

Rainbow Agenda 6



Brown Ranch Annexation Committee – YVHA Packet Materials for March 29, 2023

Issue Areas: Exactions/Dedications of Land

Background: The Yampa Valley Housing Authority (YVHA) spent a year in 2022 engaging the community to understand local housing needs, as well as community members' hopes and concerns about Brown Ranch. To date, YVHA has connected with over 3,300 community members. YVHA paired this unprecedented community input with technical study by local and national experts and consultants. The result is the *Brown Ranch Community Development Plan*, a comprehensive vision to guide development of the Brown Ranch. The Plan is available for review [using this link](#). As the Brown Ranch Annexation Committee (BRAC) members discuss topics integral to the annexation agreement, it is important to include the priorities already identified by the community during the Brown Ranch community outreach efforts, as well as sustainability and health equity measures YVHA has built into the vision for Brown Ranch.

This paper includes highlights from the [Brown Ranch Community Development Plan](#), [Health Equity Action Plan](#), and when topically relevant, [recommendations from the Urban Land Institute](#). More information can be found on the Brown Ranch website: www.brownrachsteamboat.org.

Summary of YVHA's position on exactions and dedication of land. Details follow in the packet.

- Parks & open space: It is the intent of Yampa Valley Housing Authority to dedicate land to the City of Steamboat Springs sufficient to meet YVHA's proposed parks, open space, and trails program.
- Indoor field house/sports complex: YVHA has received input from community members indicating a need for indoor and outdoor recreation opportunities for all seasons. In particular, Latinx community members expressed the need for winter indoor recreation that is accessible to all incomes. YVHA has had preliminary conversations with Steamboat Sports Barn. Please see the Community Partnerships update on page 24 of this packet for additional details.
- Fire station: YVHA intends to dedicate land to the City of Steamboat Springs for a fire station. The *Community Development Plan* shows an approximately 15,000 SF fire station on a 50,000 SF (1.15 acre) lot in Neighborhood A (southeast corner) of Brown Ranch.

- Avigation easement: dedication of avigation easements per the City of Steamboat Springs Community Development Code is acceptable to Yampa Valley Housing Authority. YVHA seeks clarity on whether there are limitations on installing rooftop solar due to the Airport Overlay.
- Utility easements: The dedication of utility easements per the City of Steamboat Springs Community Development Code is acceptable to Yampa Valley Housing Authority. YVHA expects all public and private utilities to be located within right-of-way unless pocket easements are needed for specific equipment.
- Other (Steamboat Springs School District, Boys and Girls Club, arts and humanities, etc.): In 2022, YVHA began a formal, systematic process to identify opportunities for community partnerships at Brown Ranch to develop special residential, nonprofit, commercial, or other uses that meet community needs and are aligned with the Brown Ranch vision and priorities. YVHA would prefer to handle future land dedication through its own process, rather than tying these negotiations to the annexation process.

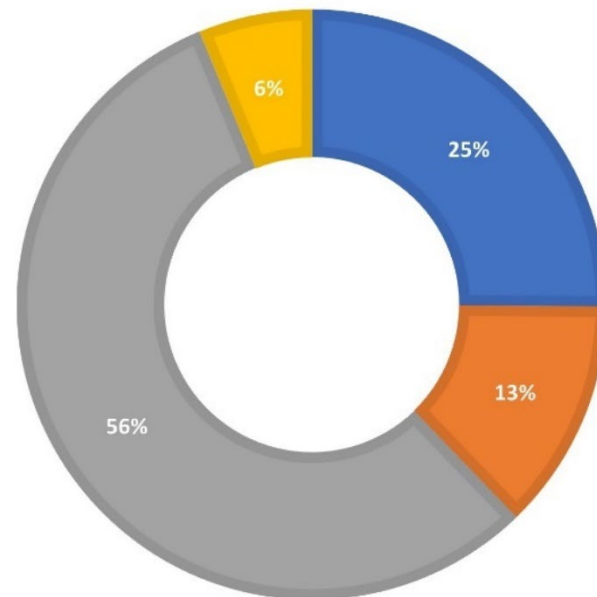
PARKS, OPEN SPACE, AND TRAILS

The vision for parks and open space at Brown Ranch is to enhance and increase access to parks and open spaces so that Brown Ranch residents can enjoy a variety of outdoor experiences as part of their everyday lives. Considering only the 420-acres of land subject to this annexation application, 56% of the land is anticipated to be developed, 38% is anticipated to be parks or open space, and 6% is reserved for future development.

It is the intent of Yampa Valley Housing Authority to dedicate land to the City of Steamboat Springs sufficient to meet the following parks, open space, and trails program.

LAND USE FOR PROPOSED ANNEXATION AREA (420 ACRES)

■ Open space ■ Parks ■ Developed Area ■ Future Development Area



PROGRAM	Uses	Area in Acres				TOTAL PER TYPE
		NBH A	NBH B	NBH C	NBH D	
Community Park	Sports Fields	-	-	3.16	-	3.16
	Play Space	-	0	3.15	1.26	4.41
	Multi-use	0	0	6.31	0.9	7.21
	Natural	-	-	12.62	12.05	24.67
Neighborhood Park	Play Space	1.08	0	0.42		1.5
	Multi-use	0.27	0	1.68		1.95
	Natural	1.35	0	2.1	0	3.45
Greenways	Multi-use	-	0.86	3.56	1.34	5.76
Pocket Park	Plaza	0.5	-	-	-	0.5
Total Parks		3.2	0.86	33	15.55	52.61
Natural Open Space access	Riparian Open Space	7.98	-	25.56	3.13	36.67
	Upland Open Space	7.43	21.21	38.24	1.38	68.26
Total Open Space		15.41	21.21	63.8	4.51	104.93
				Total Acres		157.54

TRAILS/EDGES	PROGRAM	Uses	Length in Feet			Total per type
			Phase 1	Phase 2	Phase 3	
	Concrete Trail	Multi-use	8,198	7,630	3,456	19,284
	Soft Surface Trail	Multi-use	7,252	3,252	-	10,504
	Sleeping Giant Core Trail (outside annexation area)	Multi-use	-	-	0	0
	Open Space Edge	Multi-use	11,145	2,670	3,651	17,466
			Total Feet			47,254

Brown Ranch Community Development Plan – Parks and Open Space Guiding Principles (pp. 69-70)

The following guiding principles are reflective of significant community input, and shape the vision for parks and open space at Brown Ranch:

PARKS FOR THE COMMUNITY

Enhance and increase access to parks and open spaces so that Brown Ranch residents can enjoy a variety of outdoor experiences as part of their everyday lives.

