



THE COLORADO GROUP REALTY

# Steamboat Springs Relocation Guide





## Business & Economy

- ♦ Major industries: mining, agriculture and residential, including second-home sector and location-neutral businesses
- ♦ Tourism's estimated contribution to Steamboat's sales tax revenues: 35-40%
- ♦ 350,000-400,000 winter visitors
- ♦ 250,000-300,000 summer visitors

- ♦ Peabody's Twentymile Coal Mine in Routt County is one of the largest coal-producers in Colorado.
- ♦ Major crops in Routt County: cattle, sheep, horses, hay, alfalfa, wheat, barley and oats
- ♦ Local winners of the Colorado Companies to Watch Award: Big Agnes and Boa Technology
- ♦ Over 90% of local companies have 10 employees or less.

### YAMPA VALLEY MEDICAL SERVICES

- ♦ Yampa Valley Medical Center is a regional hospital.
- ♦ The Doak Walker Care Center offers skilled nursing care with GrandKids Child Care Center.
- ♦ The Haven in Hayden provides assisted living.
- ♦ Northwest Colorado Visiting Nurse Association: health services for children and adults.
- ♦ Steamboat Mental Health Center provides outpatient and 24-hour emergency mental health services for all of Routt County.

### AMENITIES

- ♦ Howelsen Hill: Howelsen Hill boasts a remarkable heritage. It is the oldest ski area in continuous use in Colorado, and has the largest and most complete natural ski jumping complex in North America.
- ♦ Howelsen Ice Area: With it's Olympic size sheet of ice, the Howelsen Ice Arena hosts an array of activities and programs.
- ♦ Romick Rodeo Arena: Home of the Steamboat Springs Pro Rodeo Series, the most successful weekly rodeo in the country.
- ♦ Tennis Center: State-of-the-art tennis facility in Steamboat Springs, Colorado.

- ♦ Bud Werner Memorial Library: The library houses a collection of over 80,000 volumes including an extensive collection of audio books, video and music.
- ♦ Golf Courses: Rolling Stone Ranch Golf Club, Haymaker Golf Course, Catamount Ranch and Club, Steamboat Springs Golf Course.
- ♦ Hundreds of miles of community walking and bike trails.

### TRANSPORTATION

- ♦ Free local bus service in the city limits
- ♦ Yampa Valley Regional Airport: Direct jet service from Dallas, Houston, Atlanta, Chicago, Minneapolis, New York and Denver. Spectrum Jet Center for private jet service.
- ♦ Steamboat Springs Airport, aka Bob Adams Airfield: 4,700-foot runway for general aviation.

### EMPLOYMENT

- ♦ The largest employer in Routt County is the Steamboat Ski & Resort Corp.
- ♦ Steamboat's largest year-round employer is Yampa Valley Medical Center.
- ♦ In the third quarter of 2009, the average annual wage in Routt County was \$43,940 compared to a statewide average of \$50,180.



### LOCAL GOVERNMENT

- ♦ Steamboat Springs is governed by an elected, seven-member city council that appoints a city manager.
- ♦ In addition to normal municipal services such as police, fire, utilities, a general aviation airport and community development, Steamboat also provides public transit and parks and recreation services and facilities.
- ♦ Routt County encompasses 2,331 square miles or 1,491,840 acres of land. More than 735,000 acres (47%) are publicly owned, and most of that public land is in Routt National Forest. There are four state parks in Routt County – Stagecoach, Steamboat Lake, Pearl Lake and Yampa River.

- ♦ Routt County raises money from property, use and sales taxes, in addition to various state and federal sources. County services include law enforcement and jail, planning, building permits and inspection, environmental health, road and bridge, clerk and recorder, motor vehicle, treasurer, assessor, agricultural extension office, county and district courts, regional airport, multi-agency emergency communications center, coroner, district attorney and health and human services.
- ♦ Steamboat is the county seat with a population of about 12,000. The three other incorporated municipalities in the county are Hayden (pop. 2,000), Oak Creek (pop. 950) and Yampa (pop. 500).



## Climate & Demographics

- ♦ Steamboat Springs elevation: 6,795'
- ♦ Elevation of surrounding mountains: more than 11,000'

- ♦ Coldest month: January, with an average high of 28 degrees
- ♦ Warmest month: July, with an average high of 82 degrees
- ♦ Average snowfall at the Steamboat Ski area: 310"

- ♦ Average snowfall downtown Steamboat: 170"
- ♦ Steamboat's population: 12,180 (July 2009 estimate)
- ♦ Routt County's population: 23,989 (2009 estimate)



## Culture & Community

Twenty religious organizations, more than 60 clubs and service organizations and more than 24 nonprofit human services provide opportunities for community involvement and cultural enhancement.



