

CITY OF STEAMBOAT SPRINGS
AGENDA
REGULAR MEETING NO. 2009-23
TUESDAY, SEPTEMBER 8, 2009
5:15 P.M.

WORKSESSION MEETING LOCATION: Citizens' Meeting Room, Centennial Hall; 124 10th Street, Steamboat Springs, CO

WORKSESSION MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the work session meeting: 1) Comments no longer than three (3) minutes on items **not** scheduled on the Agenda will be heard under Public Comment; and 2) Comments no longer than three (3) minutes on all scheduled work session meeting items will be heard **following** the presentation or the internal deliberation. Please wait until you are recognized by the Council President. With the exception of subjects brought up during Public Comment, on which no action will be taken or a decision made, the City Council may take action on, and may make a decision regarding, ANY item referred to in this agenda, including, without limitation, any item referenced for "review", "update", "report", or "discussion". It is City Council's goal to adjourn all meetings by 9:00 p.m.

A City Council work session meeting packet is available for public review in the lobby of City Hall, 137 10th Street, Steamboat Springs, CO.

PUBLIC COMMENT: Public Comment will be provided at 7 p.m., or at the end of the meeting, whichever comes first. CITY COUNCIL WILL MAKE NO DECISION NOR TAKE ACTION, EXCEPT TO DIRECT THE CITY MANAGER. **THOSE ADDRESSING CITY COUNCIL ARE REQUESTED TO IDENTIFY THEMSELVES BY NAME AND ADDRESS. ALL COMMENTS SHALL NOT EXCEED THREE MINUTES.**

A. ROLL CALL (5:00 P.M.)

B. CITY COUNCIL REVIEW TOPIC

1. Golf Pro Update. (DuBord)
2. Steamboat 700 Fiscal Impact – Capital. (Eastman/Shelton)

C. ADJOURNMENT

BY: JULIE FRANKLIN, CMC
CITY CLERK

AGENDA ITEM # 1

CITY COUNCIL COMMUNICATION FORM

FROM: Wendy DuBord, Deputy City Manager (Ext.219)

DATE: September 8, 2009

ITEM: Golf Pro at Haymaker (Golf Committee/DuBord)

NEXT STEP: Recommendation from Golf Committee

INFORMATION
 DIRECTION

I. REQUEST OR ISSUE:

Council directed the Golf Committee and staff to issue a Request For Proposal (RFP) for a golf pro concessionaire at Haymaker Golf Course. The RFP was advertised and issued in April 2009 with a deadline of June 15. Six proposals were received prior to the deadline. The Committee and Staff have a recommendation to City Council to begin contract negotiations with the partnership of Luke Brosterhous and Tom Taylor. The current contract expires Dec. 31, 2009

II. FISCAL IMPACTS:

Current contract = \$86,000 retainer + certain cart/range fees + instruction, bag storage, merchandise sales, etc. Total amount paid in 2008 = \$171,477

The contract requires that all employees at the pro shop, outside services and instruction are employees of the Golf Professional. Per the contract, the Golf Professional is responsible to pay all labor expenses of these employees as well as other expenses of his operation. The City does not pay any wages or compensation to these employees. The Golf Course Superintendent and his staff are employees of the City and will not be affected by this recommendation.

III. BACKGROUND INFORMATION:

The City has had a contract with Hank Franks for Golf Professional Services since Haymaker's opening in 1997. The contract has been reviewed and amended periodically. In 2008, City Council directed staff to "revisit" contracts for services that have not been put out for public competition and review, as such contracts come up for renewal. Council

specifically directed staff to initiate this RFP early in 2009.

The Golf Management Committee was set up by Ordinance in 1997 as a committee with the City Manager and Finance Director or their designees as ex officio, non-voting members of the committee. This committee reports “directly to the City Manager and the City Manager shall give deference to recommendations by the committee relative to all the operations of the Haymaker Golf Course.” Their duties are to “oversee all golf course operations, including but not limited to food and beverage operations, pro shop operations, and maintenance operations and shall develop a marketing plan.” Please see attached Ordinance number 1567.

The Golf Management Committee (John Vanderbloemen, Chairman; John Marshall, Tom Ptach, Scott Berry, and Jim Bowers) and staff (Wendy DuBord, Bob Litzau and Chris Wilson) developed the RFP and spent two months reviewing the proposals and interviewing potential Golf Pros.

IV. LEGAL ISSUES:

The City followed its normal RFP procedures and policies. The contract will be handled with review and approval from the City Legal Department. Interim Finance Director Bob Litzau will be involved in the contract negotiations as well.

V. CONFLICTS OR ENVIRONMENTAL ISSUES:

Staff and the Committee see no conflicts with this issue.

VI. SUMMARY AND ALTERNATIVES:

City Council has the following alternatives:

1. Approve the recommendation of the Golf Management Committee and direct that we should begin contract negotiations
2. Decline to approve the recommendation of the Golf Management Committee and give alternative directions on how to move forward with the Golf Professional Contract process.

If Council has questions, please contact Deputy City Manager Wendy DuBord or Golf Management Committee Chairman John Vanderbloemen.

lobby

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 1567

AN ORDINANCE AMENDING CHAPTER 2 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY ADDITION OF A DIVISION TO CREATE THE GOLF MANAGEMENT COMMITTEE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Steamboat Springs purchased the 234 acre Cornerstone Property in 1993; and

WHEREAS, the Golf Advisory Committee was appointed by the City Council in 1993 to advise the City Council and City Staff on matters pertaining to golf course planning, design, construction, operation and improvements; and

WHEREAS, in 1993, the City Council designated the Cornerstone Property for park, open space and recreational purposes in Ordinance No. 1348; and

WHEREAS, in 1994 a bond issuance was approved by the electors of the City of Steamboat Springs to finance the construction of and improvements to a public golf course on the Cornerstone Property; and

WHEREAS, the Golf Advisory Committee members assisted in the planning and development of a public golf course for the community and visitors to enjoy; and

WHEREAS, the Golf Advisory Committee function concluded with the opening of the Haymaker Golf Course in August, 1997; and

WHEREAS, the City Council desires to create the Golf Management Committee to oversee the operations of the public golf course and to insure the highest level of service and quality is maintained in such operations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:

SECTION 1

Chapter 2 of the Steamboat Springs Revised Municipal Code shall be amended to add Division 15, which shall hereafter read as follows:

"DIVISION 15. THE GOLF MANAGEMENT COMMITTEE

Sec. 2-531. Purpose.

The purpose of this ordinance is to create the Golf Management Committee which shall oversee all golf course operations, including but not limited to food and beverage operations, pro shop operations, maintenance operations and shall develop a marketing plan.

Sec. 2-532. Membership; terms of members; organization.

- (a) The Golf Management Committee shall consist of five (5) members appointed by city council. The City Manager and the Finance Director, or their designees shall be ex officio, nonvoting members of the Committee.
- (b) One (1) of the five (5) city council appointed members shall be actively involved in the lodging community.
- (c) Each city council appointed member shall serve a term of three (3) years beginning November 1 of the appropriate year; however, the term for the first committee shall commence upon passage of this ordinance. Two city council appointed members of the first Golf Management Committee shall serve a two year term until November 1, 1999; three members shall serve a three year term until November 1, 2000.
- (d) Appointments to fill vacancies shall be made only for the unexpired portion of the term.
- (e) The city council may remove any committee member at any time for any reason.
- (f) The committee shall meet at least monthly at such time and place to be determined by the committee.
- (g) The committee shall elect from its membership its own officers, who shall serve annual terms and may succeed themselves. The committee shall adopt such rules and regulations as it deems necessary for its procedure.

Sec. 2-533. Compensation.

All members shall serve without compensation except for such amounts determined appropriate by the City Manager to offset expenses incurred by Committee members in the performance of their duties as Committee members. All city council appointed Committee members shall receive full family golf course privileges for the time period in which they serve on the Committee.

Sec. 2-534. Powers and responsibilities of the committee.

The Committee shall report directly to the City Manager. The City Manager shall give deference to recommendations by the committee relative to all the operations of the Haymaker Golf Course.

The Golf Management Committee shall have the following powers and responsibilities:

- (a) Providing primary supervision and direction to the Golf Course Superintendent, the Food and Beverage Concessionaire and the Golf Professional Concessionaire at the golf course;
- (b) Making recommendations to the City Manager relative to establishing policies concerning the golf course, including, but not limited to setting rates and fees and regulating access and use of the facilities;
- (c) Making recommendations to the City Manager concerning the need to enter into, modify or terminate agreements affecting the operations of the golf course;
- (d) Making recommendations to the City Manager, as applicable, concerning the employment of staff or the modification of salary or benefits paid to golf course city employees;
- (e) Evaluating concessionaire agreements and performance of concessionaires

relative to golf course operations and making appropriate recommendations to the City Manager;

- (f) Evaluating Golf Course Superintendent's job performance on annual basis and making appropriate recommendations to the City Manager;
- (g) Subject to the availability of funds specifically provided therefor in the adopted operating budget for the golf course and approval by the city manager, attending training and golf course operations related seminars.
- (h) Recommending the hiring, promotion, suspension or termination of golf course employees to the City Manager.
- (i) Making recommendations to the City Manager as to the annual golf course budget;
- (j) Complying with all City ordinance, regulations and policies in the operation of the Committee and the golf course.

Sec. 2-535. Relationship to the city council.

The Committee shall make recommendations to the city council regarding any proposals or opportunities to expand the City's involvement in public golf programs and/or facilities, expanding the golf course, issuing debt for capital improvements and purchasing property.

SECTION 2

All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

SECTION 3

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

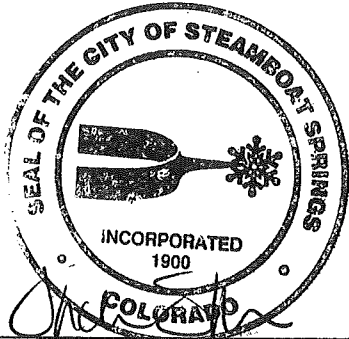
SECTION 4

The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 5

This Ordinance shall take effect immediately upon the expiration of five (5) days from and after its publication following final passage, as provided in Section 7.6(h) of the Steamboat Springs Home Rule Charter.

INTRODUCED, READ AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 23rd day of September, 1997.



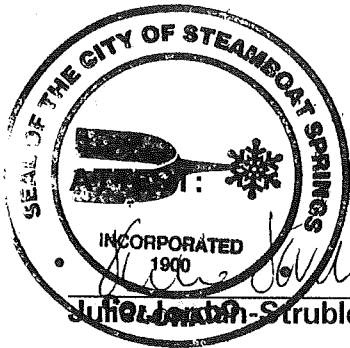
ATTEST:

Julie Jordan-Struble
Julie Jordan-Struble, City Clerk

Paula Cooper Black

Paula Cooper Black, President Pro Tem
Steamboat Springs City Council

FINALLY READ, PASSED AND APPROVED this 7th day of
October, 1997.



Julie Jordan-Struble
Julie Jordan-Struble, City Clerk

Paula Cooper Black

Paula Cooper Black, President Pro Tem
Steamboat Springs City Council

ordinance\haymaker

AGENDA ITEM # 2

CITY COUNCIL COMMUNICATION FORM

FROM: John Eastman, AICP Planning Services Manager (Ext. 275)
Bob Litzau, Interim Director of Financial Services (Ext. 239)
Philo Shelton, Public Works Director (Ext. 204)

THROUGH: Jon Roberts, City Manager (Ext. 228)

DATE: September 9, 2009

RE: Steamboat 700 Fiscal Impact – Capital Facilities

NEXT STEP: Direction to staff on Capital Facilities portion of annexation agreement

ORDINANCE
 RESOLUTION
 MOTION
 DIRECTION
 INFORMATION

I. REQUEST OR ISSUE:

Review the capital facilities portion of the draft annexation agreement and provide direction to staff regarding required revisions (if any).

