

Attachment #3

Vision

The Brown Ranch residents will live and connect in a vibrant, resilient, diverse, and welcoming neighborhood that provides a wide variety of housing options and services designed by and for the Yampa Valley community.

Guiding Principles

- 1) The Brown Ranch will provide affordable and attainable housing options for the Routt County workforce in a timely and efficient manner that meets both the urgent and long-term need.
- 2) The Brown Ranch will provide quality housing that is sustainable yet flexible, modern, efficient, safe, healthy, environmentally responsible, and in harmony with existing natural systems.
- 3) The Brown Ranch will be both physically and emotionally connected to the community, providing opportunity for social cohesion and successful vibrant and healthy lifestyles.
- 4) The community driven process to design and develop the Brown Ranch will be inclusive, fact-based, honest, cost efficient and collaborative with all relevant stakeholders.

Housing and Non-Residential Demand

This group will analyze existing shortages and the future needs for seasonal, low-income, entry level and move-up housing market segments. We will also be analyzing non-residential needs to support the neighborhood such as commercial, recreational, childcare, nonprofit and anything else our community prioritizes.

Natural and Built Sustainability – This group will determine the best approaches to sustainability from every aspect including the natural environment to the built environment.

Urban Design

This team will provide feedback to the CDP consultants, who will create concepts for the entire buildout of the site utilizing City of Steamboat Springs Traditional Neighborhood Development (TND) Transect Zone District, Street Sections and Open Space/Trails requirements.

Infrastructure

This team will analyze on-site and off-site needs including transportation, water, wastewater, stormwater, and dry utilities along with phasing for the entire buildout of the community.

Stewardship and Project Economics

This team analyze the funding mechanisms for each urban design and housing concept to ensure we meet the targeted affordability price points while maintaining long term affordability for workforce housing.

Key Stakeholder team will work with key government officials during the planning process to ensure effective communication and collaboration.

The **Executive Team** will coordinate with staff, Focus Team co-chairs, experts (local) and consultants to provide coordination of overlapping topics.

Health Outcomes Baseline team will focus on housing and community health baseline data. The Brown Ranch provides a unique opportunity to study isolated health impacts for indicators. Doubled up households, impacts of missing workforce and mobility are essential to understanding short- and long-term health outcomes.