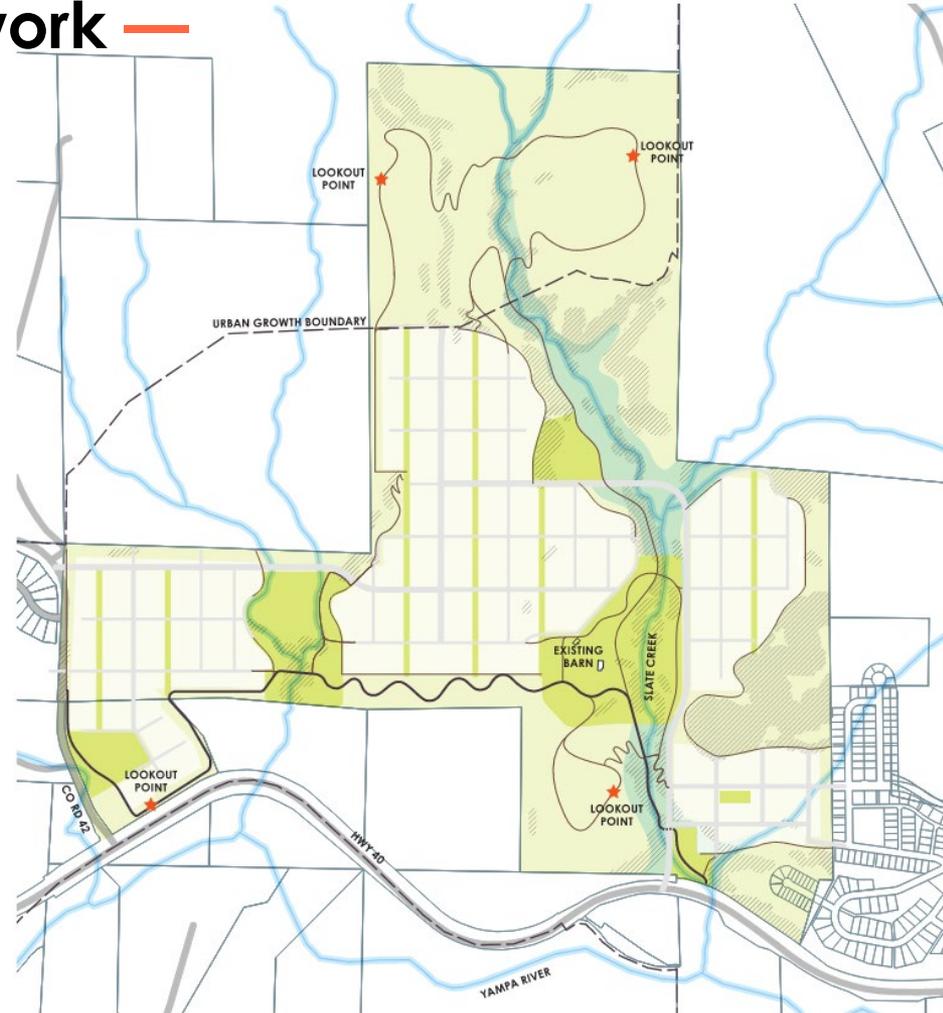


# BROWN RANCH EXACTIONS AND DEDICATIONS OF LAND— April 12, 2023



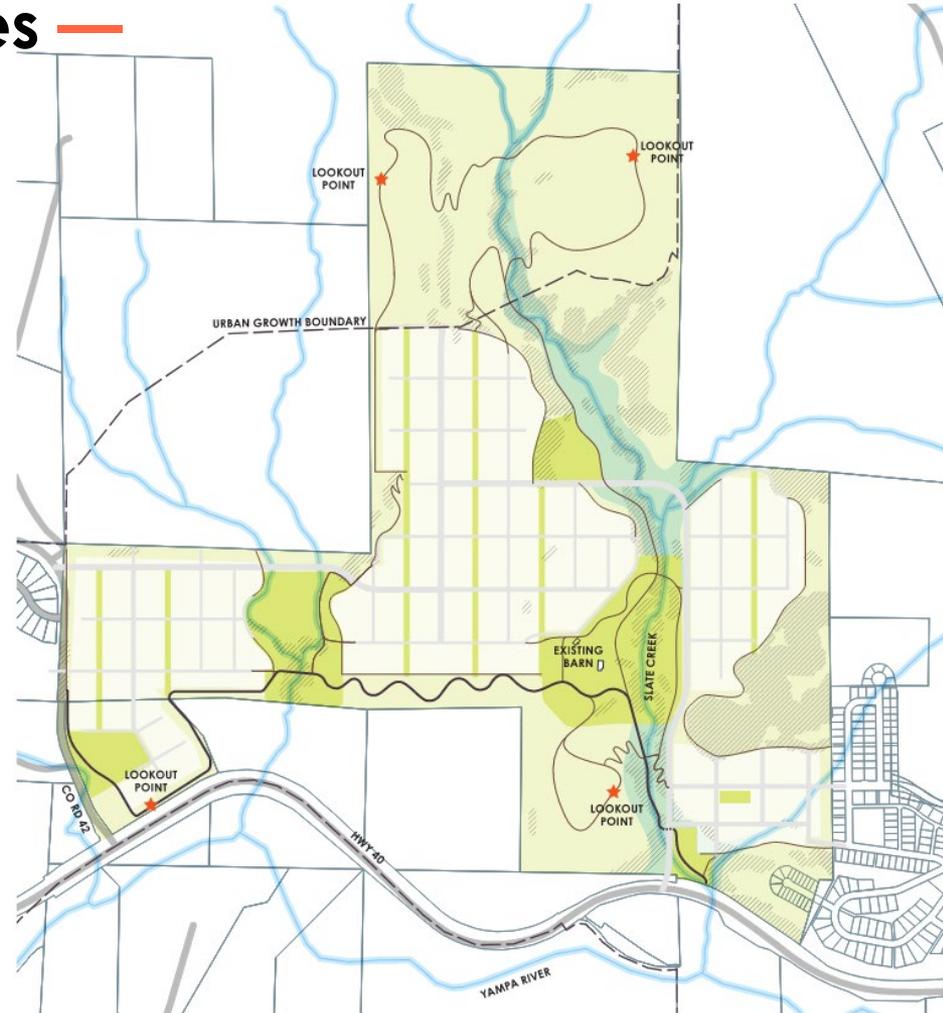
# Parks & Open Space Framework —

- Key framework elements
  - Slate Creek corridor
  - Western drainage
  - Multi-modal trail alignment
- All units to have access to green space within a few blocks
- Trails within greenways, parks, fire resistant edges and open space
- Water use considerations



