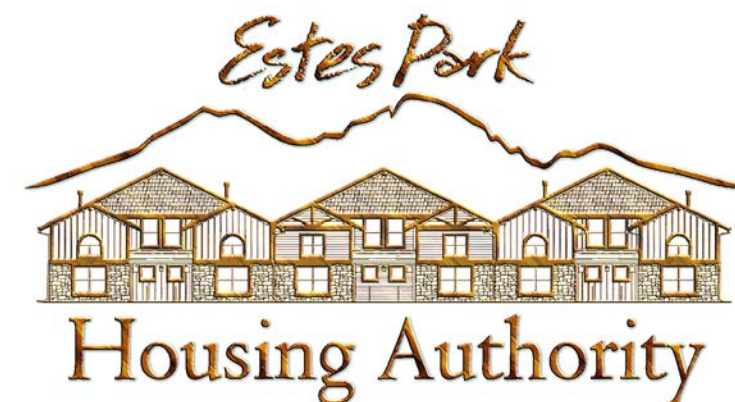


FISH HATCHERY WORKFORCE & AFFORDABLE HOUSING



NEIGHBORHOOD MEETING
MARCH 26, 2025

MEETING AGENDA

WHY WE ARE HERE

WHAT WE WILL COVER

- Objectives of the Project
- Estes Valley Housing Needs Assessment & Strategic Plan
- Project Timeline
- Community Survey Results
- Limitations / Opportunities & Affiliated Consultants
- Project Overview & Site Plan

FOCUS ON PUBLIC FEEDBACK EARLY ON

Create a dynamic and diverse neighborhood that provides a variety of housing options to suit the numerous needs of the Estes Park Workforce while honoring the natural features of the property

Pedestrian-Centric Design

- Hired Pel-Ona Architects & Urbanists as our land planner
- Access to public transportation
- Study and mitigate added traffic burden

River Preservation

- Enhance the Fall River Trail

Honor the history of the site

- Fall River Power Plant and Fish Hatchery
- Met with Museum Curator and Town Historian

For Rent & For Sale Options

- Target a variety of AMI levels

Multiple Building Types

- Duplexes
- Fourplexes
- Cottage Courts
- Small Apartments
- Single Family Homes

Q: What will our rental rates be?

A: *We are not 100% sure, but we can look to previous projects that received LIHTC Awards.*

Q: But what does that mean for rents?

2024 COLORADO PROJECTS

2024 - 9% TAX CREDIT & STATE HOUSING TAX CREDIT	
AMI LEVEL	AVERAGE UNIT
30%	10
40%	6
50%	13
60%	14
70%	2
80%	1
TOTAL	47
AMI AVERAGE	49%

RENTS			INCOME			
AMI LEVEL	1 BR	2 BR	1 PERSON HOUSEHOLD	1 PERSON HOURLY WAGE	2 PERSON HOUSEHOLD	2 PERSON HOURLY WAGE
30%	\$668	\$802	\$24,960	\$12	\$28,530	\$14
40%	\$891	\$1,070	\$33,280	\$16	\$38,040	\$18
50%	\$1,114	\$1,337	\$41,600	\$20	\$47,550	\$23
60%	\$1,337	\$1,605	\$49,920	\$24	\$57,060	\$27

TARGETED RENTS		RENT COMPARISON		
1 BEDROOM	2 BEDROOM	# OF BEDROOMS	PROSPECTOR APARTMENTS	50% AMI AVERAGE
\$668	\$802	1 BR	\$1,975	\$1,114
\$891	\$1,070	2 BR	\$2,243	\$1,337
\$1,114	\$1,337	3 BR	\$2,585	\$1,545
\$1,337	\$1,605			

IMPACT ON THE WORKFORCE				
# OF BEDROOMS	MONTHLY SAVINGS	ANNUAL SAVINGS	AFTER TAX (17.5% TAX RATE)	% OF AFTER TAX INCOME
1 BR	\$861	\$10,332	\$34,320	30%
2 BR	\$906	\$10,866	\$41,184	26%
3 BR	\$1,040	\$12,480	\$48,048	26%

Neighborhood Outreach

- Gather input from the surrounding neighbors to gain insight and listen to concerns and desired outcomes

Design within the constraints of the site

- Physical and code based

Develop an engaging community where people want to live

- This also assists in securing funding

Create designs that are financially desirable to build at the attainable or affordable prices we want to charge

Projected New Households by 2030 based on job growth:

- 2,720

Estes Valley Housing Strategic Plan Goal:

- Create & preserve 550 to 700 dwelling units affordable to the local workforce

HOUSING STRATEGIC PLAN OBJECTIVES

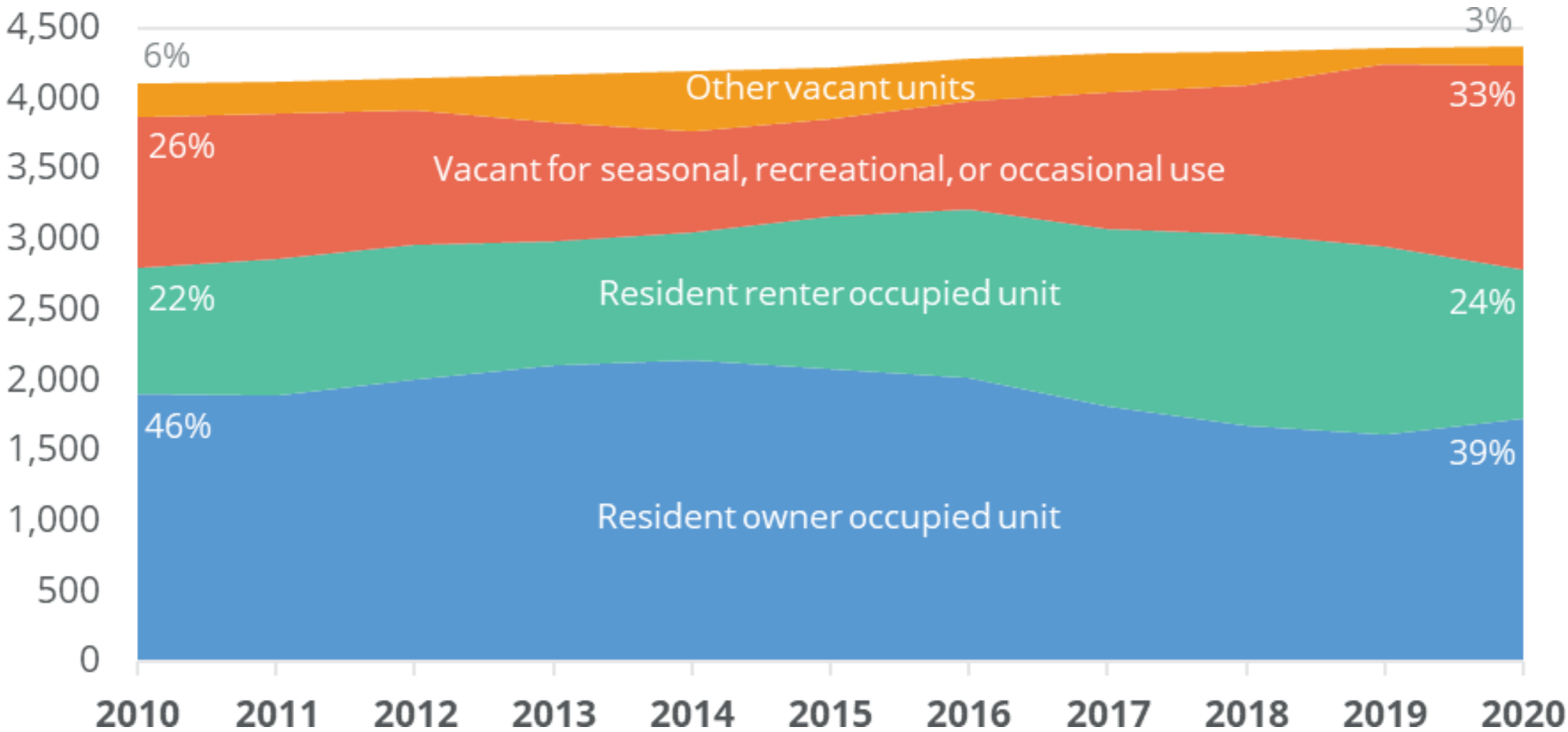
- Increase the preservation and creation of workforce housing, so that the Estes Valley begins to improve availability and affordability of housing to the workforce
- Match housing investments with areas of greatest need in the workforce community
- Create neighborhoods that are desirable, compatible, and affordable for the long term

HOUSING NEEDS SUMMARY

Presented By Scott Moulton - Executive
Director of the Estes Park Housing
Authority

Housing Stock:

The pace of housing unit growth in the past decade was the slowest since the 1960s, and use of existing homes is trending toward more seasonal/recreational use.

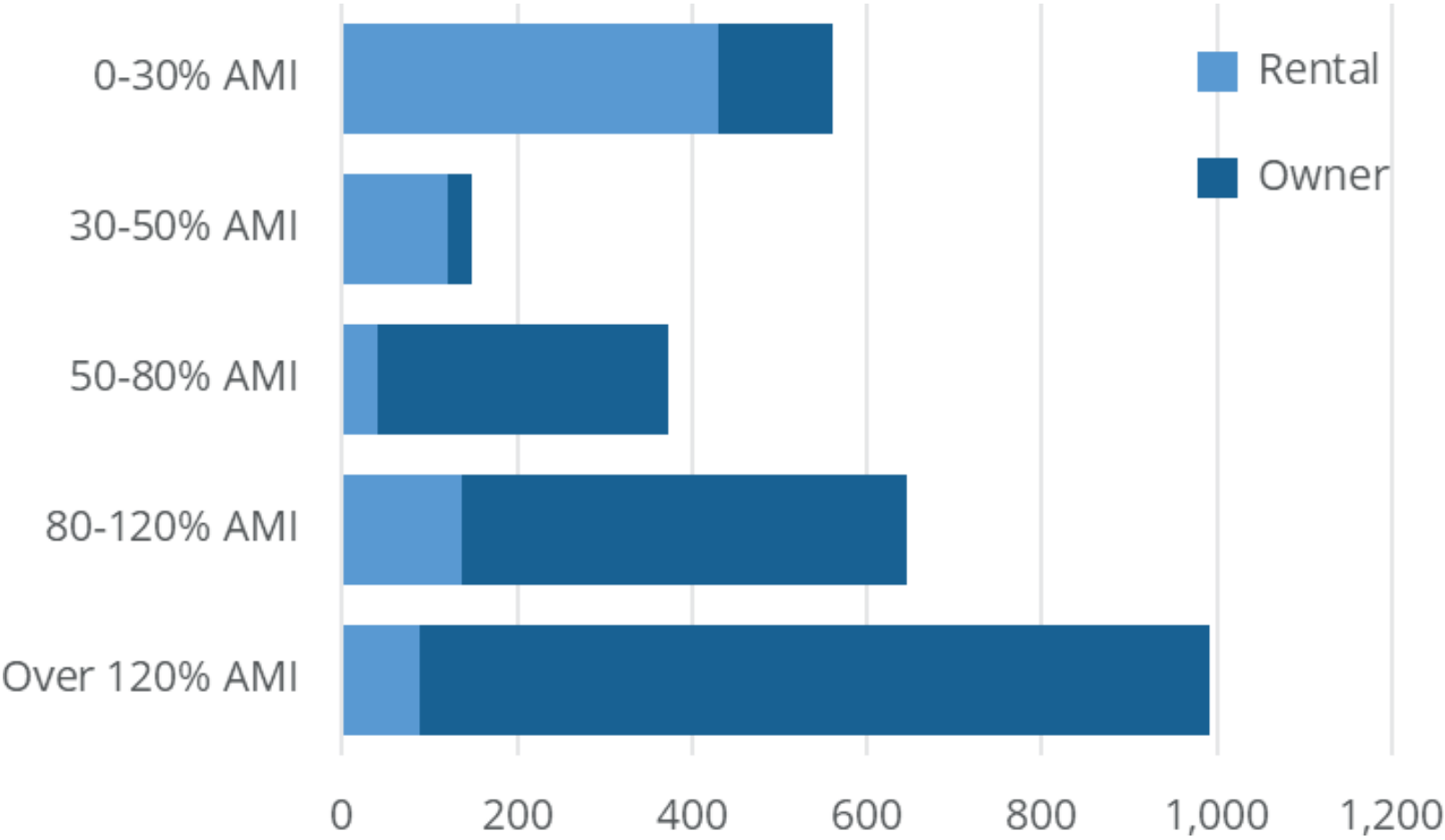


Occupancy and Vacancy of Housing Units; Town of Estes Park

Housing Needs by Income

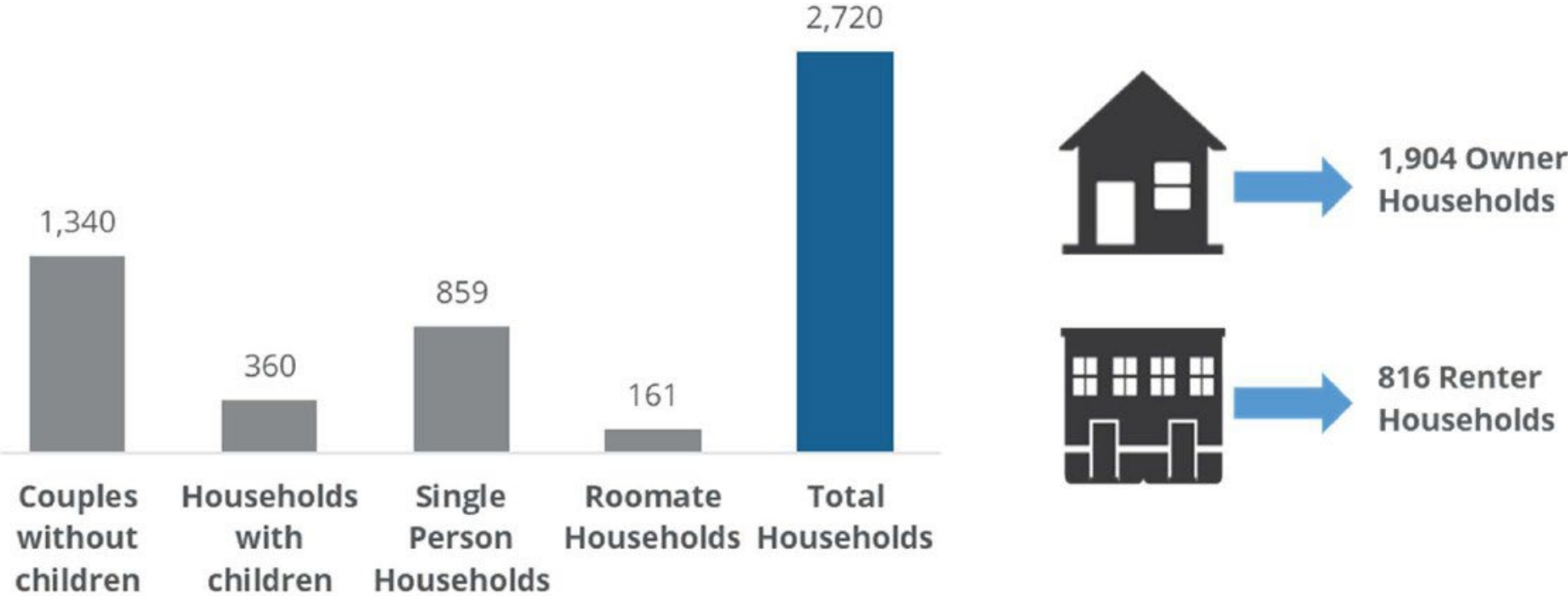
**based on current income profile and current tenure.*