- Provide a variety of park programs and activities for people of all ages, abilities, and backgrounds.
- Integrate culture and art into the parks and public realm.
- Incorporate inclusive and adaptable elements into parks and trails for people with a range of physical, auditory, and visual abilities.
- Provide outdoor spaces that increase health, wellness, and recreation opportunities.
- Consider permaculture and community gardens within community spaces.
- Provide activities within the parks for all seasons of the year.

ACCESS TO NATURE

Prioritize walkability and ensure safe and easy connections to parks and trails from every home within Brown Ranch.

- Ensure that **all homes are within three blocks** of a neighborhood green space.
- Prioritize convenient connections to the multimodal trail as the primary regional trail.
- Provide safe connections to secondary trails within Brown Ranch that link key destinations such as schools, retail, restaurants and parks.
- Clearly define trails for use within open space areas to minimize impact on the ecosystem.
- Streets, alleys and all public realm should prioritize people and be considered as part of the larger parks and open space system.

ECOSYSTEM BALANCE

Restore and protect the most important ecological habitats.

- Provide vegetative buffers between habitat areas and developed areas.
- Consider seasonal closures of trails within open spaces to minimize disturbance and protect habitat areas and migration corridors.
- Retain natural habitats in open space to the greatest extent possible.
- Manage runoff to aid in restoration of riparian areas.

- Design dark sky and bird friendly environments by avoiding light pollution.
- Consider migration corridors on the north side of the site, if the Urban Growth Boundary changes in the future.

LIVING INFRASTRUCTURE

Maximize opportunities to integrate stormwater features within the larger parks and open spaces.

- Utilize existing drainage corridors to incorporate stormwater detention.
- Incorporate stormwater quality strategies into street design, parks, and open spaces.
- Ensure that all features are thoughtfully designed and aesthetically pleasing.
- Minimize impervious surfaces.
- Where possible, create features that can serve dual purposes, such as stormwater detention within recreation fields.

WATER CONSERVATION

Minimize potable water use within landscape areas throughout Brown Ranch.

- Focus irrigation in common spaces that are highly utilized such as greenways, neighborhood parks, and community parks.
- Limit use of irrigated areas on private parcels.
- Use native and low-water use trees and plants.
- Consider reducing the frequency of plantings to limit water use.
- Minimize spray irrigation, and use drip irrigation to the greatest extent possible.

NATURE AND COMMUNITY INTERFACE

Create strong connections and clear edges between the built form and open space areas.

- Create public edges along all open space and park areas.
- Provide a fire management buffer zone along development edges that integrates into the overall open space.
- Orient buildings to open space and park areas such that they create “eyes on the park” to help activate the space.
- Consider solar access, views, habitat, and slopes when designing the interface between buildings and landscape to ensure comfortable outdoor spaces for the community.

Note: the following content includes direct excerpts from the *Community Development Plan*, pages 71 - 85.

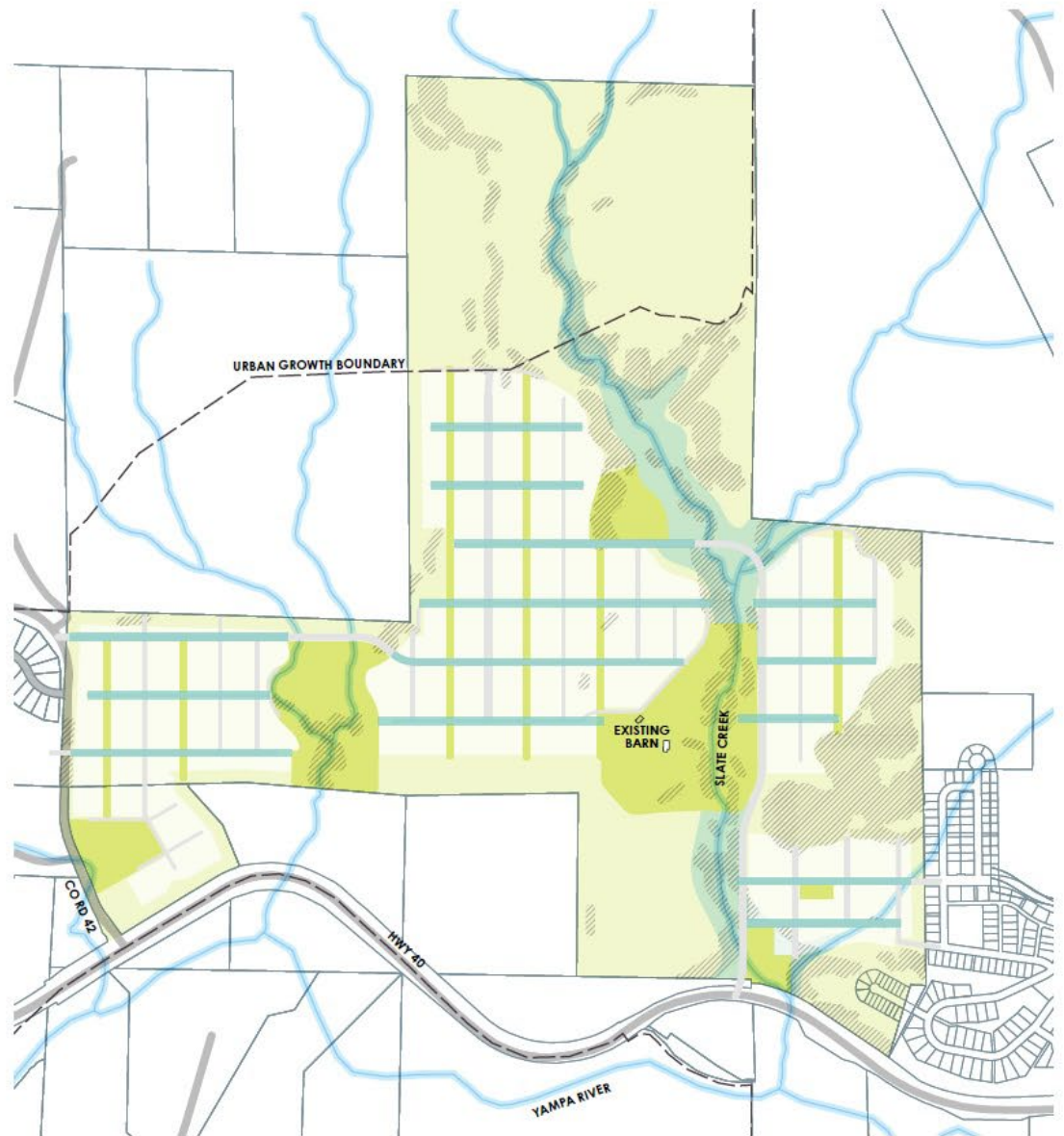
LANDSCAPE CONCEPT

The landscape concept builds from the natural characteristics of the site to provide outdoor places for both residents and native habitats to thrive.

