



# THE PEAKS OF BRECKENRIDGE



## Beachfront Living BRECK STYLE.

### *A New Outlook on Ski-in/Ski-out Lifestyle*

Imagine stepping out the front door of your ski-in/ski-out mountain home and eyeing the vast expanse of the thousands of acres of ski and snowboard terrain that make up Breckenridge. You're in walking distance of the high-speed lifts which take you to the slopes, or the new gondola connecting Peak 7 and Peak 8 to each other and to the Town of Breckenridge. Now it's up to you – is it a day of surfing the snow, or going for a stroll along Main Street. Welcome to the beachfront, Breckenridge style.



*Artist's rendering of The Peaks of Breckenridge, the proposed neighborhood at Peak 7 and Peak 8.*

The Peaks of Breckenridge, Vail Resorts' new residential and retail village at the base of Peaks 7 and 8, will soon transform your vacation experience, giving you the opportunity to own a home in a prime location at one of America's most popular resort destinations.

And as with all of its projects, Vail Resorts Development Company is

infusing The Peaks of Breckenridge with a standard of quality all its own. Mirroring the splendor and natural assets of the surrounding mountains and ski slopes, the project fits into, rather than onto, the landscape. Retail and lodging components are carefully crafted to complement the town's atmosphere, providing a connection between

this newest Breckenridge location and the existing community. It's all designed to work together, to make your Breckenridge experience more complete.

The surf's up at The Peaks of Breckenridge – catch the wave!



## From the Developer

### *A Plan Put into Action*

Welcome to the first edition of The Peaks of Breckenridge, our regular newsletter designed to keep you informed about the inspiring changes underway at Peaks 7 and 8.

From the new residences to the improved skier facilities, from the gondola connection to town to the experiences you'll find on the slopes, The Peaks of Breckenridge has been years in the making. With the goal of creating a vibrant new village at the base of Peaks 7 and 8 while integrating mountain and town, slopes and services, we have overseen a design and implementation process that will usher in a new era in "beachfront living" for Breckenridge.

Inside this newsletter and the editions to come, you'll share our vision that's been created by the company, the community, our guests and staff. Along with us, you'll follow that vision as it becomes reality.

Sincerely,

**Alex Iskenderian**

*Vice President of Development  
Vail Resorts Development Company*

**Roger McCarthy**

*Co-President and Chief Operating Officer  
Vail Resorts, Inc. / Breckenridge Ski Area*

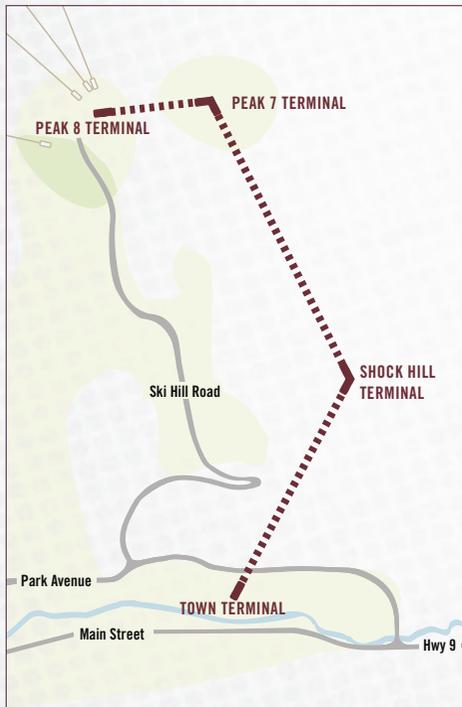
# Skyway to the Skiway

## BRECKENRIDGE'S NEW GONDOLA

After a couple of hard days pounding the slopes, it's time to give body and soul a break. And waiting outside the front door of your Peak 7 or Peak 8 home is the ski area's latest addition, the new gondola connecting The Peaks of Breckenridge and the mountain to town. In just a few short minutes, you'll be on historic Main Street in Breckenridge, ready to experience all the town has to offer. Great shopping, delicious food, and the authentic history of Colorado's mining past – it's all waiting.



### BRECKENRIDGE GONDOLA ROUTE AND FACTS:



- **RIDE TIME**  
Approximately 10 minutes from Town Terminal to Peak 8 Terminal
- **TOWN TERMINAL**  
Breckenridge Station  
Tailings parking lot in town
- **MID-TERMINALS**  
Shock Hill and Peak 7 base area
- **LENGTH**  
7,592 ft.
- **VERTICAL RISE**  
396 ft.
- **NUMBER OF TOWERS**  
28
- **CAPACITY**  
2,800 people per hour
- **NUMBER OF CABINS**  
121 cabins (8 passengers per cabin)
- **ANTICIPATED OPENING**  
2006/2007 season

# THE TIP OF THE ICEBERG

## MAKING THE PERFECT MOUNTAIN TOWN BETTER

Without a doubt, The Peaks of Breckenridge represents an uncompromising commitment by Vail Resorts Development Company to create the best in ski-in/ski-out living. But it's not the only project underway to improve the Breckenridge experience. As always, Vail Resorts is improving the mountain's offering for skiers and boarders and the Town of Breckenridge has a full slate of community improvements as well.



