

FOCUS TEAM WEEKLY REPORT

Review: Week of February 21 – 25, 2022

- Housing & Non-Residential Demand #2 – February 21, 2022
- Infrastructure #4 – February 23, 2022
- Urban Design #3 – February 23, 2022
- Stewardship & Project Economics #2 – February 23, 2022

Combined Focus Team Attendance Total: 93

Top 10 things we heard

- Buildings at Brown Ranch should be constructed with durable material that will last long and need minimal maintenance. Construction methods and materials should be used to minimize sound travel between shared walls, to avoid neighbor complaints and conflicts.
- Mobility at Brown Ranch is important. Brown Ranch is **the** pathway for young professionals and others currently excluded from ownership to be able to afford having children, owning a single-family home, etc. Make sure there are plenty of options for the entry level and move-up categories. There needs to be both for-sale and rental housing available.
- Regarding the initial demand study: “Move up” category seems low and doesn’t seem to be meeting the needs of healthcare workers, teachers, first responders, etc.
- There is need for transitional housing and an emergency shelter in the community. Additional outreach to nonprofits and social service agencies is needed to fully understand the need of area nonprofits and the people they serve.
- People who cannot work on the ground in the community: elders who have lived in Routt County a long time, people with disabilities, people raising children or caring for elder family members and unable to perform paid work, etc. should not be excluded from Brown Ranch.
- Non-residential demand: medical service, childcare, non-profit center, places for kids/teens to safely hang out (sports), community center, small market/grocery store that stays open late.
- No short-term rentals should be allowed at Brown Ranch. Homes at Brown Ranch should be one’s primary residence.
- The community wants multi-modal transportation at Brown Ranch. Prioritize choice and ease of use. Consider creating a separate mobility network for pedestrians/bikes and cars to keep cyclists feeling safe. A bike commuter trail (extended core trail) should be plowed more frequently and designed so it’s faster to bike to work than getting into the car and finding parking. Also, easily accessible public transportation is critical!
- People want garages (or carports with solar arrays). Gear storage is important. People were open to collected parking as overflow, but not the primary parking solution at Brown Ranch.
- People were interested in all the different housing typologies Mithun presented, as long as the architecture and materials are compatible with the local character and viewsheds are not compromised.

Top things we learned

- The community wants a definition of “Local Workforce.”
- Without making any upgrades to electrical infrastructure, Yampa Valley Electric Association could serve 15 houses at Brown Ranch today. If Brown Ranch will be grid-tied, major electrical infrastructure investments are necessary, starting with construction of a new substation to feed Brown Ranch.
- To achieve long-term affordability (a top line goal for Brown Ranch), we should use the most efficient heating system available/possible. Might require significant upfront cost but over lifetime, it will have lowest cost. There are many heat pump options to explore in depth as legitimate ways to reduce energy consumption at Brown Ranch.
- We need to continue this conversation and solicit feedback from the community to help understand what paths of the “energy decision tree” we explore as legitimate options. We need to address this question soon, so we can start designing and seeking funding for electrical infrastructure. This could be a pinch point that delays timely delivery of units.
- As it relates to specific infrastructure investments, we need to tap into experts to understand costs. That info feeds to project economics team to analyze cost per units and other “moving levers” to analyze project economics and timeline of all infrastructure investments.

Look Ahead: Upcoming Topics:

- Housing & Non-Residential Demand Meeting #3 (Feb. 28): Household Segmentation (Summary of Household Types) by RCLCO
- Sustainability Meeting #4 (March 1): Sustainability mandates for other Focus Teams
- Project Economics and Stewardship Meeting # (March 2): High Level Project Economics & Sensitivities by RCLCO
- Urban Design Meeting #4 (March 9): Open Spaces, Pedestrian/Bike Trails & Streetscape
- Infrastructure Meeting #5 (March 3): Energy Options & Efficiency (continued) + Stormwater Strategies

Necessary Cross-Collaboration w/other Focus Teams:

- From Infrastructure for Demand: For Demand: Need to know number of units for phase 1 and anticipated units at full buildout of Brown Ranch before 2 suppliers of energy (YVEA and Atmos) can provide cost estimates, required infrastructure investments needed, etc.
- From Econ/Stewardship to Urban Design: Spatially, what does community integration/ diversity look like for different income levels and owners vs renters?
- From Econ/Stewardship to Housing & Residential Demand: what do we need? How much do we need to build?
- From Urban Design to Demand: Need demand study soon to determine more specific breakdown of housing types needed.