



## **One Steamboat Place going up**

City Council gives \$115 million ski base resort final approval

By Mike Lawrence

Steamboat Springs — It's a done deal.

After 2 1/2 years of planning, 10 public meetings, numerous setbacks and countless design changes, One Steamboat Place cleared its final hurdle Tuesday night. The Steamboat Springs City Council gave final approval to the multi-story, resort-style building, a \$115 million project of nearly 465,000 square feet that will dynamically alter the base of Steamboat Ski Area. One Steamboat Place will include 80 residential units and nearly 17,000 square feet of commercial space. It will be built on a site adjacent to the ski area's gondola building, Après Ski Way and Mount Werner Circle.

While utility work and sales already have begun, Tuesday's approval clears the way for construction of the project by Haselden Resort Constructors. One Steamboat Place is scheduled for completion in fall 2009.

"We're jubilant because we're going to get underway, and we're going to make everybody proud in Steamboat," said David Burden, chief executive officer of Carbondale-based Timbers Resorts.

Burden said he valued the lengthy public approval process, which included extensive public feedback and detailed work with city planning staff.

"I think the project is a much better project. This has been almost a partnership," Burden said. "It took working with both sides to get it right."

The City Council voted, 4–0, to approve the project’s final development plan. Councilmen Paul Strong and Ken Brenner were not present for the vote. Councilman Loui Antonucci recused himself from the One Steamboat Place proceedings.

City Council members Karen Post and Towny Anderson raised concerns with the building’s rooflines, shape and scale, but supported One Steamboat Place in the final reckoning. The Steamboat Springs Planning Commission voted, 4–3, last month to recommend final approval of the building to the City Council.

The building’s size was a topic of debate throughout the public process.

“Our goal is that people will experience this building not all at once,” said Robin Schiller of CCY Architects. Schiller cited the variety of building materials to be used in the project, which will include large, sweeping windows and two enclosed bridges connecting the building’s three wings.

“It’s not monolithic. It’s too big to be a simple building,” he said.

Burden noted that One Steamboat Place will be powered entirely with wind power, purchased through renewable energy credits.

“It’s the first of its kind, and it’s one of a kind,” said Jim Schneider, vice president of skier services for Steamboat Ski and Resort Corp. “We fully support this project.”

One Steamboat Place is the first of several large–scale projects that will redefine the ski base in Steamboat Springs.

“We are transforming our base area from a 1970s and 1980s base area, into a base area of 2008, 2009 and 2010,” City Council President Pro tem Steve Ivancie said. “It’s way overdue.”

Also Tuesday, the City Council again tabled action on proposed revisions to the city’s vacation home rental ordinance, which regulates homes in residential neighborhoods that are rented to short–term vacationers and sometimes used for private functions.

The council heard substantial public comment and continued its work finalizing changes to the ordinance.

City Council has wrestled with the vacation home rental ordinance for months.

“We are not going to satisfy everybody in this room,” Anderson said. “Our job is to reconcile what is clearly an inherent conflict.”

The City Council directed city staff to implement changes in the ordinance for further discussion, and possible action, July 24.

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