Catch up: 1,220 units
Keep up: 1,500 units



Projected New Households by 2030, Estes Valley, Based on Job Growth

**Assumes similar household type and ownership distribution remain constant*

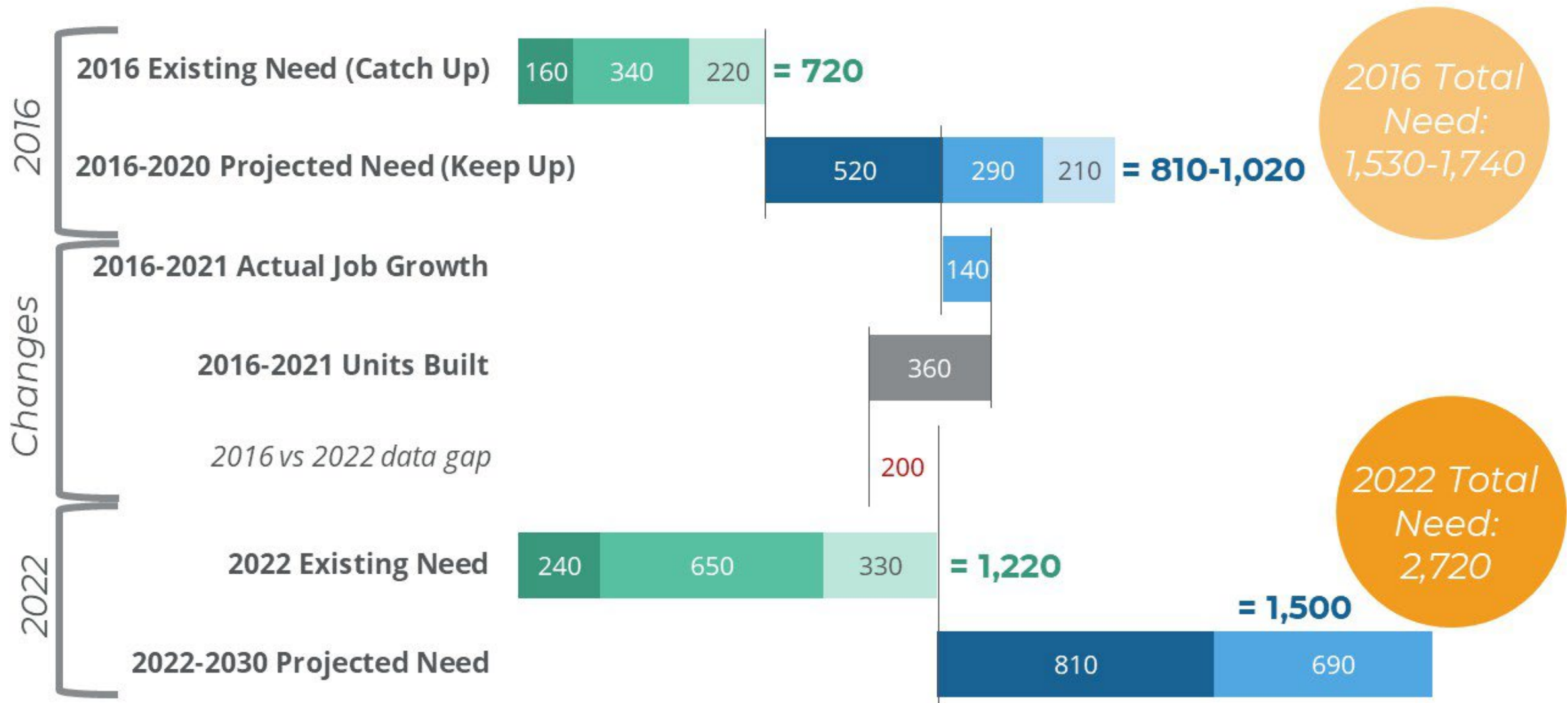


Note: Assumes current household type distribution and homeownership rates remain constant.

Source: ACS 5-year estimates, OPS Strategies.

Housing Needs: Catch Up & Keep Up

Rental Shortage Commuters Unfilled Jobs Retiring Workforce Job Growth High Job Growth Units Built



*Housing
Terms &
Definitions*

2024/2025 Area Median Income and Rent Limits
for Larimer County:

	<u>AMI %</u>			
	<u>1-Person</u>	<u>2-Person</u>	<u>Hourly Wage 1-Person</u>	<u>Hourly Wage 2-Person (Each)</u>
150%	\$124,800	\$142,650	\$60	\$34.29
120%	\$99,840	\$114,120	\$48	\$27.43
100%	\$83,200	\$95,100	\$40	\$22.86
80%	\$66,560	\$76,080	\$32	\$18.29
60%	\$49,920	\$57,060	\$24	\$13.72
40%	\$33,280	\$38,040	\$16	\$9.14

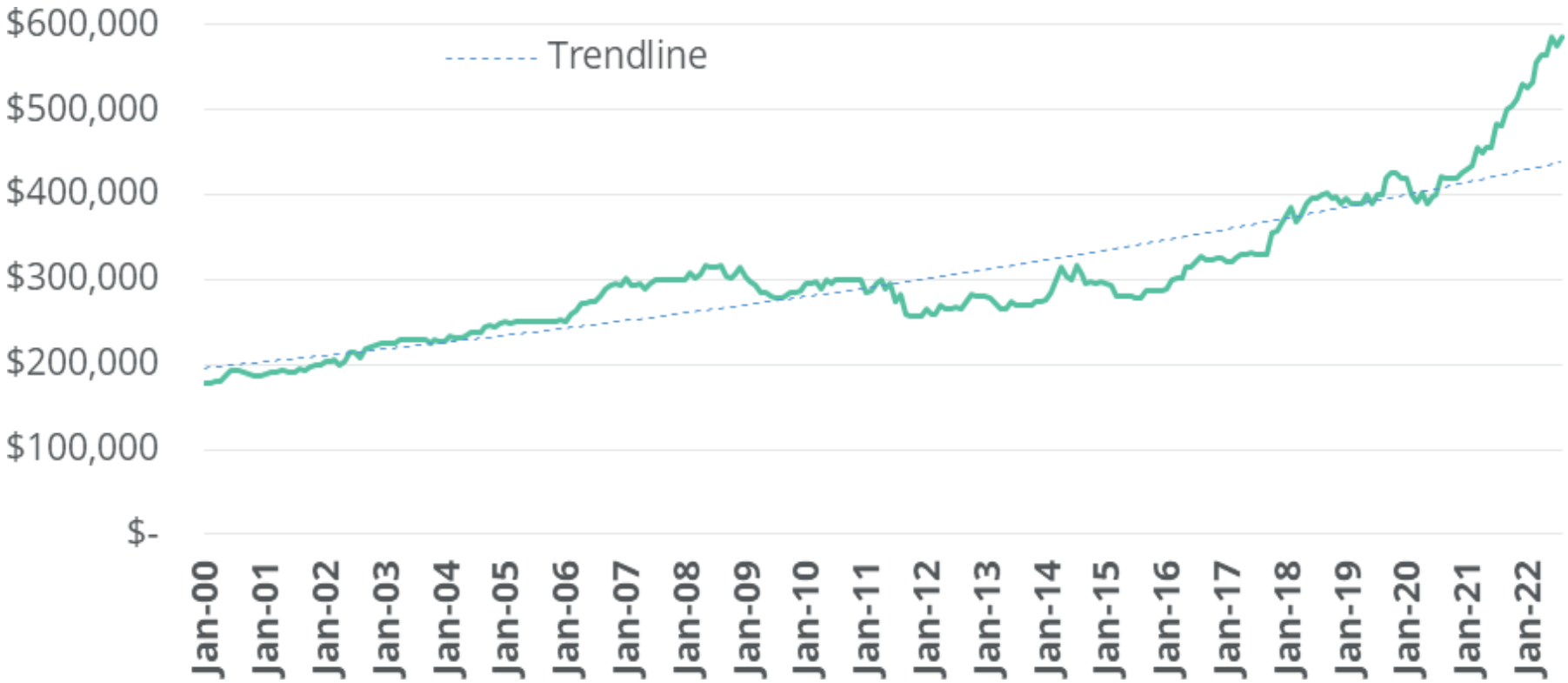
Rent and sale price increases outpaced income gains...

(coupled with very low rental vacancy and for-sale inventory).

Average asking rent for current listings:
(up 32% from \$1,395 in 2015)



Median Sales Price approaching \$600,000 in Estes Park



Rent and sale price increases outpaced income gains...