### NEW LIFT & TERRAIN

New last season, the Imperial Express SuperChair, North America's highest lift, now provides easier access to 400 acres of Breckenridge's famed in-bounds double-black diamond and extreme terrain on Peak 8. For 2006/07, the ski resort will open Snow White, an additional 150 acres of previously out-of-bounds terrain accessed by the Imperial Express SuperChair.

### MAIN STREET REVITALIZATION

Improvements to an eight block section of Main Street include improving pedestrian connections to the River Walk and downtown parking lots from Main Street, accommodating transit options, improving the overall streetscape, providing opportunity for festival amenities and enriching the shopping environment. The first phase of construction began earlier

*"We really appreciate the confidence that Vail Resorts has shown in the Town of Breckenridge. It is another example of what a model public/private partnership can produce, and we are fortunate to be economically capable of contributing to this wonderful amenity upgrade for our guest."*

**- Ernie Blake, Breckenridge Mayor**

this year. This past summer saw the completion of the new Breckenridge Welcome Center in the heart of Historic Breckenridge. Focused around an historic 1880s cabin found encased inside the building during demolition, this facility houses not only the information and activities center, but is also chockfull of interpretive displays telling the Breckenridge story.

# FIRST STEPS - DEVELOPING THE MASTER PLAN

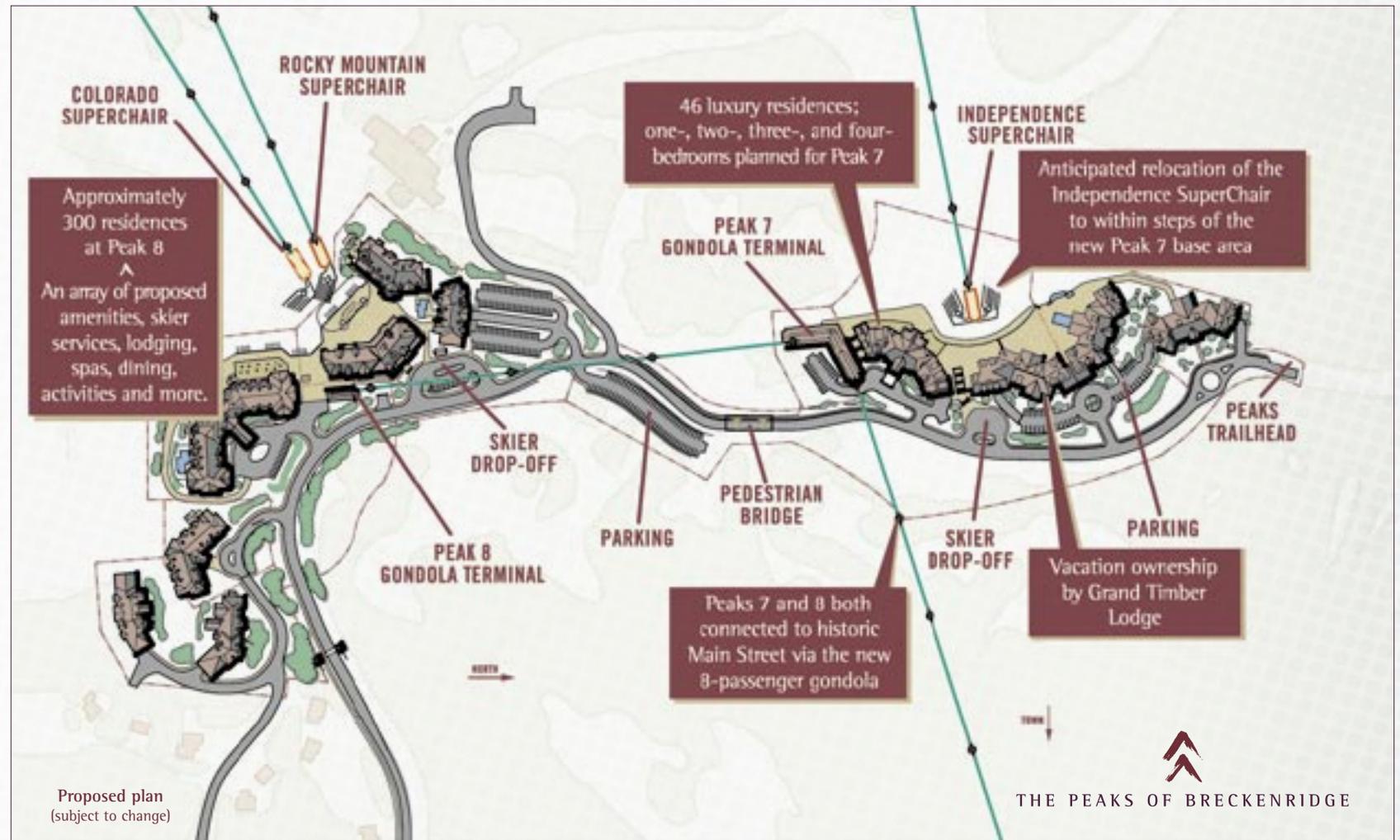
## The Planning Process

### *The Envisioning Pays Off*

Even before the first lines were drawn on a map, architects, land planners, designers and others spent countless hours envisioning, imagining and dreaming. Guiding the planning process were the over-arching goals of the project: create welcoming public places for guests and residents; maintain a consistently high level of quality; design the buildings to belong in the location; make it “home.” The result: a new mountain resort village that creates its own identity, and yet is a distinctively Breckenridge place.

Contained within The Peaks of Breckenridge are numerous buildings and residences, each with its own character and personality. There’s Peak 7, with its planned intimate enclave of restaurants, skier services, luxury residences and access to the Independence SuperChair. Peak 8 is where it’s likely you’ll find ski school, rental shops and plenty of places to grab a quick bite amid the excitement and bustle of skiers and boarders getting ready for another perfect day on the slopes.

But whether you’re at Peak 7 or Peak 8, you’ll find common themes running through each. In



*Proposed site plan of The Peaks of Breckenridge. Peak 7 will be the first area to be developed.*

both neighborhoods, the master plan calls for the buildings to be situated in response to the physical characteristics of the site. The architectural approach, which takes as its inspiration the great lodges of the American West in the National Parks, responds directly to the