# Parks & Open Space Activities

- **Goals**
  - Provide nearby opportunities to engage in outdoor recreation and adventure
  - Progressive elements and entry-level opportunities
  - Proximity to housing
- **Programs + Activities**
  - Sledding hill
  - Bike progression course
  - Playgrounds
  - Nature play
  - Skate park
  - Court sports



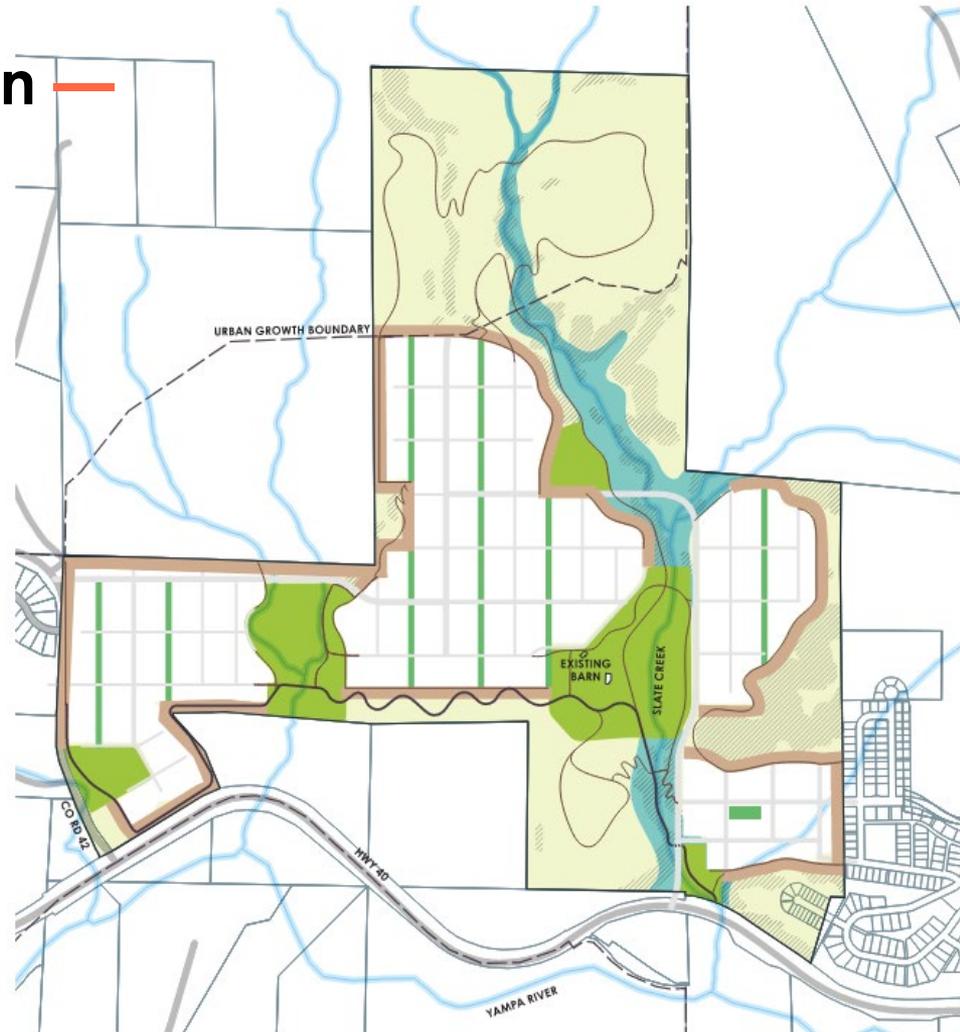
# Community Development Plan

## Goals

- Ecosystem balance
- Parks for the community
- Access to nature
- Living infrastructure
- Water conservation
- Nature & community interface

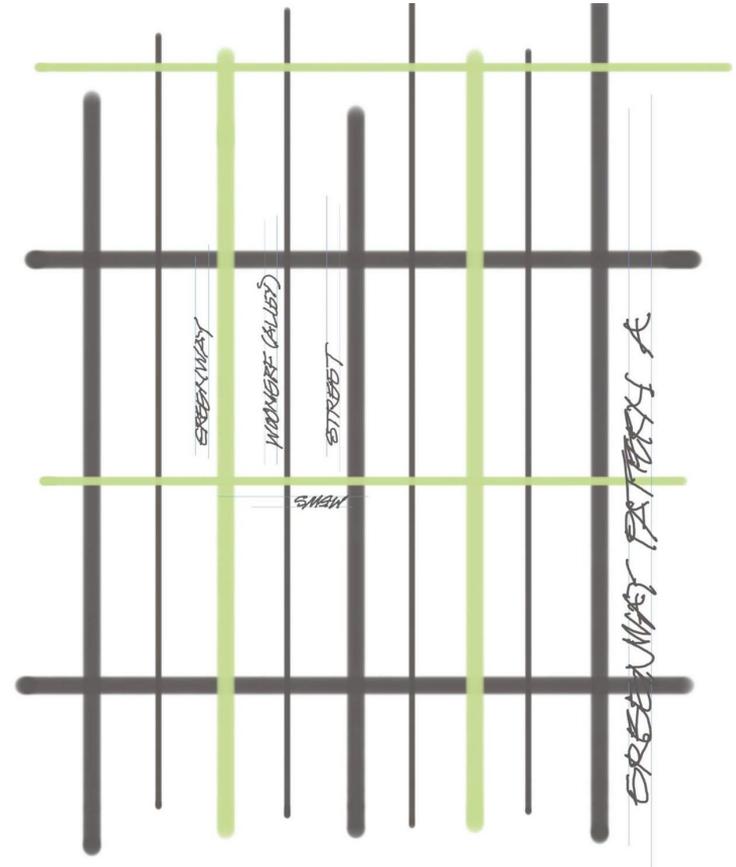
## Types

- Open Space
- Fire Resistant Edge
- Community Park
- Neighborhood Parks
- Greenways



# Designing for People First —

- Design community to be **compact and walkable** making it comfortable for pedestrians
- Replace some roads with **linear greenways** that connect to the Multi-Modal Trail
- Locate **parks, trails and community services** within walking and biking distance to every home
- Greenways **within 1 block** of most homes and intended to **serve as mini parks**