II. RECOMMENDED ACTION:

Provide direction on capital facilities portion of the draft annexation agreement including Exhibit F.

III. FISCAL IMPACTS:

None. The study has been funded by Steamboat 700.

IV. BACKGROUND INFORMATION:

Section V - D of the draft annexation agreement reads as follows:

A. Capital Facilities Expendable Trust Account.

1. The City shall establish a separate “expendable trust account,” to be known as the “Capital Facilities Account,” for the purpose of holding and making available for expenditure as provided herein, the capital revenues required of the Developer to fund Developer’s obligations under this Agreement and specifically **Exhibit F**: the Capital Phasing Plan.
2. The Capital Facilities Account shall include all deposits of:
 - (a) the proceeds of the 0.2% real estate transfer fee imposed by the covenant in the form attached as **Exhibit H**.
 - (b) the proceeds of the a property tax of not less than 5 mills imposed by the Metropolitan Districts as set forth in the Metropolitan district/city Intergovernmental Agreement, **Exhibit D**, and
 - (c) cash payments received from the Developer as required and permitted by this Agreement.
3. City Rights and Responsibilities. The City shall hold and manage the Account, and may invest the funds therein in the same manner as other funds of the City, crediting the investment gain or loss in the same to the Account.
4. Expenditures from the Account. The Developer may, from time to time, instruct the City in writing to expend all or any portion of the then-current balance in the Account for the purpose of: (1) fulfilling the Developer’s obligations under **Exhibit F** ; excluding items 18a, 19a, 19b, 19c,19d, 19f, and 19g of Capital Facilities Phasing Plan, **Exhibit F**. No funds in the Account shall be expended for any other purpose.
5. Termination of Account. When all of Developer’s obligations under **Exhibit F** have been fulfilled, and when all advances to the Account previously made by the Developer or the Metropolitan District on behalf of the Developer have been repaid to the appropriate party, the Account shall be closed and any remaining balance expended by the City for services or facilities directly benefiting the Development, but in no event shall be returned to the Developer.

Exhibit F is included as Attachments 1 – 3. Attachment 4 provides a comparison of property tax mill levy rates. Attachment 5 is updated background material on Hwy 40 phasing based on the NEPA study.

V. LEGAL ISSUES:

None noted.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None noted.

CITY COUNCIL COMMUNICATION FORM
Steamboat 700 Fiscal Impact review: Capital Facilities
09/08/09

VII. SUMMARY AND ALTERNATIVES:

City staff is requesting Council input and direction in order to finalize the capital facilities portion of the annexation agreement.

VIII. ATTACHMENTS:

1. Exhibit F – Section 1 (required capital facilities phasing)
2. Exhibit F – Section 2 (additional details on certain capital items)
3. Exhibit F – Section 3 (Roads, Trails and Transit Stops phasing plan)
4. Property Tax Comparison
5. Hwy 40 phasing background

EXHIBIT F
Capital Facilities Phasing Plan
Section 1 - Summary of Infrastructure Requirements

Categories

Category A: Facilities for which SB 700 is exclusively responsible, both as to financing and construction.

Category B: Facilities for which SB 700 is required to pay its identified share, as well as the remaining share, for which SB 700 is entitled to reimbursement; City responsible for initiating purchase/construction.

Category C: Facilities for which SB 700 is required to provide its share at a specified point in the development; City responsible for initiating purchase/construction.

Category D: Facilities for which SB 700 is required to provide its share of financing when as, and if the remaining share is available; City responsible for initiating purchase/construction.

Item	CAPITAL IMPROVEMENT REQUIREMENTS	Steamboat		Other funding
		700 %	Category	
Prior to first Final Plat				
2	Funds for design and right of way (ROW) acquisition for Hwy 40 from 12 th St. to CR 129/ includes intersections @ 13 th & Elk River Road	77%	B	CDOT, Federal Highway funds, other west steamboat annexations
3	Funds for Hwy 40 Intersection improvements at Steamboat West Blvd (SWB)	100%	A	

Prior to Final Plat of 390 DU (cumulative total)				
4	Funds for construction of Hwy 40 improvements from 12 th St. to CR 129/ includes intersections @ 13 th & Elk River Road)	77%	B	other west steamboat annexations
5	Funds for Downhill Drive- NVP to 129 shoulder & sidewalks as required	30%	B	
6	Funds for Downhill Drive- NVP to US 40 shoulder & sidewalks as required	30%	B	
7	Funds for CR 42 - NVP to US 40 shoulder & sidewalks as required	90%	B	
8	Funds for CR 129- Downhill Drive to US 40 shoulder and sidewalks as required	25%	B	
9	Funds for intersection improvements at CR129 and Downhill Drive	30%	B	

Prior to Final Plat of 500 DU (cumulative total)				
10	Funds for Hwy 40 Intersection improvements @ CR 42	77%	B	CDOT, Federal Highway funds, other west steamboat annexations
11	Funds for US 40 improvements from CR 129 to SWB	77%	B	

12	Dedication of regional park/open space development of fields and facilities to be completed per Steamboat 700 Parks and Open Space master plan	100%	A	Grant funding if available
----	--	------	---	----------------------------

Prior to Final Plat of 700 DU (cumulative total)				
13	Funds for non-grant portion of 2 transit coaches (20% of total cost max)	20%	C	grants/City

Prior to Final Plat of 1000 DU (cumulative total)				
14	Construction of Community Center	100%	A	

Item	CAPITAL IMPROVEMENT REQUIREMENTS	Steamboat 700 %	Category	Other funding
Following Final Plat of at least 1000 DU (cumulative total)				
15	Construction of roundabout at intersection of New Victory Parkway and County Road 42 to replace T-intersection constructed During initial development	100%	A	Note: County will track rate of construction and provide notice of when reconstruction will be required after 50% of buildings have gained CO's from RC Building Department.

Prior to Final Plat of 1500 DU (cumulative total)				
16	Funds for non-grant portion of 2 transit coaches (20% of total cost max)	20%	C	grants/City
17	\$50,000 towards Transit Master Plan	NA	C	

Prior to any Final Plat - Roads, Transit stops, and Trails				
18a	Final plat of all or a portion of a development pod shall require construction and dedication of roads and trails as shown on the phasing diagrams included in section 3 of this exhibit.	100%	A	
18b	Heated Transit Stops(2) - location & phasing per sect.	100%	A	
18c	Transit "Super Stop" (1) - location & phasing per sect. 3	100%	A	

Prior to any Final Plat - Utilities				
	All onsite and offsite utility infrastructure required to serve the platted area including but not limited to:			
19a	1) Electric main and service lines and substation as required by utility provider	100%	A	

19b	2) Gas main and service lines as required by utility provider	100%	A
19c	3) Tel/CATV main and service lines as required by utility provider	100%	A
19d	4) Water system improvements consistent with requirements of applicable City master plan and	100%	A
19e	5) Underground water storage tank if needed per applicable City master plan	100%	A
19f	6) Wastewater system improvements consistent with requirements of applicable City master plan and sitewide master plan.	100%	A
19g	7) Drainage improvements consistent with City requirements including any offsite improvements required by Steamboat 700 Drainage Master Plan	100%	A
Note: All utility infrastructure must be sufficient to serve each individual parcel platted as part of a Large Tract Subdivision and/or each individual Buidable Lot without additional offsite construction.			

Prior to City accepting maintenance responsibility for Public Roads				
20a	Site and funds to construct of Public Works/Parks shop	up to 100%	B	other west steamboat annexations
20b	Funds to construct Public Works scoria shed	up to 100%	B	
20c	Funds for plow truck	up to 100%	B	
20d	Funds for front end loader	up to 100%	B	

Prior to City accepting maintenance responsibility for Public Parks & Open Space				
21a	Site and funds to construct of Public Works/Parks shop	up to 100%	B	other west steamboat annexations
21b	Funds to construct Parks & Rec equipment barn	up to 100%	B	
21c	Funds to purchase Parks & Rec equipment	up to 100%	B	

Item	Contingent Capital Items	Steamboat 700%	Category	Other funding	Contingency details
22	Partial funding for new Public Safety Building (excluding land cost)	21%	D	City	Required within XX? months of written request but not before XXX?
23	Fire Station site ready for construction (roads and utilities to site including upgraded intersection of Hwy 40 & CR 42 per capital item # 10)	100%	A	NA	Required within XX? months of written request
24	Partial funding for new Fire Station construction cost	44% of City share	D	City & SSRFPD	Required within XX? months of written request
25	Partial funding for Phase I Fire Equipment - Engine and Ambulance	44% of City share	D	City & SSRFPD	Required within XX? months of written request

26	Partial funding for Phase I Fire Equipment - BT and Tender truck	44% of City share	D	City & SSRFPD	Required within XX? months of written request
27	Partial funding for Phase I Fire Equipment - Aerial truck	44% of City share	D	City & SSRFPD	Required within XX? months of written request
28	Partial funding for Slate Creek Connector	18%	D	adjacent development	Only required if Slate Creek connector road not developed with adjacent property and 1,200 DU have been platted within Steamboat 700
29	Partial funding for US Hwy. 40/13th Street bottleneck	25%	D	unknown	May only be required upon selection of a preferred alternative
30	Partial funding for Hwy 40 improvements from Steamboat West Blvd (SWB) to CR 42	25%	D	adjacent development	Required at 1500 Dwelling units

Notes:

1. Final Plat: As used in this table means recordation of a plat for a "Large Tract Subdivision" or "Buildable Lots" as those terms are defined in the Steamboat 700 annexation agreement
2. References to "Pods" shall mean the pods shown on the Land Use Regulating Plan.
3. Units shall mean completed residential units, excluding secondary units.
4. For the purposes of calculating DU for Large Tract Subdivision (LTS) the developable area for each transect included in the LTS shall be multiplied by the maximum gross density allowed for that transect; the sum of all the transect totals is the total DU for the LTS.
5. The term "Funds" or shall mean the total cost of the item at the time of construction or purchase including but not limited to: design, engineering, right of way acquisition, construction, and landscaping as applicable.
6. DU: Dwelling Unit

EXHIBIT F
Section 2 – Additional details for certain Capital Facilities Items

<p>ITEMS 2,3,4,10,11,30</p>	<p>FUNDS TO DESIGN AND CONSTRUCT WEST US 40 IMPROVEMENTS</p>
<p>Description</p>	<p>West US 40 improvements are to be designed and constructed to the Preferred Alternative cross-section identified in the NEPA study. This section includes 4 through travel lanes with required auxiliary lanes, paved shoulder, median and separated 10’ wide multi use sidewalk. In addition, grade separated pedestrian crossings are to be provided at the Stockbridge Center, CR 129, Steamboat West Blvd., and Brandon Circle with specific intersection recommendations at 13th, CR 129 and Downhill Drive.</p>
<p>ITEM # 12</p>	<p>DEDICATION OF REGIONAL PARK/OPEN SPACE DEVELOPMENT OF FIELDS AND FACILITIES TO BE COMPLETED PER STEAMBOAT 700 PARKS AND OPEN SPACE MASTER PLAN</p>
<p>Details</p>	<p>Specific number of Parks and Recreation facilities as a minimum (these items do not include the additional acres, amenities and facilities that are part of the TND standards):</p> <ul style="list-style-type: none"> a. 27 acres of turf b. 4 Softball/Baseball fields (multi use fields) c. 4 Soccer/Lacrosse/Ruby fields (multi use fields) d. 2 Tennis Courts e. 2 Basketball Courts f. 4 Volleyball Courts g. 9 Playgrounds (various age appropriate facilities) h. 8 Picnic Shelters i. 4 Outdoor Event Venues j. 2 Dog Parks k. 126 acres of open space l. 13 miles of associated trails <p>It is understood that many of the facilities can be placed in the turf areas and that these are multi-use facilities. Dog parks could be placed in Open Space areas as can picnic shelters. Phasing includes the Community Parks constructed when 500 dwelling units are anticipated. These parks will contain the sports facilities. The neighborhood items and open space should be completed in each subdivision as it develops. Additional small parks and open spaces will be provided within subdivisions as required by the TND standards as naturally occurs with odd shaped parcels and other factors during the subdivision process.</p>
<p>ITEM # 17</p>	<p>\$50,000 TOWARDS TRANSIT MASTER PLAN</p>
<p>Details</p>	<p>System-wide transit study to analyze current operations and recommend strategies to mitigate impacts of large developments and ensure balanced and efficient transit operation as Steamboat 700 project approaches full buildout. Developer contribution limited to \$50,000 with no inflation adjustment.</p>

