

BROWN RANCH

Focus Team: Natural & Built Sustainability

Date and Location: Tuesday, February 1, 2022 – Colorado Mountain College and via Zoom

Estimated Attendance: 15

Public Input:

- Walkability is important! Include soft surface paths.
- Integrate environmental best practices on the front end of planning. Enhance Slate Creek riparian corridor; wildlife crossing; meaningful open space; cultural resources. Is there a natural percentage of open space set aside? Compact & inclusive development (childcare, groceries, etc.) to minimize greenhouse gas emissions.
- “Not a time to think small.”
- Strive for net zero and all electric. When we talk about affordable housing, we need to also talk about reducing electric bills.
- Importance of materials: use good insulation for energy efficiency. Pick materials that require minimal long-term maintenance. Equity! Do not use lowest quality materials with lowest priced houses.
- Design for passive solar gain, which is free.
- Excitement about project (that it’s community decided).
- Principles of Reconciliation to consider for Brown Ranch: gluing back together again where relationship had been broken. Opportunity to make room for all voices and cultures and involve Ute. Consider setting aside part of land for Ute. Apology event. How do we lead with healthy land and healthy historical knowledge about land? Consider learning from Ute re traditional sustainability methods.
- Before development, ensure there is a cultural survey to look for Native American burial sites, artifacts, and home sites
- Grey water recycle-ready homes. To achieve this, need the following: 1. Get Routt County onboard and ready to support permitting* Work with Scott Cowman 2. Establish a “design” that can be supplied to builders 3. “Train” plumbers and trades folk on the system.
- Imagine the existing 'Horse arena' as a community garden.
- Weekday farmer’s market before BR is developed. Food builds community.
- Balance maximum amount of homes needed with environmental concerns: keep open space, preserve riparian areas, reserve land for future phases, water conservation. Top priority: how do we preserve water so it makes it downstream?



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- Transportation: if we're looking at workforce housing, using public transportation isn't always an option. While focusing on encouraging transportation, be realistic about what people want and need from their housing: bike storage, gear storage, etc.
- Something for people to recognize up front is the proximity to the airport traffic area. KSBS airport is an important resource to the community and intends to be a good neighbor.
- Need for indoor basketball space

Comments from technical consultants

- Grouse habitat – how do we identify where/how to concentrate development. Acknowledgment that it's going to be degraded ... how do we do it carefully with as minimal impact as possible. Integrate natural environment with housing.
- Carbon footprint: it is possible to have all the modern conveniences of life and not burn carbon. Early decision in process: will this be carbon neutral or not? That drives energy method/ fuel source. Choose construction systems that are energy efficient.
- Waste diversion
- Transportation – design for and encourage multi-modal. Need for bus barn with EV charging. Will be important connection point with infrastructure team.
- Composting toilets to save water?

Guiding Questions: N/A

Decisions: N/A

Next Steps and Action Items:

- Establish sustainability priorities and metrics.
- Look for interesting examples from other communities for inspiration: Sterling Ranch (rain water harvesting – first in state) and Basalt Vista (net zero community). Mulberry Park in Moab for car sharing/reduced parking models.
- Feedback: make it easier for people to find meeting info on BR website.

YVHA FOLLOW-UP FOR WEEKLY REPORT

Resources needed from technical consultants for next meeting

- Baseline Docs Summaries
- Options to evaluate sustainability priorities and frameworks

Necessary Cross-Collaboration w/other Focus Teams: N/A



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