## Year-Round Recreation

Over 1,000 square miles of multi-use public lands including the 520,000-acre Routt National Forest, several Colorado State Parks and two wilderness areas surround Steamboat.

### WINTER

Steamboat is best known for skiing or snowboarding at the Steamboat Ski Area and Howelsen Hill. Other activities include snowshoeing, snowmobiling, horseback riding, ice climbing, dog sledding, ice skating, ice hockey, fly fishing, hot air ballooning and soaking in the hot springs.

- ♦ Steamboat Ski Area has 2,939 skiable acres accessed from 164 trails.
- ♦ City-owned Howelsen Hill Ski Area, is the home of the Steamboat Springs Winter Sports Club, the oldest winter sports club in the West and the training center for 69 Winter Olympians.
- ♦ Howelsen Hill features the most complete natural ski-jumping complex in North America and is used for international Nordic events. Howelsen Hill also offers a system of cross country skiing trails.
- ♦ Steamboat has five Nordic ski areas within a 30-mile radius, in addition to backcountry trails.

### SPRING

Kayaking, rafting and canoeing on the Yampa River through meandering class II and III rapids are popular during spring. Other rivers in the region include the Colorado Elk, Eagle and Green.

### SUMMER

Warm days and cool nights are ideal for hiking, backpacking, bicycling, fishing, in-line skating, golfing, tennis, swimming, horseback riding, water skiing, soaking in the natural hot springs, gondola rides and scenic drives.

- ♦ The Steamboat Springs Running Series is Colorado's biggest, with 14 runs from May to September.
- ♦ Steamboat Lake, Pearl Lake, Stagecoach and Yampa River State Parks offer abundant camping, boating and fishing opportunities.

