



**Focus Team:** Urban Design

**Date and Location:** Wednesday, February 16, 2022 – Community Center

**Estimated Attendance:** 23

**Guiding Questions:**

- What precedents should be considered as models for Brown Ranch’s approach to Urban Design?
- What uses and spaces are important to include, and how is community fostered through various phases of Brown Ranch?
- What strategies should be considered for infrastructure?
- What role does Urban Design play in:
  1. Health Equity?
  2. Sustainability?
  3. Project Economics?
  4. Infrastructure?

**Key Technical Information Shared:**

Bert Gregory shared examples of other planned developments to frame ways we can talk about urban design, specifically: types of housing, density, parking strategies, road and trail networks, etc. See attached slides.

**Public Input:**

- What we like about Old Town: walkability and human scale. “Pedestrian scale.”
- What we notice about Old town Steamboat—a well-connected lovely Steamboat neighborhood— is the eclectic diversity in architectural styles naturally occurring over time. My question to the architect/planners/design team is: how this can be achieved? How do we avoid the “tract home” feel?
  - Answer: When building new, we must have a very deliberate strategy re who is building, how, nature of the blocks, etc. It’s possible to split blocks so different developers develop different parts.
- Liked from Bert’s presentation: homes facing each other with greenway (rather than cars in front).
- Didn’t like from Bert’s presentation: commercial uses dispersed.
  
- Design to encourage community and interaction.
- Design for strong sense of place.

# L BROWN RANCH

- Design to minimize light pollution – consider dark sky standard and industry best practices for urban development. X2
- Traffic concerns.
- Make sure all the west neighborhoods are connected by trails.
- Design should provide greenways & recreation.
- Site will shrink quickly when you add open space, commercial and other uses. Prioritize housing.
- Housing typology comments
  - Build diversity of housing types and mobility. Build single family homes.
  - Consider accessibility. For example, stairs to access an upstairs duplex or apartment are challenging for physical mobility.
  - Duplexes can be challenging when you have tricky neighbors.
  - Tiny homes should come with storage units.
- Site-related comments
  - Try to design in grid rather than irregular sized and shaped lots. Helps with achieving density. X3
  - Concentrate development along main corridors.
  - Centralize a park in the community. Orient housing toward park.
  - Keep commercial closer to Highway 40 and put houses further north. – *lots of head nods*. X2
  - Southeastern section also could be good place for commercial.
  - Noise travels up; consider this when siting commercial and residential.
- Retain western heritage by making entrances look more “natural.” – consider preserving barn and horse area.
- Keep horse stable and use for 4H or riding lessons, community farm, etc. Partner with CSU Extension? – x3
- Community gardens could be great to build community. Also allows for higher density development where people can still have their own gardens.
- Prioritizing public transport infrastructure and wheelchair/walker safety seems more important than cars, especially with the proximity to RCR 129 and Highway 40.
- I’ve been around Bainbridge Island, Lowry, and Central Park in Denver, and the biggest takeaway with all of those is the conflict of people wanting to get to those spaces via car when the space is encouraging other transport modes. In Lowry and Central Park, a LOT of folks don’t know the rules of driving in roundabouts, but they are prevalent to help move the flow of delivery/work trucks and individual cars.
- Use alleys to split zoning.
- Alleys work well if they’re maintained!
- Consider covered parking?
- Provide secured areas for electric and manual bicycles? Bike theft is such a big issue, so security for those items is important.
- Question from Bert to audience: How important is it that everyone has their own yard?
  - Not realistic – x
  - *Conversation sidetracked and we only heard from a few people in response to this question.*

Other comments:

- Plan construction and develop carefully to minimize wildlife impacts during construction.
- Brown Ranch is going to cut off corridors and disrupt wildlife and it pushes animals onto ranch land.
- Preserve and enhance slate creek as a wildlife corridor.
- Non-residential demand-related comments:
  - Nonprofit center
  - Consider pool or rec center?
  - Parks, recreation, and community spaces (outdoors and indoors) at the Brown Ranch (from president of Steamboat Sports Barn).
  - Need a variety of options for artist housing, ideally tied in with a multi-use space that would prioritize the performing arts that aren't currently being served in the Yampa Valley. Strings and the SSHS as venues would need massive changes to be accommodating to every type of performing art style for year-round use, so having local/regional full time artists, visiting artists/artists in residence, and their families having secured housing is important for the current and future growth in the region.
- Current deed restrictions are problematic when real estate is often people's retirement plan.

Questions:

- Is there a connection to 129?
  - A: It is anticipated, but it will not be the first access point being developed.

**Recommendations to Steering Committee?**

N/A

**Next Steps and Action Items:**

Check out <https://www.artspace.org/>

**YVHA FOLLOW-UP FOR WEEKLY REPORT**

**Resources needed from technical consultants for next meeting**

- Provide more guidance/examples of ways other planned developments have avoided the "tract home feel."

**Necessary Cross-Collaboration w/other Focus Teams:**

- From Urban Design to Sustainability: what are best practices for minimizing light pollution?