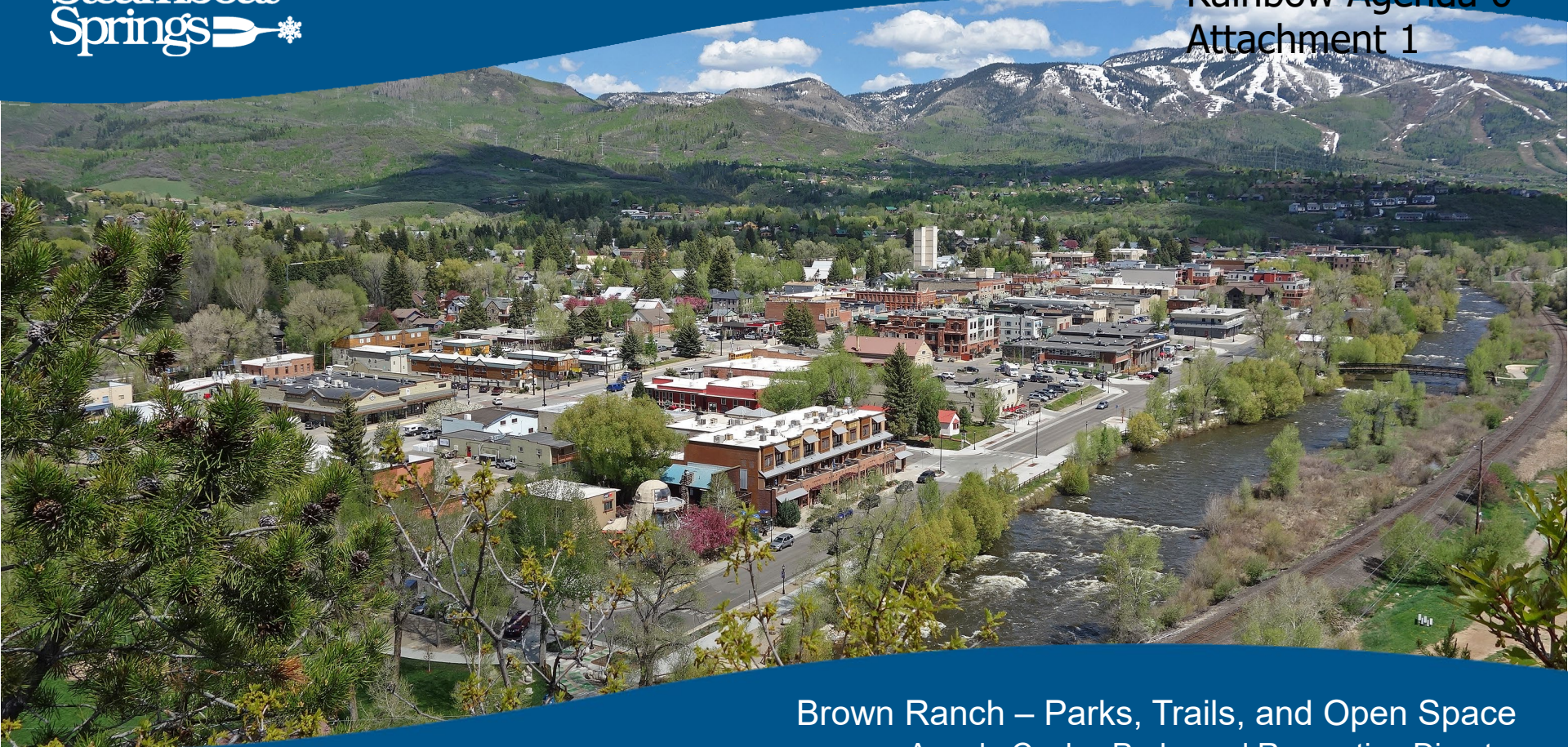


Rainbow Agenda 6 Attachment 1



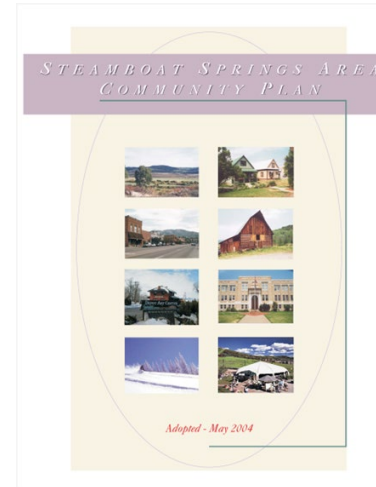
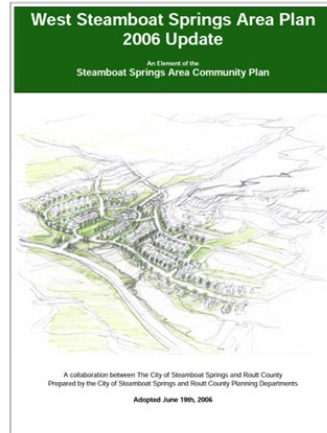
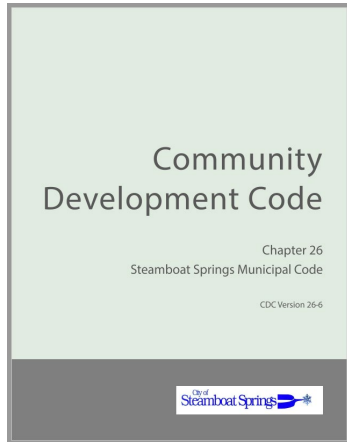
Brown Ranch – Parks, Trails, and Open Space
Angela Cosby, Parks and Recreation Director

1. Should the Brown Ranch development adhere to the City's adopted plans and Community Development Code?
2. Should all City of Steamboat Springs residents receive equal or equitable services?
3. Should socioeconomic status impact City of Steamboat Springs citizens access City services?
4. Should socioeconomic status impact access to public park land?