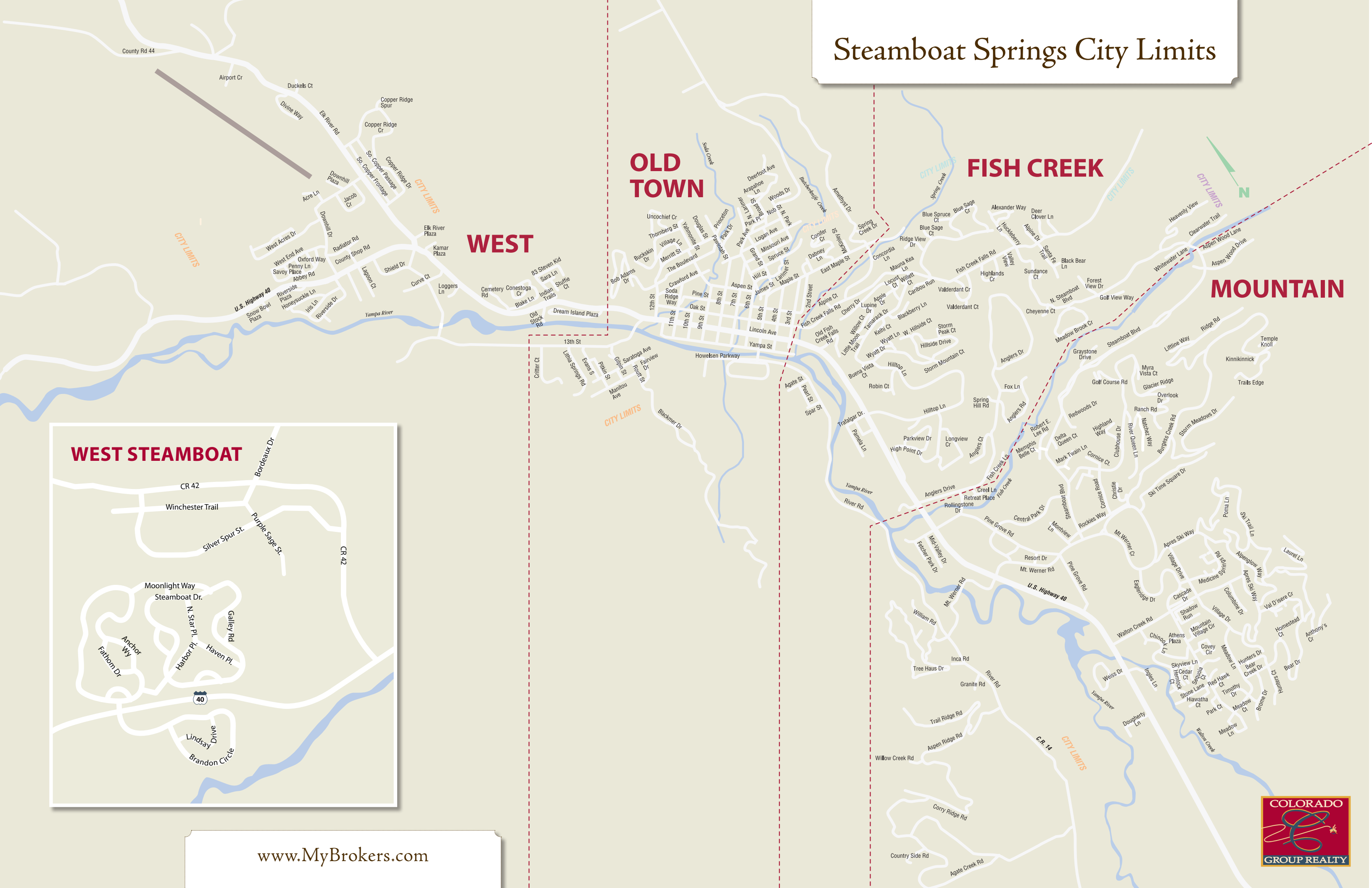
### FALL

Aspen leaves changing to brilliant gold and red bring out many people for scenic drives and hikes. Fall also brings hunters from all over the world in search of Northwest Colorado's plentiful elk, deer and antelope.

- ♦ Routt County has one of the largest elk herds in the West.



# Steamboat Springs City Limits





## Education

- Routt County School District RE-2 serves Steamboat Springs with two elementary schools (grades K-5), one middle school (6-8), one charter school (K-8) and one high school (9-12).
- The Steamboat school district's student to teacher ratio is 20:1 at the elementary school level and 25:1 at the high school level.
- Soda Creek Elementary received a "high" rating for overall academic performance, and Strawberry Park Elementary, Steamboat Springs Middle School and Steamboat Springs High School received "excellent" ratings from the Colorado Department of Education.
- A Montessori strand was incorporated into Strawberry Park Elementary School in 2004.
- Average spending per student for the 2009/10 academic year was \$10,237.
- Total K-12 enrollment for the 2009/10 school year was 2,152 students.
- The Colorado Mountain College Alpine Campus offers two-year associate of arts degrees, community education and on-campus living quarters, and beginning in fall 2008, a four-year education degree.
- Steamboat high school students have the opportunity for concurrent enrollment at CMC – 30 high school students enrolled during the 2009/10 school year.



## Steamboat Springs Area Schools

### Steamboat Springs High School

45 Maple Street • Steamboat Springs, CO 80487

970.879.1562

[www.sssd.k12.co.us](http://www.sssd.k12.co.us)

### Steamboat Springs Middle School

39510 Amethyst Drive • Steamboat Springs, CO 80487

970.879.1058

[www.sssd.k12.co.us](http://www.sssd.k12.co.us)

### Soda Creek Elementary School

220 Park Avenue • Steamboat Springs, CO 80487

970.879.0652

[www.sssd.k12.co.us](http://www.sssd.k12.co.us)

### Strawberry Park Elementary School

39620 Amethyst Drive • Steamboat Springs, CO 80487

970.879.7550

[www.sssd.k12.co.us](http://www.sssd.k12.co.us)

### Steamboat Springs Montessori

PO Box 775104 • Steamboat Springs, CO 80477

970-879-8108

[www.ssmontessori.com](http://www.ssmontessori.com)

### Lowell Whiteman School

42605 County Road 36 • Steamboat Springs, CO 80487

970.879.1350

[www.lws.edu](http://www.lws.edu)

### Christian Heritage School

27285 Brandon Circle • Steamboat Springs, CO 80487

970.879.1760

[www.steamboatchs.org](http://www.steamboatchs.org)



# Area Descriptions and Specs

Steamboat Springs has 7 distinct areas:

- ♦ Downtown
- ♦ Fish Creek
- ♦ Mountain Area
- ♦ West Steamboat
- ♦ North Routt
- ♦ South Routt
- ♦ South Valley
- ♦ Stagecoach

(see map on back page for area locations)

## DOWNTOWN

The downtown area features the revitalized Lincoln Avenue shopping and dining district, along with the old town area of homes. Lincoln and Yampa Avenues feature new mixed use commercial and residential projects, along with the Steamboat Springs Health and Recreation Pools and the new Public Library. The city owned Howelsen Hill Ski Area is also downtown. The old town area features great old and remodeled homes, along with new Soda Creek Elementary School. You can reach all downtown by walking or riding on your cruiser bike.

