

WE NEED TO HEAR FROM YOU!

Over two years ago, the Steamboat pickleball community began investigating the possibility of a local indoor pickleball facility. We quickly discovered that there was widespread enthusiasm for such a project, so we approached the Steamboat City Council with a request to construct such a facility, and with an initial suggestion for the location of the building. Although supportive of the idea, Council was wary of the financial commitment, and this was even before the pandemic.

Therefore, about a year ago, with the City's encouragement and support, we formed the 501(c)(3) non-profit Court Sports for Life ("CS4L") to undertake the fundraising, construction, and management of the entire Tennis and Pickleball Complex.

When the pandemic hit, CS4L quickly realized that delays were inevitable in our fundraising for a new pickleball building. Additionally, we knew that there were aspects about our original proposal for this building that we were not completely satisfied with. Given the inescapable delays, we challenged our team to see if there was a better way to configure and locate the new building that addressed the original plan's shortcomings, but still satisfied our top priorities. We believe the revised plan is a rousing success in responding to this challenge.

On all fronts, we are progressing well – CS4L's contract with the City is nearly final (and will be "read" at upcoming City Council meetings), we have received pledges of over \$1 million towards our \$6 million goal for the Pickleball Center. However, before we proceed further, we'd like to confirm that the player community is as excited by the revised plan as we are.

Unfortunately, we can't hold Town Hall meetings like we did in 2019. Instead, we ask that you read through this comparison between our Original Plan and the Revised Plan, then provide feedback and indicate your support through the survey at the end. Also, we ask that you *send letters of support to the City* as they want to make sure this plan is indeed "the will of the people" they represent. (Please send **by October 19** to Ms. Angela Cosby, Parks and Recreation Director, City of Steamboat Springs, PO Box 775088, Steamboat Springs, CO 80477.)

Thank you!

A handwritten signature in black ink, appearing to read "Loretta".

Loretta Conway
Steamboat Tennis & Pickleball Center

A handwritten signature in black ink, appearing to read "Moz".

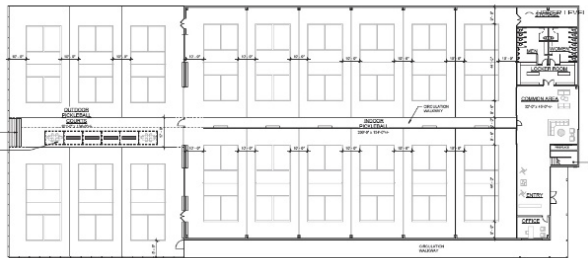
Steve "Moz" Modzelewski
Courts Sports 4 Life board chair

OVERVIEW OF THE PLANS

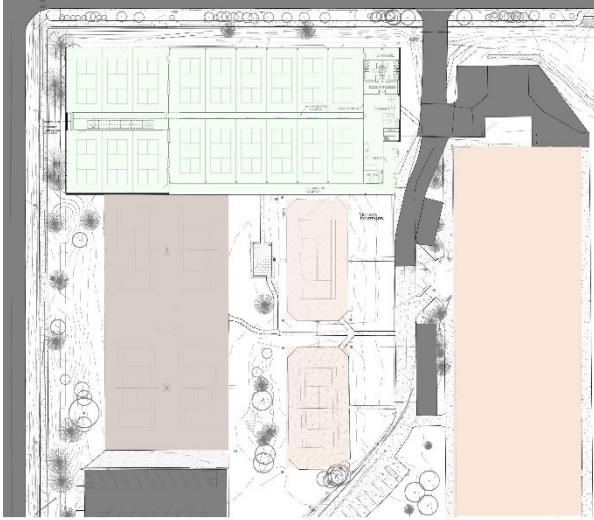
ORIGINAL PLAN



Pickleball Center runs along Bangtail Way.



12 new indoor, 6 new outdoor PB courts;
requires demolishing 8 existing outdoor PB courts
and loss of 2 tennis courts (both clay)

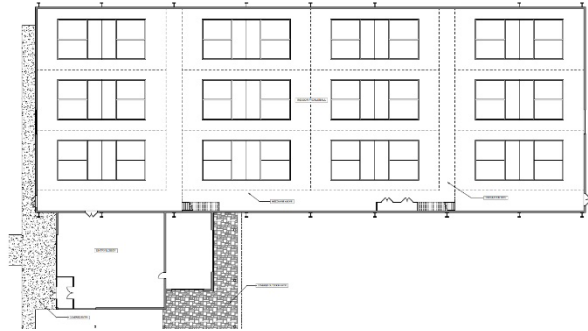


(Green = Pickleball, Orange = Tennis)
Entrances to the two buildings are close together;
PB building is tight to the driveway, which would
also be realigned closer to the bubble.