# 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 Coffee tree  
*Gymnocladus dioica*



Sugar Maple  
*Acer saccharum*

# GREENWAY PLAN EXAMPLE

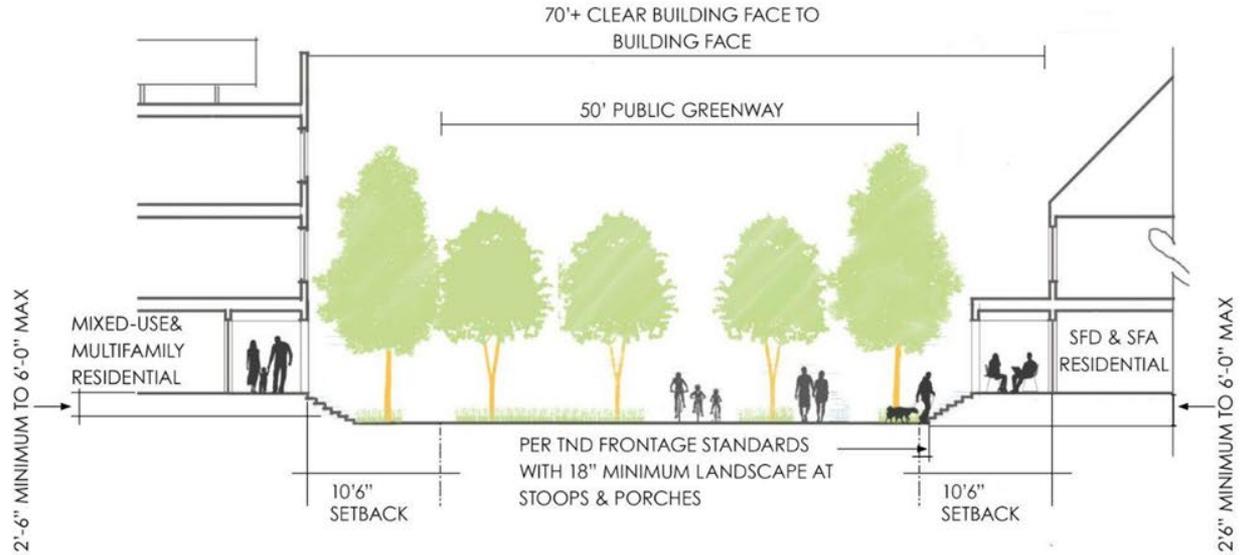
Intended to provide accessible park space within a short walk of every home. Greenways include pathways, small playgrounds, gardens, and places to gather.



# GREENWAY & OPEN SPACE EDGE FRONTAGES

## Guidelines for building-to-sidewalk relationships that support a vibrant pedestrian experience.

Greenway & Open Space frontages follow the Steamboat TND Zone frontage standards, with an adjustment for residential uses fronting the urban sidewalk. The 50' public greenway is surrounded on both sides by a 10' min, 15' max setback to the building face, creating a 70'+ wide area between buildings.



NEIGHBORHOOD GREENWAY

## View of a greenway & "Oak" blocks

Greenways replace every other north-south oriented street, prioritizing pedestrians and cyclists over cars. Homes fronting the greenways enjoy a park-like experience, reducing reliance on private back yards. This strategy reduces paving, which improves stormwater conditions and minimizes heat islands. The greenways can be designed with features like community gardens, play structures, and basketball hoops or left as flexible open space for block parties and other gatherings.



# Fire Resistant Edge —

- Includes soft surface trail
- Low water use and native plants
- Intended to blend with the open space while providing fire resistant buffer for the development areas

## 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 Manzanilla  
*Arctostaphylos nevadensis*



Mountain Lilac  
*Ceanothus fendleri*



Oregon Grape Holly  
*Mahonia aquifolium*



Mountain Ninebark  
*Physocarpus monogynus*

## TREES



Quaking Aspen  
*Populus tremuloides*



Hawthorn  
*Crataegus spp.*



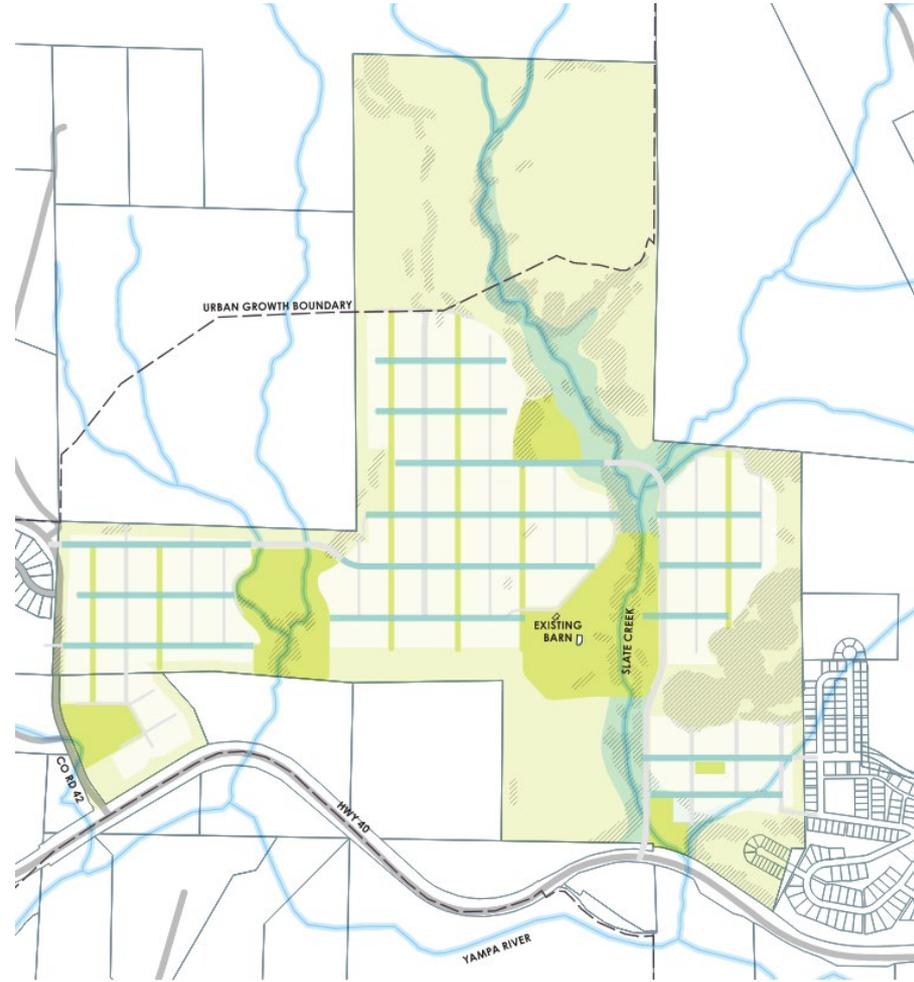
Mountain Mahogany  
*Cercocarpus ledifolius*



Ginnata Maple  
*Acer ginnala*

# Drainage and Stormwater —

- **Goals**
  - Integrate stormwater and drainage needs with open space to the greatest extent possible
  - Surface level stormwater flows to benefit landscaped areas
  - Educational opportunities
- **CDC 605.G** - The integration of stormwater drainage facilities and water quality features within parks is **encouraged** where they are compatible with the intended open space use. The Planning Director and Director of Public Works may approve such combined use areas as counting toward the minimum open space standards.