The landscape within Brown Ranch provides parks for recreation and activation, open spaces that retain the natural character of the land with a focus on wildlife and native plantings, and spaces for water collection and conveyance. The land with the steepest slopes, more challenging access, and wildlife migration areas have been reserved for open space. Parks are intentionally located within the neighborhoods to provide equitable and easy access for all. Greenways, which orient north-south, are designed for gathering and movement of people within the community to the trails. The east-west streets are designed to collect, treat, and convey stormwater to the natural site drainages.

LEGEND

- OPEN SPACE
- PARKS
- GREENWAYS
- STORMWATER CORRIDORS



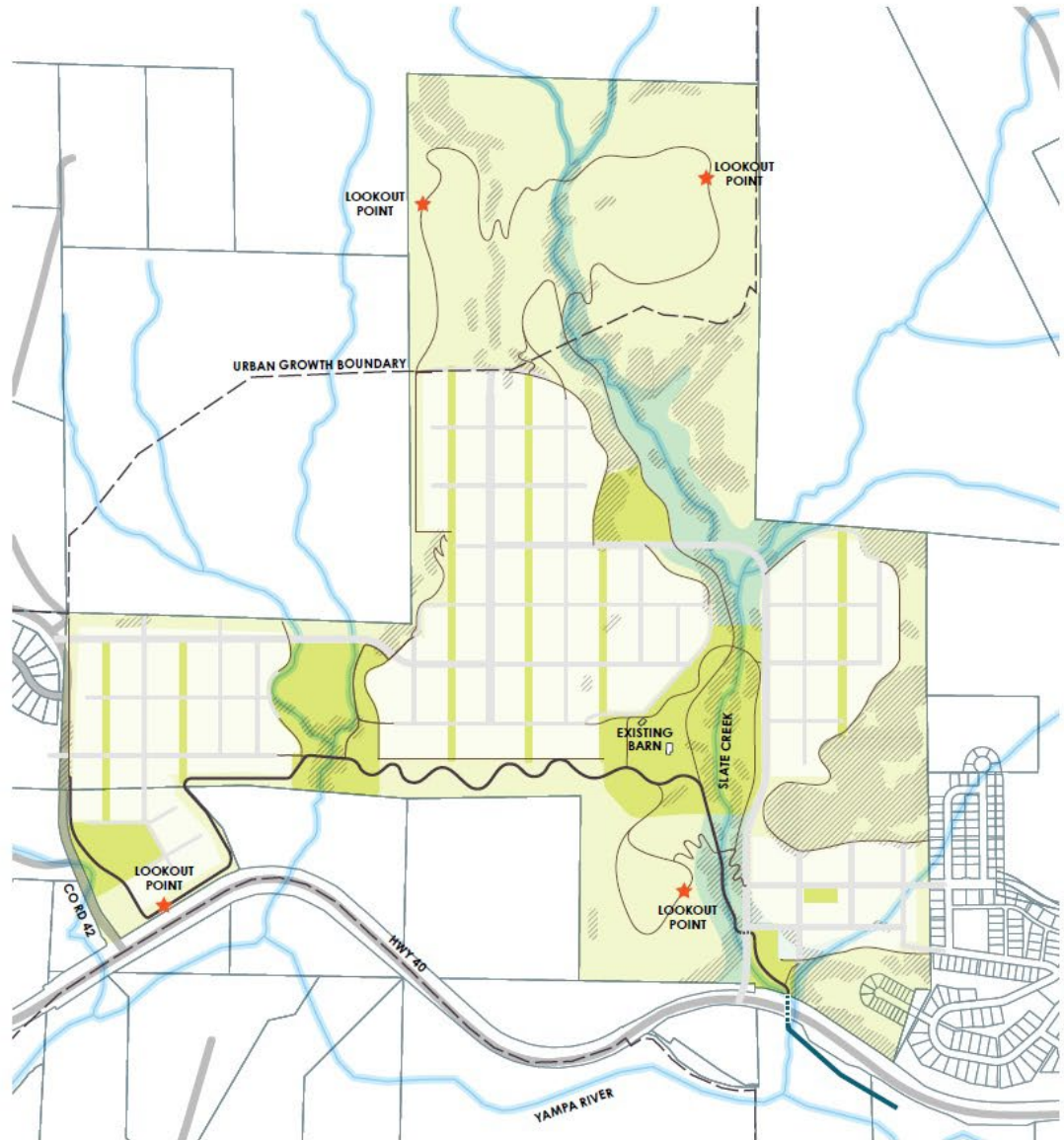
TRAIL NETWORK

A robust trail network provides connectivity within the community and beyond while also providing recreational opportunities and experiences for all ages and abilities.

The multimodal trail within Brown Ranch provides regional connectivity by linking to the Core Trail through a new underpass at Highway 40. A new underpass will be built under Highway 40, connecting downtown Steamboat to Brown Ranch, and through to the Silver Spur neighborhood in the west. Secondary trails are provided throughout the site with larger recreational loops within the open spaces, drainage corridors, and along the edges of the development areas. Tertiary trails are provided within parks themselves and are shown in greater conceptual detail in the community and neighborhood park typologies. Exact trail alignments should be studied further and confirmed during future design phases. Additionally, lookout points have been identified within the open space areas as places to pause, gather, and enjoy the views.

LEGEND

- MULTIMODAL TRAIL
- SECONDARY TRAILS
- PARKS
- OPEN SPACE
- NEW UNDERPASS
- EXISTING CORE TRAIL
- ★ LOOKOUT POINT



LANDSCAPE TYPOLOGIES

OPEN SPACE

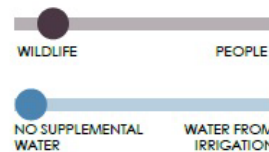
Brown Ranch's variety of open spaces and parks is intended to create a rich and layered experience for community members while also protecting natural areas and minimizing impacts to the ecosystem.