ITEM # 18 C	TRANSIT "SUPER STOP" (1) - LOCATION & PHASING PER SECT. 3																																																																				
Description	6,000 sf of ground floor space in a commercial building adjacent to bus stop on New Victory Parkway. The transit center is intended as an attractive centralized facility that facilitates transit use even during inclement weather. The transit center would include secure storage areas for personal belongings and bikes to allow bike and pedestrian commuters who wish to utilize transit for a portion of the trip to do so comfortably and conveniently. Includes an indoor seating area (possibly with lockers and restrooms) in association with an adjacent public facility or commercial building, bike lockers, an informational kiosk. Upon completion space will be subdivided through a condominium plat and dedicated to the City.																																																																				
ITEM # 20A & 21A	SITE AND FUNDS TO CONSTRUCT OF PUBLIC WORKS/PARKS SHOP																																																																				
Description	Site: includes all utilities, roads, and sidewalk improvements Building: minimum of 600 sf for offices and restrooms; costs include architectural and engineering fees, landscaping, site development, and furnishings, fixtures and equipment.																																																																				
ITEM # 21B	FUNDS TO CONSTRUCT PARKS & REC EQUIPMENT BARN																																																																				
Description	Site: includes all utilities, roads, and sidewalk improvements Building: minimum of 1,000 sf minimum for pole barn suitable for storage of equipment; costs include architectural and engineering fees, landscaping, site development, and furnishings, fixtures and equipment.																																																																				
ITEM # 21C	FUNDS TO PURCHASE PARKS & REC EQUIPMENT																																																																				
Description	The following equipment or equivalent acceptable to Park, Recreation, & Open Space Director. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left;">Minimum Equipment</th> </tr> <tr> <th style="width: 5%;">#</th> <th style="width: 45%;">Infields</th> <th style="width: 5%;">#</th> <th style="width: 45%;">Mowers</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Infield Groomer – Smithco, Toro etc.</td> <td>1</td> <td>Toro Grounds Master 4700 D 126” cut</td> </tr> <tr> <td>1</td> <td>Line Painter (CO2)</td> <td>1</td> <td>Toro Grounds Master 7200 72” cut</td> </tr> <tr> <td>1</td> <td>Chalker</td> <td>1</td> <td>Commercial mid-size 40”</td> </tr> <tr> <td></td> <td></td> <td>1</td> <td>Commercial mid-size 21”</td> </tr> <tr> <td></td> <td>Pickup Truck</td> <td>4</td> <td>Trimmers</td> </tr> <tr> <td>1</td> <td>¾ Ton 4x4 pickup (state bid)</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Plow</td> <td></td> <td>Aerators</td> </tr> <tr> <td>1</td> <td>Utility Box</td> <td>1</td> <td>Renovaire (plugs)</td> </tr> <tr> <td></td> <td></td> <td>1</td> <td>Walk behind</td> </tr> <tr> <td></td> <td>Miscellaneous</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Sidewalk Edger</td> <td></td> <td>Utility</td> </tr> <tr> <td>1</td> <td>Backpack Blower</td> <td>2</td> <td>Bobcats or Gators @ \$8,000 each</td> </tr> <tr> <td></td> <td>Hand and Power Tools (rakes, shovels, drill, saw etc.)</td> <td>1</td> <td>Bobcat Toolcat</td> </tr> <tr> <td></td> <td></td> <td>1</td> <td>Fertilizer Spreader attachment</td> </tr> <tr> <td></td> <td></td> <td>1</td> <td>Turf Sprayer attachment</td> </tr> </tbody> </table>	Minimum Equipment				#	Infields	#	Mowers	1	Infield Groomer – Smithco, Toro etc.	1	Toro Grounds Master 4700 D 126” cut	1	Line Painter (CO2)	1	Toro Grounds Master 7200 72” cut	1	Chalker	1	Commercial mid-size 40”			1	Commercial mid-size 21”		Pickup Truck	4	Trimmers	1	¾ Ton 4x4 pickup (state bid)			1	Plow		Aerators	1	Utility Box	1	Renovaire (plugs)			1	Walk behind		Miscellaneous			1	Sidewalk Edger		Utility	1	Backpack Blower	2	Bobcats or Gators @ \$8,000 each		Hand and Power Tools (rakes, shovels, drill, saw etc.)	1	Bobcat Toolcat			1	Fertilizer Spreader attachment			1	Turf Sprayer attachment
Minimum Equipment																																																																					
#	Infields	#	Mowers																																																																		
1	Infield Groomer – Smithco, Toro etc.	1	Toro Grounds Master 4700 D 126” cut																																																																		
1	Line Painter (CO2)	1	Toro Grounds Master 7200 72” cut																																																																		
1	Chalker	1	Commercial mid-size 40”																																																																		
		1	Commercial mid-size 21”																																																																		
	Pickup Truck	4	Trimmers																																																																		
1	¾ Ton 4x4 pickup (state bid)																																																																				
1	Plow		Aerators																																																																		
1	Utility Box	1	Renovaire (plugs)																																																																		
		1	Walk behind																																																																		
	Miscellaneous																																																																				
1	Sidewalk Edger		Utility																																																																		
1	Backpack Blower	2	Bobcats or Gators @ \$8,000 each																																																																		
	Hand and Power Tools (rakes, shovels, drill, saw etc.)	1	Bobcat Toolcat																																																																		
		1	Fertilizer Spreader attachment																																																																		
		1	Turf Sprayer attachment																																																																		

Steamboat 700
Annexation Agreement Exhibit F Attachment
Roads, Trails and Transit Stops Phasing Plan - 8/25/09

NOTE: Proposed infrastructure routing represents one alternative but not a commitment to a single option; other alternatives may exist to achieve equivalent levels of service, depending upon internal pod layouts and development sequence.

INFRASTRUCTURE IMPROVEMENT	IMPROVEMENT SEGMENT OR LOCATION POINT (see individual pod layouts)											
	POD 1	POD 2	POD 3	POD 4	POD 5	POD 6	POD 7	POD 8	POD 9	POD 10	POD 11	
Off-Site												
Intersections	4	4	4	4	4	4	4	4	4	4	4	
Roadways	3-7	3-7	3-7	3-7	3-7	3-7	3-7	3-7	3-7	3-7	3-7	
On-Site												
Primary Roadways	1-8, 4-7, 9-10, 10-11, 11-14	1-8, 4-7, 9-10, 10-11, 11-14	1-8, 7-8	1-8, 4-7	1-8, 4-7, 9-10, 10-11, 11-14	1-8, 4-7, 9-10, 10-11, 11-14	1-8, 4-7, 9-10, 10-12, 12-13, 13-14	1-8, 4-7, 9-10, 10-11, 11-14	1-8, 4-7, 9-10, 10-15	1-8, 4-7, 13-14, 14-15	1-8, 4-7, 16-17	1-8, 4-7, 12-13, 12-16, 13-14
Primary Trails	1-2	1-2	N/A	1-2, 2-5	1-2, 2-5	1-2, 2-5	1-2, 2-5, 5-15, 15-30	1-2, 2-5	1-2, 2-5, 5-15, 15-30, 30-35	1-2, 2-5, 5-15, 15-30, 30-35	1-2, 2-5, 5-15, 15-30, 30-35	1-2, 2-5, 5-15, 15-30
Transit Stops/Center	42, 43	42	42, 43	42, 43	42, 43	42, 43	42, 43	42, 43	42, 43	42, 43, 44	42, 43, 44	42, 43, 44

SHEET INDEX

SHEET 1	INFRASTRUCTURE IMPROVEMENT TABLE
SHEET 2	FULL BUILDOUT
SHEET 3	POD 1
SHEET 4	POD 2
SHEET 5	POD 3
SHEET 6	POD 4
SHEET 7	POD 5
SHEET 8	POD 6
SHEET 9	POD 7
SHEET 10	POD 8
SHEET 11	POD 9
SHEET 12	POD 10
SHEET 13	POD 11

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

① IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPEMENT POD TABLE)

TRANSIT STOP / TRANSIT CENTER

DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN

PEDESTRIAN/BICYCLE UNDERPASS

ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)

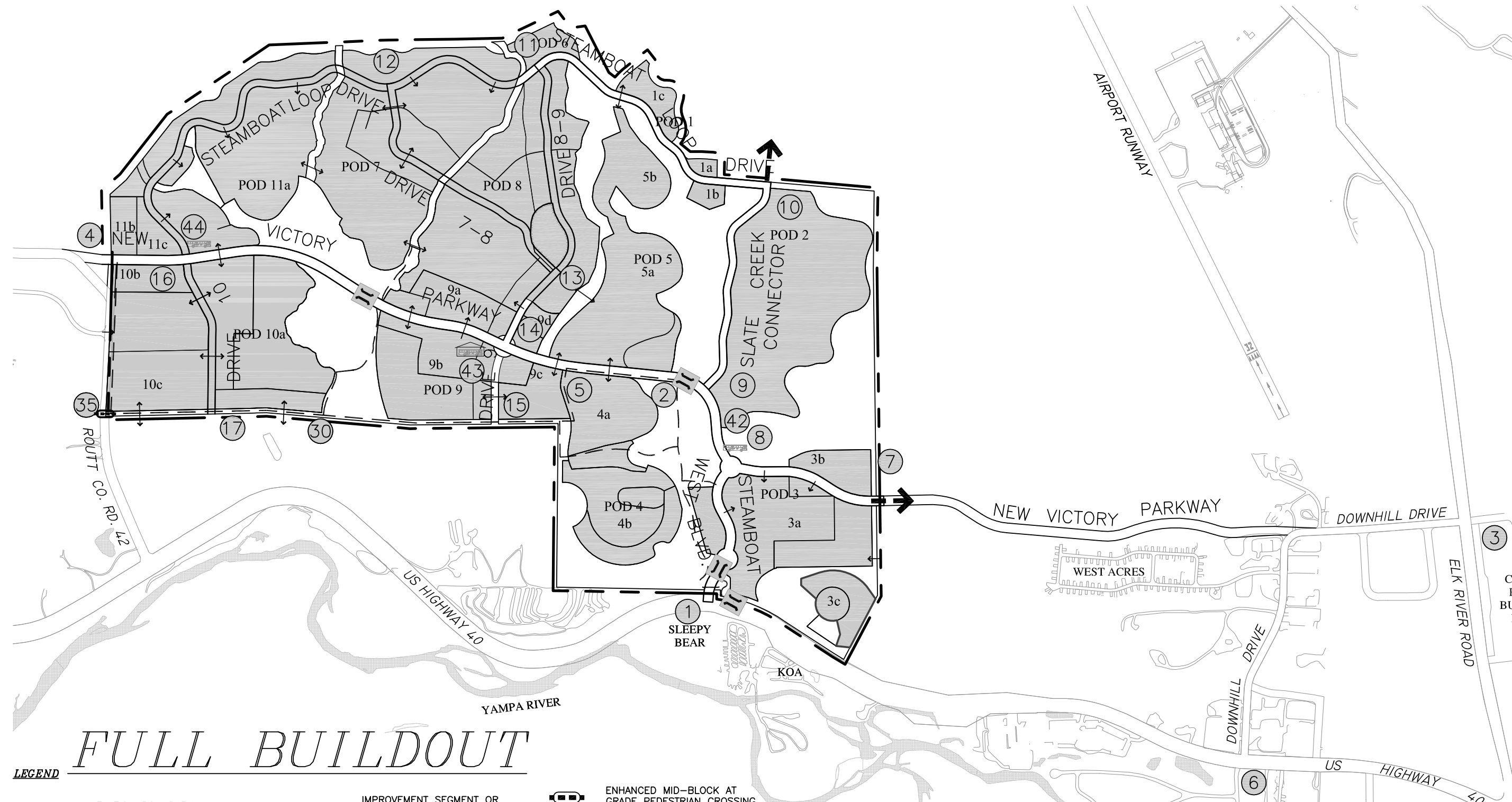
NOTE: LOCATION AND PHASING OF SOFT SURFACE TRAILS INCLUDED IN STEAMBOAT 700 PARKS AND OPEN SPACE MASTER PLAN