# Stormwater Solutions—BMPs

## Grass Swale

Linear conveyance for stormwater. Typically along streets or other corridors.



## Grass Buffer

Located within riparian areas and open space. Stormwater sheets flows across the buffer and water infiltrates.



## Bioretention Basin

Capture stormwater from small basin. Rain garden and stormwater planter are common solutions.



## Detention Basins

Large basin area (1 sq mile) designed to hold back stormwater for many hours and released at a slower rate.



## Permeable Pavement

Pavement that allow the movement of water into the layers below. Is used in place of concrete or asphalt.



# Stormwater Solutions—BMPs

Streetside Stormwater Planters



Streetside Stormwater Swales



Water Quality within Open Space



# City Park Golf Course (Denver) —

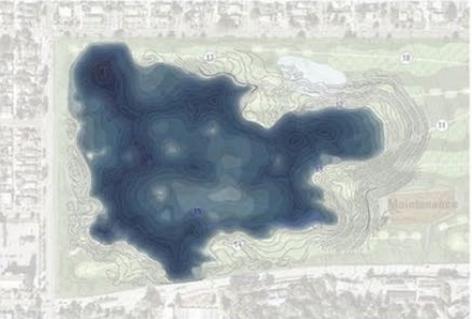
5-YEAR STORM



10-YEAR STORM



100-YEAR STORM



# Crestmoor Park (Denver) —

Designed to flood during major storm events.



Daily condition



During major storm

# Update since March 29 BRAC Meeting— What we heard

- Need for agreement between City & YVHA re: proposed parks & open space acreage calculations + trail miles.
- Increase acreage of mini and neighborhood parkland.
- It is a priority of the City to secure 40+ acres of land for a regional park w/Special Use Facility.
- It is a priority of the City to conserve in perpetuity land identified by YVHA for “future development” as open space.



# Revised acreage and mileage calculations

## Brown Ranch Proposed Parks, Trails and Open Space Totals

### Greenways 9.95 ac

Typical sections 50'wide

9,675ftx50'wide=483,750sf

Intersections 50'x50'=2500eachx20intersections=50,000sf

483,750sf of greenspace - 50,000sf of intersections=433,750sf

433,750sf/43,560sf/ac=9.95ac

### Open Space 129.8 ac

Area C1

Upland	44 ac
Riparian	5.6 ac
<b>Total Open Space</b>	<b>49.6 ac</b>

Area B

Upland	21.9 ac
Riparian	0 ac
<b>Total Open Space</b>	<b>21.9 ac</b>

Area A1

Upland	5.2 ac
Riparian	0.3 ac
<b>Total Open Space</b>	<b>5.5 ac</b>

Area C4

Upland	11.1 ac
Riparian	0 ac
<b>Total Open Space</b>	<b>11.1 ac</b>

Area C3

Upland	1.7 ac
<b>Total Open Space</b>	<b>1.7 ac</b>

Fire Edge Condition

100'widex17,466lf=1,746,600sf/43,560sf/ac=40ac

<b>Total Open Space</b>	<b>40 ac</b>
-------------------------	--------------

### Developed Parkland

Brown Ranch Park (Mini/Neighborhood Parkland)

Park Size	2.7 ac
Riparian	0.5 ac
<b>Total Developed Park</b>	<b>2.2 ac</b>
Proposed Parkland >5% slope	0 ac
<b>Developed Park &lt;5% slope</b>	<b>2.2 ac</b>

Community Park (Community Parkland)

Park Size	17.2 ac
Riparian	3.4 ac
<b>Total Developed Park</b>	<b>13.8 ac</b>
Proposed Parkland >5% slope	4.5 ac
<b>Developed Park &lt;5% slope</b>	<b>9.3 ac</b>

Slate Creek Park (Community Parkland)

Park Size	27.2 ac
Riparian	2.2 ac
<b>Total Developed Park</b>	<b>25 ac</b>
Proposed Parkland >5% slope	25 ac
<b>Developed Park &lt;5% slope</b>	<b>0 ac</b>

Hillside Park (Mini/Neighborhood Parkland)

Park Size	4.2 ac
Riparian	0 ac
<b>Total Developed Park</b>	<b>4.2 ac</b>
Proposed Parkland >5% slope	2.1 ac
<b>Developed Park &lt;5% slope</b>	<b>2.1 ac</b>

Plaza (Mini/Neighborhood Parkland)

Park Size	0.5 ac
Riparian	0 ac
<b>Total Developed Park</b>	<b>0.5 ac</b>
Proposed Parkland >5% slope	0 ac
<b>Developed Park &lt;5% slope</b>	<b>0.5 ac</b>

### Future Development 146.6 acres

Area C2 (Outside Urban Growth Boundary)

Upland	108.8 ac
Riparian	4.2 ac
<b>Total Open Space</b>	<b>113 ac</b>

Area C5

Upland	23.8 ac
Riparian	7.6 ac
<b>Total Open Space</b>	<b>31.4 ac</b>

Area A2

Upland	2.2 ac
Riparian	0 ac
<b>Total Open Space</b>	<b>2.2 ac</b>

### Trails 6.31 miles

Concret Trails	19,284 lf
Soft Surface	10,504 lf
OpenSpace/ Fire Edge	15,166 lf
<b>Total Trails</b>	<b>44,954 lf</b>
Future Development Areas	11,650 lf
<b>Dedicated Trails</b>	<b>33,304 lf</b>

# Mini and Neighborhood Parks—

- YVHA and consultant team evaluated ways to add acreage of Mini and Neighborhood Parks to existing plan.
- YVHA must evaluate tradeoffs and opportunity costs (losing planned housing units and/or changing density mix) with Board of Directors.

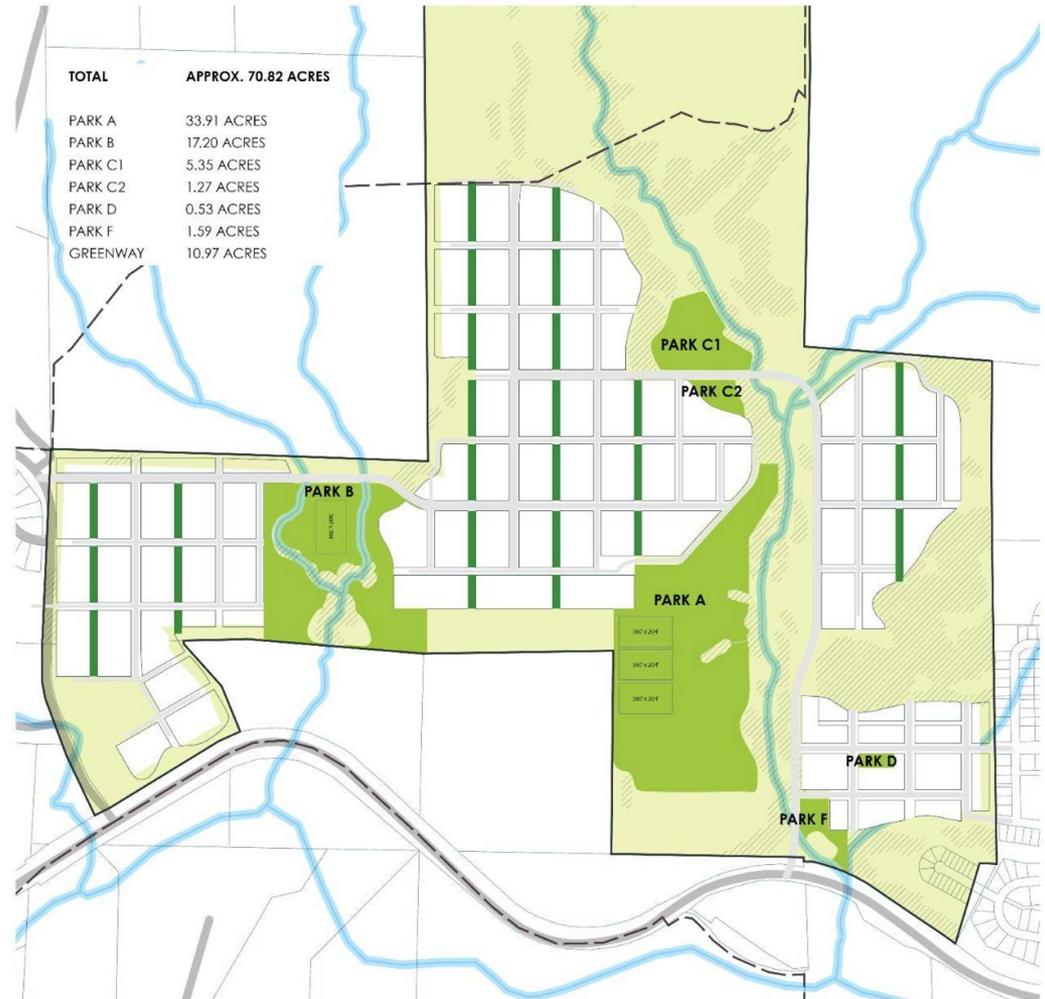


# Alternative 1 —

## Expand Existing Parks

### Considerations & Trade-offs

- Park A southern expansion impacts future development on the ridge
- Fields within Park A may be difficult due to grading
- Park B western expansion into development



# Alternative 2 —

## Additional Neighborhood Parks

### Considerations & Trade-offs

- Fields within Park A may be difficult due to grading
- Park B western expansion into development
- Park G adjacent to Routt County Rifle Club property in conflict with shot fall easement
- Park H will impact school site. School would need to shift east
- Park I replaces development
- Park J outside of urban growth boundary. Will lead to more traffic through neighborhood streets. Along future potential road connection



# Alternative 3

## Two Recreation Parks

### Considerations & Trade-offs

- Fields within Park A may be difficult due to grading
- Park B western expansion into development
- Park G adjacent to Routt County Rifle Club property in conflict with shot fall easement
- Park H replaces development. Keeps regional traffic to the edge of the site
- Traffic impacts to fields within Park A and Park G