## FISH CREEK

The Fish Creek area is between downtown and the mountain. This area consists mostly of single family homes, with a smattering of condos and townhomes. Fish Creek homes run from entry to multi-million dollars homes. The Steamboat Springs High School, along with the Strawberry Park Middle/Elementary School campuses are located on the edge of the Fish Creek area.

## MOUNTAIN AREA

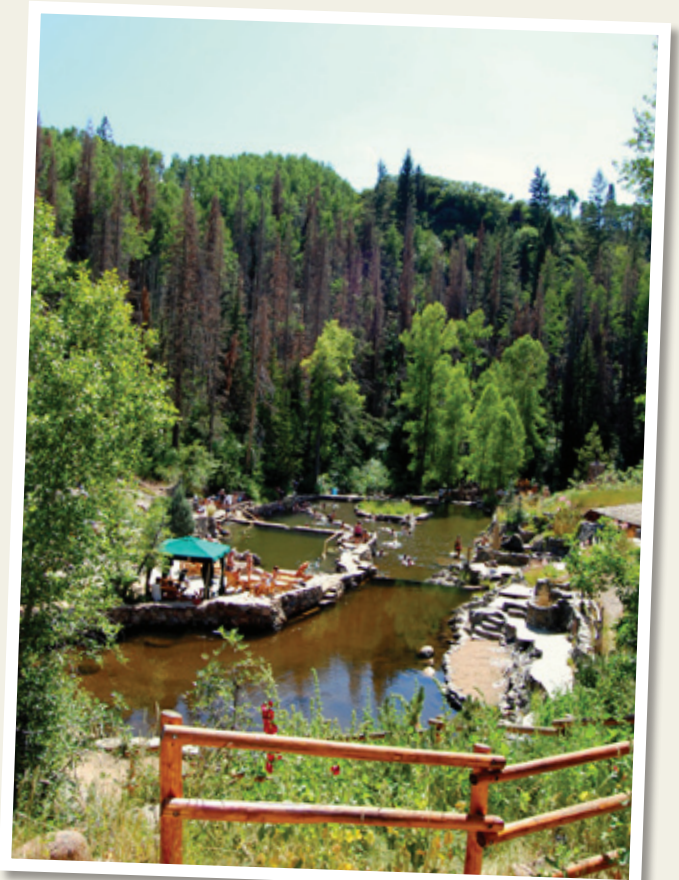
The mountain area starts at the Highway 40 and Mount Werner intersection and includes the base of the ski area and east to the city limits. There are new developments at the base of the mountain, single family homes, condos and townhomes, and fractional ownership properties in all price ranges. Also included are the commercial areas of Central Park, Wildhorse Meadows, Ski Times Square and Gondola Square.

## WEST OF STEAMBOAT SPRINGS

This area six miles west of Steamboat Springs consists of the Steamboat II, Heritage Park, and Silver Spur sub-divisions. The area includes a public nine-hole golf course and Christian Heritage School. This is the area of focus for the West of Steamboat city expansion.

## NORTH ROUTT

The North Routt area offers a beautiful alpine setting for both year 'round residents and quiet, secluded second homes. Steamboat Lake State Park, Hahns Peak Village and Clark offer a wide variety of unique amenities. The North Routt Community Charter School campus is located in North Routt.



## SOUTH VALLEY

This area is south of Steamboat Springs and includes large acreage homes, small subdivisions and land preservation subdivisions. Included are the subdivisions of Catamount Ranch and Lake Catamount, Priest Creek Ranch, and Alpine Mountain Ranch.