Copyright CIVIL DESIGN CONSULTANTS, INC. 2009
REVISIONS

No.	Item	Date

Date: 8/18/09	STEAMBOAT 700
Drawn: BB	
Designed: RWS	ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Scale: As Noted	
Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028	
SHEET NO. 1 OF 13	PROJECT NO. 4151.001A

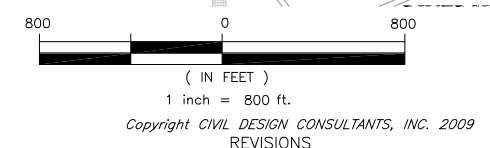
I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=trails, 8/18/2009 10:00:00 AM, Titleblock, 1:1



FULL BUILDOUT

LEGEND

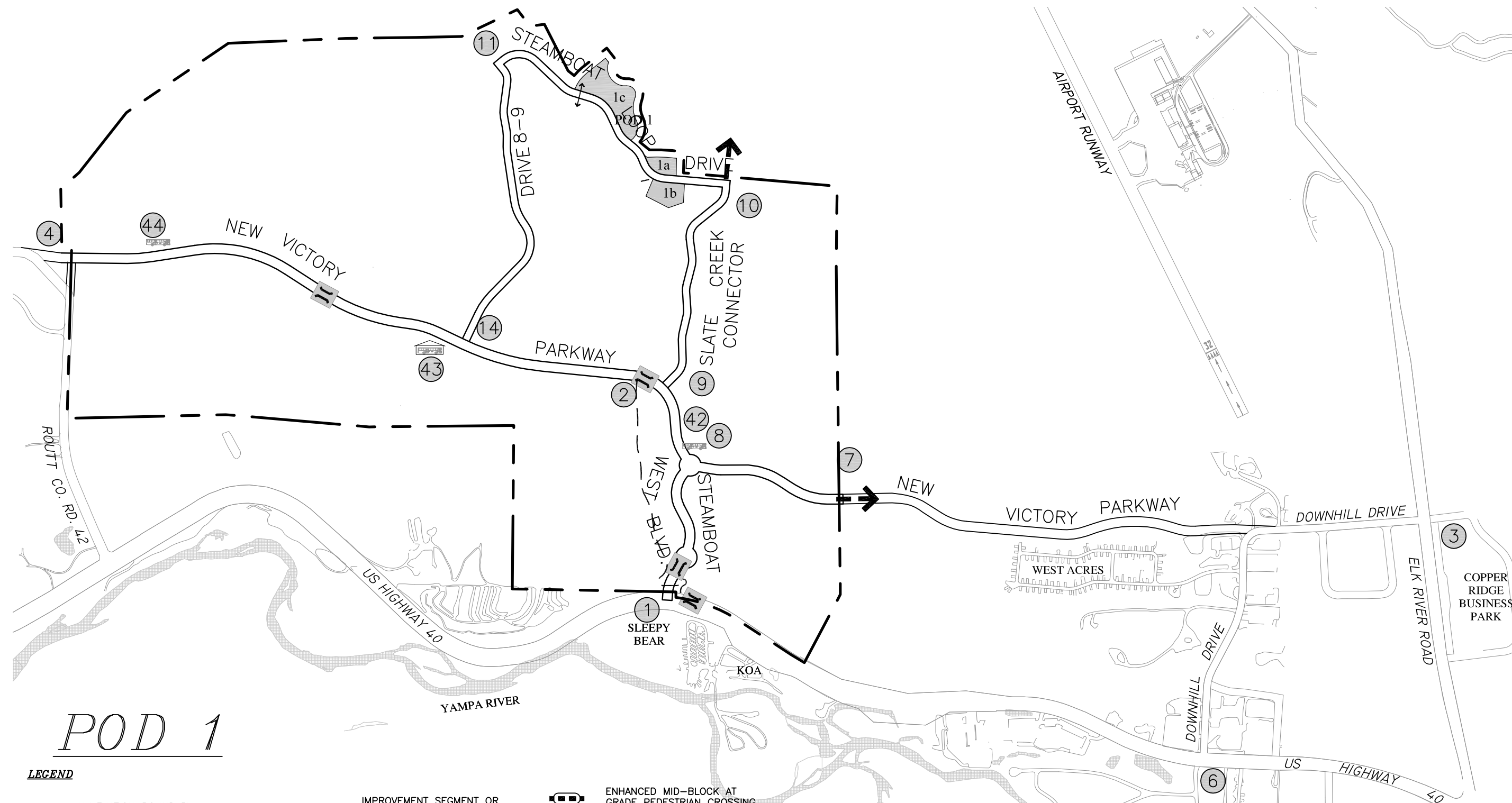
- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS
- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700
Drawn: BB	ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Designed: RWS	Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Scale: As Noted	
SHEET NO. 2 OF 13 PROJECT NO. 4151.001A	

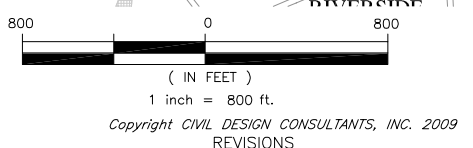
I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=trails, 8/18/2009 10:01:34 AM, Titleblock, 1:1



POD 1

LEGEND

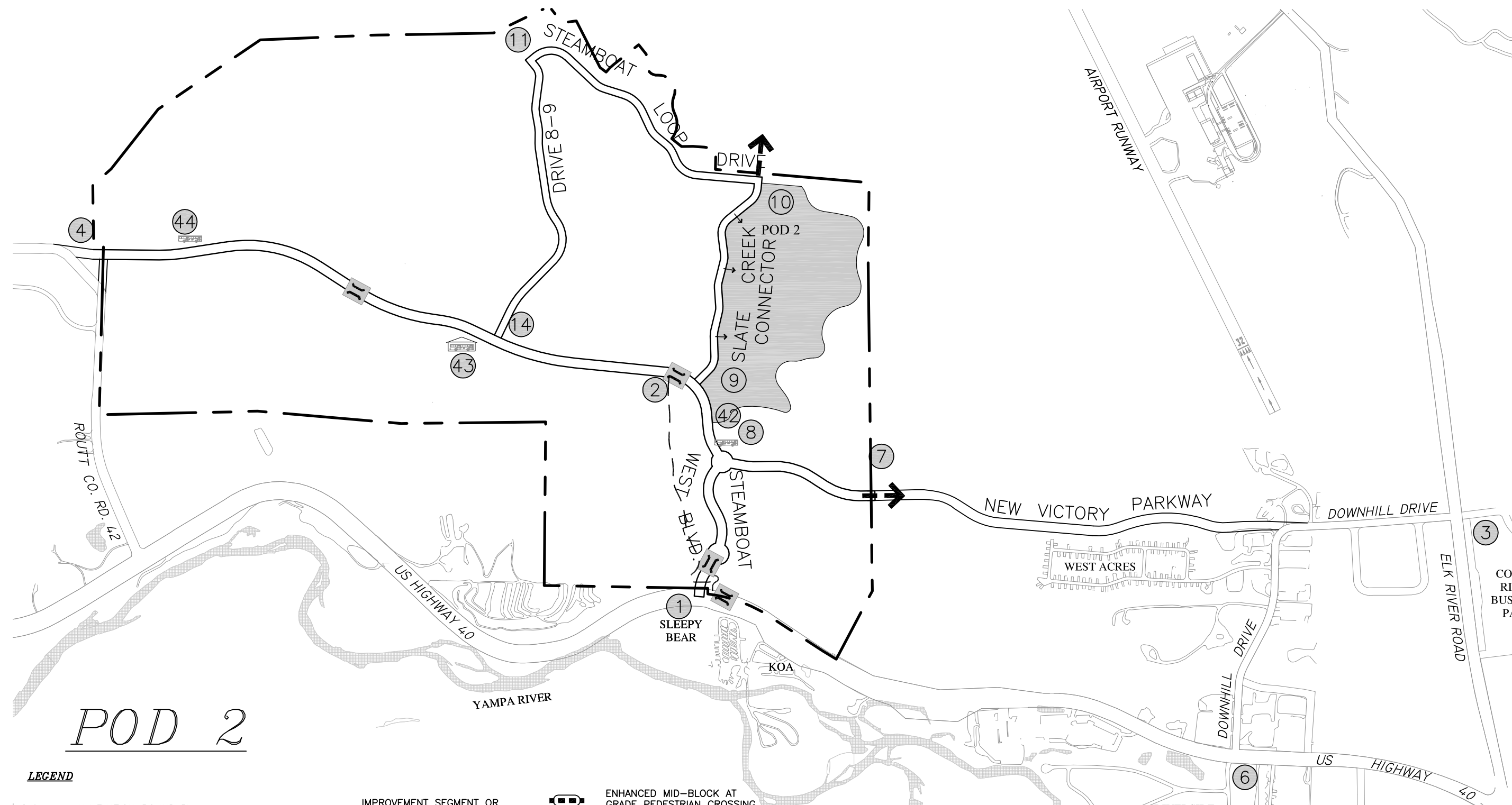
- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS
- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700
Drawn: BB	ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Designed: RWS	Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Scale: As Noted	
SHEET NO. 3 OF 13 PROJECT NO. 4151.001A	

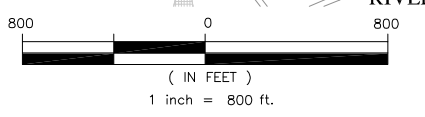
I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=trails, 8/18/2009 10:02:54 AM, Titleblock, 1:1



