

Project Name: Bear River Park Development

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Project Description:

a) A description of the project

This project will develop Bear River Park with the construction of internal trails, a public restroom, an artificial turf sports playing field with night lighting and spectator bleachers, a pavilion for tournament and event activities, a grassy area for play and pickup games, phase II expansion of the skate park, river restoration and access, and a playground.

Bear River Park is a newer city park next to the Riverside neighborhood, with easy access to transit and highway 40. The Park is accessed by the Core Trail and has access to the Yampa River. Construction of an access road to the park from Highway 40, with adjacent sidewalk and parking for 20 vehicles, began last fall and will be completed this spring. **This project - with its restroom, turf field, lighting, bleachers, pavilion, skate park expansion, river access, grassy area and playground will complete development of the park and make it not only a destination for residents, but also a place where tourists can come to play, recreate, enjoy the river, and play in sports tournaments.**

The City completed a master plan for the park in 2004, and this plan was updated in 2011. All existing and proposed development has occurred based on this plan. A concrete skatepark (Phase I) exists within the park and a bicycle skills course was constructed within the park this past summer.

Full development of Bear River Park will serve both residents and visitors to the community. The proposed field will provide a needed recreational amenity for locals and tourists from early spring through late fall months for soccer, lacrosse, and other field sports. Night lighting will extend use of the field into evening hours for big summer tournaments such as the mountain soccer tournament. And the fact that the proposed field is artificial turf will mean that maintenance will not need to take away from the time that sports tournaments can access the field. The field and grassy area will provide a place for triple crown teams to practice, and the pavilion will provide space for picnics, family events, and event organizers to operate their tournament activities. The playground will provide a neighborhood and community amenity and will provide an

activity for younger siblings during games. Expansion of the skatepark will enhance the skating experience, expand the capacity of the skate park, and enable competitions to be held. The restroom is critical park infrastructure that will improve the entire park for the benefit of not only the proposed field, grassy area, pavilion and playground, but also for the existing bike park and skatepark.

b) List of entities involved, their background, specific current and future interest, including roles and responsibilities of each

City of Steamboat Springs: The City of Steamboat Springs will construct and maintain all proposed park amenities. As was the case with the initial construction of the skate park, members of the Skate Park Alliance will be involved in planning the expansion of the skate park. Other recreational stakeholders such as First Impressions and the Mountain Soccer Tournament will be involved in planning and review of the final design of the playground, turf field and pavilion.

c) Project location. Indicate whether the land will need to be purchased and the details of that expected purchase. Who will own the completed project and who will manage the amenity. Will the amenity be purchased or leased? Provide the details of the transaction.

This project is located at Bear River Park, which is owned in fee title by the City of Steamboat Springs. The City will own, manage and maintain the facilities within the park.

d) Estimated overall cost of the project, including detail of the costs. Identify per square foot cost of construction, the cost to prepare the site, cost of permitting, tap fees, etc.

Total Cost for Full Development of Bear River Park: **\$2,773,434**

Potential Grant Funding: **\$ 869,000**

Total Accommodations Tax Needs: **\$1,904,434**

Projects can be phased/completed as funding comes available. Budget estimates for the different components of proposed full development include:

Turf Sports Field

Design & permitting	\$57,500
Construction	<u>\$517,500</u>
Subtotal	\$575,000
Potential GOCO Local Govt Grant	<u>\$345,000</u>
Total Accommodations Tax Funds Needed	\$230,000

Night Lighting

Electricity to Site	\$ 50,000
Design and Installation	<u>\$200,000</u>
Total Accommodations Tax Funds Needed	\$250,000

Pavillion & Bleachers

Design/Construction/Installation	<u>\$ 90,000</u>
Total Accommodations Tax Funds Needed	\$90,000

Skatepark Phase II Expansion

Earthwork		\$80,000
Construction (12,000 sq ft @ \$35 per foot)	<u>\$420,000</u>	
Subtotal	\$500,000	
Potential GOCO Local Govt Grant	<u>\$300,000</u>	
Total Accommodations Tax Funds Needed	\$200,000	

Internal Trails

Design	\$65,000
Construction (2,290 ft)	<u>\$576,200</u>
Subtotal	\$641,200
Potential GOCO Trails Grant	<u>\$200,000</u>
Total Accommodations Tax Funds Needed	\$441,200

River restoration and access

River bank restoration	\$ 42,518
ADA river access	<u>20,000</u>
Total Accommodations Tax Funds Needed	\$ 62,518

Playground

Equipment, Site Work and Installation		<u>\$40,000</u>
Subtotal	\$40,000	
Potential GOCO Mini Grant	<u>\$24,000</u>	
Total Accommodations Tax Funds Needed	\$16,000	

Restroom

Design & permitting	\$ 39,156
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Tap fees	14,000
Utilities	473,700
Construction	<u>57,860</u>
Total Accommodations Tax Funds Needed	\$ 584,716

Grassy Area/Landscaping

Irrigation	\$5,000
Seeding / landscaping	<u>\$25,000</u>
Total Accommodations Tax Funds Needed	\$30,000

e) Timeline: A timeline showing the phasing of the project, from inception through construction to operations. If phasing is possible, indicate the contemplated phases and the timing of phases.

