

Leasing + Dillon Work Center

WHITE RIVER NATIONAL FOREST





Welcome to the White River + Dillon District

“Caring for the land and serving the people.”

WHITE RIVER

- **2.3 million acres** along the I-70 corridor through central Colorado.
- World-renowned recreation destination and the **most visited** National Forest.
- Iconic landscapes including the **Maroon Bells and Hanging Lake**.
- **10 peaks** over 14,000 feet.
- Birthplace of Wilderness with **8 Wilderness Areas** encompassing more than 750,000 acres.
- **11 ski resorts**.

DILLON RANGER DISTRICT

- **325,000 acres** within Summit County.
- Manage over **200 miles** of hiking trails, **150 miles** of mountain biking trails, and **100 miles** of off-highway-vehicle routes.
- Large segments of the **Continental Divide National Scenic Trail** and **Colorado Trail**.
- **2 major reservoirs** for boating, fishing and camping.
- **14 developed campgrounds**.
- Home to **2 Wilderness Areas**.
- **4 ski resorts**.
- Managed by roughly **22 permanent** employees and up to **40 seasonal** employees.



2018 Farm Bill Leasing Authority

The Problem

- Struggling to recruit and retain employees due to **unattainable housing**.
- Facilities are degrading at an **increasing rate**.
- Spending **WAY** below standards with a gap of roughly \$350M/year.
- Have **novel needs** from administrative sites.
- USFS is often not the best entity to solve these issues.

The Solution

- Find a way to work with private sector expertise and community partners to **bring shared solutions to shared challenges**.



2018 Farm Bill Leasing Authority

- WRNF has leveraged conveyance authorities in the past to meet housing and facility needs.
- A new tool to help the Forest Service and local communities achieve common goals.
- Section 8623 provides three key differences to previous lease/conveyance authorities:
 - Specific to leasing administrative sites.
 - Right of first refusal for local municipality.
 - Lease for non-cash, in-kind consideration.

(3) CONSIDERATION.—

(A) IN GENERAL.—A person to which a lease of an administrative site is made under this section shall provide to the Secretary consideration described in subparagraph (B) in an amount that is not less than the market value of the administrative site, as determined in accordance with subparagraph (C).

(B) FORM OF CONSIDERATION.—The consideration referred to in subparagraph (A) may be—

(i) cash;

(ii) in-kind, including—

(I) the construction of new facilities or improvements, the title to which shall be transferred by the lessee to the Secretary;

(II) the maintenance, repair, improvement, or restoration of existing facilities or improvements; and

(III) other services relating to activities that occur on the administrative site, as determined by the Secretary; or

(iii) any combination of the consideration described in clauses (i) and (ii).



Dillon Work Center

Site Name
Dillon Work Center

Area
10.89 acres

Existing Features

- 2 Single Family Transitional Homes
- 2 Seasonal Housing Barracks
- 6 Trailer Pads
- Garage/Shop
- Sign Shed
- Fuel Storage Shed
- Paint Storage Shed

Partners
Town of Dillon
Summit County





Partnership + Leasing Vision

USFS Work Center Lease Vision: We will provide modern, convenient facilities and comfortable, accessible housing options through which our diverse workforce has the tools it needs to live and work in the Summit County community.

- Develop **safe, efficient, and sustainable facilities** that meet Forest Service needs into the future.
- Provide a location that maintains or improves **operational efficiency and optimizes access** to primary work areas.
- Create/provide a **variety of affordable seasonal and permanent housing** options.
- **Integrate USFS staff into community** and allow them to live in Summit County as permanent residents.
- Provide location that is **accessible to public transit and community amenities**.
- Protect the **economic value and property interests** of the American public.
- Take opportunities to **improve management of and connectivity** to Oro Grande Trail.



WRNF Pilot Project

Plan Features

- 162 housing units, including 30 beds for USFS seasonal employees and 10 units for USFS permanent employees.
- Community center.
- Connected to public transit and rec path.
- Roughly 7,000 sq ft warehouse/garage space with wildland fire engine bay.
- 6 RV pads available as additional seasonal/crew housing.
- Approximately 2-acre reserved boneyard space.