- 1. Annexation + Requirements
- 2. Existing Level of Service
- 3. Development Plan
- 4. Equity
- 5. Discussion



**Adopted plans establish the requirements for annexation.
The Community Development Code is designed for infill development.**



Community Development Code

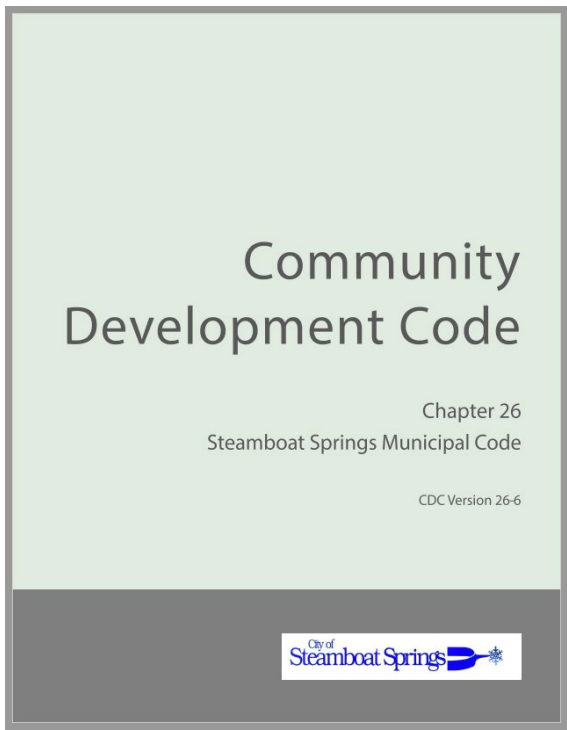
Chapter 26
Steamboat Springs Municipal Code

CDC Version 26-6

605.G Parks and Open Space

Parks shall not include:

- Nature preserves
 - Steeply-sloped hillsides
 - Riparian corridors
 - Sensitive habitat areas
 - Areas within that are inappropriate for active or passive recreation
-
- Stormwater drainage only when compatible with intended park use



606 TND Parks and Open Space Standards

Primary:

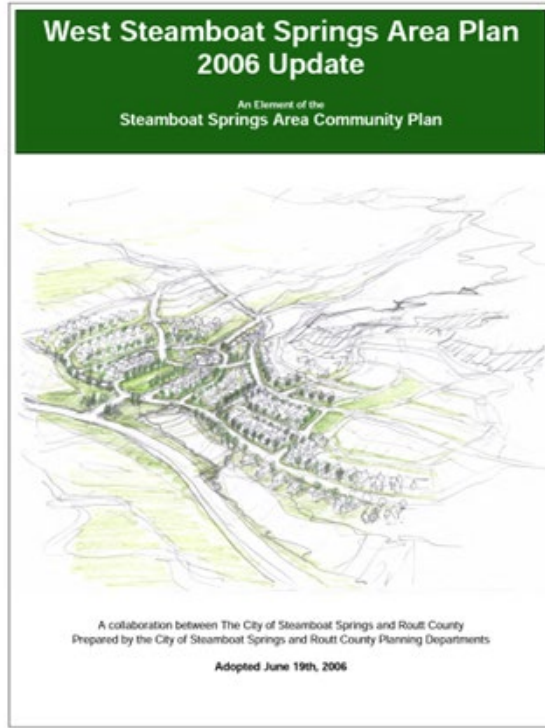
- Community Parks, Regional Parks, Natural Area, etc.
- Typically improved and maintained by the City

Secondary:

- Neighborhood Parks, Plazas, and Civic Spaces
- Typically improved and maintained by HOA/District

Tertiary:

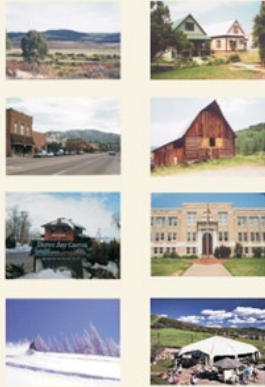
- Mini Parks, Mini Plazas, Community Gardens, Playgrounds
- Typically improved and maintained by HOA/District



Parks, Trails, and Open Space

- Small neighborhood parks
- Large community parks, open spaces and recreational areas
- Northern end of the Slate Creek drainage provide the best opportunity to restore and enhance a large natural area within West Steamboat.
- Comprehensive network of hard and soft surface trails

STEAMBOAT SPRINGS AREA COMMUNITY PLAN



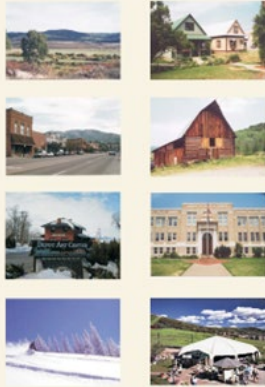
Adopted - May 2004

Trails and Open Space

Policy OS-3.1: Take a comprehensive approach to the region's trail system, to link existing trails as a contiguous system; give neighborhoods access to trails, and connect city and county trails to public lands.

Policy OS-5.1: Identify critical natural areas along the Yampa River corridor and other important riparian corridors before the land surrounding them is proposed for development.