The parks and open space system is characterized by a variety of spaces with differing levels of programming, water use, habitat, landscape, and activation. More natural open spaces prioritize wildlife, native plants, and no irrigation. Parks spaces are designed for greater use by the community and provide programming, activities, irrigation, and places to gather.



UPLAND OPEN SPACE

Open space with emphasis on wildlife habitats and ecology. Human access limited to trails and key points of gathering or significance. Human access may be seasonal.

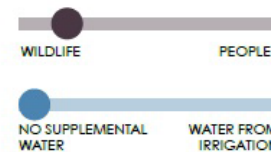


- Native trees & plants
- Wildlife
- Ecological zones



RIPARIAN CORRIDOR

Landscape with focus on riparian ecology. Limited human access to designated trails and gathering areas.

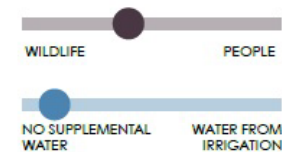


- Native trees & plants
- Wildlife
- Water quality and infiltration, stormwater detention



FIRE RESISTANT EDGE

Landscape managed to support fire suppression tactics while providing a publicly oriented edge for connectivity within the community.



- Native trees & plants
- Wildlife
- Firebreak edges such as trail, woonerf or road

LANDSCAPE TYPOLOGY FRAMEWORK

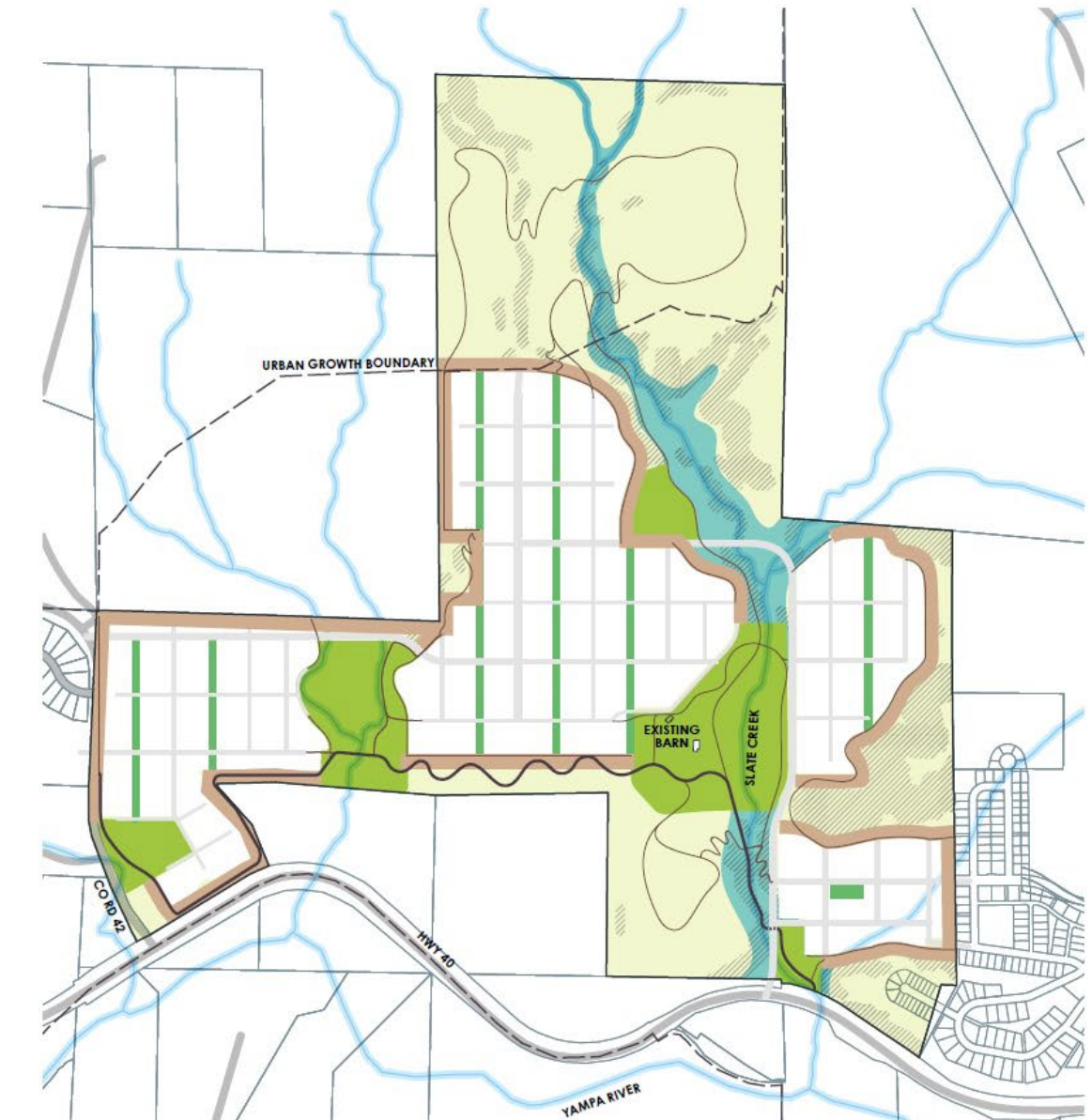
The landscape framework utilizes natural drainages and ridges to create an interconnected network of parks and open space that integrates with future development areas.

The multimodal trail runs along the southern edge of the site to minimize street crossings, acting as a green corridor to move people and provide an open space buffer to the uses south of the property. The hillside landscape punctuates the eastern edge of the property forming small neighborhoods. Larger community parks integrate into the drainage corridors connecting people to the trail systems that run along the drainages. Neighborhood parks, plazas, and greenways provide active spaces that are near every resident in Brown Ranch.

LEGEND

- MULTIMODAL TRAIL
- SECONDARY TRAILS
- UPLAND OPEN SPACE
- RIPARIAN LANDSCAPE
- FIRE RESILIENT EDGES (EXACT LOCATIONS TO BE DETERMINED WITH FURTHER ANALYSIS)
- COMMUNITY PARK & NEIGHBORHOOD PARK
- GREENWAY & PLAZA
- STREETSCAPE
- PRIVATE PARCELS

- Water quality and infiltration
- Stormwater detention



UPLAND OPEN SPACE

Upland open space is the land that is not developed for residential or commercial uses. This land is intended to be preserved as natural open space with a primary focus on ecological health and wildlife.