POD 2

LEGEND

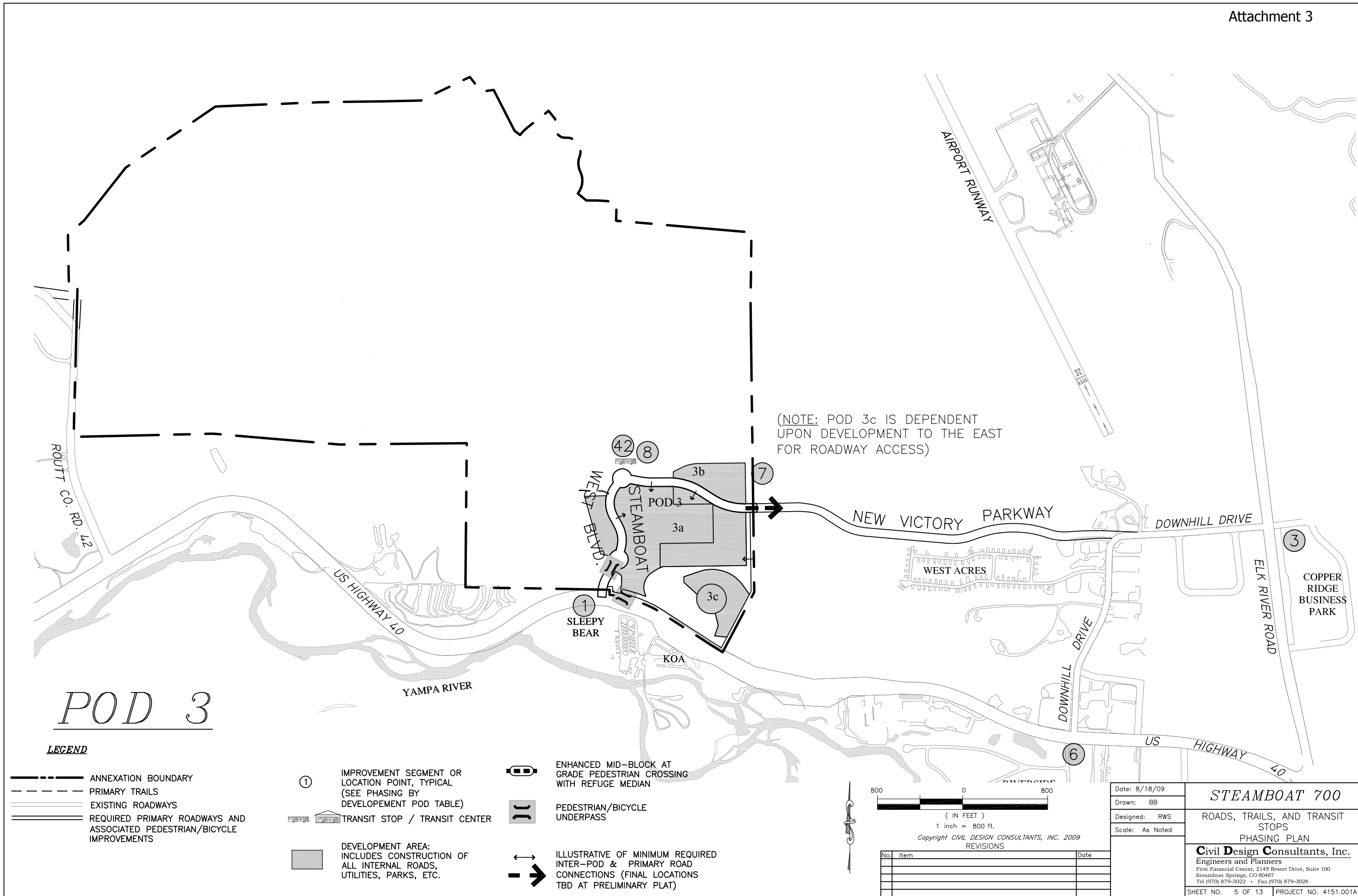
- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS
- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



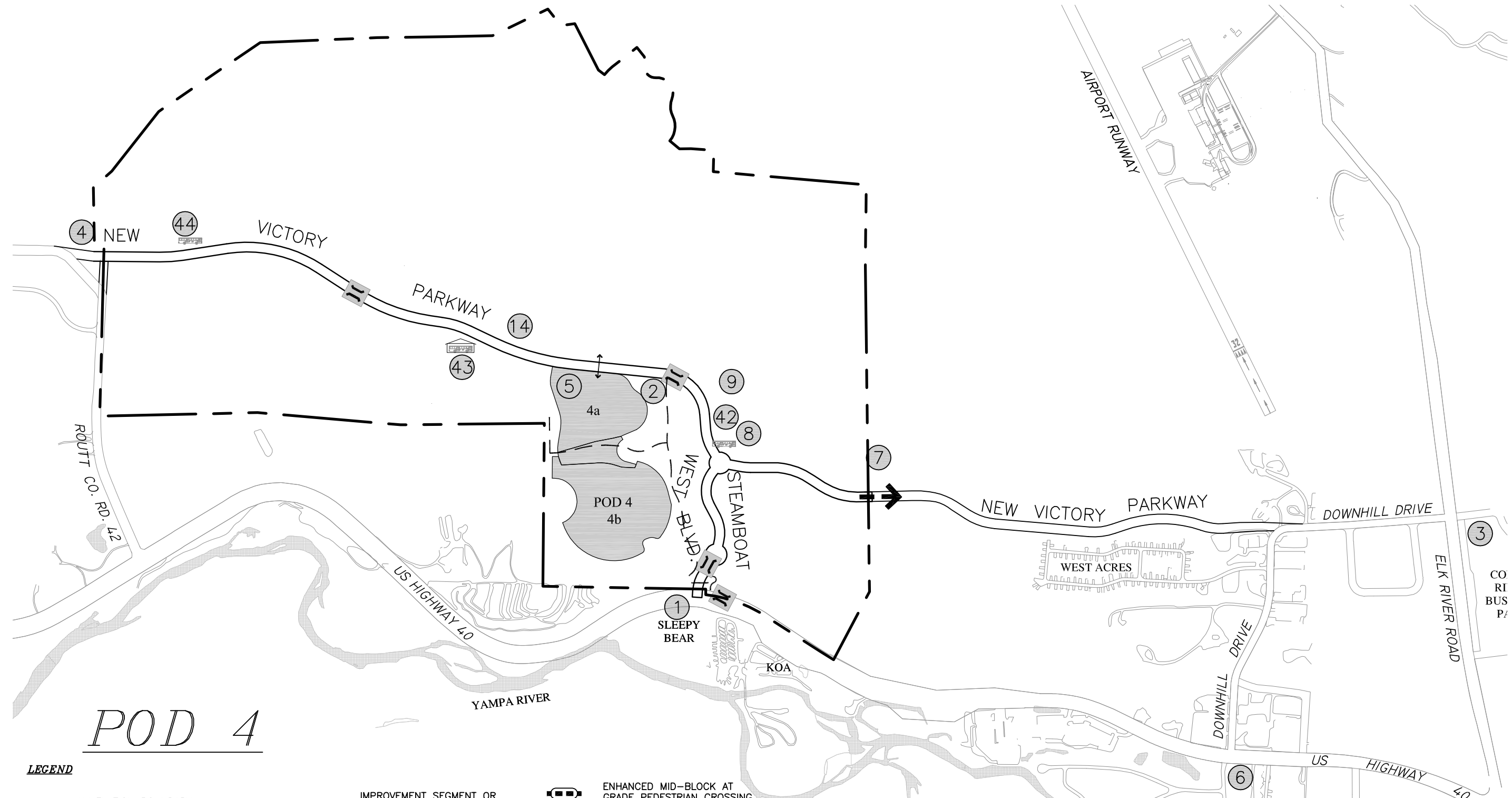
No.	Item	Date

Date: 8/18/09	STEAMBOAT 700
Drawn: BB	ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Designed: RWS	Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Scale: As Noted	SHEET NO. 4 OF 13 PROJECT NO. 4151.001A

I:\4151-001A_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=roads, trails=trails, 8/18/2009 10:04:12 AM, Titleblock, 1:1



I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=trails, 8/18/2009 10:05:35 AM, Titleblock, 1:1



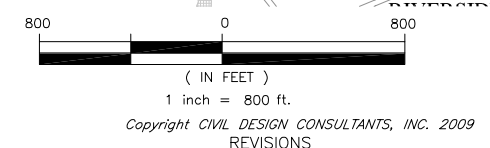
POD 4

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

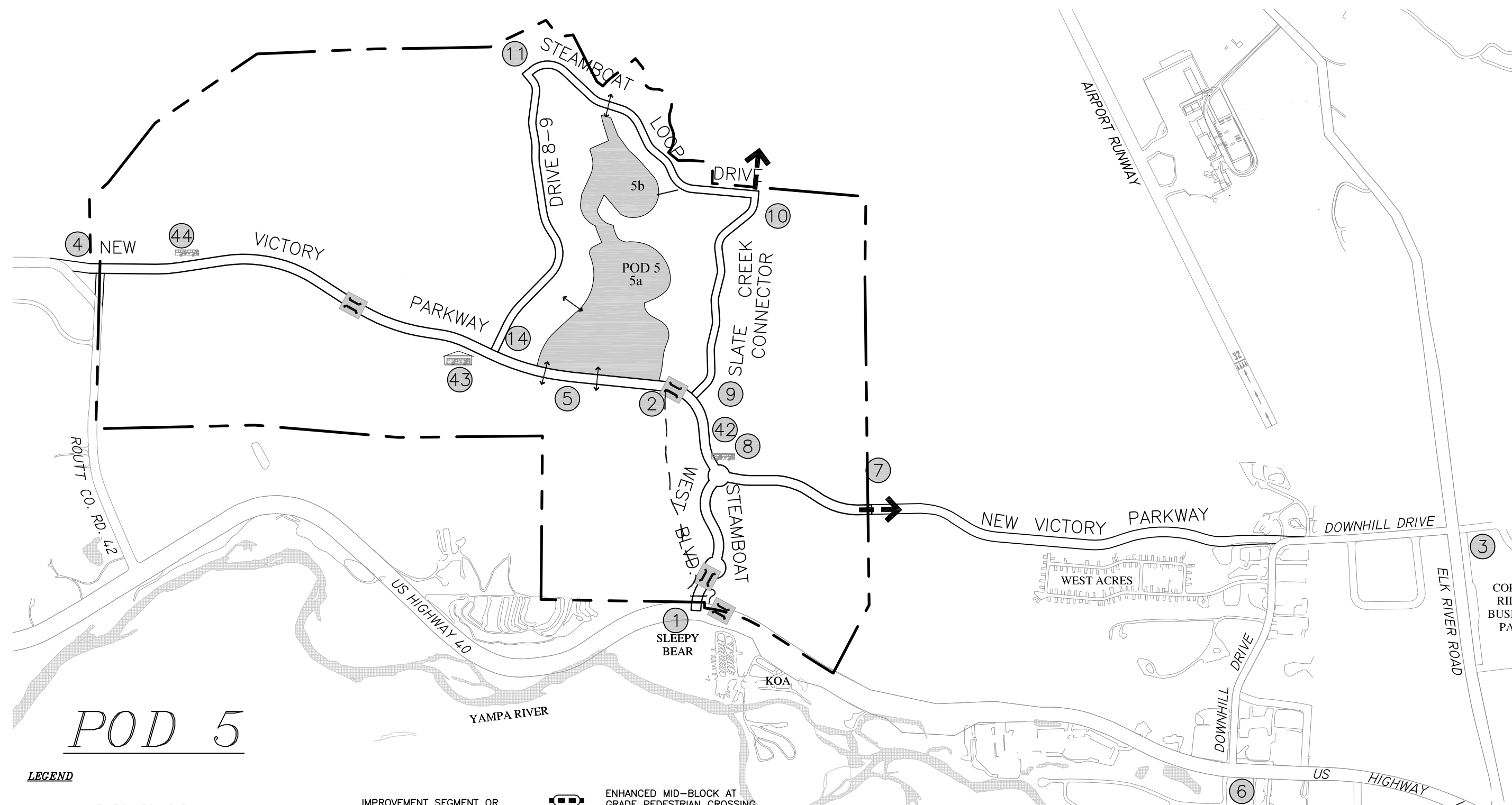
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700 ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Drawn: BB	
Designed: RWS	
Scale: As Noted	
SHEET NO. 6 OF 13 PROJECT NO. 4151.001A	

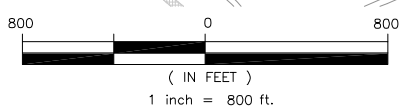
I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=trails, 8/18/2009 10:08:14 AM, Titleblock, 1:1



POD 5

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS
- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



