

BROWN RANCH

Focus Team: Urban Design

Date and Location: Wednesday, February 9, 2022 – Community Center

Estimated Attendance: 25

Guiding Questions:

What are your hopes & concerns as it relates to urban design at Brown Ranch?

Public Input:

Questions:

- How do you define affordability?
- Will location neutral workers be able to live at Brown Ranch?
 - TBD, through the focus team public input process.
- Will there be market rate housing?
 - TBD, through the focus team public input process.
- What IS urban design?
 - All the physical aspects that shape a community, including number and type of units, trails and open space, civic and commercial spaces. Includes social aspects: how do we build community through the built environment?
- Is there flexibility in zoning with Traditional Neighborhood Design (TND)?
 - Yes

Hopes for Brown Ranch:

- Walkable (Trails, sidewalks) x3
- Native landscaping and xeriscaping (water conservation)
- Natural Landscape doing the visual beauty work is crucial. Emphasize protecting existing Oak brush/ mixed native shrub areas. These natural areas are on hillsides too steep to have been farmed, possibly too steep to build on.
- Build with wildland fire in mind – overlap with sustainability
- Incorporate the Agriculture Heritage
- Keep horse barn for riding
- Keep the entry and front acreage of the ranch LOOKING kind of like a ranch.
- Mixed use buildings
- Town center with tight retail.
- Prioritize people movement before car movement.
- Connected – bike lanes, connected to core trail, minimal road crossings.



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- Reduce parking/asphalt x2
- Avoid general sprawl and avoid car-centric development. X2
- Density x3 (“efficient and compact”)
- Semi self-contained to reduce traffic (grocery store, sporting facilities/fields)
- Daycare!! X2
- Medical service
- Community center (multi-use space)
- Civic services: Post Office, small fire department, etc.
- Aesthetically pleasing & efficient design
- Mixed housing types: duplexes, triplexes, single family home, etc.
- Garages
- Tie character of Brown Ranch built environment to that of Old Town Steamboat. Similar to old town Steamboat, design so that houses are all different, modestly sized, front porches, etc. – x2
- Make sure definition of “affordable” includes people with inconsistent income (artists, seasonal, etc).
- External design of buildings – “let nature shine.” Design should work with natural environment.
- Design so when we plow streets, snow doesn’t go onto sidewalks.
- Emphasize on neighborhood & building for inclusivity (not exclusivity)
- Dedicated artist housing?
- Multilingual signage?
- Design for disabilities or people who have the most difficulty moving around.
- Dedicated indoor performing arts space. X2
- Multi-age living
- Co-housing x2
- Opportunity to age in the community
- Consider noise zones?
- Gathering space for people to get together and do things (community center or outside)
 - Watering holes – convening spaces
- Greater Steamboat & Routt County community also needs to be connected to Brown Ranch, not just BR connecting to community.
- Playgrounds for little kids.

Concerns:

- Minimize light pollution – Dark sky initiative? – Many agreed with this.
- Minimize noise pollution (especially associated with fields)
- Urban areas often include feral cats(bird killers), and barking & stray dogs that are a menace to livestock and people. Control issues...

- Concern about grocery store – consider putting grocery store in more advantageous place on west end and save land at Brown Ranch for houses





- Brown Ranch is not “the answer” but is a bridge.

Decisions: N/A

Next Steps and Action Items:

YVHA FOLLOW-UP FOR WEEKLY REPORT

Resources needed from technical consultants for next meeting

Necessary Cross-Collaboration w/other Focus Teams:

- Sustainability:
 - Input from Sustainability Team so far indicates interest in passive solar design.
 - Design w/wildland fire in mind.
 - Design should protect and enhance native shrub ecosystem.
- Demand: Lots of input from this meeting for Housing & Non-Residential Demand group
 - Commercial and civic services located in Brown Ranch to minimize the need for vehicle trips across town.
 - Multi-age co-housing, artist housing, etc.