- Design and engineering - 3 months (January - March 2014)
- Permitting - 2 months (April, May 2014)
- Infrastructure (utilities) installation - water, sewer, electricity, storm water - 6 months (June - December 2014)
- Concrete trail construction - 6 months (May - October 2014)
- Restroom Construction - 6 months (May - October 2015)
- Turf field and Lighting - 6 months (May - October 2015)
- Skatepark Phase II - 6 months (May - December 2015)
- Pavillion and playground construction - 4 months (April - July 2016)

f) Infrastructure needed to complete the project. Will a road be needed? Utilities?

Lagoon Court - the public road that accesses Bear River Park - was constructed as a gravel road in fall 2012 and will be paved by the City in Summer 2013. Additional infrastructure needed within the park is included in the estimated project costs and includes utilities to the restroom and a sidewalk around the recently constructed parking area.

g) Future capital needs of the project. This should include expected replacement costs and the method of funding future costs.

The estimated replacement timeline is approximately 20 - 30 years. \$50,000 per year for 20 years will replace the Concrete Skatepark and Artificial Turf Field. The method of funding is the City's CIP.

h) Anticipated ongoing annual operational revenue generation of the project, and its anticipated annual operational costs. Provide a multi-year (minimum 6 year) financial pro-forma.

The park is not anticipated to generate direct revenues, however visitor use of the park will result in increased sales tax revenues as discussed in the last question. Park maintenance is estimated to be \$45,000 per year with 3% per year increase for inflation. Thus, the annual cost of operating the park for six years will be:

Year 1 - \$45,000

Year 2 - \$46,350

Year 3 - \$47,740

Year 4 - \$49,172

Year 5 - \$50,647

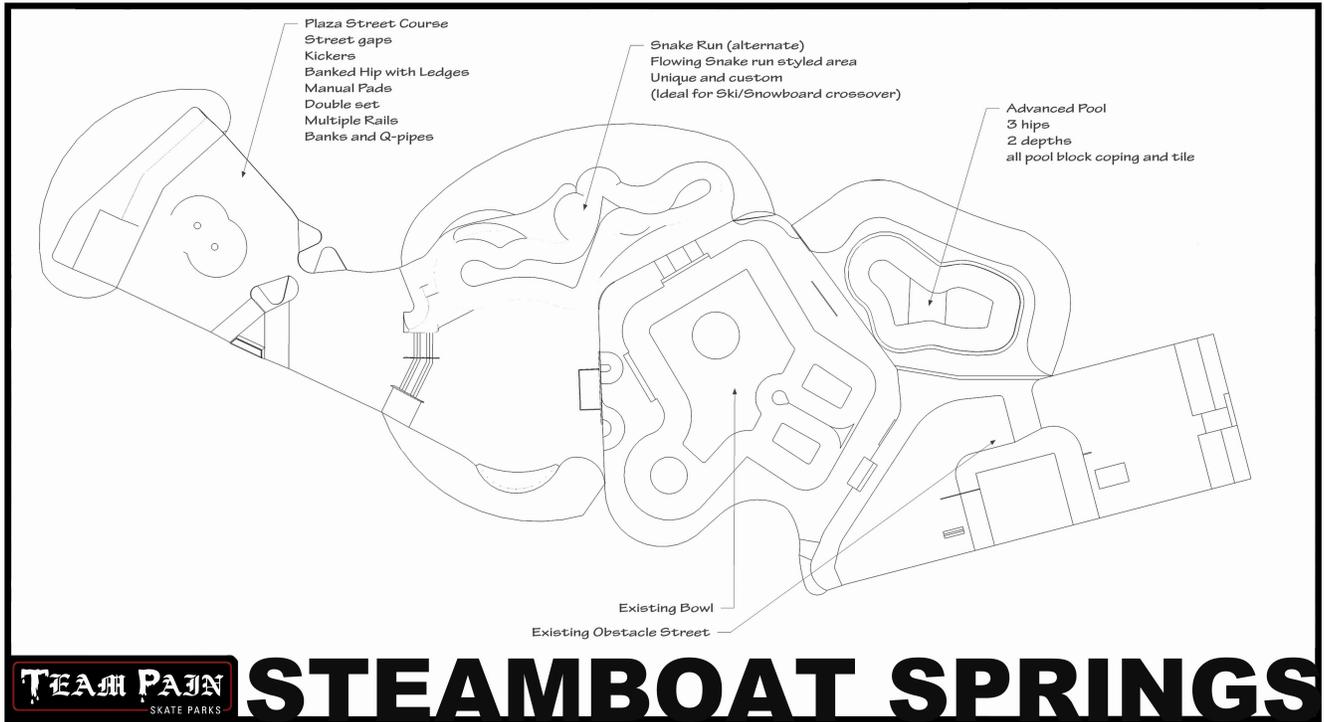
Year 6 - \$52,166

MAPS

Please see the maps on the following pages:

- Bear River Park Master Plan
- Skatepark Expansion
- River restoration and access

Proposed Skatepark Expansion:





River Restoration and Access:



Discussion of how the project meets the criteria of the ballot question.