STEAMBOAT SPRINGS AREA COMMUNITY PLAN

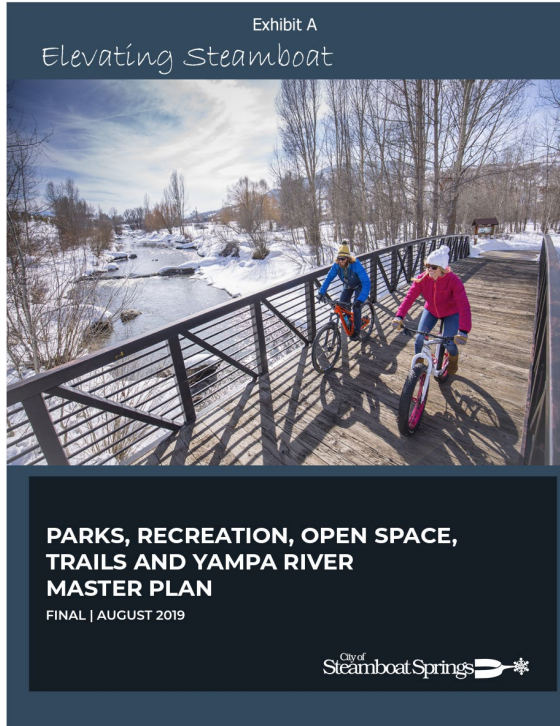


Adopted - May 2004

Parks

Policy OS-4.1: Establish an appropriate amount of park lands according to population and demands of the community.

Strategy OS-4.1(a): Require Park Land Dedication – The city will require new development to dedicate park land to meet the recreation demand generated by the population in the new development. Park land dedication amounts should be in accordance with Level of Service guidelines established in the Park and Recreation Master Plan.



Future Parkland Levels of Service

- Mini/Neighborhood Parkland: 5.5 acres/1,000 pop.
- Community Parkland: 6 acres/1,000 pop.
- At least 46 acre large multi-purpose park:
 - Not to exceed 5% slope
 - Recreation center/special use facility
 - Four-field complex + multi purpose sport fields
 - Large playground
 - Sports courts
 - Group picnic shelters

Type	Current Level of Service	PROSTR / 2017 Level of Service	Brown Ranch Requirements	Brown Ranch Development Plan
Mini/Neighborhood Parkland	4.76 acres per 1,000 pop.	5.5 acres per 1,000 pop.	39.83 acres	6.91 acres**
Community Parkland	23.40 acres per 1,000 pop.	6 acres per 1,000 pop.	43.46 acres	39.45 acres**
Regional Parkland	19.18 acres per 1,000 pop.	46+ acres	46+ acres	0 acres
Open Space/Natural Areas	179.33 acres per 1,000 pop.	192 acres per 1,000 pop.	1,390.66 acres	68.26 acres
Trails	4.04 miles per 1,000 pop.	3.71 miles per 1,000 pop.	26.87 miles	6.95 miles***
Special Use Facilities	0.52 facilities per 1,000 pop.	1 facility	1 facility	0 facilities

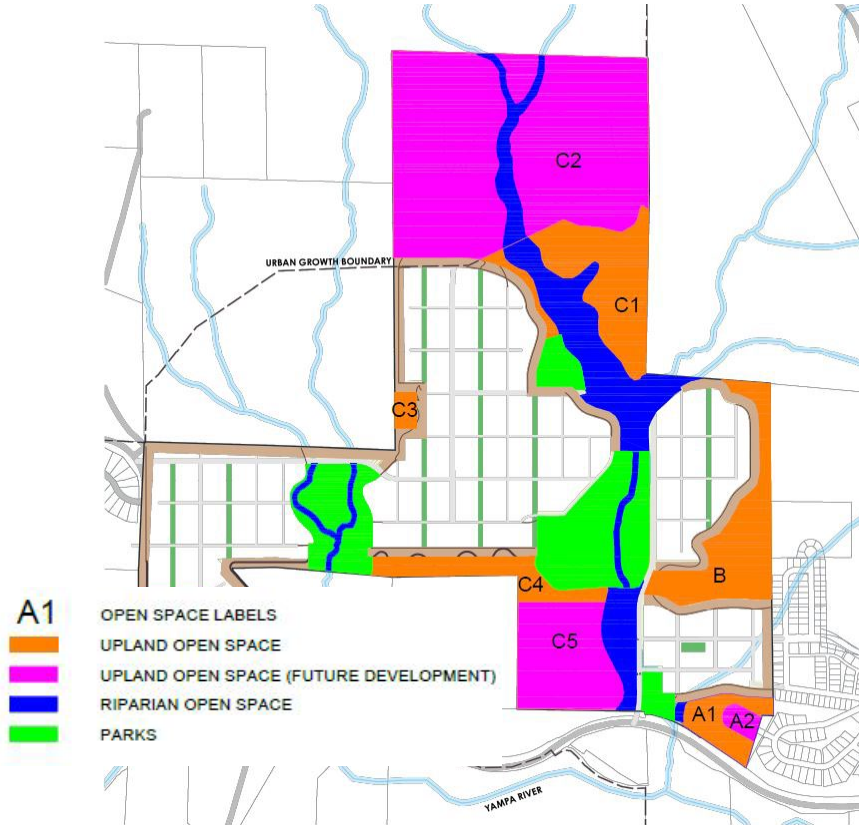
* 2017 level of service based on population of 12,520. Brown Ranch requirements based on estimated average population of 7,243. Population projections provided on pg.79 of February 10, 2023 Brown Ranch Development Plan.