Median Sales Price
in 2024 = \$809,000

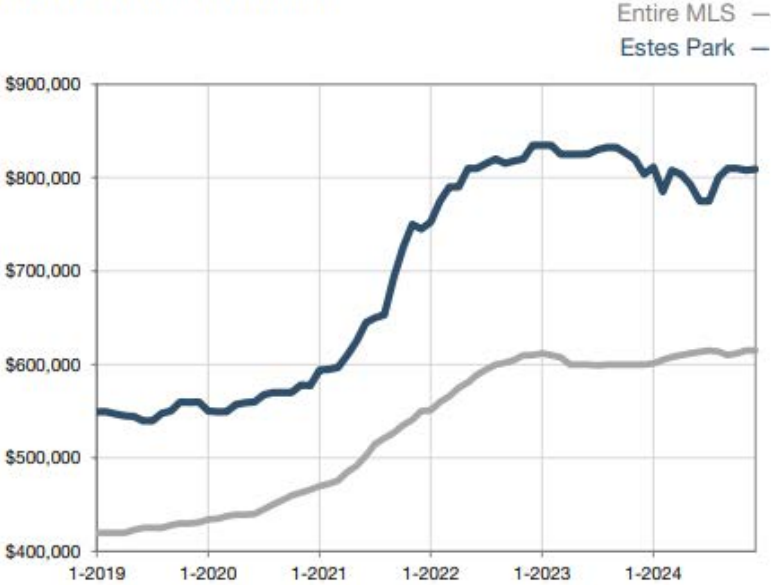
Detached

Median Sales Price
in 2024 = \$580,000

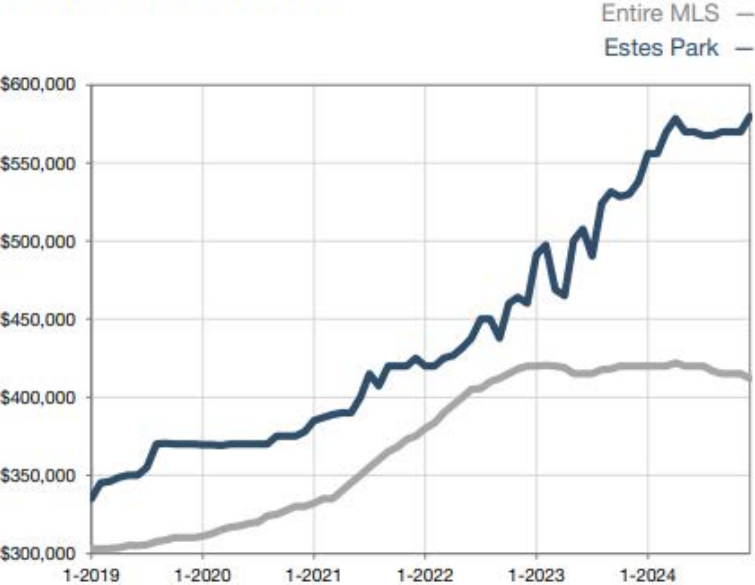
Attached

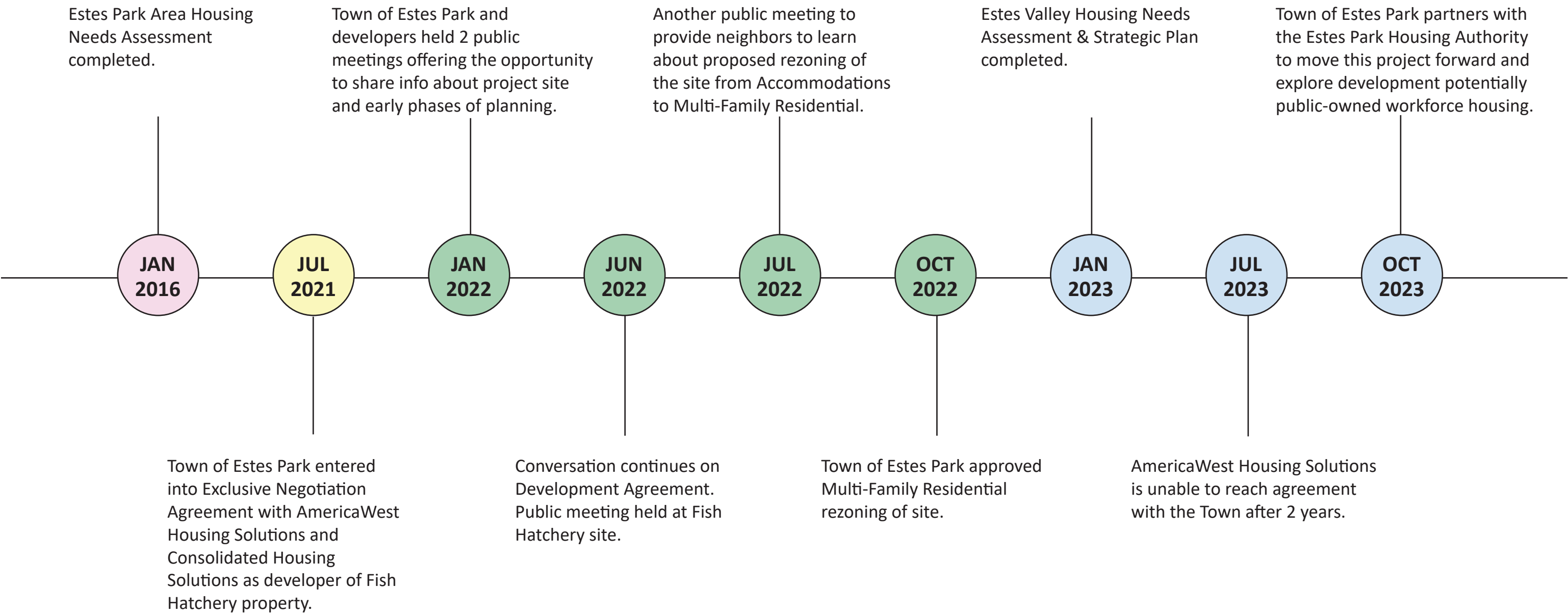


Median Sales Price – Single Family
Rolling 12-Month Calculation



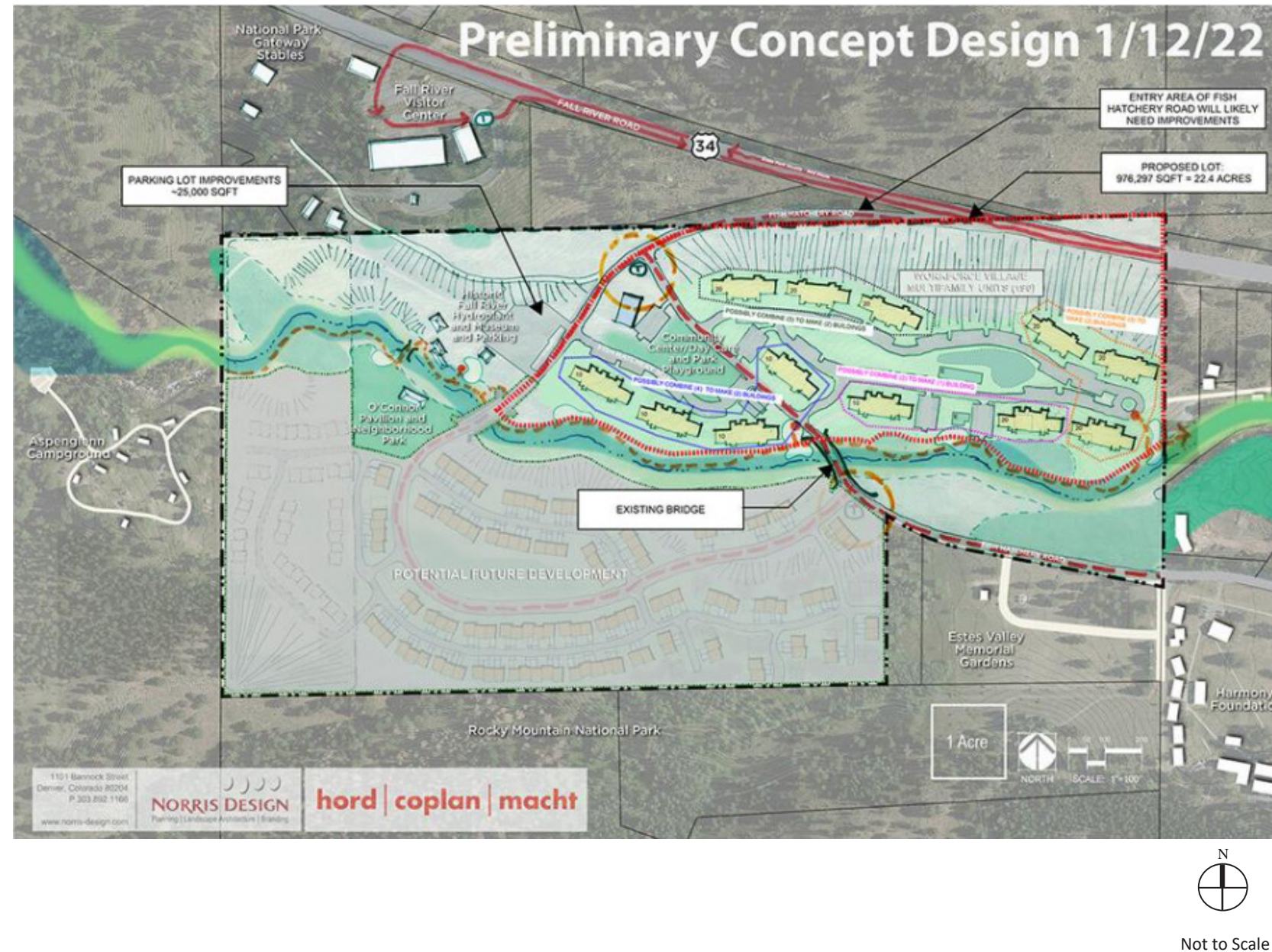
Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation





PREVIOUS DEVELOPER PLAN FROM 2022

**not the current proposal*



PUBLIC FEEDBACK FROM 2022 PLAN

Traffic and Parking

- Need a traffic light at Highway 34
- Improve access roads
- Direct traffic off Fish Hatchery Rd
- Multiple access points needed
- Provide better public transportation
- Maintain privacy on E boundary
- Parking
- Sidewalk expansion needs

Environment

- Stormwater runoff
- Noise and light pollution
- Buffering and setbacks from surrounding properties
- Fire safety – fire evacuation and wildfire
- Impacts on river - flooding, fishing, wildlife

Recreation

- Existing recreation trail usage during construction
- Trail connections to Fall River Trail
- Concern with adjacent campground

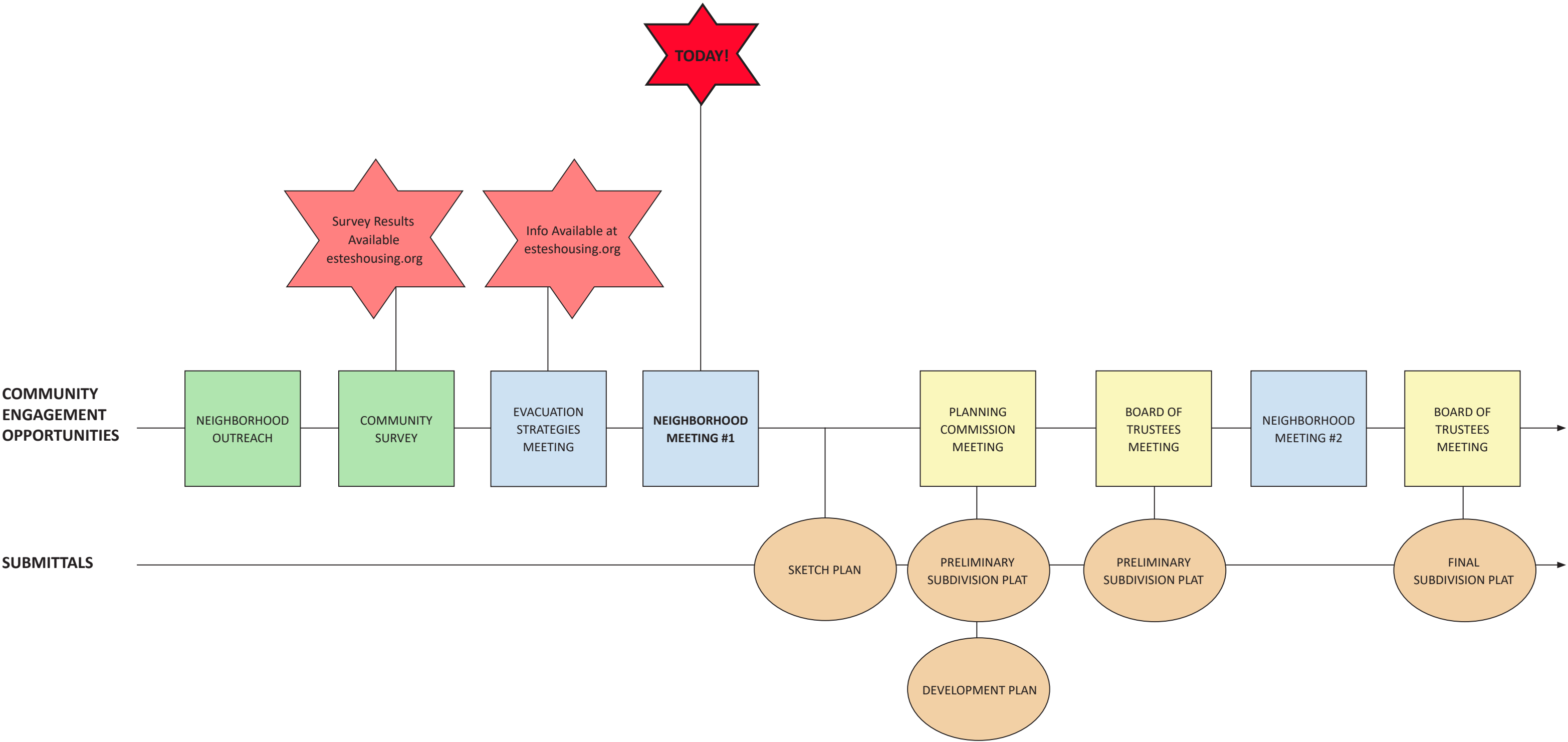
Workforce and Affordability

- Prioritize who will live in the community, and who are in the houses now
- Restrictions in place to ensure workforce will live there
- Interest in different scales of units and ownership opportunities
- Seasonal housing options

Opportunities for other services

- Childcare
- Police
- Schools

Overall concerns with density and number of units



SURVEY PURPOSE

Gather community input on workforce housing needs, development priorities, and appropriate development for this site

TOTAL RESPONSES

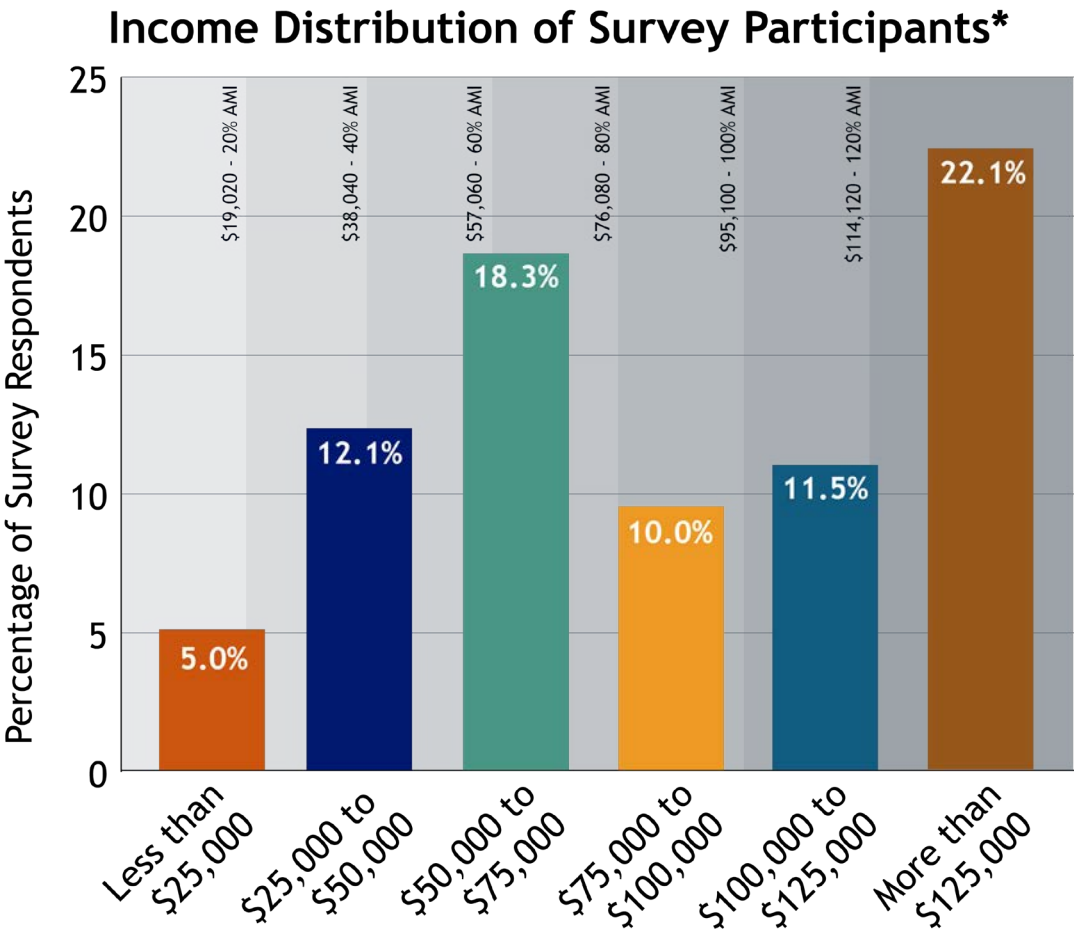
345 total responses collected ensuring statistically significant insights

KEY INSIGHTS

- Prioritize walking & biking connectivity
- Preserve & celebrate site history
- Maintain natural buffers & wildlife corridors
- Incorporate mountain modern architecture
- Balance small private yards and shared outdoor spaces
- Address traffic & emergency preparedness

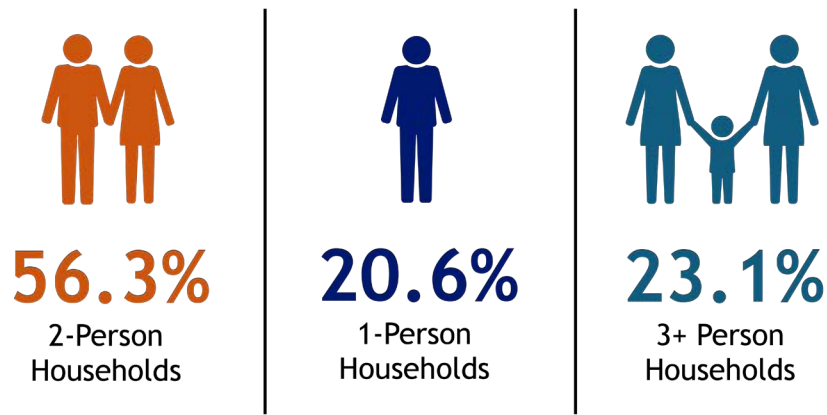


WHO PARTICIPATED IN THE SURVEY?