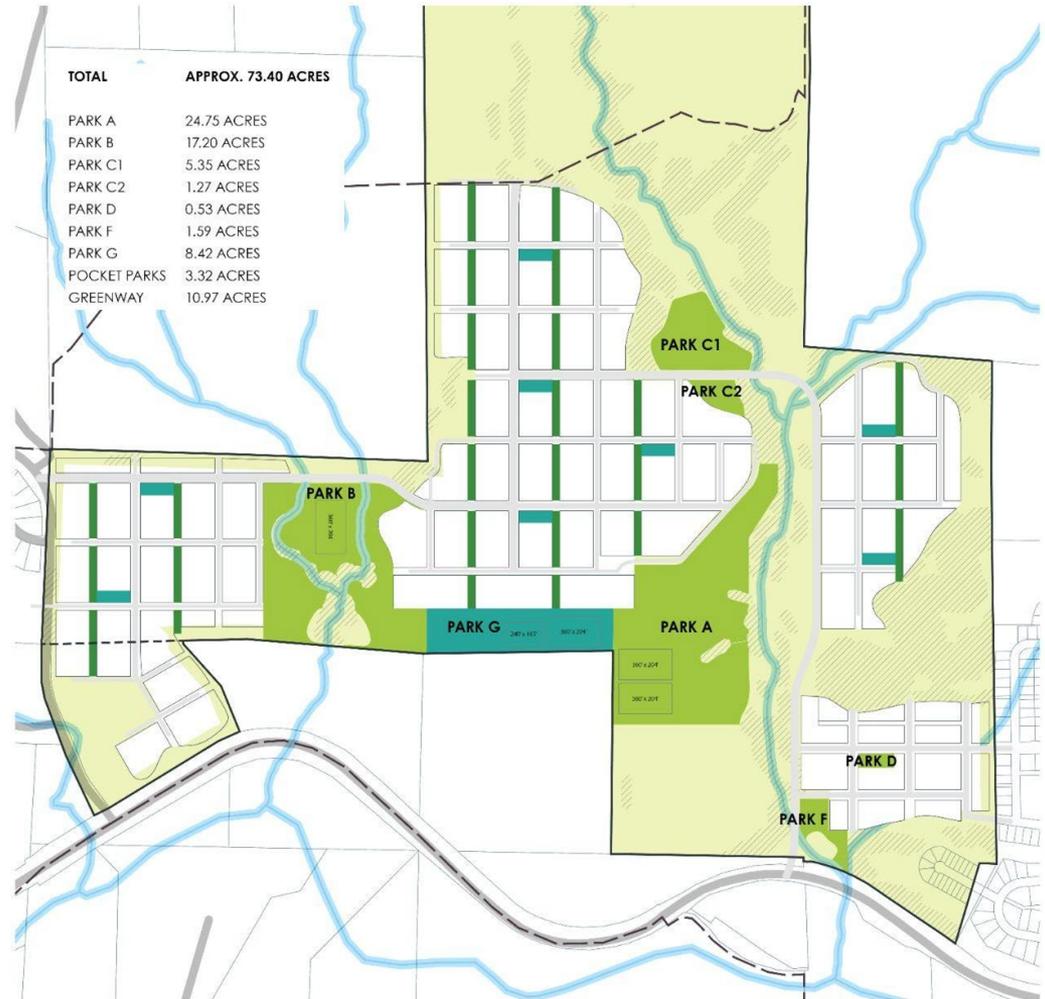


# Alternative 4 —

## Expand Existing Parks & Add Pocket Parks

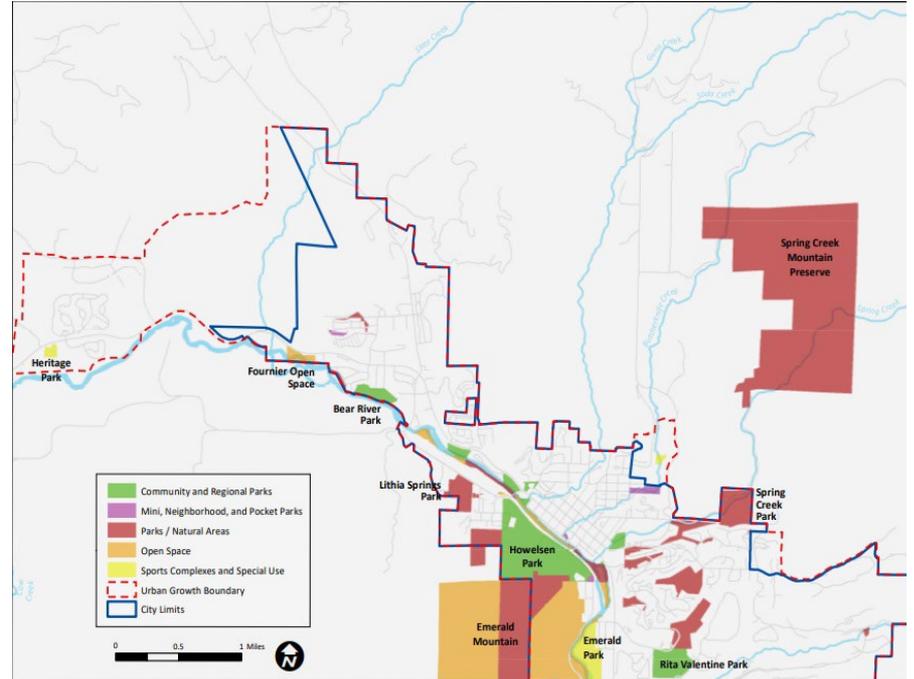
### Considerations & Trade-offs

- Fields within Park A may be difficult due to grading
- Park B western expansion impacts developable parcels
- Park G adjacent to Routt County Rifle Club property in conflict with shot fall easement
- Pocket parks can serve as snow storage



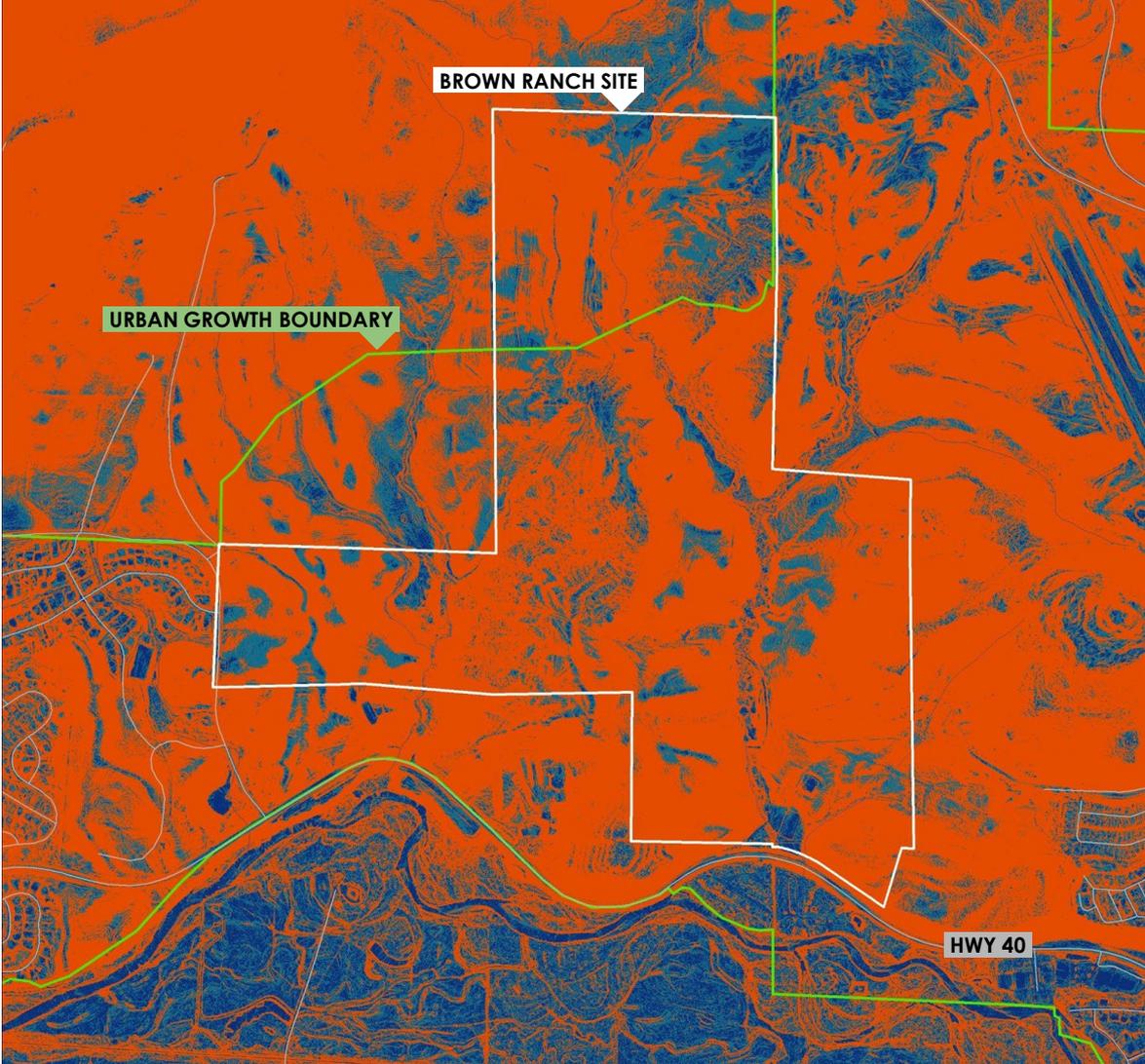
# Regional Park

- 46+ Acres
- “This park would serve the entire community and should be developed on land that does not exceed 5% in slope.” (p. 52 PROSTR)
- Potential program:
  - Multi-purpose recreation center
  - Four-field ballfield complex
  - Multi-purpose sports fields
  - Community amenities: large playground, group picnic shelters, and few sports courts for basketball, tennis or pickleball
  - Parking



# Topographic Context —

-  AREAS 0-2% SLOPE
-  AREAS 2-5% SLOPE
-  AREAS ABOVE 5% SLOPE



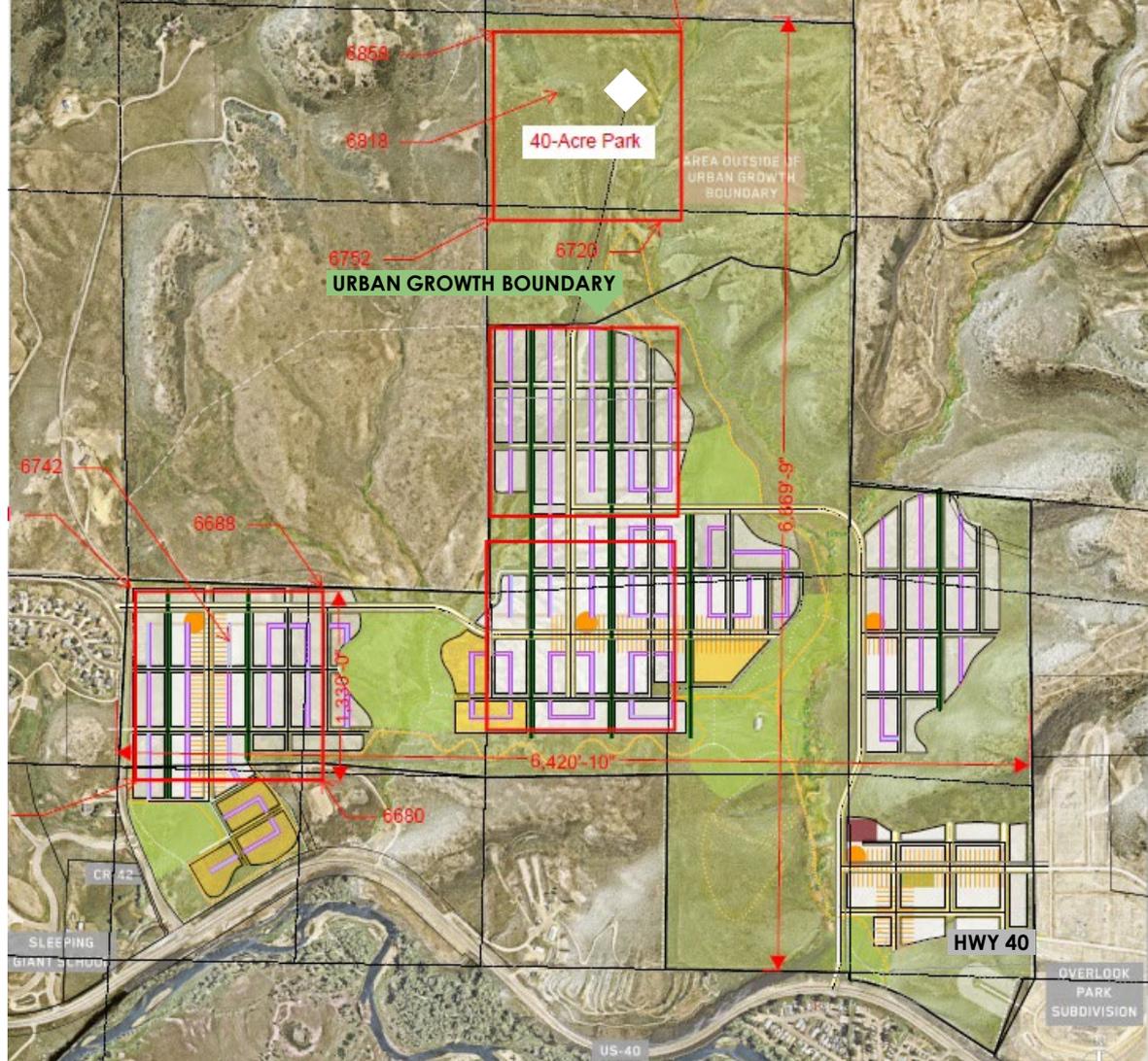
# Regional Park

Cost to YVHA:

- Unimproved land: \$2,067,416
- Grading & utilities: ~\$10,000,000

Opportunity Cost to community:

- 12+ blocks of housing
- Neighborhood D = 480 – 510 housing units
- Affordability (\$5,330 per unit in extra cost)