** Proposed parkland does not comply with CDC 605.G. Parks shall not include; nature preserves, steeply-slopped hillsides, riparian corridors, sensitive habitat areas, or areas inappropriate for active or passive recreation.

*** Brown Ranch proposed trails includes fire resistant edge. Trail type tbd, thus acceptance not known.



Development Plan – Open Space



Upland Open Space:

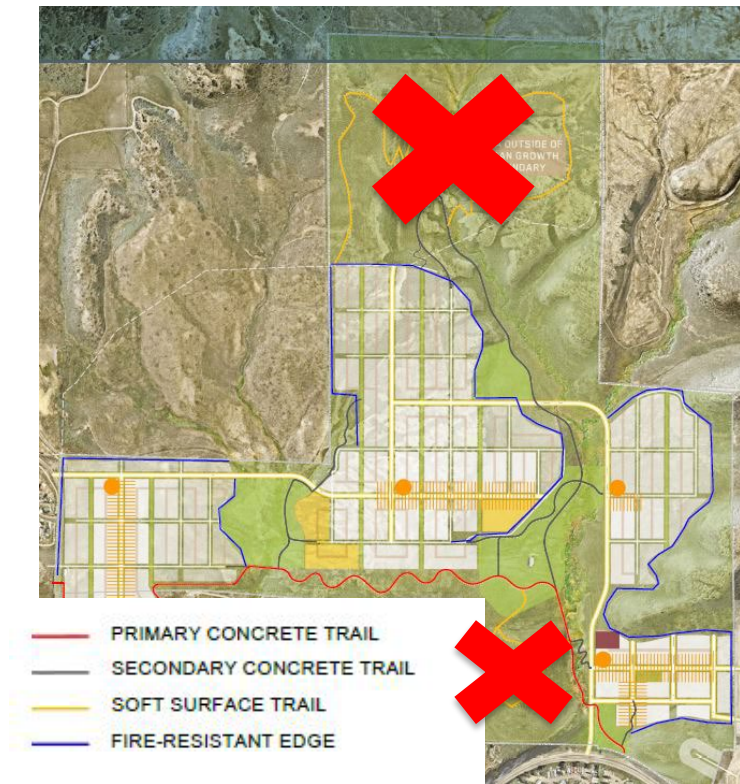
- Allocated land 68.26 acres

Future Development Space:

- Allocated land 131.9 acres
- Not included as open space
- Dedicating this as open space would increase LOS

Riparian Open Space:

- Allocated area 44.26
- Slate Creek Park riparian area data and imagery needs to be clarified

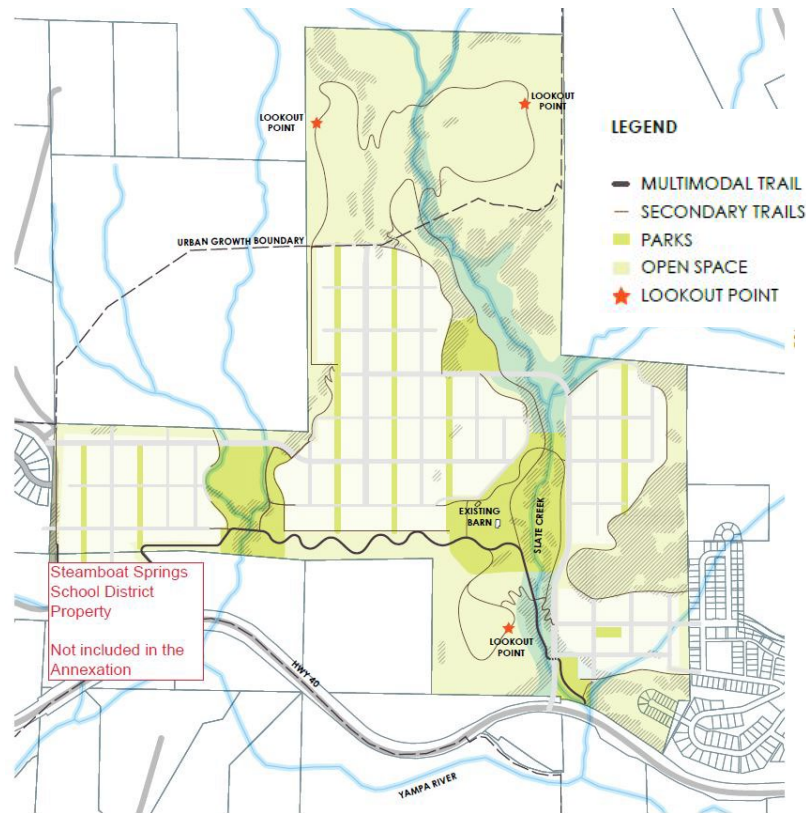


Brown Ranch Trail Offerings:

- Primary / Secondary Trails: 3.65 miles
- Soft Surface Trails: 0 miles*
- Fire-Resistant Edge, 3.3 miles*

The Brown Ranch Development Plan Includes 4 Developed Mini/Neighborhood and Community Parks:

- Brown Ranch Park
- Hillside Park
- Recreation Park
- Slate Creek Community Park



Brown Ranch Park:

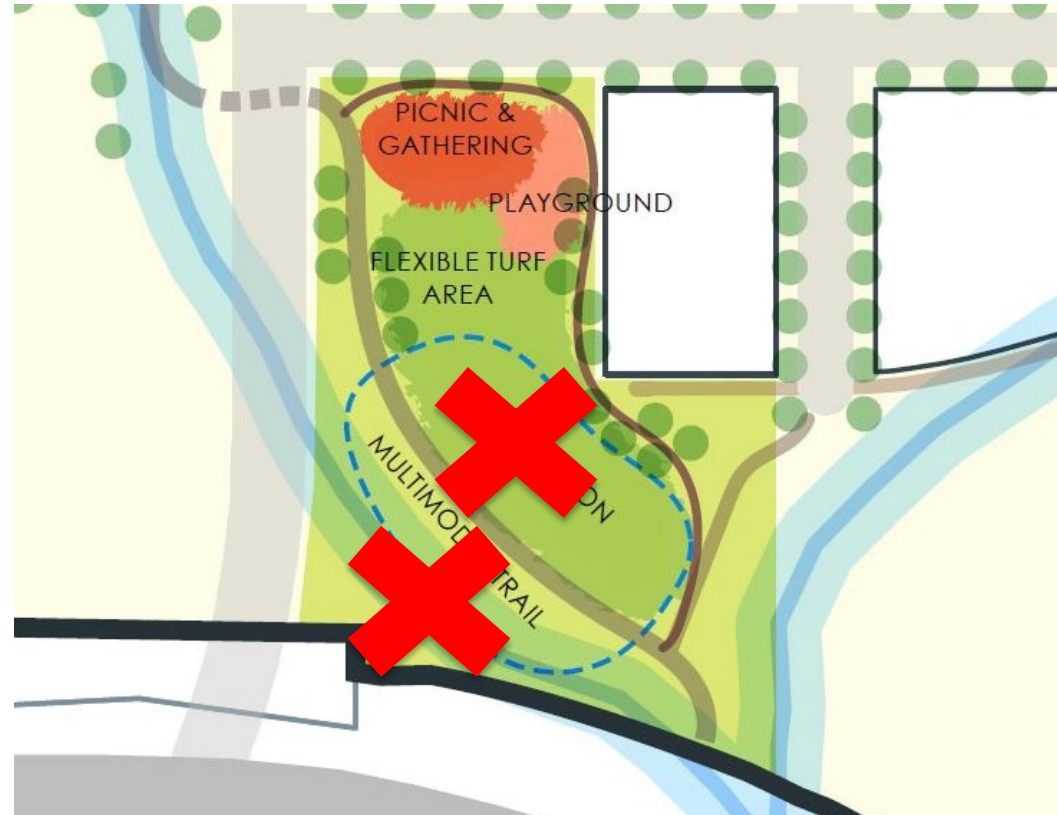
- A large park within Phase 1A
- Provide a park for the Sleepy Bear Mobile Home Park community
- Located along the multimodal trail
- Sized at 2.71 acres with .87 acres of riparian area
- 1.84 acres of developable park land

Park Type:

- Mini/Pocket Park, near 1.5 acres
- Provides small play areas, shade pavilions, and open play areas

Local Comparison:

- Little Toots Park is 1.23 acres



Hillside Park:

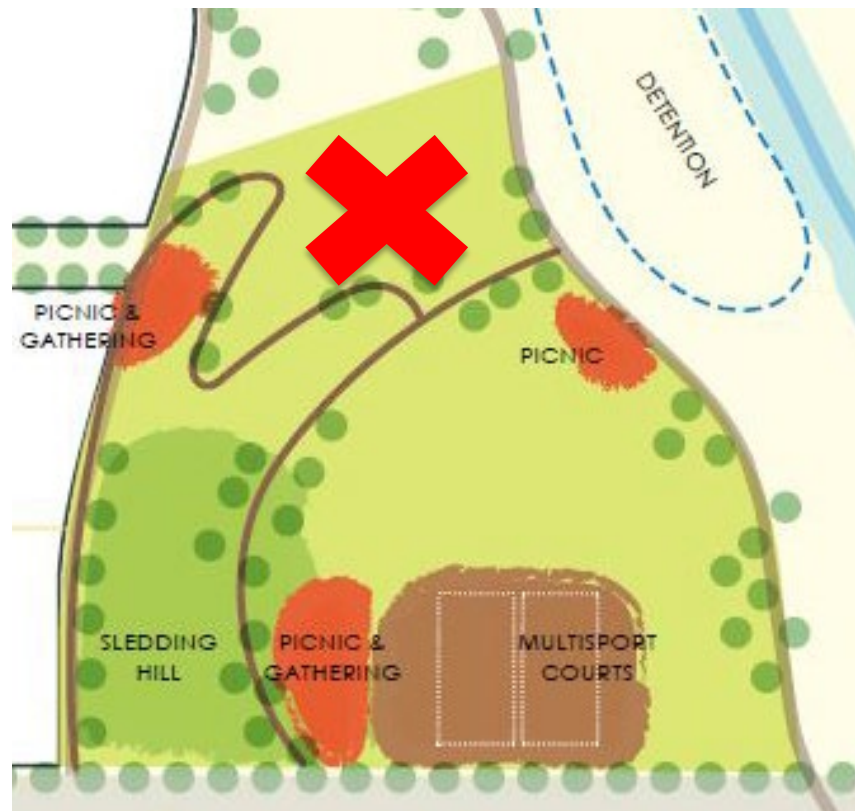
- Recreation-focused neighborhood park
- Contains natural slopes for sledding and winter activities
- Courts and gathering space could activate the park during other times of the year.
- Sized at 4.2 acres

Park Type:

- Neighborhood Parks are 1.5-8 acres
- Mostly active recreational opportunities, diverse amenities; restrooms, shelters, small pavilions, playgrounds, open turf, and athletic fields that can be used for practice
- Slope needs to be reviewed for acceptable parkland

Local Comparison:

- No local comparison, parks cannot be developed on steeply-sloped hillsides.



Recreation Park:

- Activity-focused community park
- Drainage is an exploratory elements within the park, although modification will need to be made to incorporate these uses.
- Sized at 14.21 acres with 3.06 acres of riparian area
- 11.15 acres of developable park land

Park Type:

- Community Parks are 8-40 acres
- Provide community-wide activities and facilities
- Maintain a balance between programmed sports facilities and other community activity areas, urban forests, gardens, historic features, water features, performing arts, festival spaces, plazas, and access to community trails

Local Comparison:

- Whistler Park at 14.8 acres (City and SSSD Property)



Slate Creek Park:

- Large community park
- Includes Slate Creek and the existing log barn as a central elements. Park uses are playgrounds, gardens, and space for gathering.
- Sized at 25.24 acres with 1.97 acres of riparian area
- 23.27 acres of developable park land this needs to be verified against the riparian area

Park Type:

- Community Parks are 8-40 acres
- Provide community-wide activities and facilities
- Maintain a balance between programmed sports facilities and other community activity areas, urban forests, gardens, historic features, water features, performing arts, festival spaces, plazas, and access to community trails

Local Comparison:

- Whistler Park is 14.8 acres considering estimated riparian open space



No Regional Parks, Sports Complexes or Special Use Facilities



Health Equity Definition

Health equity means that everyone has a fair and just opportunity to be as healthy as possible. This requires removing obstacles to health such as poverty and discrimination and addressing lack of access to healthy food and safe environments, including parks and recreation, healthcare, good jobs with fair pay and quality education and housing.

HEALTH EQUITY FINDINGS

This summary of findings reflects research and data from Health Equity Group meetings along with research and reports from multiple community organizations such as the Colorado Futures Center (CFC), and the Northwest Colorado Health Aging Coalition Report 2020.



LACK OF HOUSING IMPACTS AVAILABLE WORKFORCE

There is a staff shortage among teachers, nurses and social service workers due to lack of affordable housing options. Routt County's working-age population (16-65), both in absolute numbers and as a share of the total population, hit a decade's low in 2021. The downward trend is strongest in the 24-44 age cohort.



OVERCROWDED HOUSING

Doubled-up households are becoming more common due to high costs and lack of supply. Overcrowding can exacerbate stress. Steamboat has a doubled-up household rate of 18.6% compared to Colorado at 15.5%.²



HIGH HOUSING COSTS

About 30% of households are cost burdened in Steamboat Springs and Colorado state, in Routt County 28% of households are cost burdened.¹



INEQUITABLE LIFE EXPECTANCY

In Craig, where much of the Steamboat Springs workforce lives, average life expectancy is 75.4 to 79.7 years, compared to 77.7 to 82.2 years in Steamboat Springs itself.⁴



HIGHER WORKFORCE DISABILITY

Steamboat Spring has a disability rate of 4.7% of the total population.²



NEED FOR SAFE PEDESTRIAN SYSTEMS

Safe sidewalks, trails and walkable access to essential services are needed.



TRAFFIC SAFETY CONCERNS

Traffic safety is a significant concern, and most collisions in the county happen in Steamboat Springs.



FOOD ACCESS CHALLENGES

Food prices are among the highest in the state, well over the state average.



COVID INEQUITY

Latinx community members suffered more than 2x the COVID-19 death rate, compared to white community members.



CHANGING CLIMATE INEQUITIES

Many people don't have access to cooling during summer heat and smoke waves and there are high rates of ER visits due to heat.



CHILDCARE CHALLENGES

Routt County has a very low rate of childcare attendance due to lack of affordability, which affects people's ability to keep a job.



Lincoln Blocks

- 60-120 units per block
- 193 - 386 residents per block
- 1,739 – 3,478 residents in illustration

Parks & Open Space

- Park plazas, podium courtyards & small yards
- Insufficient personal outdoor space for proposed density
- Resulting in need for higher levels of service

Existing System is Over Capacity



- Demand for additional special use facilities
- Trail closures
- Long waitlists for athletic fields
- Core trail congestion
- Over utilized parks



Key Finding #4

Steamboat Springs residents highly value the natural environment and the outdoor recreational opportunities available to them, and rates of use have increased.



Increased Parks and Recreation Use Over Time



Compared to 2017...