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

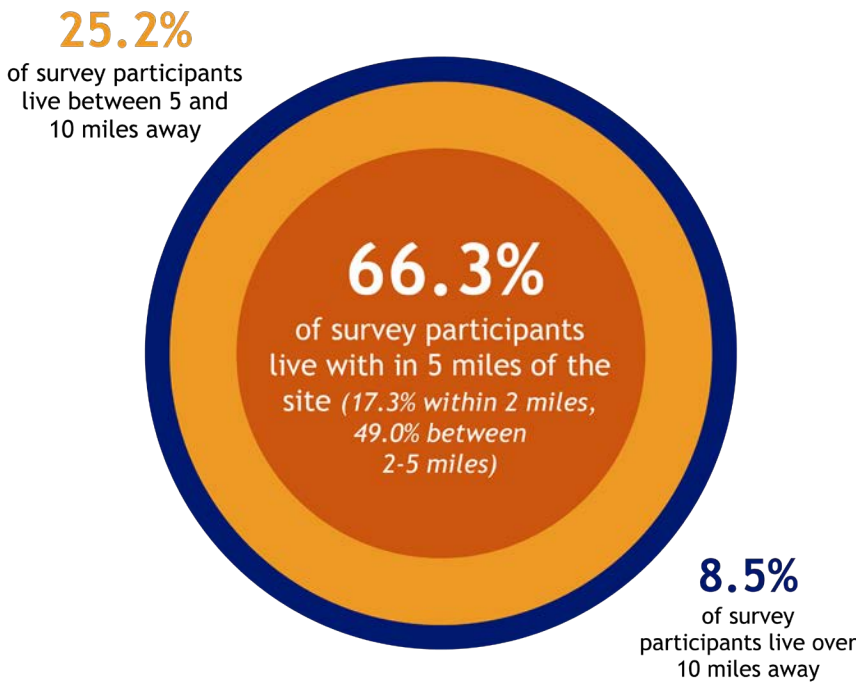
Household Composition of Survey Participants



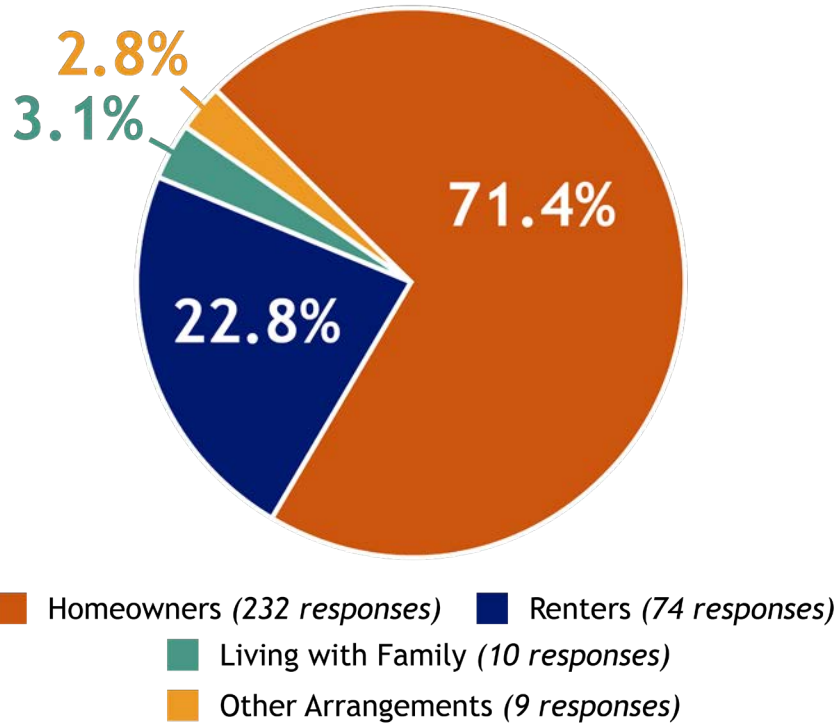
84.6% of survey participants identified themselves as Estes Valley residents (291 responses)

48.8% of survey participants reported working in the Estes Valley area (168 responses)

Proximity of Survey Participants to Site



Living Arrangements of Survey Participants



WHAT ARCHITECTURAL STYLES DOES THE COMMUNITY WANT TO SEE?



WHAT SITE AMENITIES DOES THE COMMUNITY WANT TO SEE?



WHAT AMENITIES ARE THE MOST IMPORTANT?

Most Preferred Private Amenities

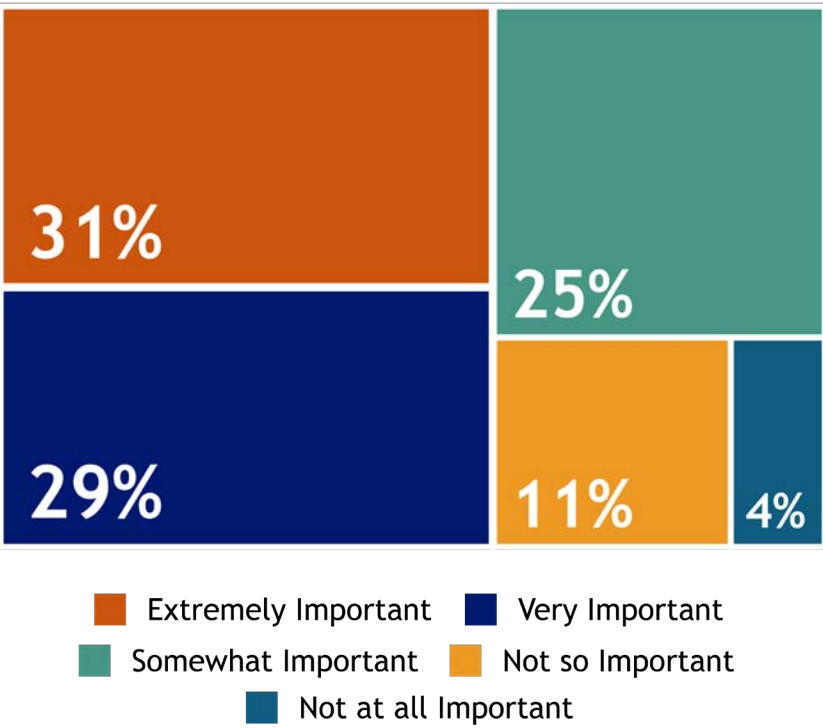
- #1 Garages, Carports, & Sheds (53.1%)
- #2 Shared Outdoor Yards (47.7%)
- #3 Compact Private Yards (35.4%)
- #4 Indoor Common Spaces (30.0%)
- #5 Public-Facing Porches (27.4%)

Most Preferred Public Amenities

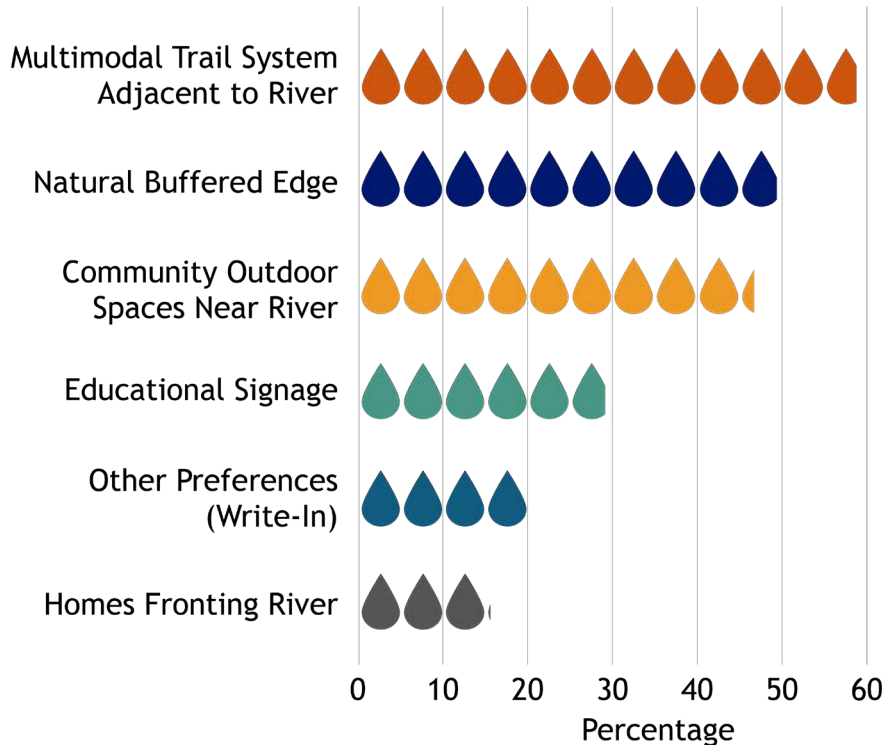
- #1 Walking & Biking Trails (79.2%)
- #2 Nature Play Areas (59.1%)
- #3 Shared BBQ & Picnic Areas (41.6%)
- #4 Community Gardens (36.6%)
- #5 Traditional Playground Equipment (31.2%)

HISTORICAL & ENVIRONMENTAL INTEGRATION

Importance of Historical Preservation

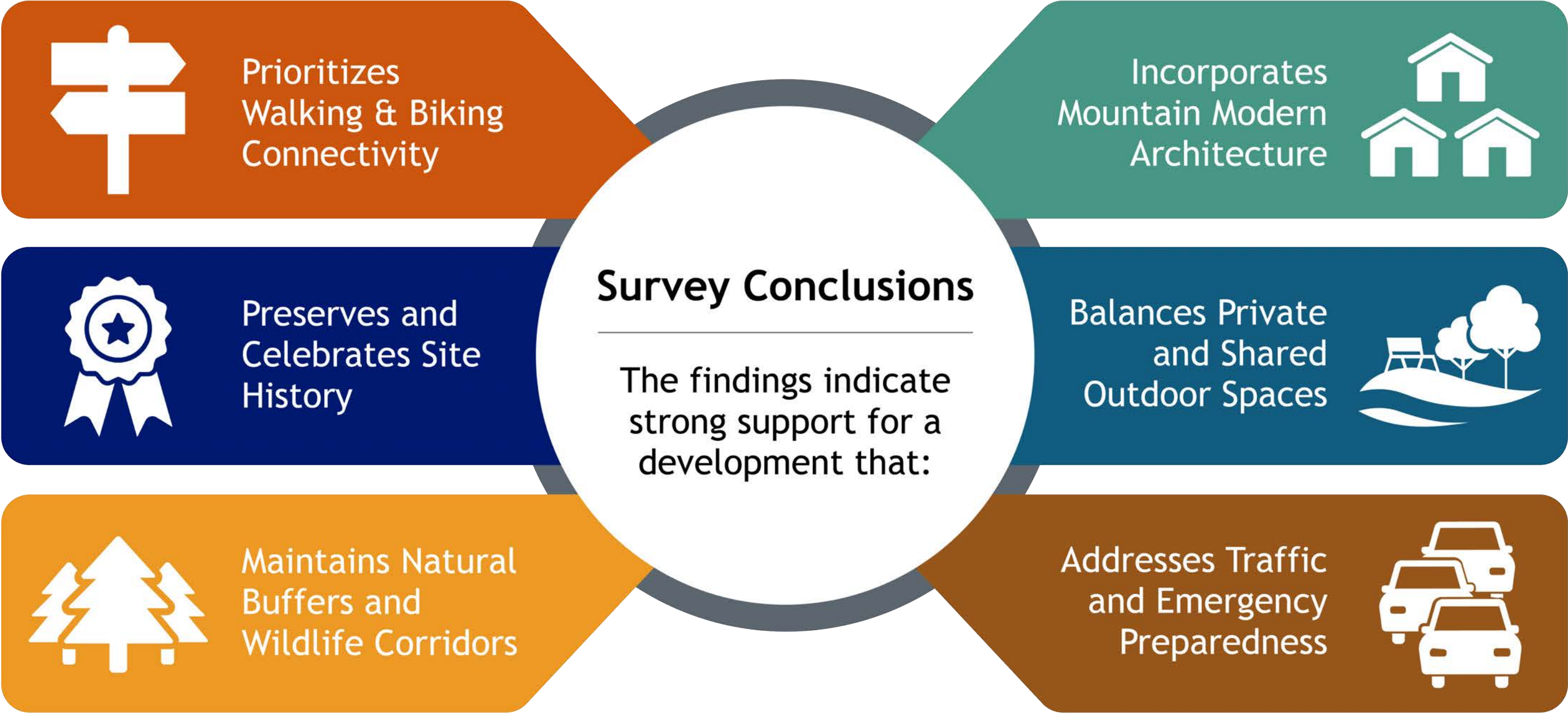


Community Integration with the Fall River



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



FEEDBACK FROM 2022 PLAN

- Environment
- Traffic, Parking, & Transportation
- Workforce Needs & Affordability
- Recreation
- Opportunities for Other Services
- Timing

