



Focus Team: Infrastructure Meeting #7

Date and Location: Wednesday, March 30, 2022 – 443 Oak Nonprofit Center and Zoom

Estimated Attendance: 17 including staff & consultants

Guiding Questions:

Key Technical Information Shared:

Ryan Spaustat, technical consultant, shared an overview of key information and conversations from other Brown Ranch focus teams to date.

The co-chairs and consultants then led a conversation about metrics the infrastructure team can establish to measure success at Brown Ranch.

Example Water Metrics

- Water use per household
- Total water footprint of Phase 1 (including commercial space & shared open space).

Public Input:

Infrastructure principles and metrics

Water:

- Quantify water efficiency (for example 30% below typical new building. Or cap on gallons/day for indoor/outdoor combined.
- “Think 2050 today” – to the extent we can, use anticipated climactic conditions of 2050 to understand water/energy needs.

Transportation:

- Add priority about reducing impermeable surfaces.
- Add “reduce vehicle miles traveled.”
- Aim for 20% multi-modal reduction, or higher.
- Metric for internal trip reduction.

Energy:

- Add priority about demand management.
- Consider changing wording on electrification priority.

Storm Water – none to add.

Sustainability – If we follow all the above priorities, we don’t need to add anything to these priorities.

General Comments:

- Some component of irrigation will be necessary for quality of life.
 - Sustainability team recommendation: no irrigation for personal yards but do irrigate some communal open space.
- Irrigating with non-potable water is not a big sustainability win. Sustainability-wise, the only benefit is reducing energy associated with treating the water.
 - YVHA response: But it does increase number of units built at Brown Ranch before 3rd redundant water source is required.
- Keeping as much undisturbed soil, land as possible, in natural areas, without "creating" new parks etc. that require more irrigation might be smarter and more economical.
- At last night's sustainability meeting, there was a discussion about how to keep a "ranch" feeling at BR....can be partly accomplished by not creating a park-like feel and leave it more like open fields as it is.
- Maybe consider gravel parking lots instead of paved....gravel areas will absorb runoff and be less expensive. Actually, only wheelchair access spots need a paved parking area.
 - Consultant response: Unpaved parking is not allowed in the city because it is an air quality issue. But permeable pavers are allowed in the city. Challenge: high upfront cost + maintenance issue because plows don't want to use blades on them.
- Concern that bicycles will not utilize trails in winter, especially because roads/trails aren't plowed 24/7.
- Consider construction workers who have to drive to work to carry their tools to work. They're not going to use public transit to get to work.
- A Brown Ranch shuttle bus for just the project?
- Kari comment: travel demand management. Advertise transit, make sure everyone knows it's available, consider strategies to de-couple housing and parking.
- Kari question: feedback on de-coupling vehicle and bike traffic (separate bike trail?)
- Don't overdesign roads ... don't design alleys.
- Remember we're going to be under construction for 20-30 years. Consider building from high elevation, down to reduce cost.
- When you pick up grade, detention ditches pull a lot of sediment and require more maintenance. Hardened surfaces help (blankets, curb and gutter, etc.).
- Previous discussion about using CR 42 to access for phase one to give CDOT time to make access from 40.
- Critical pieces to consider when siting phase 1:
 - 2-year lead time on substation transformers
 - 7-year lead time on 3rd redundant water source
 - Fire code: number of access points needed per units

Questions:

Q: How will winter conditions be taken into consideration related to walking and biking?



A: Heat trail system/roads in winter (using excess energy from ...?) + fat bikes. At least for trips within BR. We need to be realistic about people not being willing to travel across town by bike in winter.

Q: has there been any conversation about using rails now used for coal and running a commuter train from Craig to Denver?

A: It has been discussed on a regional level, but not in the context of Brown Ranch.

Q: What is the metric for increasing renewable use and energy efficiency...from what to what?

A: We are considering using a HERS rating to measure energy efficiency.

Q: Does the CDP include phasing in the plan?

A: Yes! There will also be sub-phasing within the phases.

Recommendations to Steering Committee: N/A

Next Steps and Action Items: N/A

YVHA FOLLOW-UP FOR WEEKLY REPORT

Resources needed from technical consultants for next meeting

- Are there examples of what low (or no) irrigated communities in the West could look like?

Necessary Cross-Collaboration w/other Focus Teams: