



Development Research

RRC Associates has frequently designed and carried out research programs for public- and private-sector clients involved in analyzing residential and commercial development opportunities and marketing programs. These projects have typically been in situations where the client had identified a number of general questions in need of answers that would affect the development program or process.

RRC assists in the refinement and formulation of questions into a research program designed to provide specific results and direction. Because of extensive research activities in a variety of settings, RRC is also able to provide comparable data to clients concerning individual and household behavior, public processing issues, economic and fiscal impact assessment, and a variety of design considerations.

Our methods are always action-oriented. We ensure that the data are appropriate to the range of issues that have been identified. In addition, our early discussions frequently result in broadening the range of topics; past experience allows us to anticipate the client's needs in ways that go beyond the obvious. Our methods assume that the client will be making decisions on the basis of the information collected.

At the conclusion of the data collection phase we emphasize the interpretation of data and the application of the results. Our reports typically contain specific recommendations designed with the particular client in mind. In most cases they identify a set of actions that, taken together, begin to form development strategies. But in other instances, we may play the "devil's advocate," presenting alternative ideas or suggestions for discussion within the client's own management team.

Following are some examples of research efforts in this area:

Arrowhead at Vail — Vail, CO

Aspen Existing Conditions Report (Comp Plan Update): Economics and Housing Chapters — Aspen, CO

Atira Group Market Analysis — Steamboat Springs, CO

Boulder Urban Renewal Authority Economic Overview — Boulder, CO

Castle Pines Village — Castle Rock, CO

Downtown Boulder and University Hill Development Projections and Land Use Analyses — Boulder, CO

Floyd Hill Market Assessment (Clear Creek County Comprehensive Plan) — Clear Creek County, CO

Frasier Meadows Design and Feasibility Analysis — Boulder, CO

Rendezvous Fiscal Impact Analysis — Winter Park, CO

River Run Fiscal and Economic Impact Analyses — Ketchum, ID

McStain Enterprises: Market Feasibility Studies — Boulder & Westminster, CO

Meadows at Castle Rock — Castle Rock, CO

Snowbasin Resort Cost Benefit Analysis — Snowbasin, UT

Snowmass Strategic Plan — Snowmass Village, CO

South Lake Tahoe Retail Market Analysis and Business Development Strategy — South Lake Tahoe, CA

Housing Needs Assessments — Evaluations of housing needs in resort, urban and rural communities based on surveys and strategic evaluations. Numerous studies have been conducted in towns, cities and counties including: Eagle, Routt, Rio Blanco, Summit, Grand, Garfield, Pitkin, Gunnison, San Miguel, Teller, Boulder, Adams, and Jefferson Counties, CO; Estes Park and Loveland, CO; Santa Fe and Lea Counties, NM; Central Oregon; Grass Valley and Mammoth Lakes, CA; Lee and Palm Beach Counties, FL; and Sun Valley/Ketchum, ID.