Some Lessons Learned

- The ability to have access to housing allows us to **attract and retain excellent employees**.
- Our National Forest administrative sites **are unique and valuable**.
- From the start, we must ensure **partner needs are clear and can be met**.
- **Early and regular engagement of local government leadership** is essential. Cities/Counties are the primary legal partners under the Farm Bill Leasing Authority.
- Establishing a **local working group** to maintain accountability and appropriately divide tasks is helpful. It is helpful to formalize this partnership through **MOUs and/or Agreements**.
- It is critical to **have one person** as a central point of contact and project manager with the local USFS unit.
- These projects are nuanced and complicated – **cannot overcommunicate** with the community, employees, elected officials (local, state, and federal), and higher levels of the Agency.
- The overall leasing timeline will be **at least 2 years** – this is with very focused attention on the project.
- This authority allows us to be **creative**.
- We need to better **understand how to align policies and processes** with among partners.
- **Financing leasing projects is challenging**, particularly for workforce housing. It is important to **pursue a diverse portfolio of financing options**.
- The 2018 Farm Bill Leasing Authority **has expired**. Senator Bennet, Senator Daines, and Congressman Neguse have **sponsored new legislation** in the Senate and House, which will be essential to the long-term success of the leasing program.
- There are still **lessons still to be learned**.



Questions?





Historic Leasing Authorities

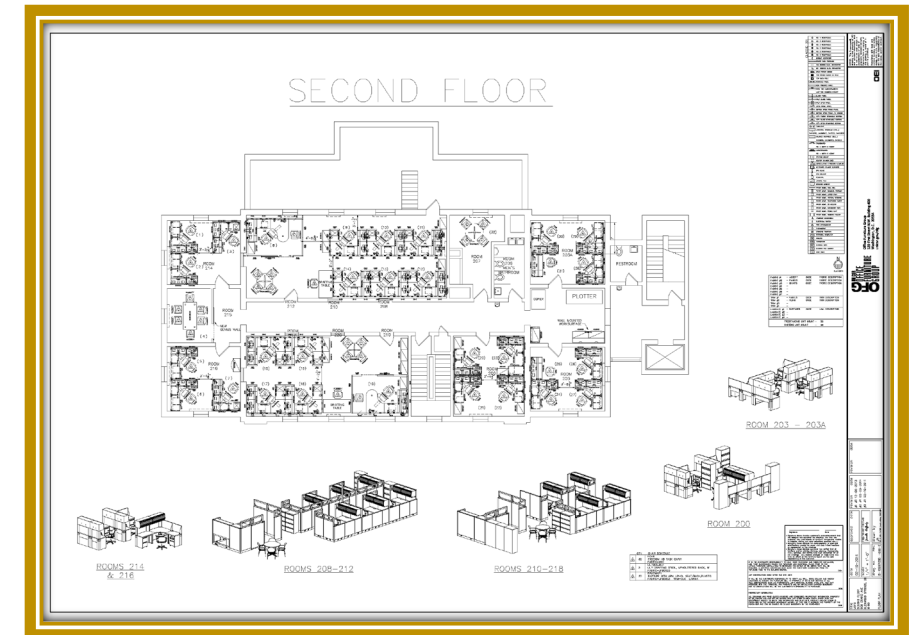


- Bankhead-Jones
- Granger-Thye
- Forest Service Facilities Realignment and Enhancement Act (FSFREA) – ‘Conveyance’
- Think BIGGER



Previous WRNF Conveyance Projects

- Sold Lots in Aspen, Lake Hill, Eagle pasture
- Supervisor's Office Renovation / Eliminated \$158K/Yr Lease
- Bought Dillon District Office – Eliminated Lease Increase of 3X
- Rifle Renovation/Consolidation
- Square foot reduction – over 10K toward 100K SF target





2018 Farm Bill Leasing Authority

- Lease for **equal value**.
- **Broad definition** of in-kind consideration.
- Lease term is currently **50 years**.
- Will **require NEPA analysis**.
- New authority and there are still **lessons to be learned**.
- We **MUST** deliver!

