



**FISH HATCHERY WORKFORCE &
AFFORDABLE HOUSING**

COMMUNITY SURVEY SUMMARY

ESTES PARK, COLORADO | FEBRUARY 13, 2025



Community Survey Findings - Summary

Introduction

The Fish Hatchery Neighborhood Community Survey gathered input on workforce housing development and community priorities, receiving 345 total responses. This report provides an updated analysis of the findings, with precise data points and statistical validation. While not all respondents answered every question, response rates remained consistently high across key metrics, providing statistically significant insights into community preferences and priorities.

Participant Demographics and Community Connection

The survey results paint a picture of a deeply rooted community with strong ties to the Estes Valley area. The vast majority of respondents (84.59%) identify as residents, with nearly half (48.84%) also working in the area. Respondents living and working locally suggests that they have a vested interest in both the economic and residential aspects of community development. The survey captured strong representation from those most directly affected by the proposed development, with two-thirds of respondents (66.27%) living within five miles of the site, including 17.30% within two miles and 48.97% between two to five miles.

The survey respondents consist of a predominantly homeowner population, with 71.38% owning their homes and 22.77% renting. This high rate of homeownership indicates a stable, established community that may have specific concerns about property values and neighborhood character.

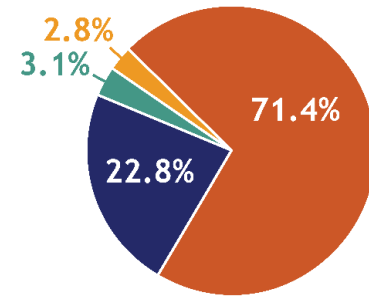
The household composition data shows a prevalence of smaller households, with 56.31% being two-person homes and 20.62% single-person households, suggesting a need for housing solutions that cater to smaller family units.

Income distribution among respondents reveals economic diversity within the community. The largest single income bracket falls in the \$50,001-\$75,000 range (18.32%), with significant representation across all income levels, including 22.05% reporting incomes above \$125,000. When assessing affordability concerns, it should be noted that 21.12% of respondents preferred not to disclose their income which could affect our understanding of income distribution.



84.6% of survey participants identified themselves as Estes Valley residents (291 responses)
48.8% of survey participants reported working in the Estes Valley area (168 responses)

Living Arrangements of Survey Participants

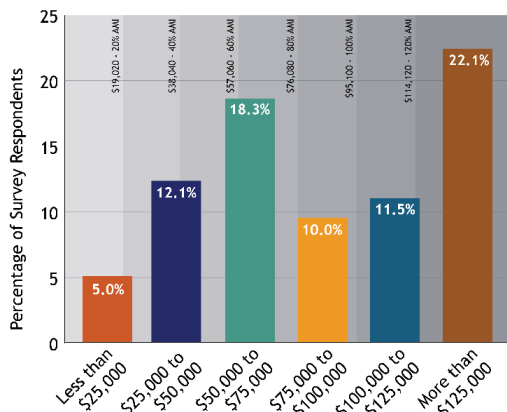


Homeowners (232 responses) Renters (74 responses)
 Living with Family (10 responses)
 Other Arrangements (9 responses)

Household Composition of Survey Participants

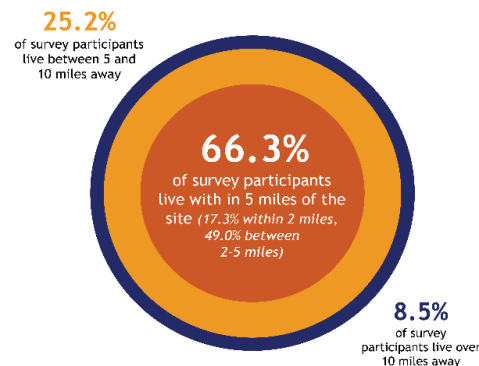


Income Distribution of Survey Participants



*21.12% of respondents chose not to disclose their income.

Proximity of Survey Participants to Site



Community Preferences and Design Vision

The amenity preferences revealed through the survey suggest a strong desire for outdoor connectivity and natural integration. Walking and biking trails emerged as the overwhelmingly preferred public amenity (79.19%), followed by nature play areas (59.06%) and shared BBQ and picnic areas (41.61%). This hierarchy of preferences demonstrates a community that values outdoor recreation and natural spaces over more developed amenities like traditional playground equipment (31.21%) or hardscape areas.

The community’s practical needs are reflected in private amenity preferences, where garages and storage solutions lead (53.07%), followed by shared outdoor yards (47.65%) and compact private yards (35.38%). This pattern suggests a population that values both functional space and community interaction, with indoor common spaces (29.96%) and public-facing porches (27.44%) rounding out the desired amenities.

Architecturally, the community shows a clear preference for contemporary mountain design that respects the local context. Mountain Modern emerged as the leading style (48.46%), while traditional and rustic designs combined garnered significant support (31.06%, split between 23.55% rustic and 7.51% traditional). The low reference for purely contemporary/modern designs (3.07%) suggests a desire to maintain some connection to regional architectural traditions while embracing updated approaches.

