



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Number: 200475419

Date: October 18, 2004

Comments Due: November 16, 2004.

SUBJECT: The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the Base Village Planned Unit Development (PUD) and the Fanny Hill Cabins (Wood Run Unit 5, Parcel 7) projects. These development projects would result in the permanent impact to approximately 0.367 acre of jurisdictional waters of the United States (U.S.), including wetlands, adjacent to Brush Creek in Snowmass Village, Colorado. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

AUTHORITY: This application is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the U.S.

APPLICANT: Intrawest/Brush Creek Development Company, LLC
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Snowmass Village, Colorado 81615
(970) 922-0556

Agents: Aspen Skiing Company
Mr. Gerardus H. Van Moorsel, Construction Manager
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Aspen, Colorado 81612
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Earth Resource Investigations, Incorporated
Mr. William J. Johnson
1700 County Road 103
Carbondale, Colorado 81623
(970) 263-1356

LOCATION: The project site is located in the Town of Snowmass Village within Section 1, Township 10 South, Range 86 West, Pitkin County, Colorado, and can be seen on the Highland Peak, USGS Topographic Quadrangle.

Snowmass 4a

PROJECT DESCRIPTION: The applicant is proposing overlot grading activities to redevelop the existing 19.1 acre-Snowmass Ski Area base area. This redevelopment is proposed as a high density town core area containing a large pedestrian plaza servicing two ski lifts, an aquatic center, 349 residential condominium units, 261 hotel operated condominium units, related skier services and commercial space. An estimated 275,000 cubic yards (yds³) of material will be cut for overlot grading, 125,000 yds³ of clean fill material will be filled across the project site, permanently impacting 0.235 acre of jurisdictional waters of the U.S., including wetlands. Impact areas 1, 2, 3 and 4 are identified on Figures 3, 4, 5, 6, 7, 8, 9, 10 and 11, respectively. Construction is intended to begin in the spring of 2005 and extend through five phases over a 7-year period.

The applicant is proposing additional grading activities to develop the 1.92 acre-Wood Run Unit 5, Parcel 7 PUD adjacent to the Fanny Hill ski trail, as a 10 unit Townhouse project. The applicant is proposing a 27-space underground parking structure to accompany this project. Access road impacts associated with this development project will permanently impact 0.132 acre of jurisdictional waters of the U.S., including wetlands along a roadside drainage channel. Impact area 5 is identified on Figures 3, 12 and 13. Construction is intended to begin by spring 2005 with anticipated completion by 2010.

The applicant states that much of the existing 19.1 acre-Base Village site has been historically disturbed during original ski area resort development. This site currently is used for day skier parking and road access to lifts and contains a ski area administration building, vehicle maintenance facility and a small medical clinic. The Wood Run site is currently used as a beginner ski run area with several servicing Poma lifts and is adjacent to the Burlingame and Fanny Hill lifts.

Based on the available information, the overall project purpose is to develop a Town of Snowmass Village core area, provide additional skier services, residential and commercial development, roads, buildings, infrastructure and community amenities. The applicant believes, in part, there is a need for this development based upon meeting the goals of the Town of Snowmass Village Comprehensive Plan for a high density, pedestrian friendly Town core area. The attached drawings provide additional project details.

ADDITIONAL INFORMATION:

Environmental Setting. The Base Village project area is characterized by fragmented palustrine emergent and scrub-shrub drainage swales hydrologically connected by buried pipe and palustrine emergent scrub-shrub slope seeps. The Brush Creek corridor flows west to east parallel to the northern property boundary.

Existing elevations range from approximately 8470 feet above mean sea level (msl) near the upslope limits of the project site to 8348 msl downslope towards the Brush Creek corridor. The Wood Run project parcel faces northeast with an average slope of approximately eight degrees (14%) and is situated at approximately 8558 msl upslope from the Base Village project.

Alternatives. The applicant has provided information concerning alternatives for the Base Village and Fanny Hill projects. This includes the no action alternative, which was dismissed by the applicant as rendering the site undevelopable in a manner that would achieve the goals of the community.

Snowmass 2a, 2b