Copyright CIVIL DESIGN CONSULTANTS, INC. 2009
REVISIONS

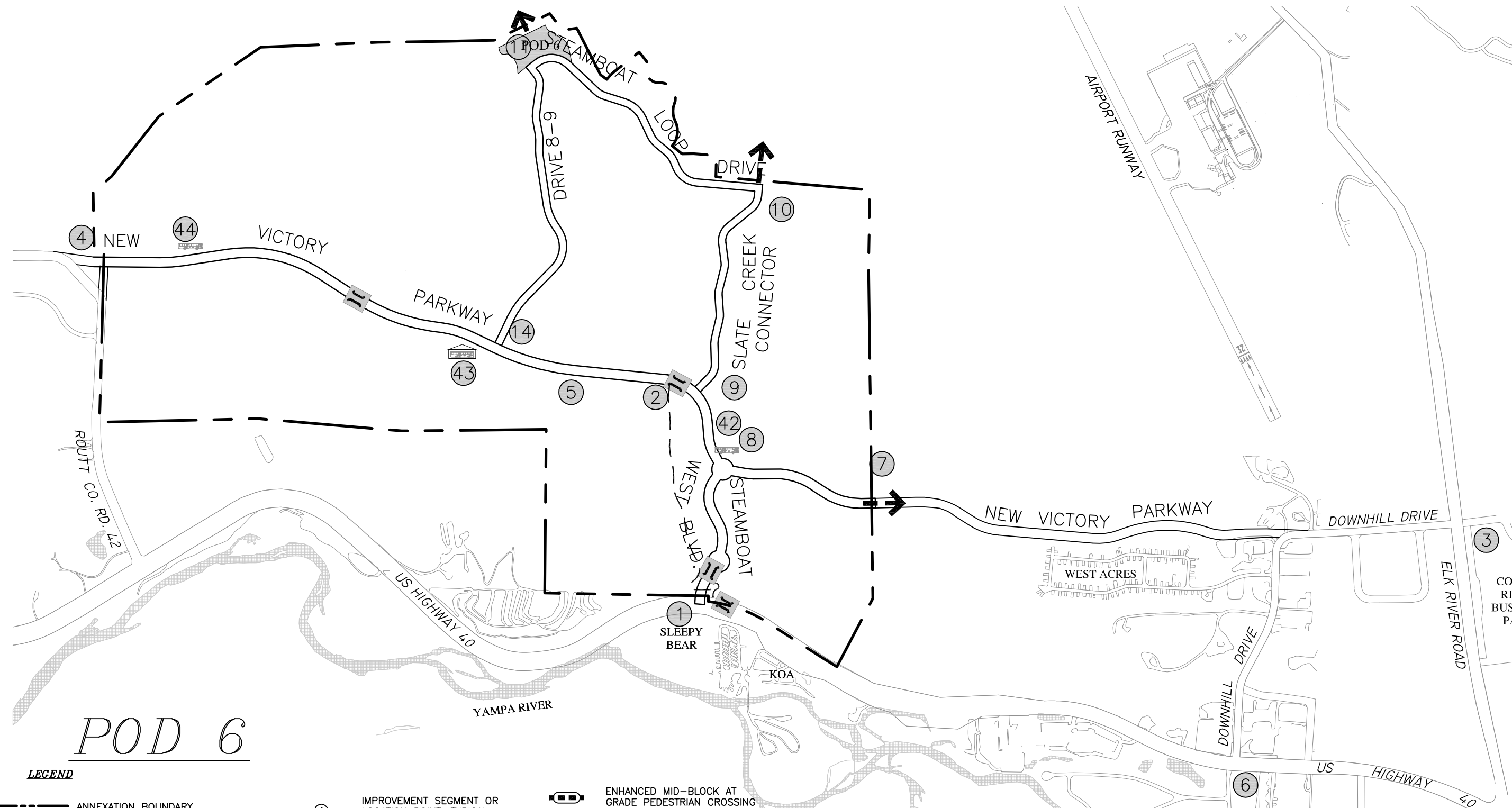
No.	Item	Date

Date: 8/18/09
Drawn: BB
Designed: RWS
Scale: As Noted

STEAMBOAT 700
ROADS, TRAILS, AND TRANSIT STOPS
PHASING PLAN

Civil Design Consultants, Inc.
Engineers and Planners
First Financial Center, 2145 Resort Drive, Suite 100
Steamboat Springs, CO 80487
Tel (970) 879-3022 • Fax (970) 879-3028

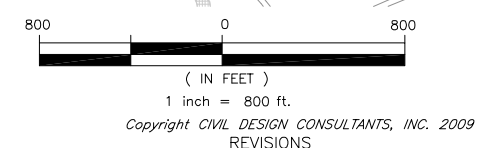
I:\4151-001A_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads-trails, 8/18/2009 10:09:28 AM, Titleblock, 1:1



POD 6

LEGEND

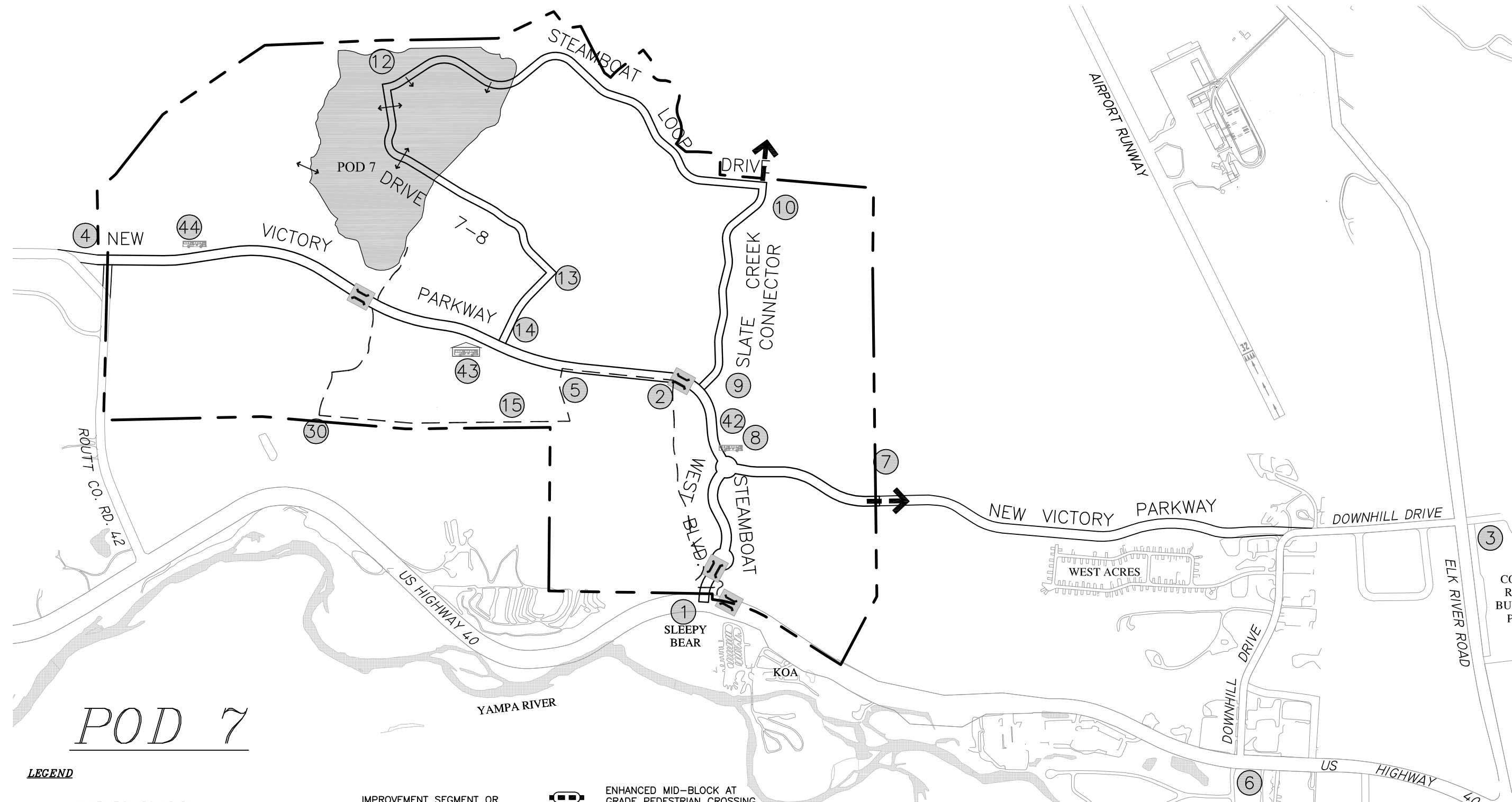
- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS
- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700
Drawn: BB	ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Designed: RWS	Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Scale: As Noted	SHEET NO. 8 OF 13 PROJECT NO. 4151.001A

I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads=trails, 8/18/2009 10:11:23 AM, Titleblock, 1:1



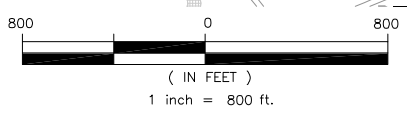
POD 7

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

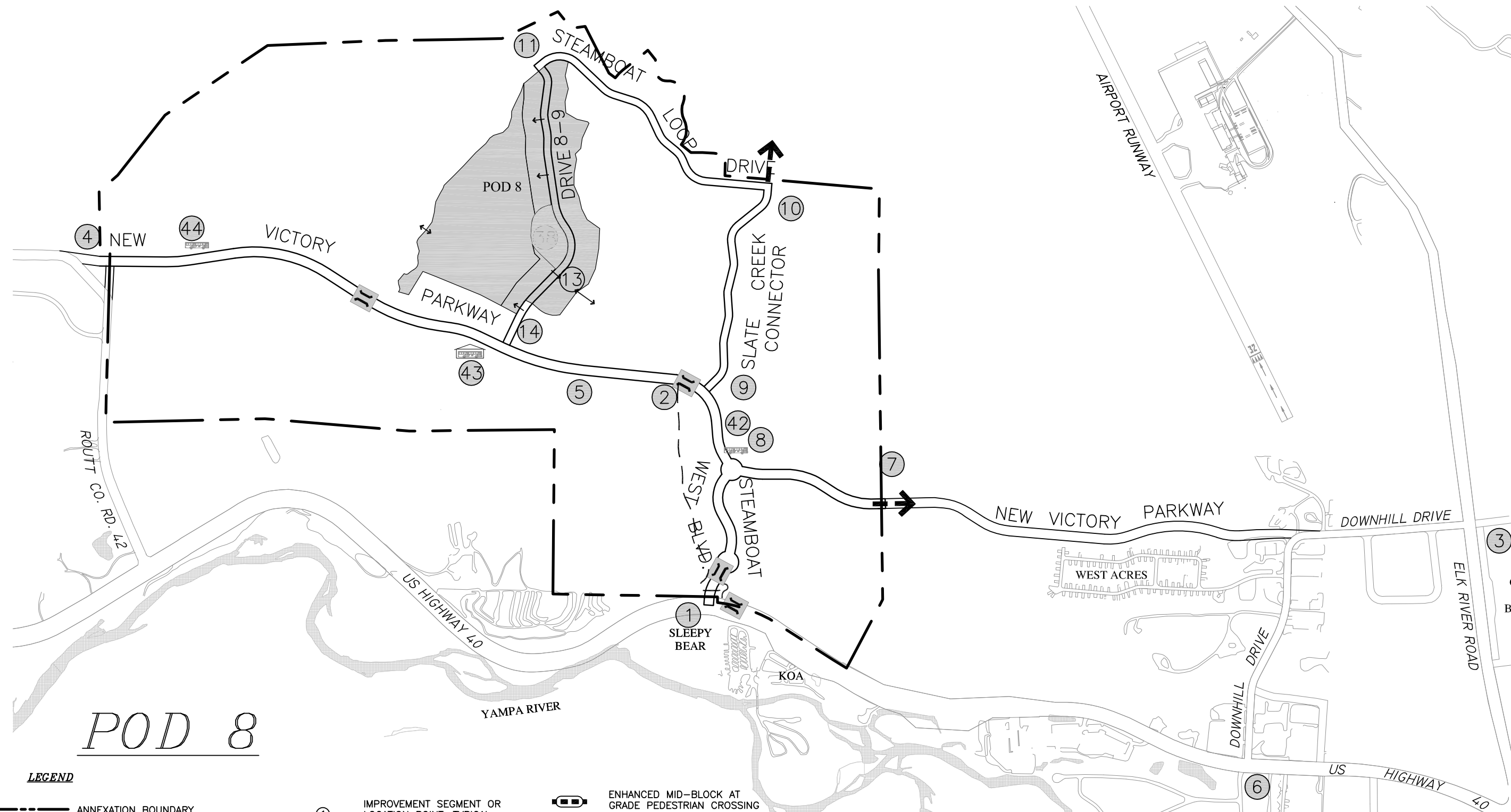
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700 ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Drawn: BB	
Designed: RWS	
Scale: As Noted	
SHEET NO. 9 OF 13 PROJECT NO. 4151.001A	

