

**Steamboat 700 Annexation Agreement
Exhibit M**

Sustainability Commitments:

1. Plan for a potential increase in drought and flooding by incorporating requirements into the Steamboat 700 Design Guidelines that reduce water use through measures such as low-flow domestic plumbing fixtures and xeriscape landscaping which minimizes the need for irrigation.
2. Incorporate techniques into the Steamboat 700 Design Guidelines to minimize the heat island effect such as increasing tree and vegetative cover.
3. Minimize the amount of water needed in the project by incorporating xeriscaping techniques into public green spaces, streetscapes and commercial areas.
4. Incorporate requirements in the Steamboat 700 Design Guidelines that limit the amount of turf area allowed in public landscapes and allow bluegrass turf only where appropriate in recreational areas.
5. Incorporate requirements in the Steamboat 700 Design Guidelines that specify the use of high efficiency irrigation systems and evapotranspiration controllers in irrigated areas.
6. Incorporate requirements in the Steamboat 700 Design Guidelines that require low-flow domestic plumbing fixtures in commercial and residential buildings.
7. Incorporate requirements in the Steamboat 700 Design Guidelines that include specific requirements for landscaping, including the use of native and adapted species. The use of invasive species will be prohibited.
8. Require mulching in installed landscaping to add organic matter to the soil.
9. Incorporate requirements in the Steamboat 700 Design Guidelines that mandate the use of Energy Star rated appliances.
10. Use an energy analysis to incorporate requirements into the Steamboat 700 Design Guidelines that consider total cost of ownership to balance investment in green strategies with housing affordability.
11. Provide information in the Steamboat 700 Design Guidelines that helps developers and builders consider building orientation and design for natural ventilation, along with other building specific design specifications.
12. Promote effective and sustainable stormwater management techniques.
13. Promote mode shift in transportation and ride sharing.