mountain environment. Plazas and easily accessible guest services create inviting places to begin or end your day. It all comes together at “the beachfront,” where the slopes meet the village, to create a stimulating vibrant, one-of-a-kind destination – The Peaks of Breckenridge.



# Let's Hear It for the Team

## THE PEAKS OF BRECKENRIDGE

Not surprisingly, an undertaking as large as The Peaks of Breckenridge requires a talented team to make it all happen. Over the course of the next few newsletters, we'll be introducing you to the various people and organizations turning the vision into reality.

### **Vail Resorts Development Company**

VRDC is the real estate planning, development, construction, retail leasing and management subsidiary of Vail Resorts, Inc. With over four decades of experience, VRDC is a clear leader in the resort development industry. [www.vrdc.com](http://www.vrdc.com)

### **Vail Resorts, Inc.**

Vail Resorts is one of the leading resort operators in North America. The Company owns and operates four Colorado ski resorts (Vail, Beaver Creek, Breckenridge and Keystone), one ski resort in Lake Tahoe, California (Heavenly) and one summer resort in Grand Teton, Wyoming (Grand Teton Lodge Company). [www.vailresorts.com](http://www.vailresorts.com)

### **O'Bryan Partnership Inc.**

O'Bryan Partnership is a full service, award-winning architectural firm, located in Frisco, Colorado, specializing in mountain resort architecture and planning. This architectural firm's design talents, combined with their mountain resort experience, sets the firm apart from other architectural firms. Over the past ten years, O'Bryan Partnership has been involved in planning, designing and construction administration for a variety of projects including Market Square, Beaver Creek, Colorado; and Mountain Thunder Phase I & II, Breckenridge, Colorado. [www.oparch.com](http://www.oparch.com)

### **Hart Howerton**

Hart Howerton is a firm of 100+ planners, architects and landscape designers. In the past 10 years, Hart Howerton has worked closely with Vail Resorts on the creation of several successful communities and projects such as Bachelor Gulch, Red Sky Ranch and The Arrabelle at Vail Square. [www.harthowerton.com](http://www.harthowerton.com)



# ANTICIPATED TIMELINE

## THE FIRST PHASE OF THE PEAKS OF BRECKENRIDGE

### NOVEMBER 2006

Ski area opens for 2006/07 season

### DECEMBER 2006

Anticipated opening of The Peaks of Breckenridge Preview Center at Peak 8  
Anticipated sales of Peak 7 residences

### WINTER 2006/07

Anticipated opening of new gondola  
Snow White expert terrain opens

### SUMMER 2007

Expected groundbreaking  
for Peak 7 residences

### WINTER 2008/09

Anticipated relocation of  
Independence SuperChair



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