Brown Ranch has a significant amount of open space within the property, including some steep sloped areas that are undevelopable. Open space preservation is a key component of this plan and of the character of Brown Ranch. While people can utilize the open space through marked trails, these spaces are intended for wildlife, and trails may be closed seasonally to accommodate wildlife migration. A number of lookout points have been located along the trails, providing places for people to stop, pause, and enjoy the great views.

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Lookout point



Trail access



Native wildflowers



Wildlife habitats

GRASSES



Western Wheatgrass
Pascopyrum smithii



Needle and Thread Grass
Hesperostipa comata

SHRUBS



Silver Sagebrush
Artemisia cana



Common Sagebrush
Artemisia tridentata



Silvery Lupine
Lupinus argenteus



Rabbitbrush
Ericameria nauseosa

TREES



Quaking Aspen
Populus tremuloides



Lodgepole Pine
Pinus contorta

RIPARIAN LANDSCAPE

Riparian landscapes are those bordering streams, rivers, and bodies of water. Riparian landscapes form an inseparable unit from the drainage corridor or waterway such that it functions as one ecological system.

Brown Ranch has two riparian landscapes – the Slate Creek corridor and the drainage corridor to the west. Both of these are seasonal in nature but need to accommodate flows during the spring and early summer during snow melt. Community parks are designed to be integrated into both riparian corridors, connecting to trails and providing varied experiences within the open space. Both stream and drainage corridors will need to be carefully studied and designed in future phases to address concerns related to riparian habitat, erosion, ecological health, and stormwater flows.

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Preserve and restore native riparian species and wildlife



Provide areas to get close to the water



Providing habitat for wildlife



Trail along riparian corridor

GRASSES



Common Spikerush
Eleocharis palustris



Alpine Timothy
Phleum alpinum



Arrowgrass
Triglochin maritimum



Western Wheatgrass
Pascopyrum smithii

SHRUBS



Twinberry Honeysuckle
Lonicera involucrata



Wood's Rose
Rosa woodsii



Buffaloberry
Shepherdia argentea



Redosier Dogwood
Cornus sericea

TREES



Willow
Salix specie



Narrowleaf Cottonwood
Populus angustifolia



Quaking Aspen
Populus tremuloides



Native River Birch
Betula occidentalis

FIRE RESISTANT EDGE

A fire resistant edge is the edge between landscape and development with a landscape buffers that is managed to support fire suppression tactics. This edge should have a path to delineate the space that allows for fire management vehicles if needed.

Along all development edges of Brown Ranch, a buffer for fire management is needed. Within this zone, plants should not be planted in large masses, but rather in small and irregular clusters. Tall grasses should be avoided, and dense groundcover plants or low-grow wildflower mixes should be used instead. The exact locations of the fire resistant edge will be determined as the development plan is designed in greater detail.

Refer to the full wildfire report in the appendix for more specific recommendations regarding fire resistant management.

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Trail as fire break



Plant in clusters and avoid large masses



Road or trail at edge of development



Use gravel to provide better fire barrier

GROUND COVER



Moss Phlox
Phlox subulata



Hens and Chicks
Sempervivum sp.



Blue Mist Penstemon
Penstemon virens



Small-leaf Pussytoes
Antennaria parvifolia

SHRUBS



Pinemat Manzanita
Arctostaphylos nevadensis



Mountain Lilac
Ceanothus fendleri



Oregon Grape Holly
Mahonia aquifolium



Mountain Ninebark
Physocarpus monogynus

TREES



Quaking Aspen
Populus tremuloides



Hawthorn
Crataegus spp.



Mountain Mahogany
Cercocarpus ledifolius



Ginnala Maple
Acer ginnala

COMMUNITY PARK RECREATION AND ACTIVITY NODES

Community parks should be located within 1.5 miles of all residents. These larger parks, ideally 8-40 acres, are places for community-wide activities and should connect to regional trails.

The community parks in Brown Ranch are located along the multimodal trail and are intended as destinations for community-wide use and programs. Events, festivals, and markets can be held in the community park along Slate Creek. The recreation focused park to the west should have a variety of recreation and outdoor adventure programs such as a bike progression course, nature play, and fields. Consideration should be given to activities during all seasons of the year. Stormwater detention and water quality features will likely need to be integrated into these spaces in an aesthetically pleasing way while providing dual-use, to the greatest extent possible.

Estimated total Brown Ranch population: 6,895 - 7,590

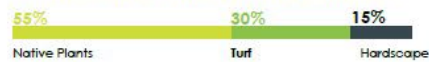
Community park area required (based on 6 acres per 1,000 population) = Approx. 41.4 - 45.5 acres

Approx. Community park area proposed: 45.0 acres

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Outdoor amphitheater area for events



Destination playground for the community



Sports fields



Bike progression course

GRASSES



Indian Ricegrass
Achnatherum hymenoides



Blue Grama
Bouteloua gracilis



Needle and Thread Grass
Hesperostipa comata



Junegrass
Koeleria macrantha

SHRUBS



Chokecherry
Prunus virginiana



Mountain Ash
Sorbus scopulina



Mountain Big Sagebrush
Artemisia tridentata var. *vaseyana*



Serviceberry
Amelanchier alnifolia

TREES



Willow
Salix species



Engelmann Spruce
Picea engelmannii



Wasatch Maple
Acer grandidentatum



Quaking Aspen
Populus tremuloides

Note: Population estimate at full build out is inaccurately stated in this excerpt from the Community Development Plan. Using Colorado State Demographer's average Steamboat Springs household size of 2.32 people/household x 2,264 housing units, assume population of 5,252.48

COMMUNITY PARK CONCEPT IDEAS

The following concept ideas were developed to test the size and potential uses within each park. Further design and engagement will be needed to confirm the park design concepts.

Slate Creek Community Park

Slate Creek Community Park is a large community park that connects the community to Slate Creek with the existing log barn as a central element set in its current ranch landscape. Park uses are family-oriented with playgrounds, gardens, and space for gatherings. Cultural programs and activities could be organized within the park.