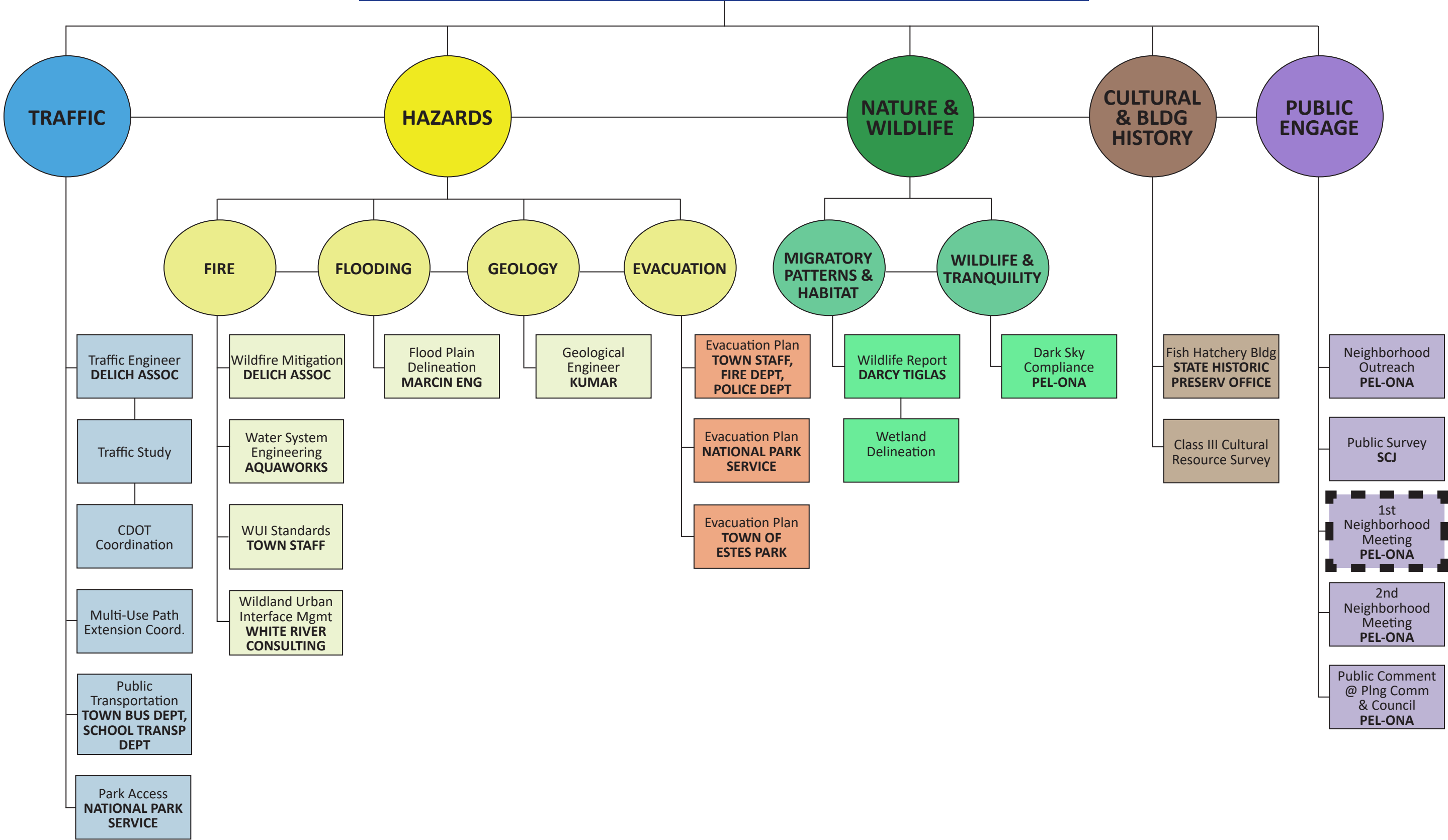
TOPICS RAISED AT NEIGHBORHOOD OUTREACH MTG

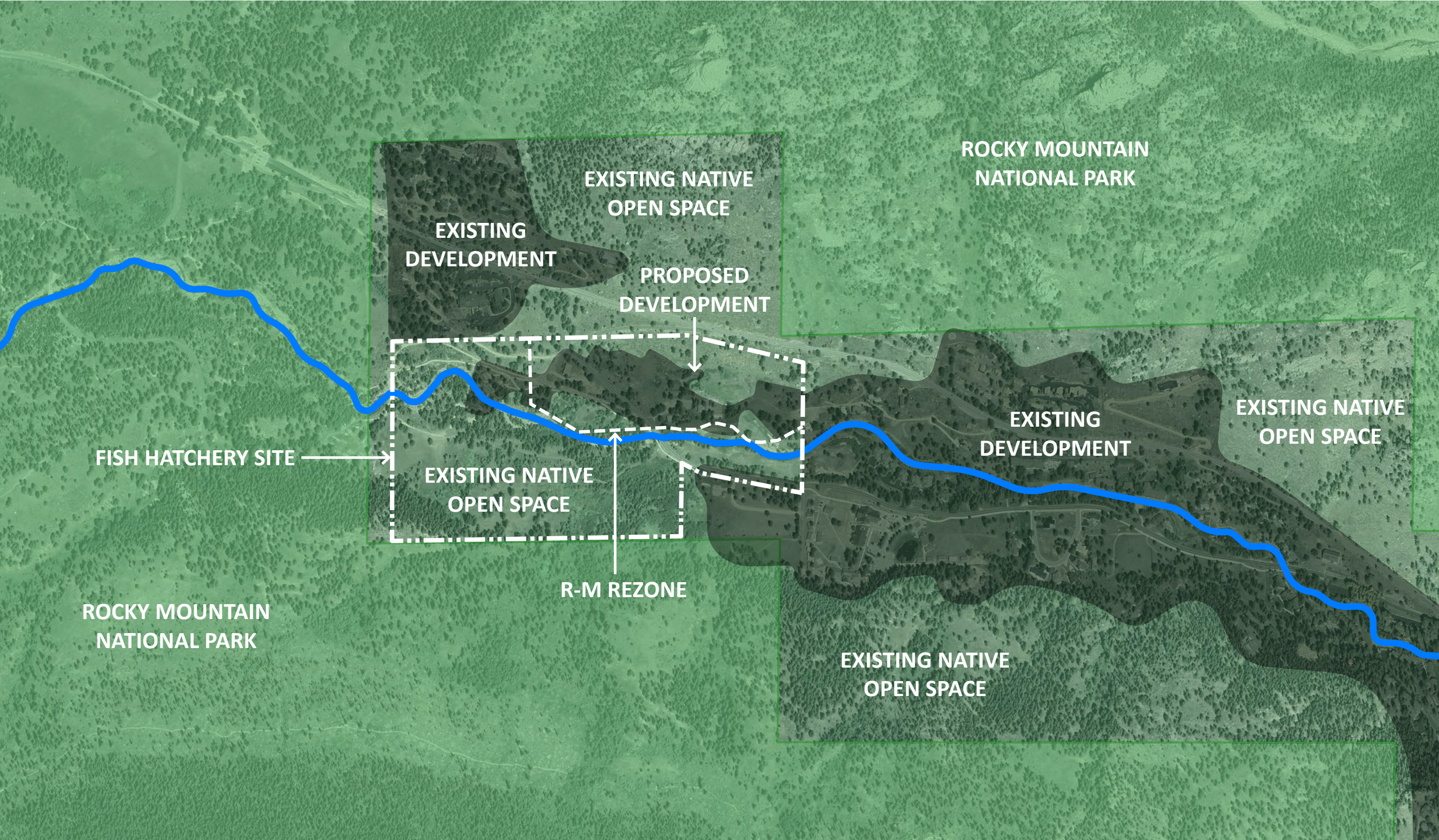
- Environment
- Emergency Response
- Traffic, Parking, & Transportation
- Quality of the Neighborhood
- Workforce Needs & Affordability
- Density

COMMUNITY SURVEY CONCLUSIONS

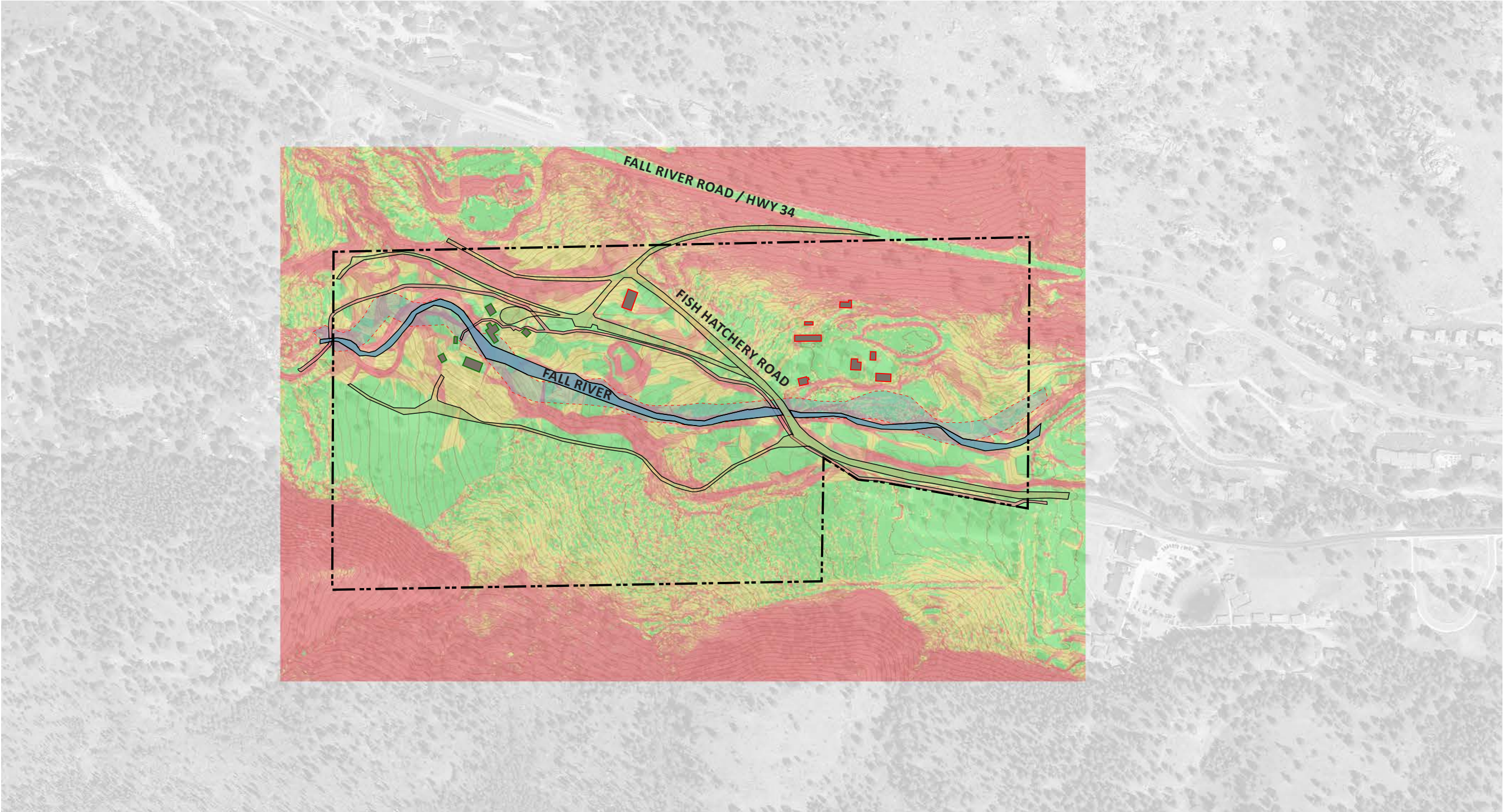
- Maintains Natural & Wildlife Corridors
- Addresses Traffic & Emergency Preparedness
- Prioritizes Walking & Biking Connectivity
- Preserves & Celebrates Site History
- Incorporates Mountain Modern Architecture
- Balances Private & Shared Outdoor Spaces

CHART OF TOPICS OF FOCUS & PROJECT CONSULTANTS





NOT TO SCALE



Slope is one of the most important considerations when determining locations and types of development. The green area shown above are suitable for larger buildings such as apartments. The yellow and orange areas are better suited for townhomes or small single-family homes that can step with grade. The solid red areas could be difficult to develop.

