

## The Project

### Ski Time Square Development Plan Submitted to the City

The 4.62 acre Ski Time Square redevelopment plan was recently submitted to the City in June, 2009, and is proposed as a mixed-use LEED project with five buildings and underground parking. Retail and restaurant uses will line Ski Time Square Drive along with public gathering spaces and enhanced pedestrian connectivity to create a lively, animated streetscape. Amenities include an indoor pool/spa, an outdoor swimming pool and several hot tubs in different locations around the site. In addition, a large park area celebrating Burgess Creek is planned. See the **DOWNLOADS** section for the detailed Ski Time Square plans.

To follow city meeting dates and agendas for Ski Time Square development, visit the City of Steamboat Springs' website at [www.steamboatsprings.net](http://www.steamboatsprings.net).

The Tugboat Grill & Pub will remain open on an interim basis, and the existing Ski Time Square parking structure remains in place.

**Project Location** Located at the base of the Steamboat ski area and along Burgess Creek, the seven acre project area (aerial photo below) includes the Thunderhead and Ski Time Square sites.

**Project Plans** Our goal is to create a vibrant, pedestrian-oriented base village environment that invites people to gather and enjoy the beauty of Mount Werner and Burgess Creek, with year-round amenities and recreational opportunities. Our plan is inspired and guided by the 2005 Mountain Town Sub-Area Plan Update and Steamboat Unbridled, a public-private partnership to revitalize Steamboat's base village, enhancing the experience of visitors and local residents. While plan details will continue to evolve through our public outreach and development review process, the Thunderhead and Ski Time Square redevelopment envisions a sustainable mixed-use project including whole and fractional ownership units, condo-hotel lodging with spa and club amenities, public and resident parking, and a variety of community uses. It will be a vibrant place, with retail and dining opportunities, public gathering places, an enhanced Burgess Creek, with pedestrian connections between neighboring properties and the ski area. The project aspires to design excellence following the City's adopted Base Area Design Standards and the Base Area Streetscape and Public Improvement Master Plan. The Thunderhead and Ski Time Square redevelopment will pursue Silver certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

### Thunderhead Development Plan / Final Development Plan Approved

On May 5, 2009, The Atira Group received approval for Thunderhead by the Steamboat Springs' City Council with a 5 to 1 vote.

The Thunderhead application proposes two LEED-Silver certified buildings with a mix of residential and commercial uses, including public restrooms and a home for the Yampa Valley Medical Center Ski Patrol transfer facility.

The two Thunderhead buildings are oriented perpendicular to and stepping up from the ski edge in a pedestrian-oriented landscape with public amenities that include an extension of the Urban Renewal Area (URA) Promenade, restaurants with outdoor dining terraces, a children's play area, plaza seating areas with a firepit and pop-jet fountain for year-round vibrancy, an outdoor living room with comfortable seating, and a public turnaround and streetscape improvements on Ski Time Square Drive. See the **DOWNLOADS** section for the detailed Thunderhead plans. To receive the latest information as plans evolve in 2009 on our other base village project - Ski Time Square - subscribe to our Newsletter via e-mail.

### Thunderhead & Ski Time Square Project Schedule

Winter 2007 - 2008

Plan Refinement Spring 2008 Thunderhead Development Plan Submittal mid-Mar 2008  
Ski Time Square Revised Pre-Application Submittal mid-Apr 2008 Summer 2008 Thunderhead Development Plan / Final  
Development Plan Submittal Aug 2008 Site preparation and removal of most existing structures Winter 2009  
Public Hearings held on Thunderhead plans: Open House -- January 15 Planning Commission -- January 22 City  
Council -- February 17 & May 5

Spring 2009

Thunderhead final development plans approved by City Council on May 5, 2009 Summer 2009  
Ski Time Square base area development plans (DP) submitted to the Planning Commission on June 1, 2009 Visit the  
City of Steamboat Springs' website at [www.steamboatsprings.net](http://www.steamboatsprings.net) to view the full Ski Time Square DP booklet

Fall 2009

Thunderhead marketing/sales and construction to be scheduled based upon market conditions See the **DOWNLOADS**  
section for Thunderhead and Ski Time Square plan information.