I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads-trails, 8/18/2009 10:12:49 AM, Titleblock, 1:1



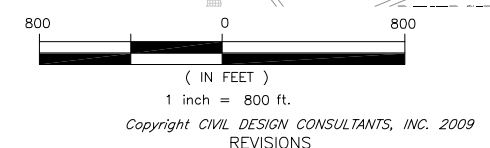
POD 8

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

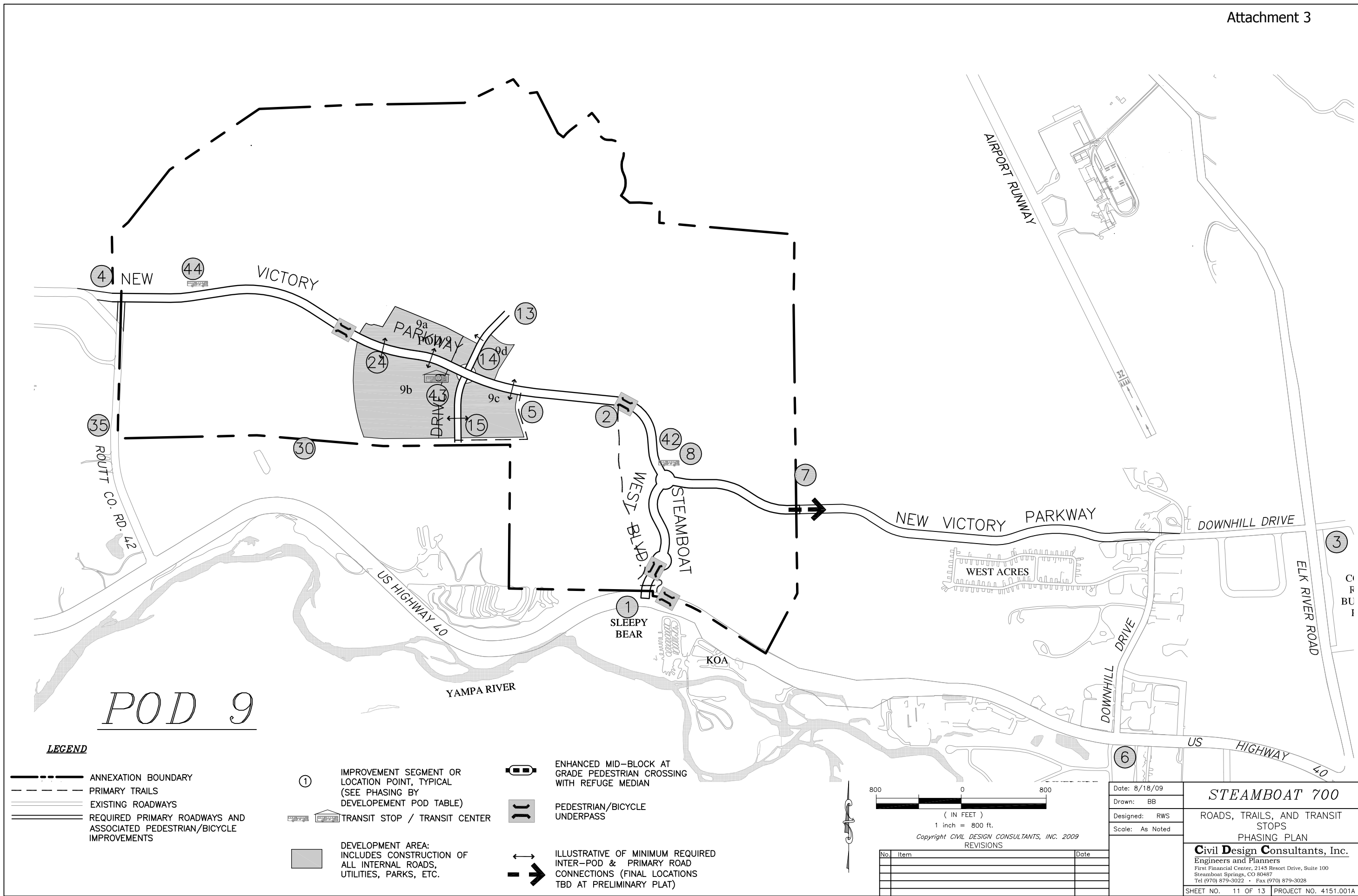
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700 ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028
Drawn: BB	
Designed: RWS	
Scale: As Noted	
SHEET NO. 10 OF 13 PROJECT NO. 4151.001A	

I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads-trails, 8/18/2009 10:14:09 AM, Titleblock, 1:1



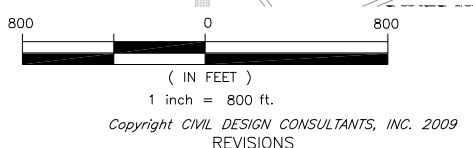
POD 9

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



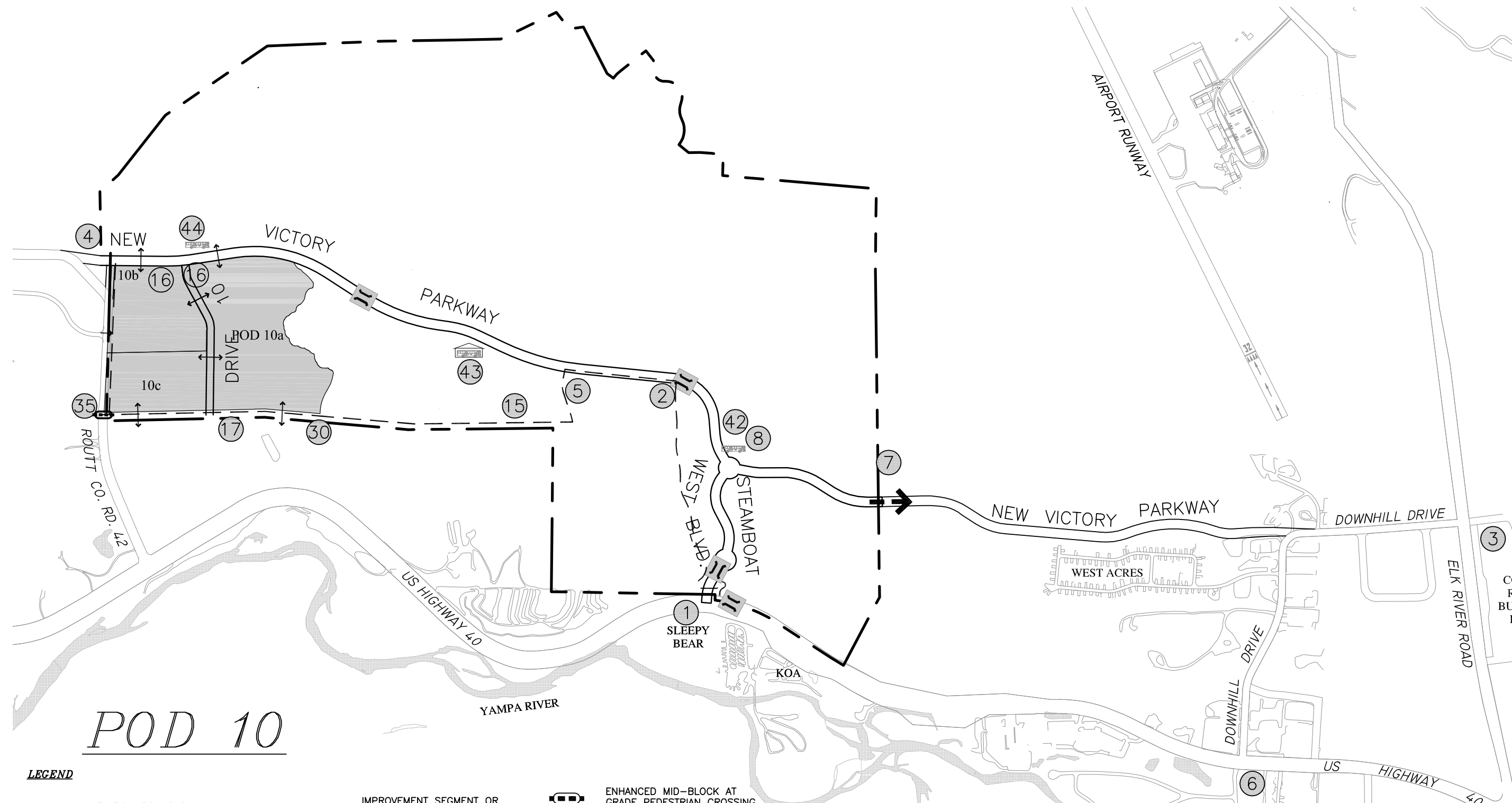
No.	Item	Date

Date: 8/18/09
 Drawn: BB
 Designed: RWS
 Scale: As Noted

STEAMBOAT 700
 ROADS, TRAILS, AND TRANSIT STOPS
 PHASING PLAN

Civil Design Consultants, Inc.
 Engineers and Planners
 First Financial Center, 2145 Resort Drive, Suite 100
 Steamboat Springs, CO 80487
 Tel (970) 879-3022 • Fax (970) 879-3028

I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads-trails, 8/18/2009 10:15:39 AM, Titleblock, 1:1