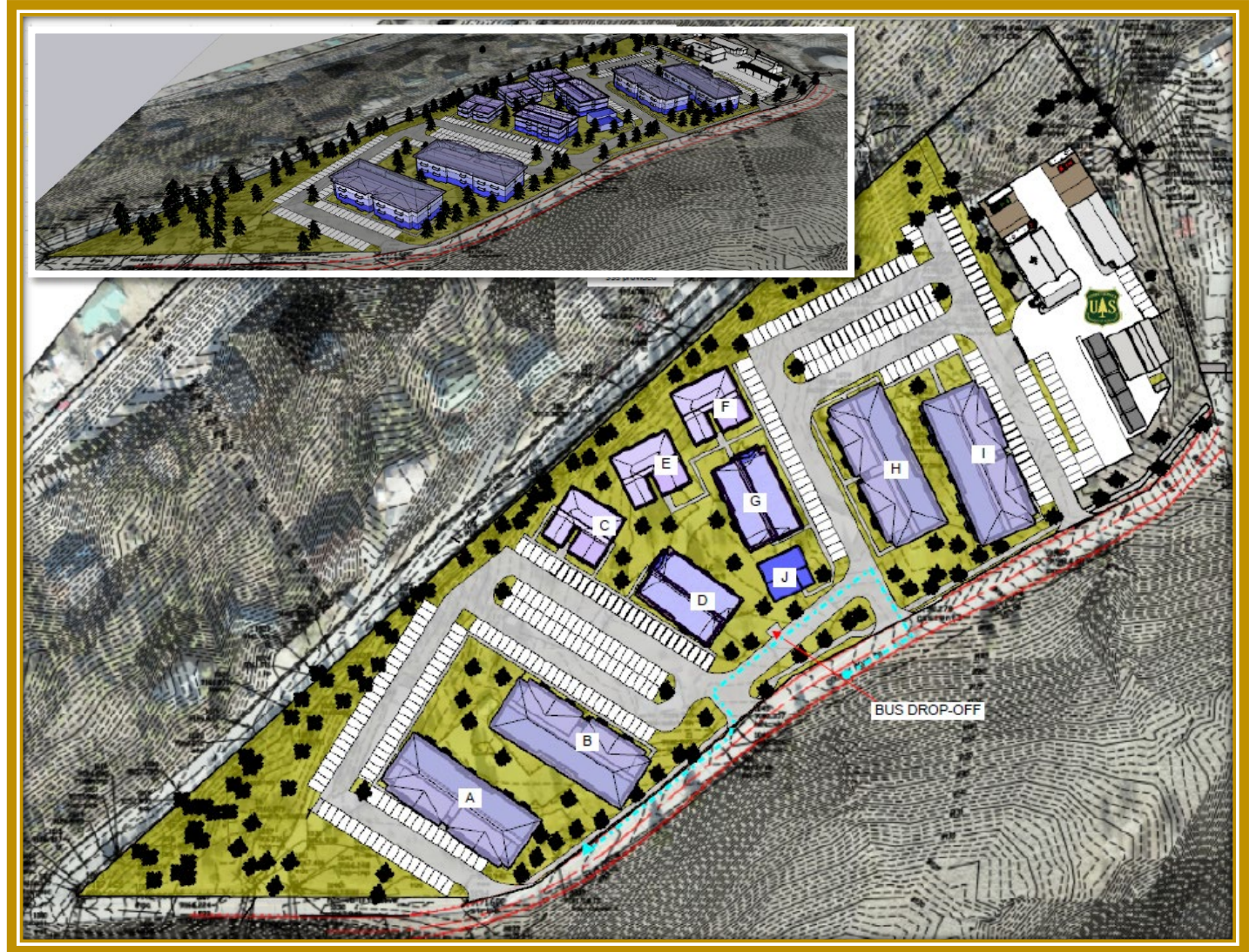




WRNF Pilot Project

Plan Features

- Up to 177 housing units, including 25-30 beds for USFS seasonal employees and 5-10 units for USFS permanent employees.
- Community center.
- Connected to public transit.
- Roughly 7,000 sq ft warehouse/garage space.
- Approximately 2-acre reserved boneyard space.