- Site Boundary
- < 8% Slope: Ideal for development and ADA circulation
- 8-16% Slope: Requires some special building types, low walls, and some steps/ramps
- 16-24% Slope: Requires mostly special building types, taller walls, and more steps/ramps
- > 24% Slope: Development is challenging and can be expensive



Scale: 1" = 400'

SITE, PROJECT AREA & ZONING

PROJECT OVERVIEW & SITE PLAN



NATIONAL PARK GATEWAY STABLES



FALL RIVER VISITOR CENTER



ASPENGLÉN CAMPGROUND



O'CONNOR PAVILION



FALL RIVER



HARMONY FOUNDATION



ESTES VALLEY MEMORIAL GARDENS

- Site Boundary (75 +/- acres)
- Project Area (21.8 acres)
- Multi-Family Residential RM Zoning (2022)



Scale: 1" = 400'

EXISTING BUILDINGS
NATIONAL REGISTER OF HISTORIC PLACES

PROJECT OVERVIEW & SITE PLAN



FALL RIVER HYDROPLANT/MUSEUM - CONTRIBUTING



OPERATOR'S COTTAGE #1 - CONTRIBUTING



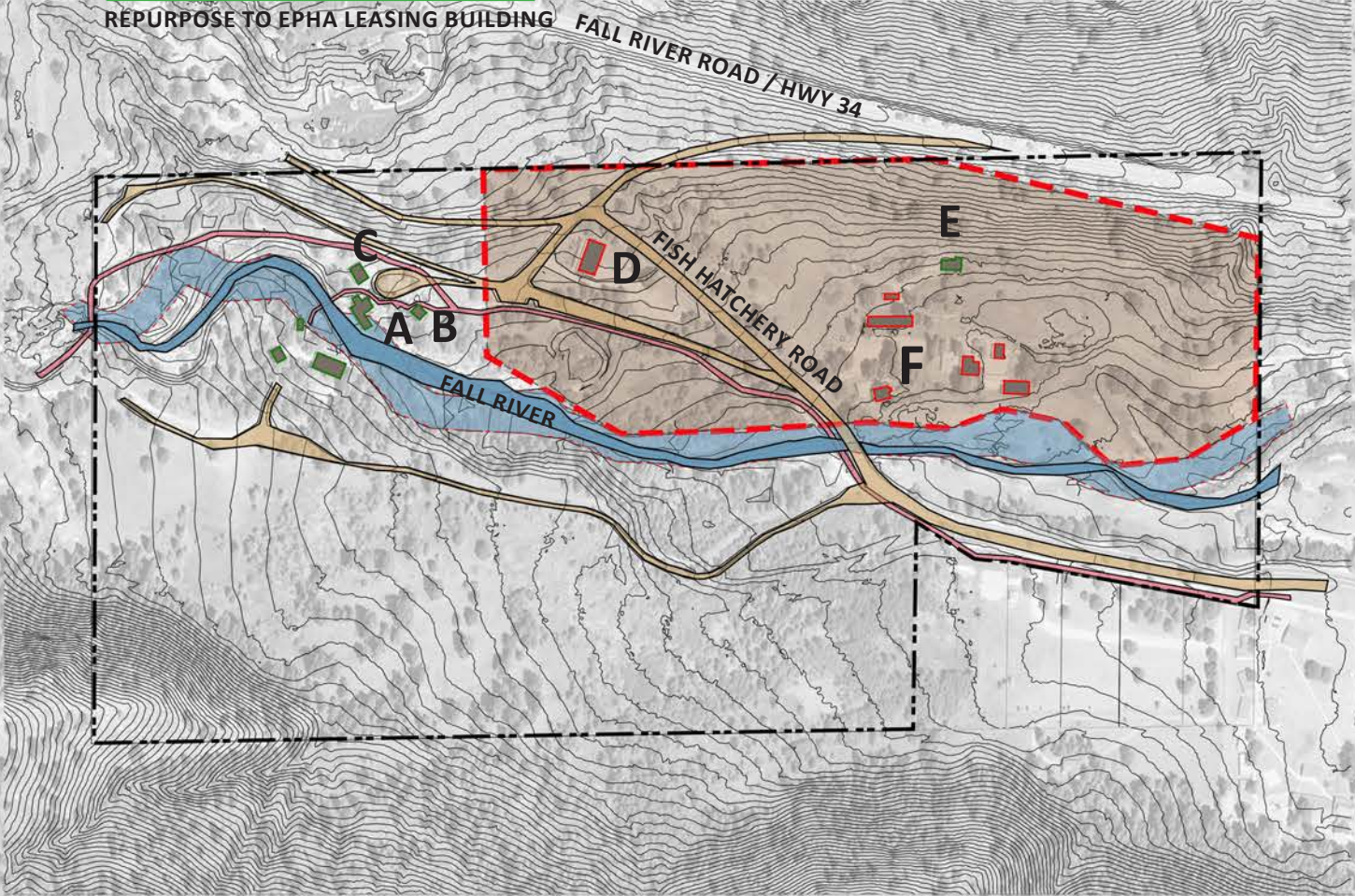
OPERATOR'S COTTAGE #2 - NON-CONTRIBUTING



GATEKEEPER'S COTTAGE

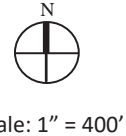


FISH HATCHERY BUILDING



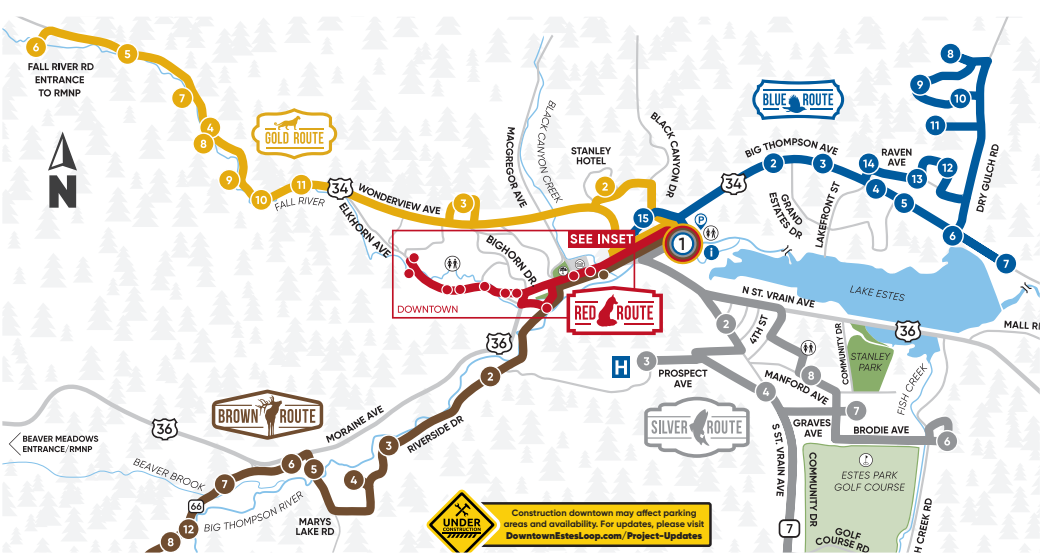
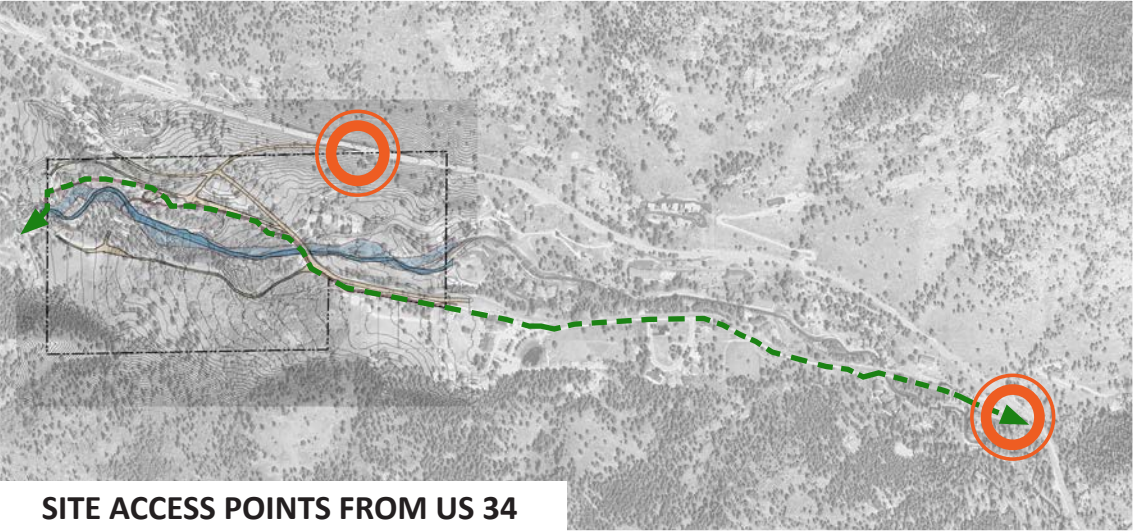
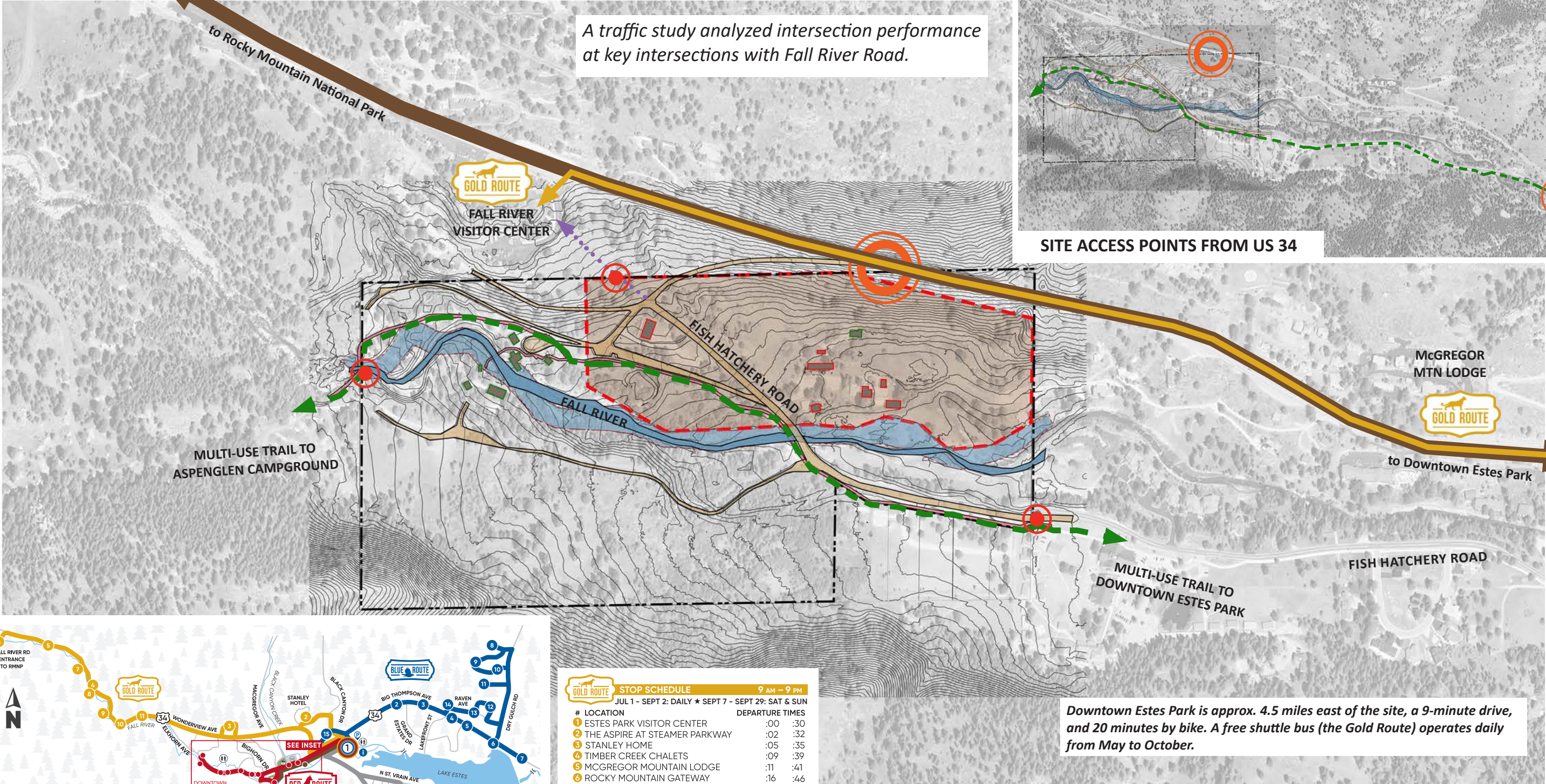
This 75-acre parcel of land has multiple structures including the Fall River Hydroplant museum, picnic shelter, several storage buildings, and houses. These houses are currently used for transitional and long-term housing opportunities for Town employees.

- Site Boundary
- Project Area
- Buildings to stay on site (potentially)
- Buildings to be removed from site (potentially)



TRANSPORTATION

PROJECT OVERVIEW & SITE PLAN



STOP SCHEDULE		9 AM - 9 PM	
		JUL 1 - SEPT 2: DAILY	★ SEPT 7 - SEPT 29: SAT & SUN
#	LOCATION	DEPARTURE	ARRIVAL
1	ESTES PARK VISITOR CENTER	:00	:30
2	THE ASPIRE AT STEAMER PARKWAY	:02	:32
3	STANLEY HOME	:05	:35
4	TIMBER CREEK CHALET	:09	:39
5	MCGREGOR MOUNTAIN LODGE	:11	:41
6	ROCKY MOUNTAIN GATEWAY	:16	:46
7	ESTES PARK CONDOS	:18	:48
8	ASPEN WINDS ON FALL RIVER	:19	:49
9	HOMESTEAD LANE ON FALL RIVER ROAD	:20	:50
10	STONEBROOK RESORT	:21	:51
11	WAPITI PUB/NICKY'S	:22	:52