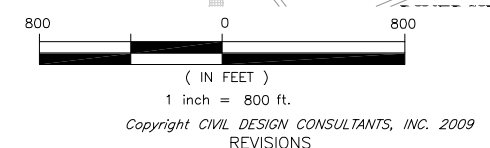
POD 10

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

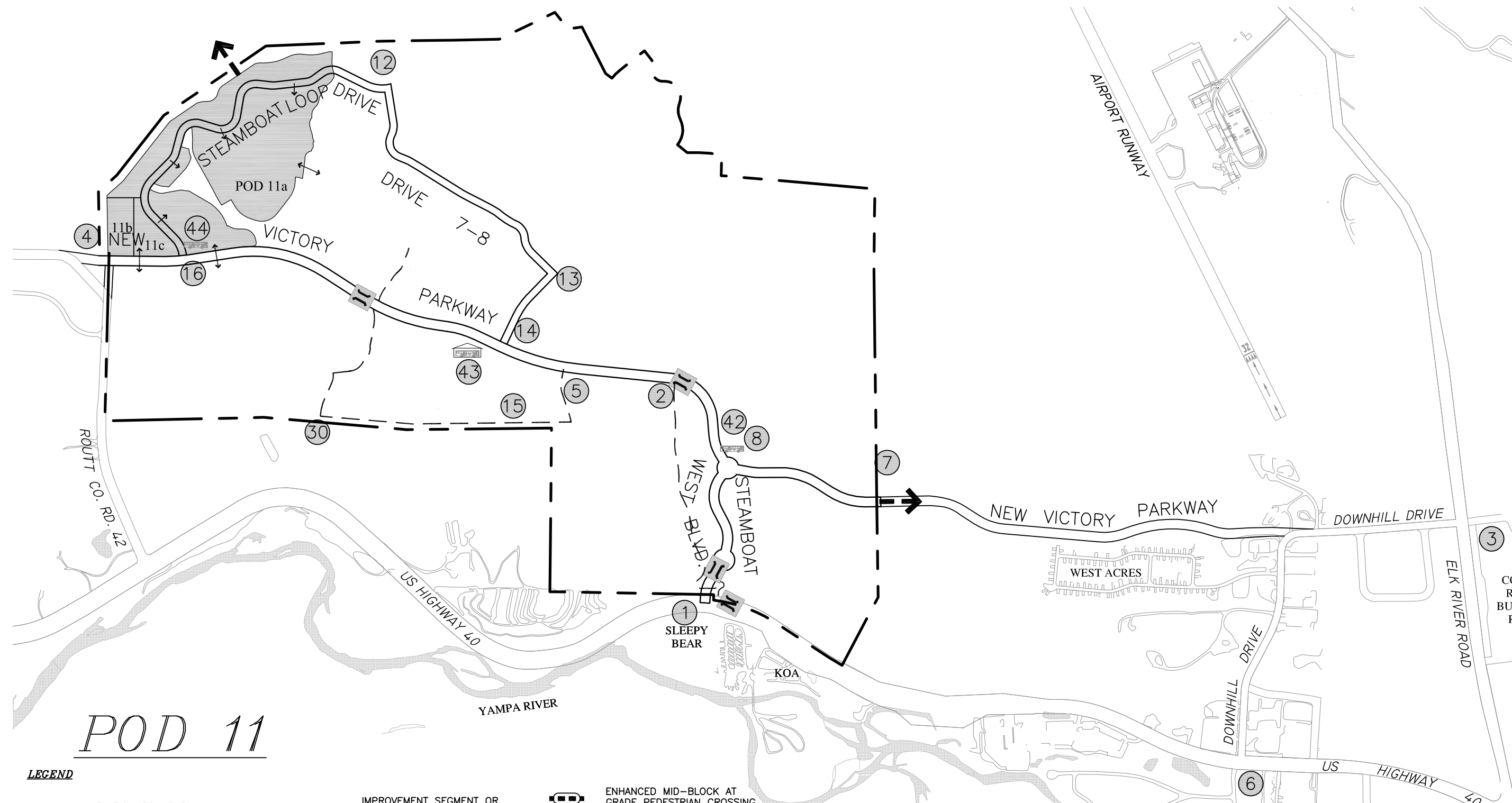
- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



No.	Item	Date

Date: 8/18/09	STEAMBOAT 700 ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Drawn: BB	
Designed: RWS	
Scale: As Noted	
Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028	
SHEET NO. 12 OF 13	PROJECT NO. 4151.001A

I:\4151-0014_Summit_700_Property_Planning-Prelim_Design\Annexation_Plan\071309_Final_Annexation_Application_Submittal\POD_Phasings_8-14-09.dwg, roads-trails, 8/18/2009 10:16:51 AM, Titleblock, 1:1



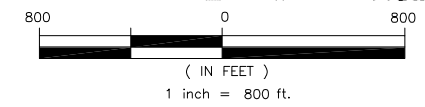
POD 11

LEGEND

- ANNEXATION BOUNDARY
- PRIMARY TRAILS
- EXISTING ROADWAYS
- REQUIRED PRIMARY ROADWAYS AND ASSOCIATED PEDESTRIAN/BICYCLE IMPROVEMENTS

- IMPROVEMENT SEGMENT OR LOCATION POINT, TYPICAL (SEE PHASING BY DEVELOPMENT POD TABLE)
- TRANSIT STOP / TRANSIT CENTER
- DEVELOPMENT AREA: INCLUDES CONSTRUCTION OF ALL INTERNAL ROADS, UTILITIES, PARKS, ETC.

- ENHANCED MID-BLOCK AT GRADE PEDESTRIAN CROSSING WITH REFUGE MEDIAN
- PEDESTRIAN/BICYCLE UNDERPASS
- ILLUSTRATIVE OF MINIMUM REQUIRED INTER-POD & PRIMARY ROAD CONNECTIONS (FINAL LOCATIONS TBD AT PRELIMINARY PLAT)



Copyright CIVIL DESIGN CONSULTANTS, INC. 2009

No.	Item	Date

Date: 8/18/09	STEAMBOAT 700 ROADS, TRAILS, AND TRANSIT STOPS PHASING PLAN
Drawn: BB	
Designed: RWS	
Scale: As Noted	
Civil Design Consultants, Inc. Engineers and Planners First Financial Center, 2145 Resort Drive, Suite 100 Steamboat Springs, CO 80487 Tel (970) 879-3022 • Fax (970) 879-3028	
SHEET NO. 13 OF 13	PROJECT NO. 4151.001A

Property Tax - Mill Levy comparison - 08/31/2009

	Oak Creek Sierra View	Stagecoach Meadowgreen	Stagecoach general	Hayden	Steamboat	Stmbt II	Alpine Mtn Rnch	SB700 estimated
ROUTT COUNTY GENERAL FUND	8.277	8.277	8.277	8.277	8.277	8.277	8.277	8.277
ROUTT COUNTY ROAD & BRIDGE	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
ROUTT COUNTY SOCIAL SERVICES	0.154	0.154	0.154	0.154	0.154	0.154	0.154	0.154
ROUTT COUNTY COMMUNICATIONS	1.192	1.192	1.192	1.192	1.192	1.192	1.192	1.192
ROUTT COUNTY OPEN SPACE FUND	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
ROUTT COUNTY MUSEUMS	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
ROUTT COUNTY - HORIZONS	1	1	1	1	1	1	1	1
SOUTH ROUTT REGIONAL LIBRARY - GENERAL	1.003	1.003	1.003					
WEST ROUTT REGIONAL LIBRARY - GENERAL				1.711				
WEST ROUTT LIBRARY DEBT SVCE- BOND				0.563				
EAST ROUTT REGIONAL LIBRARY - GENERAL					2.509	2.509	2.509	2.509
EAST ROUTT REGIONAL LIBRARY - BOND					0.974	0.974	0.974	0.974
SOUTH ROUTT SCHOOL DISTRICT, RE-3 GENERL	27.332	27.332	27.332					
SOUTH ROUTT SCHOOL DISTRICT, RE-3 BOND	7.591	7.591	7.591					
HAYDEN SCHOOL DISTRICT, RE-1 GENERAL				26.881				
STEAMBOAT SPRINGS SCHL DIST, RE-2 GENERL					17.927	17.927	17.927	17.927
STEAMBOAT SPRINGS SCHL DIST, RE-2 BOND					3.995	3.995	3.995	3.995
COLORADO MOUNTAIN COLLEGE - GENERAL					3.997	3.997	3.997	3.997
TOWN OF HAYDEN - GENERAL				18.54				
TOWN OF OAK CREEK - GENERAL	11.734							
OAK CREEK CEMETERY	0.152	0.152	0.152					
HAYDEN CEMETERY				0.371				
STEAMBOAT SPRINGS CEMETERY					0.097	0.097	0.097	0.097
COLORADO RIVER WATER CONSERVANCY	0.199	0.199	0.199	0.199	0.199	0.199	0.199	0.199
UPPER YAMPA WATER CONS DIST-CONTR OBLIG	0.058	0.058	0.058	0.058	0.058	0.058	0.058	0.058
UPPER YAMPA WATER CONS DIST - GENERAL	0.218	0.218	0.218	0.218	0.218	0.218	0.218	0.218
UPPER YAMPA WATER CONS DIST - BOND & INT	0.494	0.494	0.494	0.494	0.494	0.494	0.494	0.494
UPPER YAMPA WATER CONS DIST - CAP IMP	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
SOUTH ROUTT MED CENTER HEALTH SERV DIST	2.095	2.095	2.095					
OAK CREEK FIRE PROTECTION DIST - GENERAL	9.938	9.938	9.938					
WEST ROUTT FIRE PROTECTION DIST - GENERL				2.94				
MORRISON CREEK WATER & SAN DIST - GENERL		13.09	13.09					
Meadowgreen Imp District \$3,817 annually for 20 years		78						
SOLANDT MEMORIAL HOSPITAL				0.182				
STEAMBOAT II METRO DIST - GENERL						20.7		
STEAMBOAT RURAL FIRE PROT DIST - GENERAL						5.971	5.971	
STEAMBOAT RURAL FIRE PROT DIST - CAP EXP						0.209	0.209	
ALPINE MOUNTAIN METRO DISTRICT							30	
Steamboat 700 (includes 5.261 capital & operating mills for City)								35 - 50
								(SB700 est)
	75.027	154.383	76.383	66.37	44.681	71.561	80.861	80 - 95

See note 1

Notes

1) As recently as 1998 Stagecoach was 98.017 mills on all property in part due to Morrison Creek W&S bankruptcy

US 40 Capital Improvement Plan Draft
 2009 dollars (in \$millions)
 Based on High Range Conceptual Estimate, 07/02/09

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Dwelling Units (1)	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Cumulative Dwelling Units	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100
PHASING RECOMMENDATIONS (2)																					
Elk River Intersestion area: Just east of Curve Court to 900' west of Downhill Drive.	Design	\$ 0.68																			
	ROW Acquisition		\$ 3.85																		
	Construction			\$ 11.16																	
Stockbridge area: 830' west of 13th Street to just east of Curve Court	Design		\$ 0.91																		
	ROW Acquisition			\$ 3.24																	
	Construction				\$ 14.77																
13th Street Intersection area: 12th Street to 830' west of 13th Street	Design			\$ 0.19																	
	ROW Acquisition				\$ 0.32																
	Construction					\$ 3.18															
Steamboat West Blvd. area: 900' west of Downhill Drive to west of Steamboat West Blvd.	Design					\$ 1.57															
	ROW Acquisition						\$ 3.01														
	Construction										\$ 25.49										
CR 42 Intersection area: West of Steamboat West Blvd. to west of CR 42	Design						\$ 1.34														
	ROW Acquisition							\$ 3.94													
	Construction												\$ 21.71								
West area: West of CR 42 to west end of project	Design										\$ 0.71										
	ROW Acquisition											\$ 3.74									
	Construction															\$ 11.70					
EXPENDITURES																					
Total Expenditures by year	\$ 0.68	\$ 4.76	\$ 14.40	\$ 0.19	\$ 15.10	\$ 4.74	\$ 4.35	\$ 3.94	\$ -	\$ -	\$ 0.71	\$ 29.23	\$ -	\$ 21.71	\$ -	\$ -	\$ 11.70	\$ -	\$ -	\$ -	\$ -
Total cumulative expenditures	\$ 0.68	\$ 5.44	\$ 19.84	\$ 20.03	\$ 35.12	\$ 39.87	\$ 44.22	\$ 48.16	\$ 48.16	\$ 48.16	\$ 48.87	\$ 78.10	\$ 78.10	\$ 99.82	\$ 99.82	\$ 99.82	\$ 111.52	\$ 111.52	\$ 111.52	\$ 111.52	\$ 111.52

Notes:
 (1) Assumes straight line build out of 100 units per year
 (2) By phase, assume design takes 6 to 12 months, ROW takes up to 18 months and all \$ are expended in year of start,
 Priorities are based on traffic operations and practicability (LOS D initiates need to consider design and LOS E initiates need to consider construction)

	Design
	ROW Acquisition
	Construction