

FOCUS TEAM WEEKLY REPORT

Review: Week of February 28 – March 4, 2022

- Housing & Non-Residential Demand #3 – February 28, 2022
- Natural & Built Sustainability #4 – March 1, 2022
- Stewardship & Project Economics #3 – March 2, 2022
- Infrastructure #5 – March 3, 2022

Combined Focus Team Attendance Total: 76

Top 10 things we heard

- The community wants homeownership opportunities, from the “affordable” market segment, through the “move-up” segment. Prioritize homeownership in Phase 1 to the greatest extent possible per project economics.
- People are open to lots of different housing types at Brown Ranch including multifamily options, long as there are amenities that support long term living: access to gardening space, yards for pets, and garages to store our outdoor toys. Most high-density places don’t have any of this.
- Community overall seems comfortable with density around 10-15 units per acre, as long as we balance preserving the character and identity of the town as we develop.
- Sustainability Team is asking Economics Team to be sure to assess and prioritize long-term affordability over first time cost. “Economics of efficiency.” Model for future conditions / understand building performance for the full life cycle of the project.
- Sustainability Team is asking Infrastructure Team to be sure when modeling for energy use in buildings & water, to model for future climate projections (2080). Are the teams looking at the right analysis and time horizon?
- Design to provide infrastructure for handling waste in a way that is most efficient. It would be good to have centralized pick-up for recycling, compost, trash, rather than curbside.
- YVHA should prioritize seeking outside subsidy and maximizing other sources of revenue to help cover infrastructure costs and make housing as affordable as possible.
- Modular homes are a great option to reduce construction waste and efficiently produce units. However, the cost of producing modular homes is increasing and the gap between modular and stick built is decreasing.
- Community is interested in exploring ground source heat pumps as option to reduce electricity demand. Need more information.
- Community is interested in consultants’ ideas to integrate storm water management with the task of improving riparian function at Slate Creek.

Top things we learned



BROWN RANCH

- There is a mismatch between local housing needs and cost to build in Steamboat.
- It likely costs \$200M - \$400M to build out infrastructure at the site (average of \$100,000/unit). The more YVHA can subsidize infrastructure, the less expensive houses will be.
- Denser development (product types like apartments and townhomes) result in less infrastructure costs.
- There is demand for a large first phase of housing development at Brown Ranch, and more housing early on will help reduce costs and enhance feasibility.
- Water and electricity are limiting constraints for development at Brown Ranch. Need to design for resource conservation. One primary way to do so is by maximizing density.
- More education/conversation is needed around density and the key tradeoffs.
- Today, there are a large number of families and empty nesters in the Steamboat area. In the future, there will be more small families and more seniors. There are trade-offs between the degree to which Brown Ranch caters to existing households vs. expected new households.
- There are trade-offs between the amount of housing and types of housing Brown Ranch can provide.

Look Ahead: Upcoming Topics:

- Housing & Non-Residential Demand Meeting #4 (March 7): Phase I Non-Residential Program Input. Non-Residential Demand; Aligning Housing Demand and Project Economics by RCLCO.
- Urban Design Meeting #4 (March 9): Open Spaces, Pedestrian/Bike Trails & Streetscape.

Necessary Cross-Collaboration w/other Focus Teams:

- From Sustainability to Urban Design and Infrastructure: Teams need to have conversation about landscaping and water use. What trees, relevant species, meaningful open space, irrigation needs, etc. to plan for at Brown Ranch? How much water is needed? Need more assessment re what it will take to grow trees at Brown Ranch. Also, if we don't have lawns, what does landscaping and open space look like?
- Infrastructure and Economics: Collaborate on a cost benefit analysis of grey water system?
- From Sustainability to Urban Design: passive solar design is a method to keep buildings cool (architectural issue). At community scale, this will have to be aligned with Urban Design Team.
- From Sustainability to Infrastructure: Sustainability team's interest in open space will need to be part of the Infrastructure Team's conversation about onsite energy generation, which will be very land intensive and eat away at open space.
- From Infrastructure to For Demand, Urban Design, and Sustainability: need to know number of units, size, and energy performance, before Infrastructure Team can fully evaluate energy options.
- From Infrastructure to Urban Design: start talking about storm water retention and conveyance systems now. Incorporate into design.
- From Infrastructure to Sustainability: evaluate specific strategies on how to integrate storm water management with the task of improving riparian function at Slate Creek.