Top 5 Most Preferred Public Amenities

- #1** Walking & Biking Trails (79.2%)
- #2** Nature Play Areas (59.1%)
- #3** Shared BBQ & Picnic Areas (41.6%)
- #4** Community Gardens (36.6%)
- #5** Traditional Playground Equipment (31.2%)

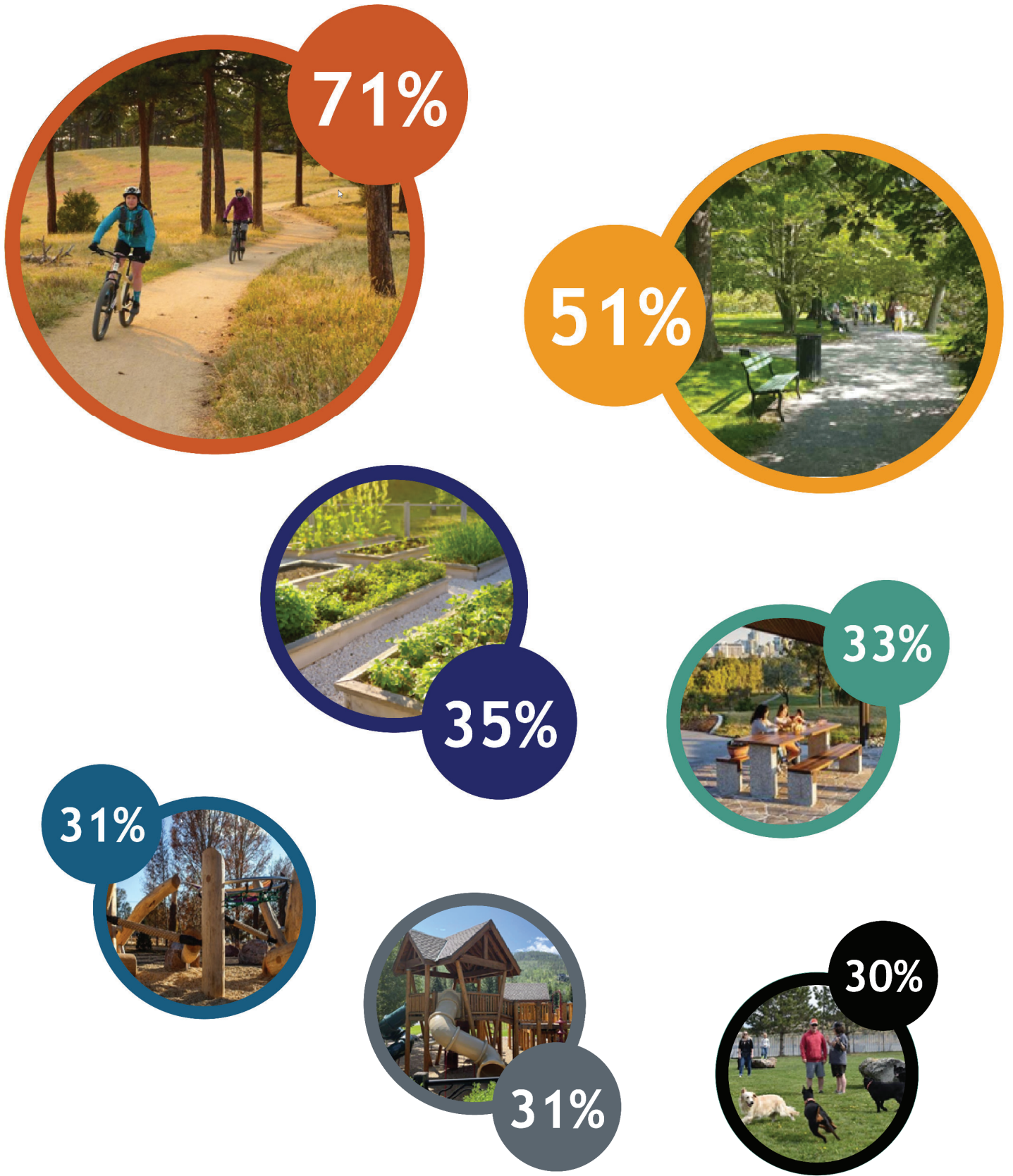
Top 5 Most Preferred Private Amenities

- #1** Garages, Carports, & Sheds (53.1%)
- #2** Shared Outdoor Yards (47.7%)
- #3** Compact Private Yards (35.4%)
- #4** Indoor Common Spaces (30.0%)
- #5** Public-Facing Porches (27.4%)

Community Vision - Architectural Preferences



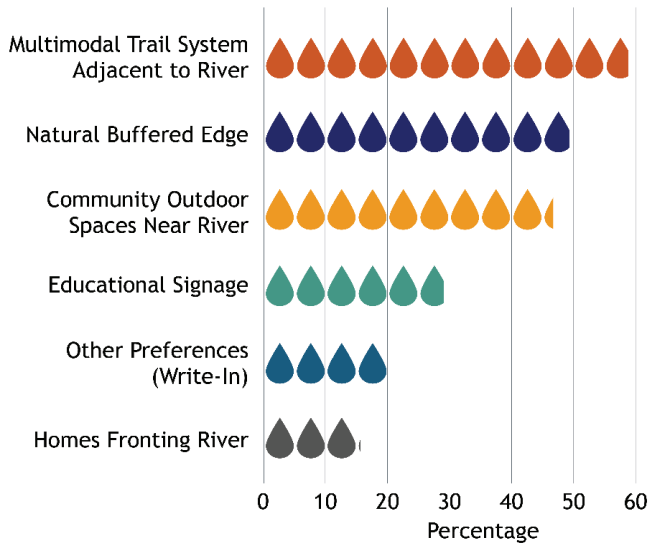
Community Vision - Site Preferences



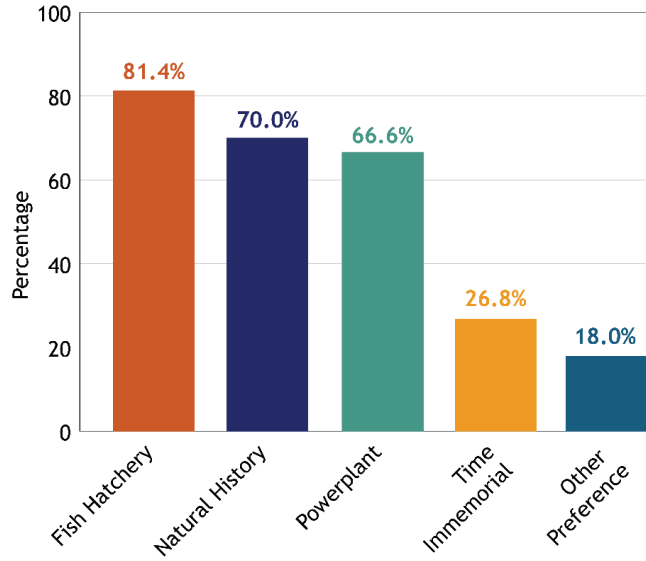
Historical and Environmental Integration

The importance of historical preservation emerged as a crucial community value, with 59.78% of respondents rating historical storytelling as highly important (30.60% “extremely important” and 29.18% “very important”). This strong interest is reflected in specific aspects of site history, with the Fish Hatchery history (81.34%), natural history (70.07%), and powerplant history (66.55%) all receiving significant support for preservation and interpretation.

Community Integration with the Fall River



Site Elements of Interest



The survey response to Community integration with Fall River demonstrates high level of environmental awareness and sensitivity. Preferences favor a multi-modal trail system (58.62%) and natural buffered edges (49.31%) over siting homes with direct river frontage (15.52%). Community outdoor spaces near the river received moderate support (46.55%), while educational signage (28.97%) was seen as a complementary element rather than a primary feature.

Priority Concerns and Development Considerations

The survey revealed a clear hierarchy of community concerns that should guide development decisions. Wildlife habitat and migratory paths emerged as the top priority, followed closely by emergency evacuation preparedness and the health and quality of Fall River. Traffic management along access roads, while important, ranked below these environmental and safety concerns, suggesting a community that prioritizes long-term sustainability and safety over immediate convenience.

The lower ranking of issues like limited public transportation, dark sky protection, and proximity to Rocky Mountain National Park doesn't diminish their importance but rather indicates areas where the community feels more confident in existing conditions or current management approaches.

Top Areas of Community Concern

- #1** Wildlife Habitat and Migratory Paths
- #2** Emergency Evacuation Preparedness
- #3** Health and Quality of Fall River
- #4** Traffic Management along Access Roads
- #5** Limited Public Transportation
- #6** Dark Sky Protection
- #7** Proximity to Rocky Mountain National Park

Conclusion

The survey results reveal a community that values sustainable development while honoring its historical and natural heritage. The data suggests development success will depend on thoughtful integration of several key elements: robust outdoor connectivity, strong environmental protections, visible historical preservation, and practical amenities that serve resident needs.

The strong consensus around key priorities provides clear direction for moving forward with development plans that will enhance rather than diminish the unique character of the Fish Hatchery neighborhood. By incorporating the community’s preferred Mountain Modern architectural style (48.46%) while maintaining strong environmental buffers and emphasizing historical preservation (59.78% support), the development can create a harmonious addition to the neighborhood that serves both current and future residents while protecting the area’s natural and cultural resources.

These findings should serve as a foundational framework for development decisions, ensuring that new housing solutions align with community values while addressing practical needs. The high response rate from nearby residents (66.27% within five miles) lends particular weight to these preferences and concerns, suggesting they accurately reflect the priorities of those most directly affected by the proposed development.