REVISED PLAN



Pickleball Center runs along Pine Grove Road.



12 new indoor, 8 existing outdoor PB courts; net
loss of 2 tennis courts (1 hard, 1 clay)



(Green = Pickleball, Orange = Tennis)
Enter PB building from the parking lot; enter
tennis bubble from the driveway.

“SCORECARD” COMPARISON (green = winner)

ISSUE	ORIGINAL PLAN	REVISED PLAN	COMMENT
# Outdoor PB Courts	6	8	Original Plan has limited space.
Outdoor PB Courts: amenities	✓	✗	Original plan has more room for covered areas (tables/benches) due to fewer courts.
# Indoor PB Courts	12	12	Revised configuration is better for drills/instruction.
Indoor PB Courts: side space	5 foot	6 foot	Original Plan requires tighter spacing due to limited space. Revised Plan improves player safety.
Indoor PB Courts: viewing mezzanine	✗	✓	Original Plan has limited space, making mezzanine cost prohibitive.
# Outdoor Tennis Courts	6 existing (1 clay, 1 concrete, 4 asphalt)	6 (2 existing clay; 4 new gel)	Both Plans maintain 6 outdoor courts, but the Original Plan keeps 4 failing asphalt courts (which need to be replaced within two years), vs. 4 new long-lasting gel cushioned courts (closer to the Tennis Center) in the Revised Plan.
Tennis Overflow for Tournaments	✗	✓	Revised Plan can provide 2 temporary tennis courts in PB building as needed for tennis tournaments, etc.
Play Disruption	✗	✓	Revised Plan allows all 8 outdoor PB courts and 6 outdoor tennis courts to be available throughout construction. Original Plan requires loss of outdoor PB courts for at least one summer.
Grounds Disruption	✓	✗	Revised Plan disturbs more of the grounds; named courts will need to be rededicated and Adele Dombrowski Memorial Garden moved.
Parking: # new spaces	16	24	Revised Plan includes more new spaces.
Parking: staff	✗	✓	Storage shed area used for PB parking in Original Plan, dedicated staff parking in Revised Plan.
Parking: convenience	✗	✓	Both plans have main PB parking near ballfields, a long walk if PB building is near Bangtail Way, but right next to PB entrance in Revised Plan.
Traffic Safety	✗	✓	Original Plan has both building entrances along the driveway, leading to congestion and safety concerns. Revised Plan separates the two entrances.
Aesthetics	✗-✓	✓-✗	From Tennis Center exit, Original Plan results in partial blockage of northern view; Revised Plan partially blocks western view (Club Wyndham bldgs).
Central green space for social gatherings	✓	✓	Preservation of a central space for players of both sports to enjoy was a top priority.
Indoor gathering space in PB bldg. convenient to outdoor social area	✗	✓	Original Plan was too limited in space to include this feature.
No variance required	✗	✓	Original Plan requires set-back variance along Bangtail Way.
Construction process	✗	✓	Revised plan is less expensive to build with fewer drainage, snow shedding, and retaining wall issues.

SUMMARY

We strongly believe that the Revised Plan is vastly superior to the Original Plan in meeting the needs of the pickleball community while providing a much needed refresh of the outdoor tennis courts. We will end up with a world class Steamboat Tennis & Pickleball Complex – we can't wait to get started!

CALL TO ACTION!

Please complete the survey below **by October 19th** to let us know how you feel so that we can report the results at the City Council meeting on October 20th.



*** PLEASE DROP OFF THIS SURVEY AT THE FRONT DESK BY OCTOBER 19th ***

NAME _____ EMAIL _____

PHONE _____ STEAMBOAT (check one) F/T Resident P/T Resident Visitor

PHYSICAL ADDRESS _____

My interest/enthusiasm is for (check one) Tennis Pickleball Both sports Neither sport

I prefer (check one) Original Plan Revised Plan Both are okay Neither

What are the primary reasons for your preference? _____

Comments, questions, concerns? _____



Also, please help this project proceed by writing a letter of support for the Revised Plan to the City, to be received **by October 19th**! Here's the address, which you can just cut and tape to your envelope –

Ms. Angela Cosby
Parks and Recreation Director
City of Steamboat Springs
PO Box 775088
Steamboat Springs, CO 80477