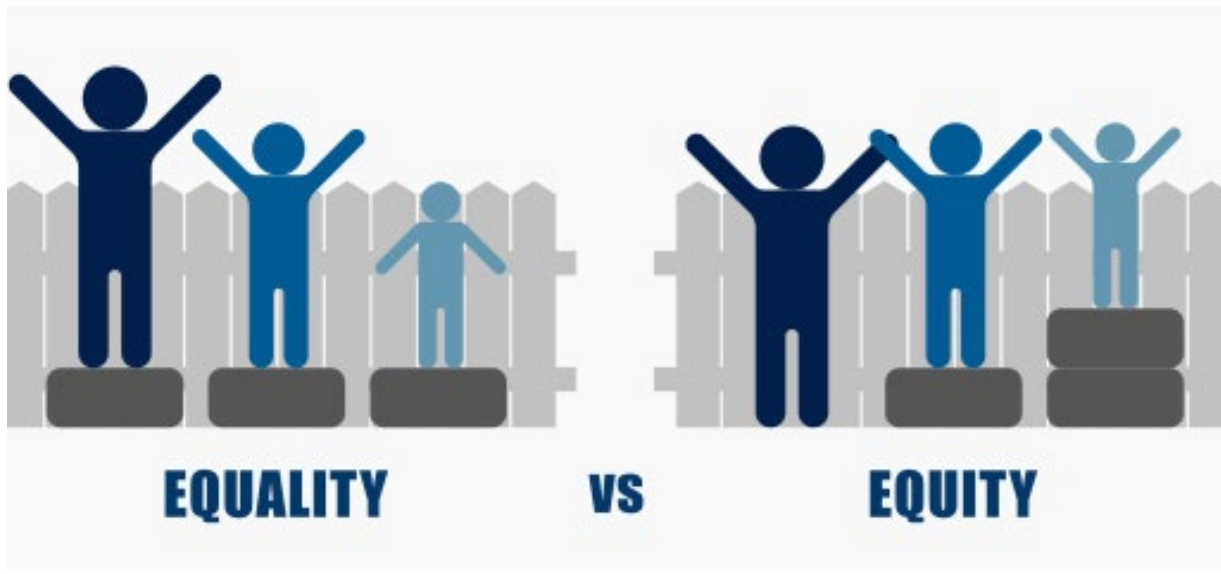
Increased
by >20%

- Emerald Mountain winter use
- Emerald Park
- Howelsen Hill alpine area
- Bike parks
- Playgrounds
- Howelsen Hill Nordic area
- City-sponsored adult recreation and sports programs
- Field sports (baseball, softball, soccer, football, etc.)
- Tennis and/or pickleball at Howelsen Hill

Increased
by 10-20%

- Non-core trail bike and pedestrian paths
- Emerald Mountain summer use
- Neighborhood parks
- Botanic Garden
- Howelsen Hill summer use
- Swimming/wading on the Yampa River
- Tubing on the Yampa River
- Howelsen Rodeo/equestrian facility
- Haymaker Golf Course
- Floating (boat, kayak, SUP) on the Yampa River
- Fishing on the Yampa River
- Howelsen Ice Arena
- Skate parks
- City-sponsored youth recreation and sports programs
- Howelsen Hill jumps area

City Council 2023-2024 Adopted Goal:
Continue with the City’s Diversity Equity and Inclusion efforts

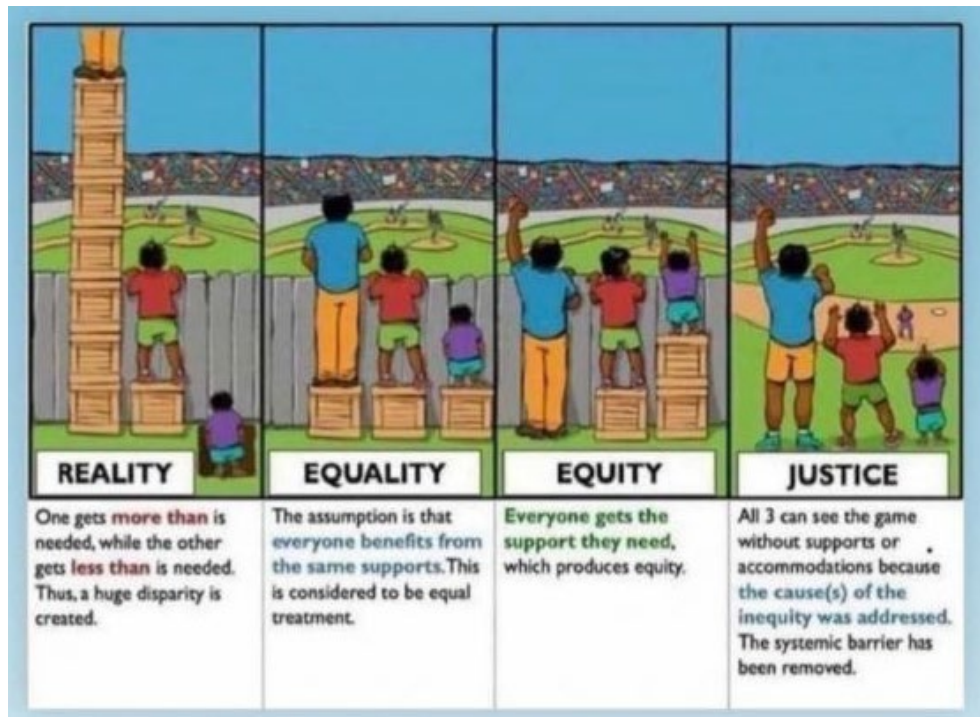


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What does that look like for the residents?

What does that feel like for residents?

What is the impacts of not having yards or personal outdoors space on the park system?

Equity – Developed Park Land

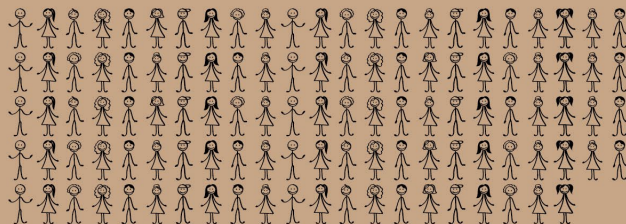
Current Level Of Service = 21 People Per Acre