POTENTIAL PROGRAMS:

ENTRY PLAZA & EVENT SPACE
DESTINATION PLAYGROUND
AMPHITHEATER LAWN FOR EVENTS
STAGE AREA
NATIVE PLANT EDUCATIONAL GARDEN
DESTINATION DOG PARK
PICNIC & GATHERING AREAS
NATURE PLAY



Recreation Park

Recreation Park is a large activity-focused community park. The natural drainages become exploratory elements within the park, although modifications will need to be made to incorporate these uses. Active uses flank the eastern edge, possibly located near the school.

POTENTIAL PROGRAMS:

U11 SOCCER FIELDS X 2
SKATE PARK
FLEXIBLE COURT AREA
BIKE PROGRESSION COURSE
GATHERING AREAS
NATURE PLAY



NEIGHBORHOOD PARK GATHERING AND PLAY NODES

Parks designed for play and community gathering with greater amounts of manicured landscape.

Neighborhood parks should be located within a 1/2 mile of all residents. These spaces are intended for play, recreation, and community gathering with greater amounts of manicured landscape. The parks should be approximately 1.5-8 acres in size.

The neighborhood parks are located to provide access for both Brown Ranch residents and the neighbors immediately adjacent to the site such as those in the Sleepy Bear Mobile Home Park. As important common green spaces, neighborhood parks will utilize irrigation to provide flexible turf areas and planting beds with low-water use vegetation. Activities should be provided for all seasons and include spaces for sledding and other winter activities.

Estimated total Brown Ranch population: 6,895 - 7,590
Neighborhood park area required (based on 2 acres per 1,000 population): Approx. 13.5 - 15.5 acres
Approx. Neighborhood parks area proposed: 14.20 acres

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Picnic and gathering areas with playground and flexible turf area



Nature play elements



Sledding hill



Flexible turf area

GRASSES



Blue Grama
Bouteloua gracilis



Indian Ricegrass
Achnatherum hymenoides



Prairie Dropseed
Sporobolus heterolepis



Switchgrass
Panicum virgatum

SHRUBS



Mountain Ash
Sorbus scopulina



Fringed Sage
Artemisia frigida



Shrubby Cinquefoil
Pentstemon floribundus



Wood's Rose
Rosa woodsii

TREES



Colorado Blue Spruce
Picea pungens



Ginnala Maple
Acer ginnala



Kentucky Coffee Tree
Gymnocladus dioica



Bur Oak
Quercus macrocarpa

Note: Population estimate at full build out is inaccurately stated in this excerpt from the Community Development Plan. Using Colorado State Demographer's average Steamboat Springs household size of 2.32 people/household x 2,264 housing units, assume population of 5,252.48

NEIGHBORHOOD PARK CONCEPT IDEAS

The following concept ideas were developed to test the size and potential uses within each park. Further design and engagement will be needed to confirm the park design concepts.

Sleeping Giant Park

This park serves as the terminus to the commercial corridor in west Brown Ranch. Small events, gatherings, play, flexible turf space, and connections to the multimodal trail could be provided. This neighborhood park serves the western portion of the community.

POTENTIAL PROGRAMS:
GATHERING AREA
PLAYGROUND
FLEXIBLE TURF SPACE
DOG PARK



Hillside Park

Hillside Park is a recreation-focused neighborhood park situated to take advantage of natural slopes for sledding and winter activities. Courts and gathering space could activate the park during other times of the year.

POTENTIAL PROGRAMS:
PICNIC & GATHERING AREAS
SLEDDING HILL
MULTISPORT COURTS



Brown Ranch Park

The Brown Ranch Park is a community-oriented entry park along Highway 40. The intent is to provide a larger park within Phase 1A that also serves the Sleepy Bear Mobile Home Park community. Located along the multimodal trail, the space provides a place to stop whether your destination is Town Center or traveling along the multimodal trail.

POTENTIAL PROGRAMS:
PICNIC & GATHERING AREAS
PLAYGROUND
FLEXIBLE TURF AREA



KEYMAP



Note: Sleeping Giant Park is outside of the proposed annexation area and is not included in the acreage totals provided in this packet.

GREENWAYS & PLAZA SOCIAL CENTERS FOR GATHERING

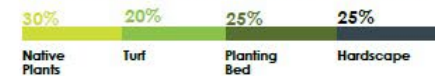
Greenways and plazas are small green spaces designed for social activities, play, and small gatherings.

The greenways are oriented north-south to connect people to the multimodal trail to the south. These spaces are located between neighborhood streets to provide better access to green space such that all residents are within three blocks of green space. The greenways are designed to support gatherings, play spaces, and community gardens. Plazas should be located in places with greater housing density and accommodate small community events.

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Provides pockets of program along greenways



Flexible lawns for various forms of gathering and events gathering



Provide adequate seating and lighting for gathering



Greenway with path and amenities

GRASSES



Switchgrass
Panicum virgatum



Large Blue Fescue
Festuca amethystina



Side-oats Grama
Bouteloua curtipendula



Prairie Dropseed
Sporobolus heterolepis

SHRUBS



Common Juniper
Juniperus communis



Kinnikinnick
Arctostaphylos uva-ursi



Twinberry Honeysuckle
Lonicera involucrata



Red-osier Dogwood
Cornus sericea

TREES



Honeylocust
Gleditsia triacanthos



Hackberry
Celtis occidentalis



Kentucky Coffeetree
Gymnocladus dioica



Sugar Maple
Acer saccharum

STREETSCAPE

LIFE WITHIN THE PUBLIC REALM

Streetscapes are places for people to walk and connect with their neighbors.

Brown Ranch's streets are intentionally designed to move people through the community to their homes and key destinations. These spaces are essential for public life, with a focus on promoting human connection, socialization, and access to fresh air and sunlight all while activating our streets and making the community safe. The streets are shared public spaces where residents of a block can gather and spend time together.

WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Sidewalk swale



Places to gather and meet neighbors



Accommodate multi-modal transportation



Amenity zones

GRASSES



Prairie Dropseed
Sporobolus heterolepis



Switchgrass
Panicum virgatum



Junegrass
Koeleria macrantha



Indian Ricegrass
Achnatherum hymenoides

SHRUBS



Kinnikinnick
Arctostaphylos uva-ursi



Shrubby Cinquefoil
Pentstemon floribundus



Common Juniper
Juniperus communis



Twinberry Honeysuckle
Lonicera involucrata

TREES



Bur Oak
Quercus macrocarpa



English Oak
Quercus robur



Sugar Maple
Acer saccharum



Kentucky Coffeetree
Gymnocladus dioica

STREETSCAPE

LIFE WITHIN THE PUBLIC REALM

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WATER USE



LANDSCAPE & IRRIGATION DEMAND



CHARACTER IMAGES



Sidewalk swale



Places to gather and meet neighbors



Accommodate multi-modal transportation



Amenity zones

GRASSES



Prairie Dropseed
Sporobolus heterolepis



Switchgrass
Panicum virgatum



Junegrass
Koeleria macrantha



Indian Ricegrass
Achnatherum hymenoides

SHRUBS



Kinnikinnick
Arctostaphylos uva-ursi



Shubby Cinquefoil
Pentaphragylos floribunda



Common Juniper
Juniperus communis



Twinberry Honeysuckle
Lonicera involucrata

TREES



Bur Oak
Quercus macrocarpa



English Oak
Quercus robur



Sugar Maple
Acer saccharum



Kentucky Coffeetree
Gymnocladus dioica

Indoor Field House and Sports Complex

YVHA has received input from community members indicating a need for indoor and outdoor recreation opportunities for all seasons. In particular, Latinx community members expressed the need for winter indoor recreation that is accessible to all incomes. YVHA has had preliminary conversations with Steamboat Sports Barn. Please see the Community Partnerships update on page 23 of this packet for additional details.

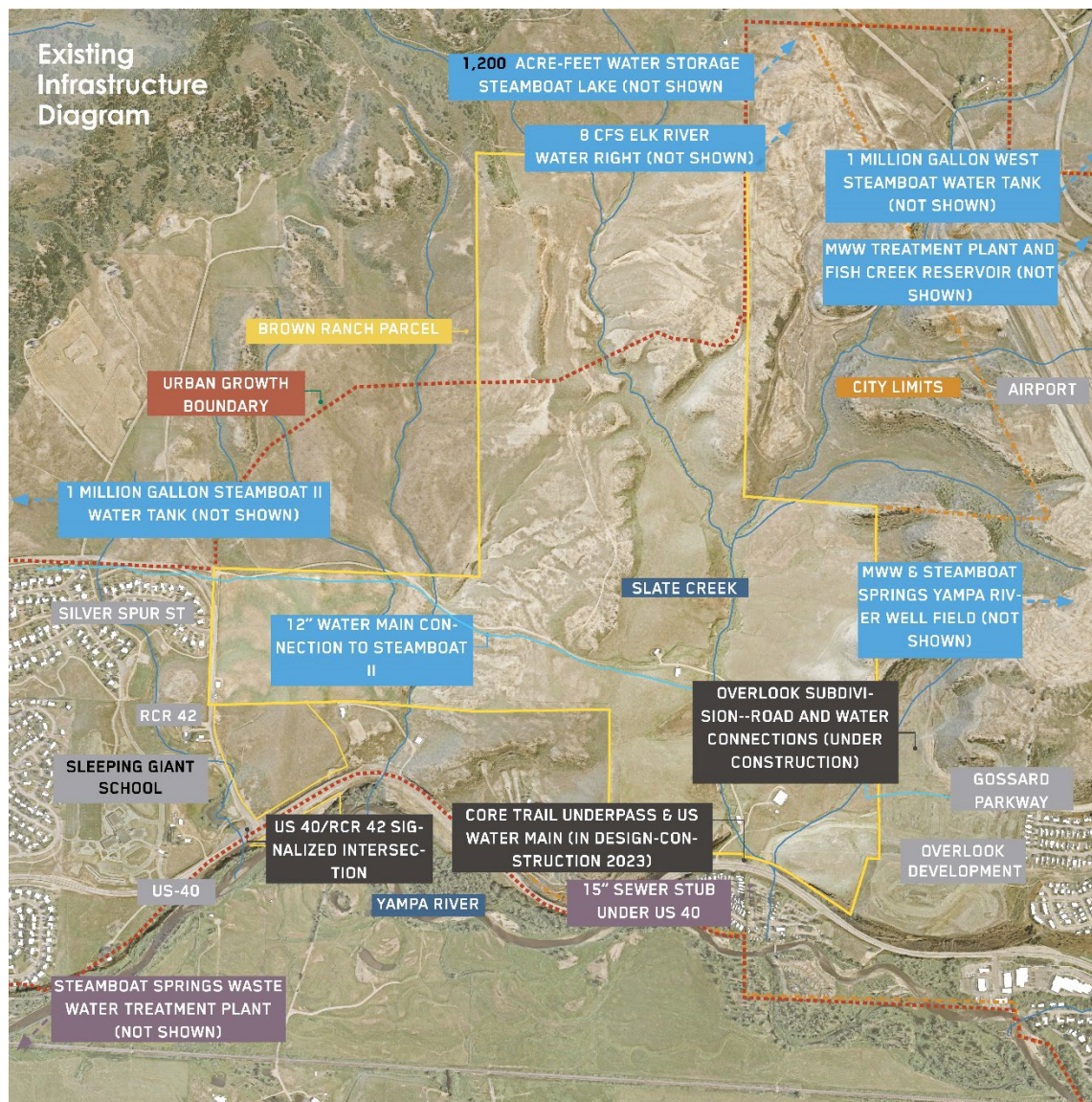
Fire Station

YVHA intends to dedicate land to the City of Steamboat Springs for a fire station. The Community Development Plan shows an approximately 15,000 SF fire station on a 50,000 SF (1.15 acre) lot in Neighborhood A (southeast corner) of Brown Ranch.

NEIGHBORHOOD A VIEW



Avigation Easements



The dedication of avigation easements per the City of Steamboat Springs Community Development Code is acceptable to Yampa Valley Housing Authority. YVHA seeks clarity on whether there are limitations on installing rooftop solar due to the Airport Overlay.

Utility Easements

The dedication of utility easements per the City of Steamboat Springs Community Development Code is acceptable to Yampa Valley Housing Authority. YVHA expects all public and private utilities to be located within right-of-way unless pocket easements are needed for specific equipment.

Steamboat Springs School District (SSSD)

YVHA has had ongoing conversations with the Steamboat Springs School District Board of Education to understand the capacity of existing schools, future demand, and the appropriate location for the future school site. At full build-out of 2,264 units, Brown Ranch will have an estimated 1,087 children ages 0 to 18. Not all students will be new to SSSD, as there will be movement within the system.