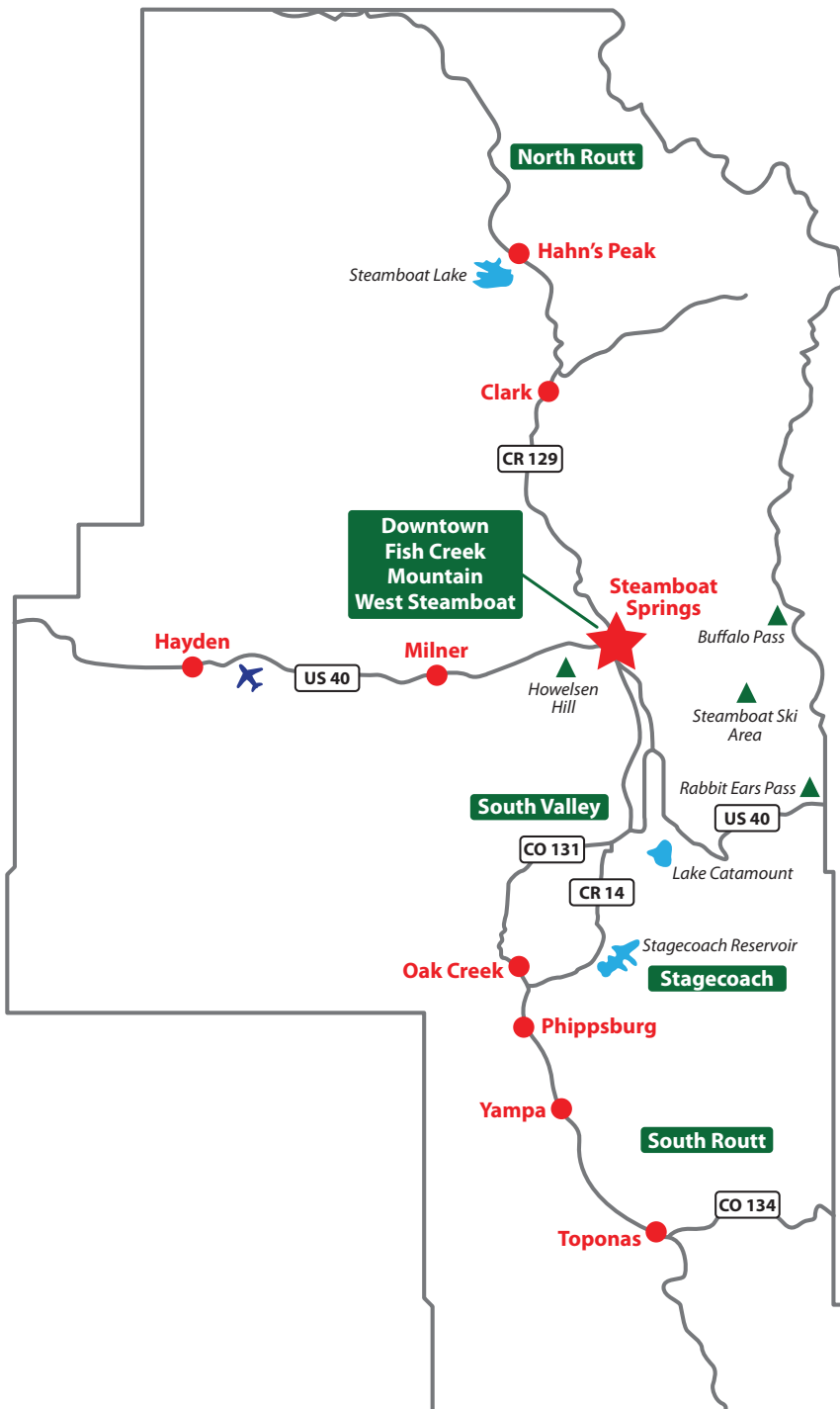
## STAGECOACH

The Stagecoach area, located south of Steamboat Springs, is showcased by Stagecoach Lake State Park. In the past few years a number of new subdivisions have been completed, offering a wide variety of housing and land options.

## SOUTH ROUTT

The South Routt area begins roughly 25 miles south of Steamboat Springs and contains the historic towns of Oak Creek, Phippsburg, Yampa, and Toponas. These towns are surrounded by national forest, large ranches, and smaller 35 acre subdivisions. Socoro High School is located in Oak Creek, while the Elementary School is located in Yampa. The communities have a strong tradition in mining, railroading, and tourism.

## ROUTT COUNTY



## COLORADO



**DOWNTOWN**  
5th & Lincoln  
970.870.8800

**SHERATON**  
2200 Village Inn Court  
970.870.8899

**LOWER MOUNTAIN**  
675 Snap Dragon Way  
970.870.8800

**HAYDEN**  
Poplar & Hwy 40  
970.276.9101