ESTES PARK SHUTTLE MAP

- Site Boundary

US 34

Estes Park Shuttle Gold Route

Estes Park Shuttle Stop
- Existing Multi-Use Trail

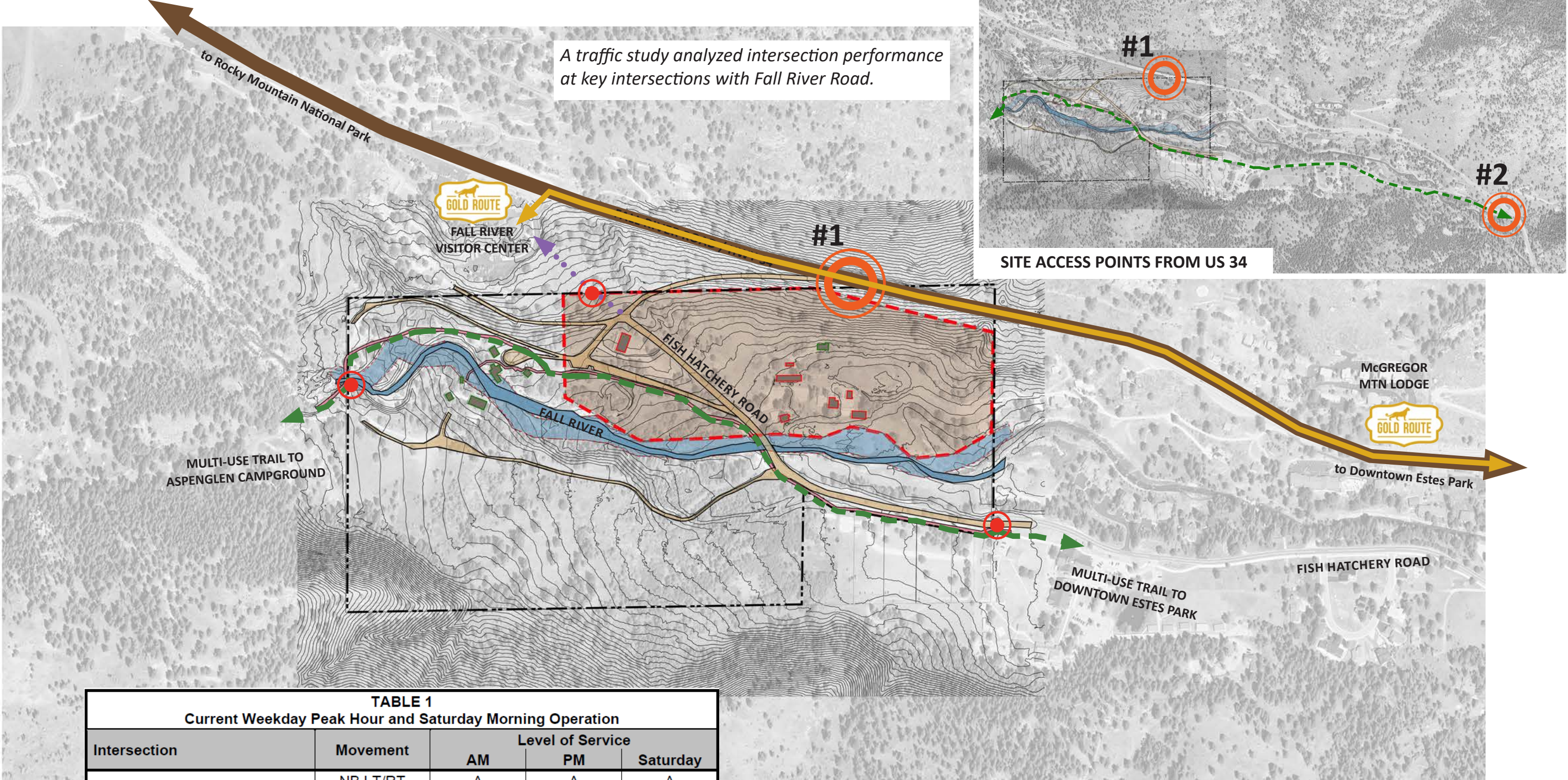
Pedestrian Path

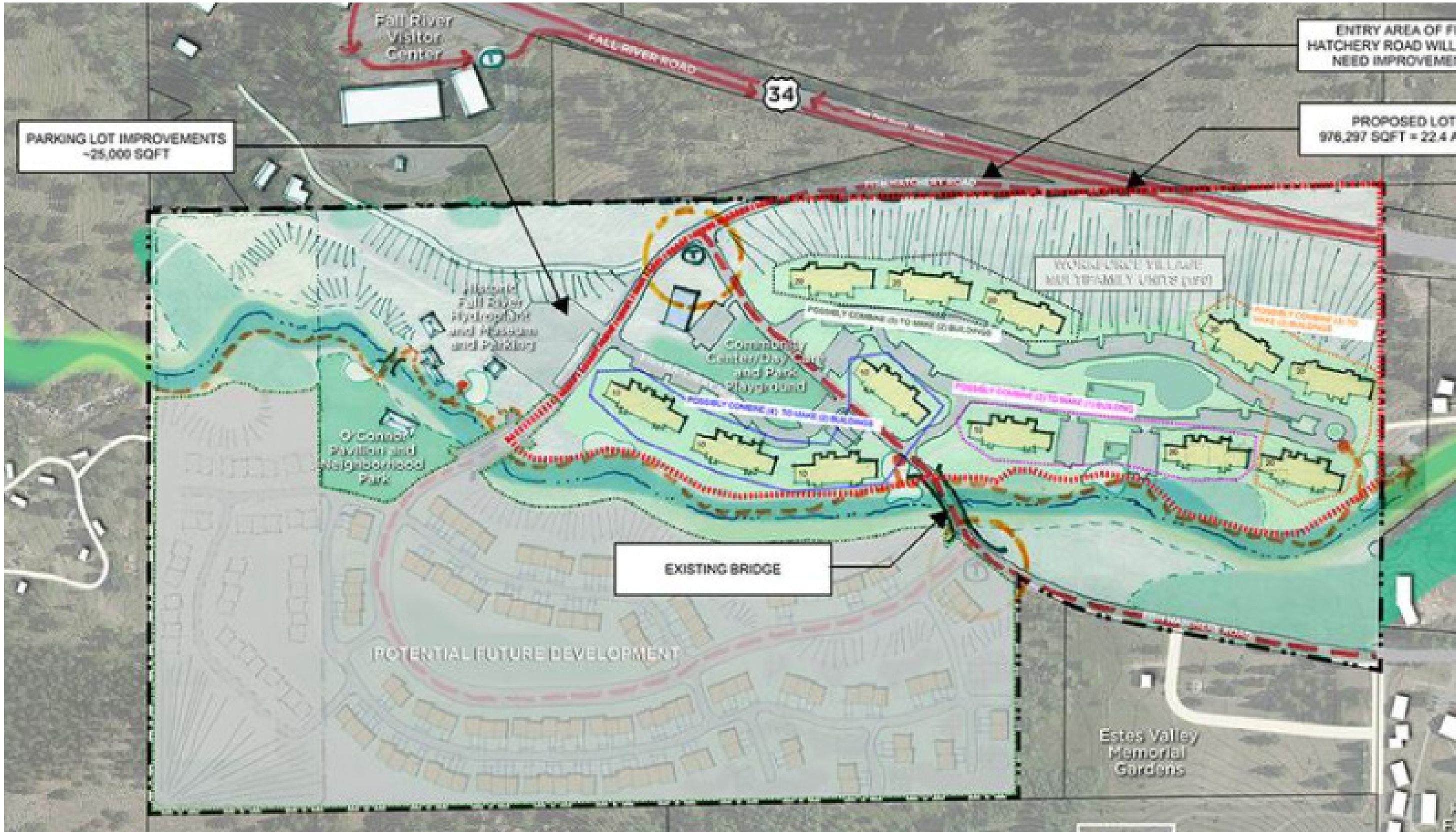
Vehicular Site Access Points

Pedestrian Site Access Points
- N
- Scale: 1" = 400'

US 34 INTERSECTION ANALYSIS

PROJECT OVERVIEW & SITE PLAN





SITE PLAN - FIRST DRAFT

The site plan is organized to work with the steeply sloping topography with a system of streets, alleys and open spaces. Building types offer a diversity of housing options, tucking into hillsides, stepping with grade, and offering outdoor amenities on flatter lots.

Existing trees are preserved throughout the site. The general landscaping for the site is natural and aims to preserve existing vegetation. Areas that have lawn will be limited to select common outdoor spaces such as green courts and the central park.

The gradation of density across the site intends to address the existing adjacent features. Higher density is discreetly tucked into the hillside with apartments concealed at the center of the site and townhomes, duplexes and single family homes addressing the water's edge and eastern lot line.

PROJECT OVERVIEW & SITE PLAN

The majority of the neighborhood has homes that are rear-loaded with front porches that prioritize neighborly interactions.

Streets are designed with detached sidewalks and parking on one side.



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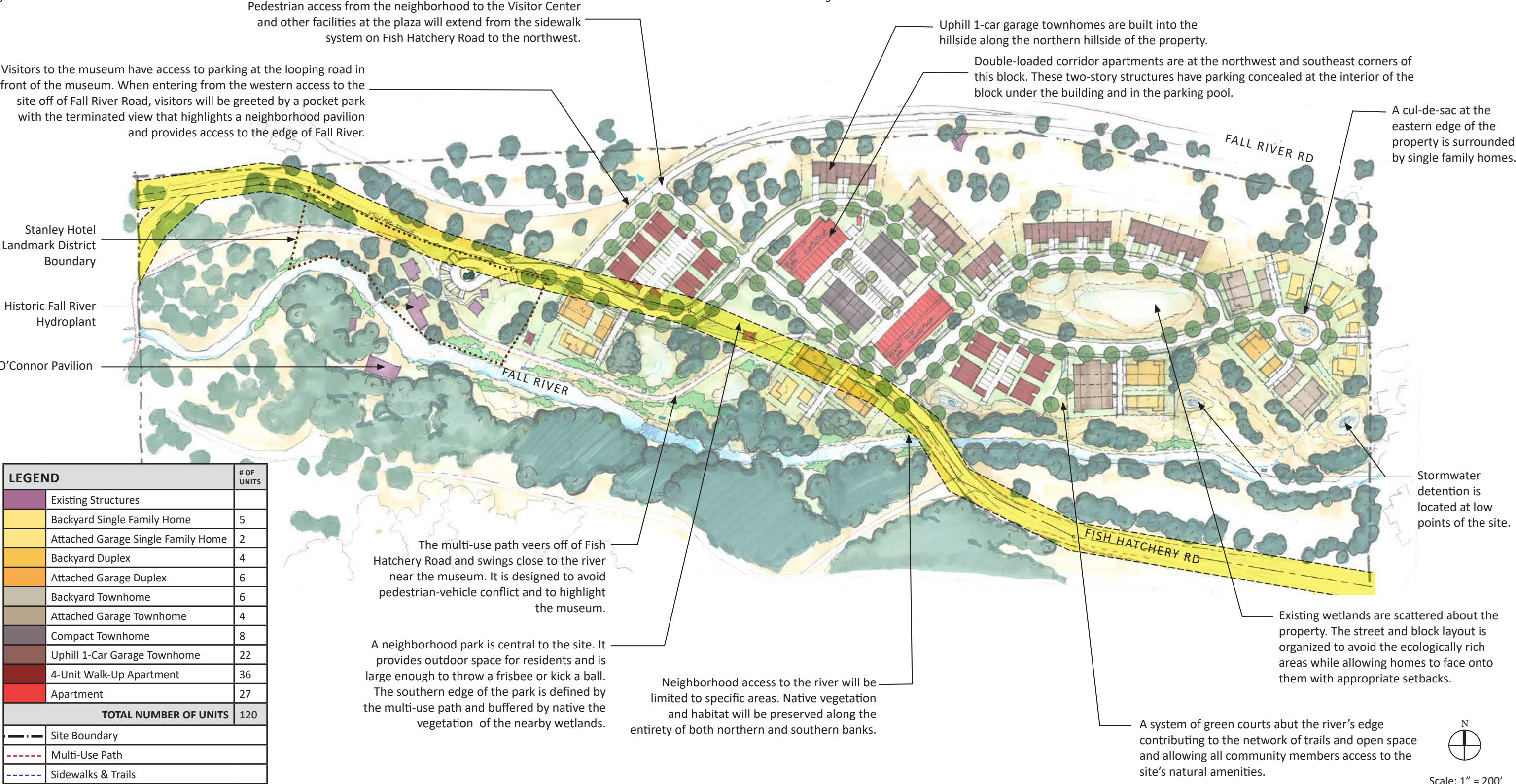
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Visitors to the museum have access to parking at the looping road in front of the museum. When entering from the western access to the site off of Fall River Road, visitors will be greeted by a community-oriented building and neighborhood park with the terminated view that highlights a neighborhood pavilion and provides access to the edge of Fall River.

Stanley Hotel
Landmark District
Boundary

Historic Fall River
Hydroplant

O'Connor Pavilion

LEGEND		# OF UNITS
	Existing Structures	
	Backyard Single Family Home	24
	Attached Garage Duplex	8
	Attached Garage Townhome	19
	Uphill 1-Car Garage Townhome	20
	4-Unit Walk-Up Apartment	32
	Non-Residential	1
TOTAL NUMBER OF UNITS		103
	Site Boundary	
	Multi-Use Path	
	Sidewalks & Trails	

The multi-use path veers off of Fish Hatchery Road and swings close to the river near the museum. It is designed to avoid pedestrian-vehicle conflict and to highlight the museum.

A neighborhood park is central to the site. It provides outdoor space for residents and is large enough to throw a frisbee or kick a ball. The southern edge of the park is defined by the multi-use path and buffered by native the vegetation of the nearby wetlands.

Pedestrian access from the neighborhood to the Visitor Center and other facilities at the plaza will extend from the sidewalk system on Fish Hatchery Road to the northwest.

Uphill 1-car garage townhomes are built into the hillside along the northern hillside of the property.

Walk-up apartments are at the center of the neighborhood plan. These two-story structures have parking concealed at the interior of the block and front onto a courtyard.

The existing building shall be renovated and serve as the leasing office for Estes Park Housing Authority.

A cul-de-sac at the eastern edge of the property is surrounded by single family homes.

Potential emergency services and evacuation access may provide restricted connectivity for emergencies.

Stormwater detention is located at low points of the site.

Neighborhood access to the river will be limited to specific areas. Native vegetation and habitat will be preserved along the entirety of both northern and southern banks.

A linear green court is open to the public and provides outdoor space for all residents. It connects to a pavilion that is set amongst the native habitat along Fall River.

Existing wetlands are scattered about the property. The street and block layout is organized to avoid the ecologically rich areas while allowing homes to face onto them with appropriate setbacks.

A system of green courts about the river's edge contributing to the network of trails and open space and allowing all community members access to the site's natural amenities.



Scale: 1" = 200'

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Existing wetlands are scattered about the property. The street and block layout is organized to avoid the ecologically rich areas while allowing homes to face onto them with appropriate setbacks.

