and pause along the journey throughout the pedestrian experience is a key element of the design, as well as connecting the pedestrian pathways to a number of other locations.



ALTERNATIVE RIVER CORRIDOR IMPROVEMENTS



LANDSCAPE VISION



# SKI BACK COURTYARD

The ski back courtyard connects several key elements in the design, including the ski back experience, the pedestrian flow along Highway 9, the hotel courtyard and Depot Street. The design brings the mountain landscape down into the valley by creating walkways that emulate ski runs, using the mountain side plant material, and adding water as a focal element.

CONCEPTUAL DESIGN