YVHA's demand analysis indicates that an approximately 50,000 square foot elementary school on a 200,000-site area will be needed by full build-out.

SSSD owns a 27-acre property adjacent to the southwest corner of the Brown Ranch property. YVHA has an agreement with the SSSD to incorporate the SSSD-owned property into planning for Brown Ranch. A school to serve future needs will be identified within the combined Brown Ranch and SSSD sites at a location that best serves the new community. However, the 27-acre SSSD property is not subject to this annexation petition.

No decisions have been made regarding the future location of the school. The graphic to the right shows three school site options. All options are adjacent to the planned location of parks and transit stops. The land shown as Option C is currently owned by SSSD.



Brown Ranch Community Partnerships

In 2022, YVHA began a formal, systematic process to identify opportunities for community partnerships at Brown Ranch to develop special residential, nonprofit, commercial, or other uses that meet community needs and are aligned with the Brown Ranch vision and priorities. Over 20 organizations—mostly local non-profits—responded to YVHA’s “Community Partnerships Expression of Interest” form. Since then, YVHA has convened several meetings to identify collaboration opportunities between YVHA and other community groups that have shared interests and needs. Conversations have focused on land needs, office space needs, programming opportunities and appropriate timing/phasing as it relates to development at Brown Ranch. YVHA is committed to leveraging Brown Ranch as a community resource that helps meet broader community needs, including accessible childcare, healthy food access, recreation, arts and culture, and more. YVHA would prefer to handle future land dedication through its own process, rather than tying these negotiations into the annexation process.

Below is an update provided by Sheila Henderson on the 30+ potential community partnerships at Brown Ranch.

The Food Access Team: Held first meeting in February 2023.

- Lift Up, Community Agriculture Alliance, Buffalo Pass Farms, CSU Extension of RC, Yampatika, CMC, YVCF, Bob Schneider-Developer, Marsha Daughenbaugh (local rancher), Local Food Insecurity Coalition
- **Community Input (key points)**
 - Those who hope to live there want key grocery items and over the counter medicine.
 - SAFE walkable bikeable access to key services.
 - Those from outside Brown Ranch also want a grocery store.

Key Questions/Points:

- YVHA chose 15,000 sq ft which is supported by CDP data and Associated Grocers data/requirements.
- Working on a market that will support Brown Ranch residents needs and support surrounding neighborhoods.
- The team includes community gardens, alternative food programs, a food bank for the lower income residents and community connections through food.
- Team includes a retired developer with a lifetime of experience working with food corporations.
- Our team includes all local food programs.

The Youth Services/Indoor & Outdoor Recreation Team: Held first meeting in February 2023.

- Boys & Girls Club, Yampatika, CSU Extension of RC, Partners of Routt County, SBS Youth Soccer Association, Steamboat Sports Barn (includes SSYSA, High Altitude Basketball, Whiteout Volleyball Club, Steamboat Youth Lacrosse), Routt County Riders
- **Community Input**
 - Indoor/Outdoor Rec Center for all seasons. Latinx community would like winter indoor recreation that is accessible to all incomes.
 - Key youth services that are accessible by walking, biking or on a bus route. Many current opportunities for youth aren't utilized due to lack of transportation.
 - Key youth services, open space, parks, and recreation within the Brown Ranch neighborhood.
 - SAFE walkable bikeable access to all these amenities.

Key Questions/Points:

- How much land is needed for each?
- Which phase is each service located in? Ex: B&G Club would like to be by the school and a park or open space.
- Which groups can share facilities, program space, commercial kitchen space etc.?
- We should include arts community in this group.
- Need to look at designated outdoor spaces.

Childcare

- 1st Impressions of Routt County, Little Bear Home Childcare
- **Community Input**
 - Daycare is a necessity inclusive of infant care.
 - SAFE walkable access for all Brown Ranch residents.

Key Questions/Points:

- We have the detailed analysis of space and requirements from Routt County.
- Meet with 1st Impressions 2023 when they have new ED.
- Get updated on First Impressions work and the home daycare requirements for homes.

Medical

- Northwest Colorado Health (NWCOH) and UCHHealth Yampa Valley Medical Center
- **Community Input**
 - Access to basic medical needs and mental health.

Key Questions/Points:

- NWCOH is ready to provide behavioral health, medical and dental. Initially it will be accessible through their mobile unit and then switch to a physical office when needed.
- NWCOH needs parking space for mobile unit (lg RV) with 220 electric access.
- NECOH cover costs as it is an additional site for current program/services.
- UCHHealth collaboration will include an outdoor exercise site.

Special Needs

Horizons:

Day Program

- 1700 sq ft space includes: 700 sq ft common, commercial kitchen, 2-3 separate rooms 300+/- sq ft, close to bus, ground floor, lockers.
 - Kids day programs can be integrated w/other youth spaces (Boys & Girls Club?)

Horizons Supportive Living Services 18+ years (Development Partnership with YVHA 1st phase?)

- Need a total of 41 units: 13 studio, 20 units for staff, 20 units HHP program.
- Host Home – adult foster care.
- Would like option for clients to buy 2B units.

Northwest Colorado Center for Independence: NWCCI & Yampa Valley Autism Program

- Needs are individual.
- Development collaboration for integration of needs.

Nonprofit Center

Mark Fitzgerald (ED of Better Tomorrow) to lead.

- Approximately 15 nonprofits currently interested.
- Inclusive of HRC members and arts coalition members.
- No environmental org yet.

Arts/Culture

- Young Bloods Collective, Undiscovered Earth, Steamboat Creates
- **Community Input**
 - Members were active in focus team meetings and advocated for “for sale” homes.

Key Questions/Points:

- Will begin meeting late 2023.
- Need studio space and retail space.
- How to integrate local art into the entire Brown Ranch community?

Transitional Housing integrated into development projects:

- Better Tomorrow Shelter
- Clean & Sober – The Health Partnership & The (anonymous) family
- Jail release program
- Short term crisis housing (ex: Lift Up’s old program)

Seasonal housing for nonprofits and the arts:

Colorado New Play Festival, BookTrails, Steamboat Symphony Orchestra, Partners of Routt County, Rocky Mtn Youth Corps, Family Development Center, Piknik Theatre, and other smaller art groups.

- The majority need summer housing.
- Could be a specific development or integrated into other developments.

ALL PARTNERS ASKED FOR STAFF HOUSING!! Horizons is struggling the most because when they commit to a client it is for life.