A system of green courts about the river's edge contributing to the network of trails and open space and allowing all community members access to the site's natural amenities.













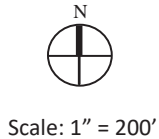
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SITE PLAN - BUILDING STYLES

PROJECT OVERVIEW & SITE PLAN



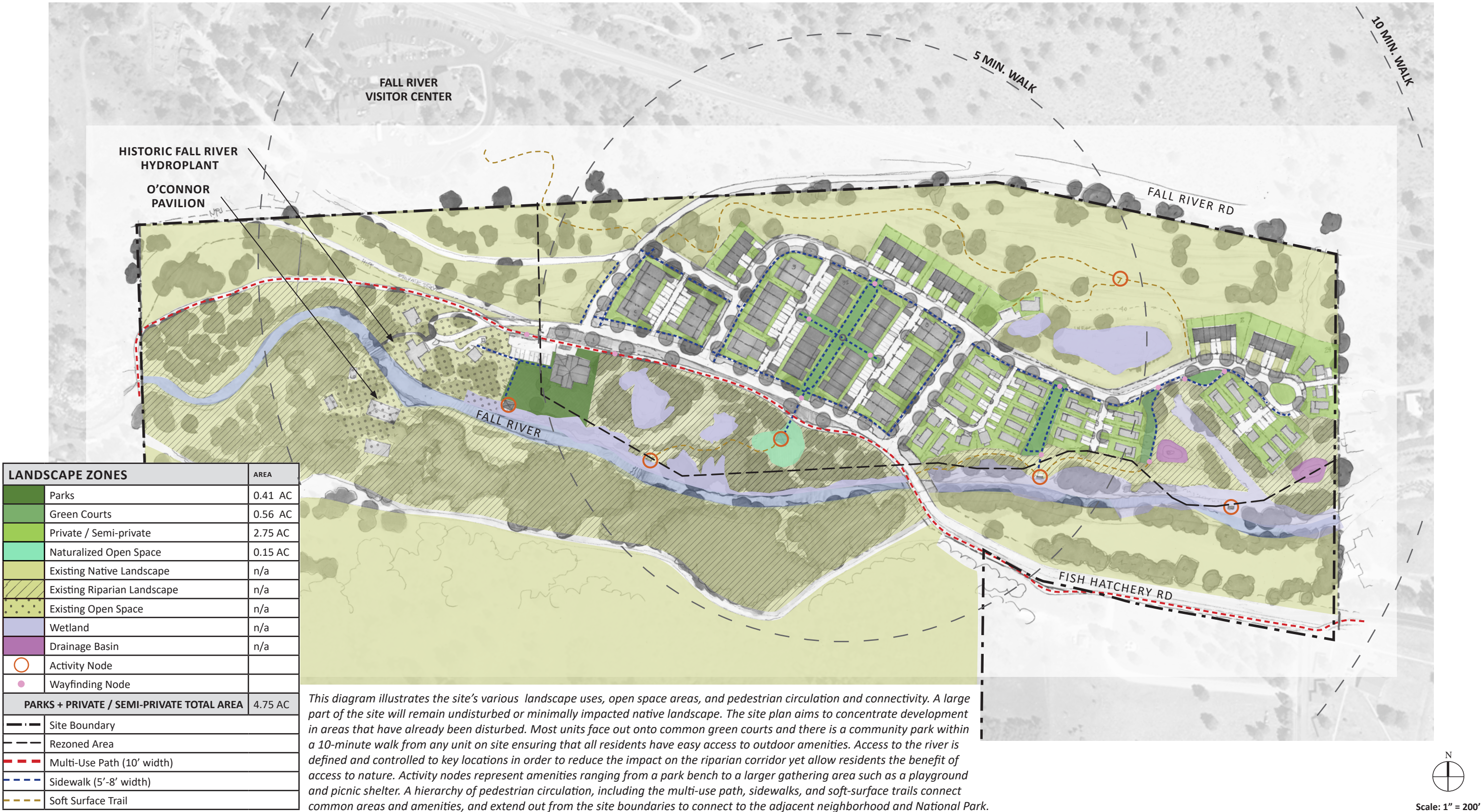
LEGEND		# OF UNITS
	Existing Structures	
	Backyard Single Family Home	24
	Attached Garage Duplex	8
	Attached Garage Townhome	19
	Uphill 1-Car Garage Townhome	20
	4-Unit Walk-Up Apartment	32
	Non-Residential	1
TOTAL NUMBER OF UNITS		103
	Site Boundary	
	Multi-Use Path	
	Sidewalks & Trails	





This diagram shows all existing wetlands and floodplains on site including those that are naturally occurring along Fall River, and some man-made features from the historic fish hatchery. The standard 50' setback is shown around all wetland areas as well as a potential 37.5' setback that may be considered in some instances. The design team is currently working through conflicts between the proposed site plan and wetland setback

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Scale: 1" = 200'



CONCEPTUAL LANDSCAPE DESIGN - ENLARGEMENT PLAN

PROJECT OVERVIEW & SITE PLAN



NATURALIZED OPEN SPACE:



AI Generate Image

GREEN COURT:



Sketch by Pel-Ona Architects and Urbanists

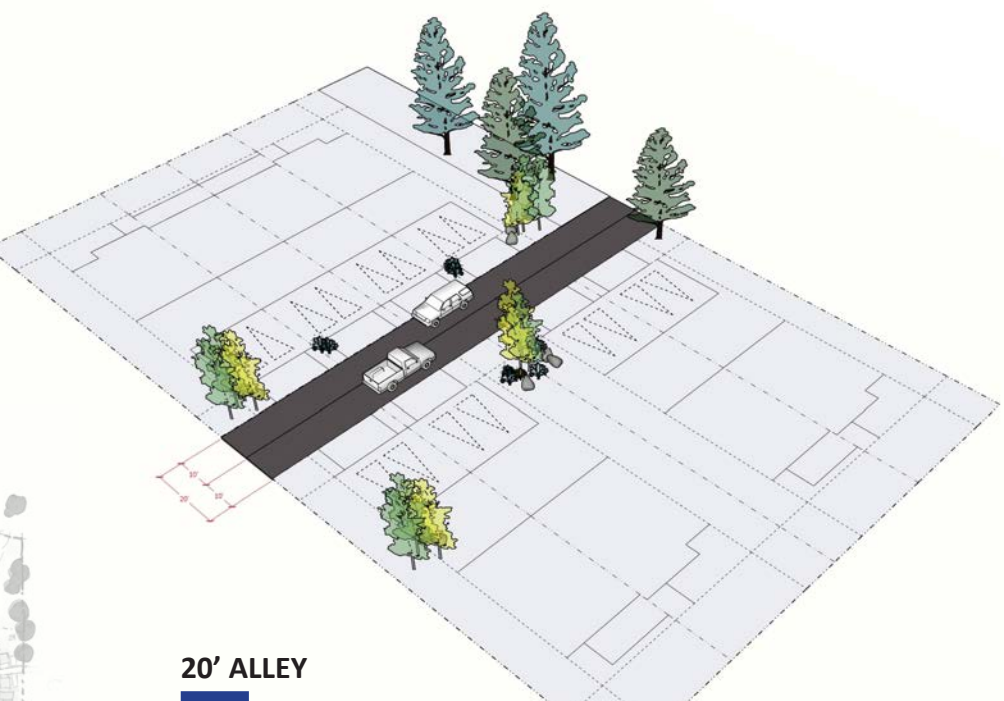


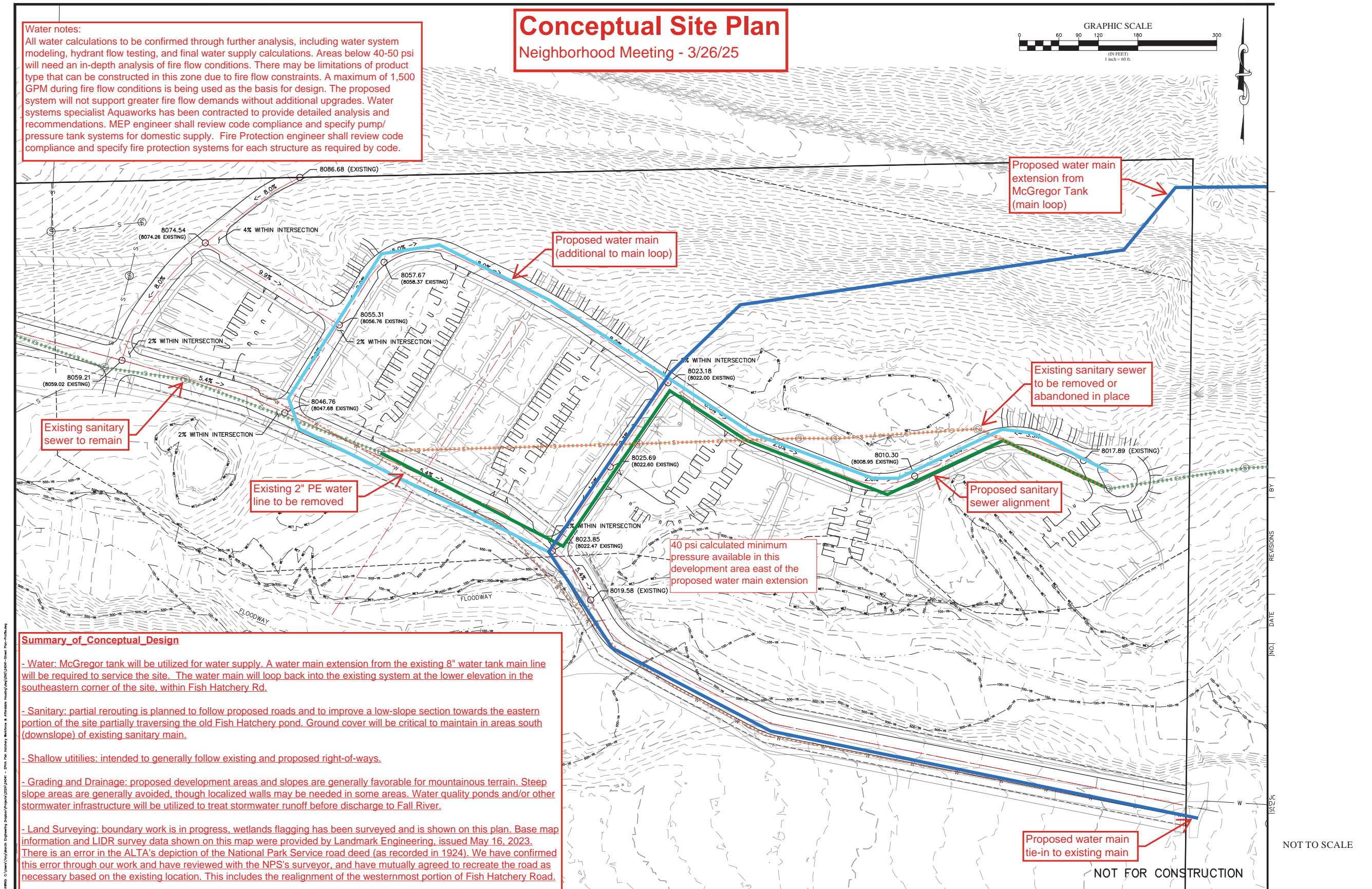
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THOROUGHFARE PLAN



PROJECT OVERVIEW & SITE PLAN





SITE PLAN - CURRENT DRAFT

The site plan is organized to work with the steeply sloping topography with a system of streets, alleys and open spaces. Building types offer a diversity of housing options, tucking into hillsides, stepping with grade, and offering outdoor amenities on flatter lots.

Existing trees are preserved throughout the site. The general landscaping for the site is natural and aims to preserve existing vegetation. Areas that have lawn will be limited to select common outdoor spaces such as green courts and the neighborhood park.

The gradation of density across the site intends to address the existing adjacent features. Higher density is discreetly tucked into the hillside with apartments concealed at the center of the site and townhomes, duplexes and single family homes addressing the water's edge and eastern lot line.

PROJECT OVERVIEW & SITE PLAN

The majority of the neighborhood has homes that are rear-loaded with front porches that prioritize neighborly interactions. Streets are designed with detached sidewalks and parking on one side.

Visitors to the museum have access to parking at the looping road in front of the museum. When entering from the western access to the site off of Fall River Road, visitors will be greeted by a community-oriented building and neighborhood park with the terminated view that highlights a neighborhood pavilion and provides access to the edge of Fall River.

Stanley Hotel
Landmark District
Boundary

Historic Fall River
Hydroplant

O'Connor Pavilion



The multi-use path veers off of Fish Hatchery Road and swings close to the river near the museum. It is designed to avoid pedestrian-vehicle conflict and to highlight the museum.

A neighborhood park is central to the site. It provides outdoor space for residents and is large enough to throw a frisbee or kick a ball. The southern edge of the park is defined by the multi-use path and buffered by native the vegetation of the nearby wetlands.

A linear green court is open to the public and provides outdoor space for all residents. It connects to a pavilion that is set amongst the native habitat along Fall River.

Neighborhood access to the river will be limited to specific areas. Native vegetation and habitat will be preserved along the entirety of both northern and southern banks.

A system of green courts about the river's edge contributing to the network of trails and open space and allowing all community members access to the site's natural amenities.

Existing wetlands are scattered about the property. The street and block layout is organized to avoid the ecologically rich areas while allowing homes to face onto them with appropriate setbacks.

Stormwater detention is located at low points of the site.

Potential emergency services and evacuation access may provide restricted connectivity for emergencies.

A cul-de-sac at the eastern edge of the property is surrounded by single family homes.

The existing building shall be renovated and serve as the leasing office for Estes Park Housing Authority.

Walk-up apartments are at the center of the neighborhood plan. These two-story structures have parking concealed at the interior of the block and front onto a courtyard.

Uphill 1-car garage townhomes are built into the hillside along the northern hillside of the property.

Pedestrian access from the neighborhood to the Visitor Center and other facilities at the plaza will extend from the sidewalk system on Fish Hatchery Road to the northwest.