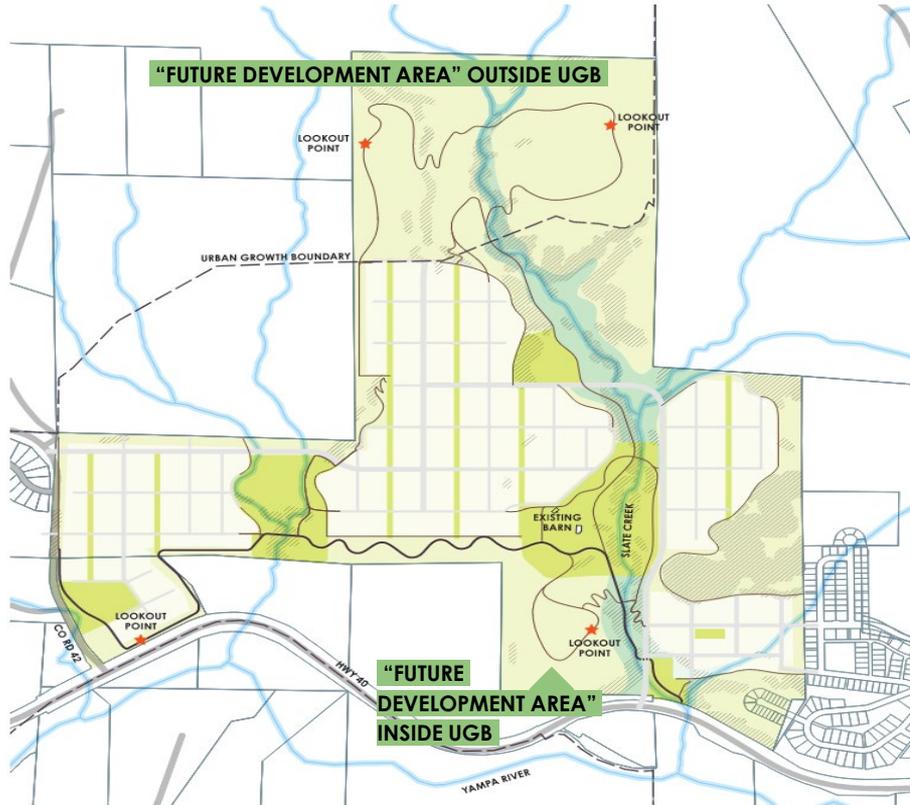


# Special Use Facility —

YVHA in conversation with  
Steamboat Sports Barn

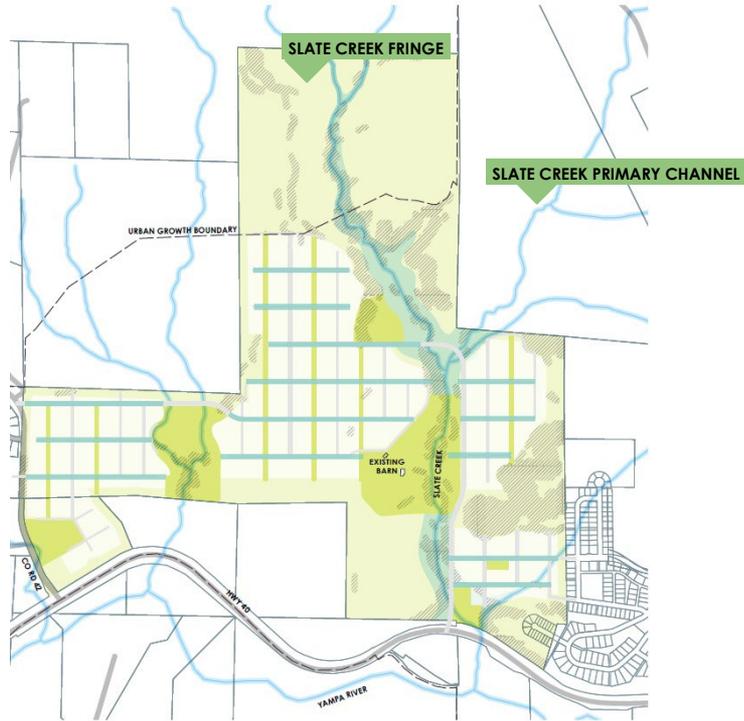


# “Future Development Areas”— Open Space



- 146.6 acres / 534-acre Brown Ranch property
- Proposed 2.2 miles soft surface trail in “future development area”
- Distinction between land outside UGB and within boundary
  - 33.6 acres within Urban Growth Boundary
  - 113 acres north of Urban Growth Boundary

# Open Space — Slate Creek



"The northern end of the Slate Creek drainage may provide the best opportunity to restore and enhance a large natural area within the West Steamboat area. A combination of steep slopes, unstable soils, potential wildlife habitat, and proximity to the airport precludes cost effective development of this area." – West Steamboat Springs Area Plan (2006)

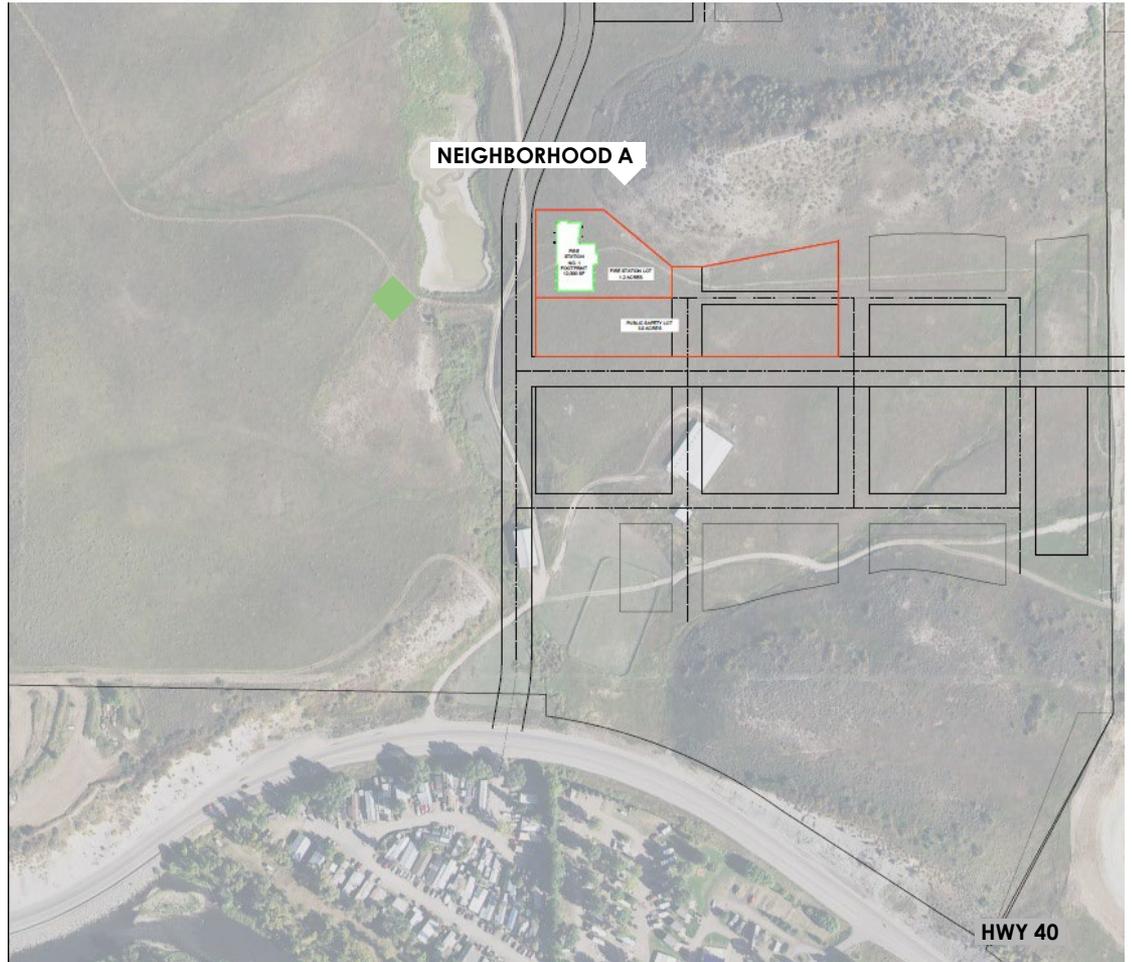
## View of the Multi-Use Trail and the Log Barn in the Community Park

Trails are a primary feature of the transportation network throughout Brown Ranch. The multi-use trail shown below is the "connector" trail for the greenways, mid-block paths, edge-condition trails, and secondary trails that run through the site. Together, they create a robust network that allows residents to choose biking and walking over driving.



# Public Safety —

- YVHA will work with Steamboat Springs Fire Department and Steamboat Springs Police Department on size and location of Public Safety Building in Neighborhood A.
- First Responder Training Center:  
Concern about incompatibility of use  
Opportunity cost: 60-120 housing units



# Other Dedications —

- Avigation easement: dedication of avigation easements per the City of Steamboat Springs Community Development Code is acceptable to YVHA. 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.