WRNF Pilot Project

SITE ANALYSIS & PROGRAMMING

Program

- Flexible program with exception of USPS staff needs
- Provide a bunkhouse with 20-25 beds (could be seasonal housing, dorm, quad compound)
- Incorporate 3+ single family, townhome and/or duplex homes
- Maintain a .5 acre boneyard
- Provide a 5,000 sf warehouse / storage building (this could be located off-site)

Three Possible Scenarios

- Site plan USPS site only with half acre boneyard located on site
- Site plan USPS site only with half acre boneyard relocated off-site
- Combine USPS with adjacent Public Works site (assume relocation of boneyard and Public Works)

Site Plan

- Further study of HWY 6, Evergreen Road and CR 51 intersection and CR 51 and Forest Canyon Drive is needed for better circulation, traffic queuing, etc.
- Multiple configurations and unit mixes are possible based on the conceptual site plans. This program will need to be further defined to refine the plans and develop a more realistic proforma.



CONCEPT A

Primary circulation at the interior of the site

- CR 51 relocated to become a neighborhood street
- Driveway access and front porch to provide traffic calming
- Utility easement maintained as green corridor

Design homes along the southern border and open space corridor to take advantage of views and solar access

- Consider market rate (need restricted to Summit County workforce)
- Homes could be townhomes, duplex or other product type to meet needs of town and partners

Future potential development at Public Works site as duplex homes in the future

Utilize Forest Canyon Drive to provide tuck under parking to the apartment buildings and minimize surface parking



CONCEPT C

Anchor the west and east ends of the site with larger apartment buildings

- Locate larger buildings in the flattest locations (northwest)
- Use larger buildings to create separation from adjacent different uses (adjacent to Public Works)
- Locate longer buildings where they will not impede solar gain and views from other buildings

Maintain the existing CR 51 alignment

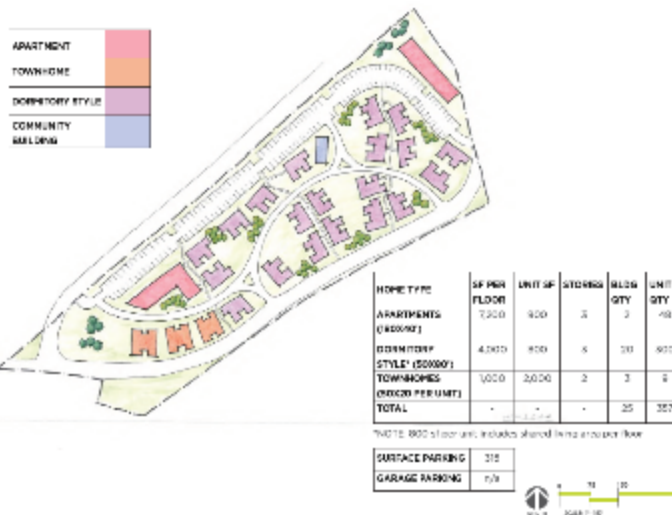
Include a 'woonerf' for traffic calming

- A smaller width road to promote shared pedestrian, bicycle and car use
- Provide vehicular circulation and fire access on as needed basis

Align homes to frame open space pods

- Create a theme of bringing the wilderness into the neighborhood to be well connected to the surrounding trails and recreational opportunities

Home types can be changed to reflect needs of the town and partners



CONCEPT B

Locate parking lots internal to the site

Design vehicular circulation to use existing infrastructure

- Minimize the need for additional roads and connect to existing infrastructure - Forest Canyon Road and CR 51
- Maintain existing CR 51 location

Transition from apartment buildings to duplex homes with townhomes or dormitory style buildings

Site lower density homes along CR51 to take advantage of views and solar access

- Consider market rate (need restricted to Summit County workforce)
- Homes could be townhomes, duplex or other product type to meet needs of town and partners

Utilize Forest Canyon Drive to provide tuck under parking to the apartment buildings and minimize surface parking