DEVELOPED PARKLAND



Brown Ranch = 113 People Per Acre

DEVELOPED PARKLAND



Combined Future Level Of Service = 27 People Per Acre

DEVELOPED PARKLAND



↓ 30%

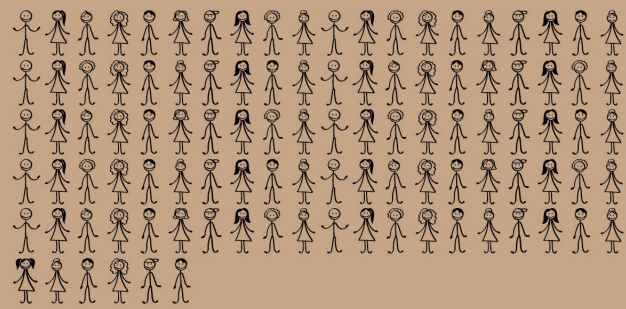
Current Level Of Service = 6 People Per Acre

OPEN SPACE/NATURAL AREAS



Brown Ranch = 106 People Per Acre

OPEN SPACE/NATURAL AREAS



Combined Future Level Of Service = 8 People Per Acre

OPEN SPACE/NATURAL AREAS



↓ 45%

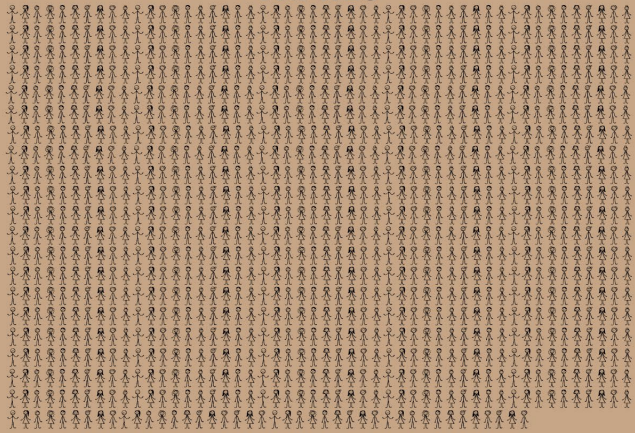
Current Level Of Service = 247 People Per Mile

TRAILS



Brown Ranch = 1,042 People Per Mile

TRAILS



Combined Future Level Of Service = 338 People Per Mile

TRAILS



↓ 25%

Equity – Special Use Facilities

Current Level Of Service = 1,911 People Per Facility

Brown Ranch = 0 People Per Facility

Combined Future Level Of Service = 2,945 People Per Facility

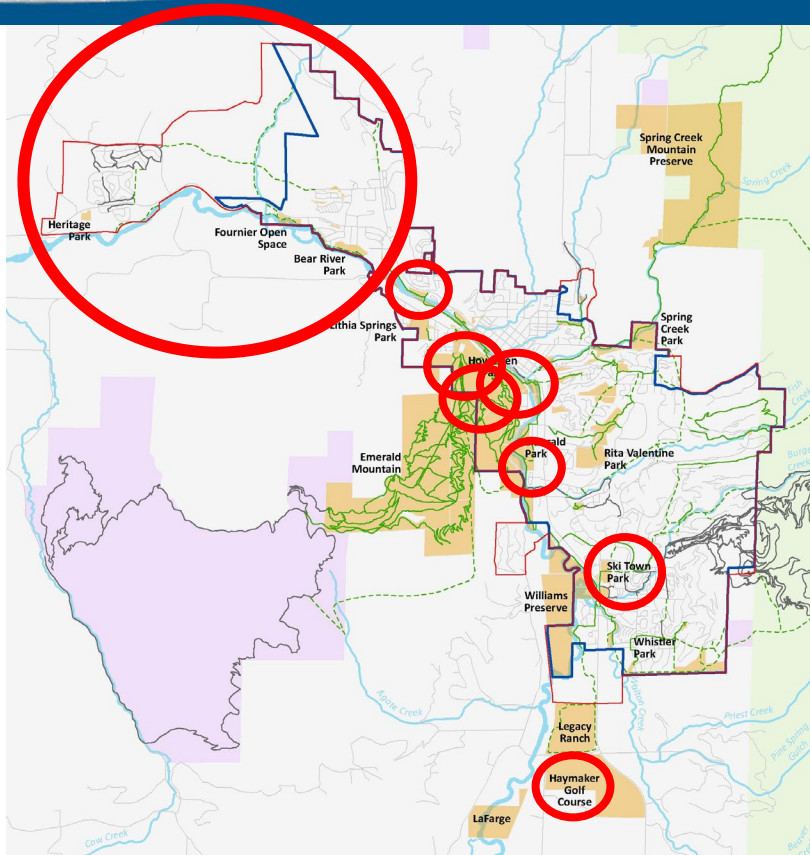
SPECIAL USE FACILITIES

SPECIAL USE FACILITIES

SPECIAL USE FACILITIES

↓ 35%

Development Plan – Special Use Facilities



Equitable Service Levels:

The City of Steamboat Springs currently provides 0.56 special use facilities per 1,000 population.

- Community Center
- Haymaker Golf Course
- Howelsen Ice Complex
- Howelsen Ski Area
- Rodeo Grounds
- Tennis Center
- Yampa River Botanic Park

1. Should the Brown Ranch development adhere to the City's adopted plans and Community Development Code?
2. Should Brown Ranch residents receive the same level of services as existing Steamboat Springs residents? If not, what is an acceptable level of service?
3. Should a Regional Park, Sports Complex, and/or Special Use Facility be included in the Brown Ranch Development?
4. Could the Brown Ranch population be balanced to improve the quality of life for its residents?
5. Should development of parks and recreation amenities be equally phased with the Brown Ranch development? If not, what is an acceptable level of service?
6. Should a neighborhood association or other local governing entity be responsible for maintaining secondary and tertiary parks?

Questions