Tourism Promotion: Sports Tournaments for various sports - soccer, lacrosse, baseball, softball, and rugby, among others -are important to promoting tourism in our community during summer months. This project will support and enhance tourism promotion for sports tournaments through expanding the number of fields available for tournament play, enabling tournament play to occur in the evening, and constructing a new, state of the art artificial playing field with night lights, bleachers for spectators, and **a competition pavilion -which can be used to market our community as a high quality destination for tournament play.** Constructing the restrooms will enable our community to develop and promote bike events at the bike park and skateboarding demonstrations **at the Skatepark within Bear River Park - both of which could also help to promote our community.**

Enhance the vitality of Steamboat Springs as a destination resort: This project to fully develop Bear River Park will enhance the vitality of Steamboat Springs as a destination resort through eliminating an eyesore and replacing it with a fully developed destination park. The Core Trail currently ends at Bear River Park, which means that **many tourists and locals ride or walk to the park - where they see the dilapidated barb wire topped security fencing, the construction rubble dumped at the site, the barren ground, and the final vestiges of the sewage storage lagoons which are on the property and are in the process of being reclaimed.** Removing this eyesore will enhance our area as a destination resort. Converting this property to a beautiful green park, with quality visitor amenities that contribute to the recreational offerings of our community, will go even further to enhancing the vitality of Steamboat Springs as a destination resort.

Enhance the community identity of Steamboat Springs: Steamboat Springs is a beautiful community that loves to be outside and this project will enhance the **community's ability to do just that.** It will expand our town's system of community parks and playgrounds along the river, will provide a community playground on the west side of town, will develop a high quality playing field to serve youth and adult teams in the early spring and late fall when few other field options are available, and will be a family friendly beautiful green space within our community. Each of these facets will enhance **the community's identity as a livable community that is family friendly and has great access to recreation, nature and the out of doors.**

Enhance the environmental desirability of Steamboat Springs: Steamboat Springs is a PM 10 maintenance area for air quality - which is to say that our community has had issues with dust compromising air quality in the past and that to maintain air quality standards we must be vigilant with mitigating anything that can generate small particulate matters. Converting a barren, dusty plot of land into a green park will **enhance our community's air quality by reducing the dust available to sully the air.**

Other project elements similarly enhance the environmental desirability of Steamboat Springs. The Turf field will help with water conservation and will reduce our dependence on water for irrigation. The restroom will provide important health (sanitation) benefits at the park, and creating a greenspace will benefit birds and other small wildlife. Finally, this project will finish an exemplary project to convert wastewater storage lagoons into a high quality, green, sustainable city park.

Enhance the economic health of Steamboat Springs: Sports tournaments are an important component of summer tourism in Steamboat Springs. This project will enhance the economic health of Steamboat Springs through increasing the number of **playing fields and the number of hours of play available for tournament use - which will** enable sports tournaments to accommodate additional teams and bring additional visitors to town. Full development of the park will enable recreational groups to develop bike skills and skateboarding exhibitions, which will also promote economic health through bringing additional visitors to town.

Independent data that supports the financial data presented in the application.

This project will not generate direct revenue, however it will result in additional sales tax revenues to taxing entities. The turf field will enable existing sports tournaments, which are limited by available fields, to increase the number of teams enrolled in that tournament, with a net benefit to sales tax revenues. Expansion of the skatepark will also enable sporting events to occur at the skatepark, with a positive impact on sales tax revenues.

The Yampa Valley Economic Development Council conducted an economic study on sports tournaments in the Yampa Valley in 2007. The final report, which is available upon request to the City, provided data regarding the sales tax revenues generated by existing sports tournaments, as well as a spreadsheet which enabled users to calculate additional potential tax revenues associated with an increase in sports tournament **activity - either through additional tournaments, or through expansion of the number of** teams playing in existing tournaments. Per this study/spreadsheet, adding an additional 10 teams, with 25 people travelling on each team, to an existing 3 day (3 night stay) sports tournament in Steamboat Springs will generate:

Lodging	\$33,169
Dining	\$16,119
Retail	\$9,770
Entertainment	\$8,684
Groceries	\$1,433
Accommodation Tax:	\$995
Sales Tax:	\$3,048

The full report and spreadsheet that can generate data regarding the economic impact

of additional teams and additional tournaments utilizing various assumptions regarding team size and total nights stayed and is available on request to City Intergovernmental Services staff.

Finally, this project will enhance community aesthetics and recreational opportunities which have an indirect impact on our local economy. The Christian Science Monitor reported that **“research suggests that when people “love” the culture of their towns, economic prosperity follows. In a three-year Gallup survey of 26 U.S. cities, researchers learned the communities with highest levels of resident attachment – a person's passion for where he or she lives – also had the highest rates of GDP growth over time.”** More in The Christian Science Monitor: <http://www.csmonitor.com/Business/Latest-News-Wires/2010/1115/New-research-If-you-love-your-town-prosperity-follows>