Welcome Home:

THE COMMUNITY OF THE FUTURE

Smart living experiences are on the move, and the Sterling Ranch community is ahead of the game with fiber build-out.

Imagine a community with a balance between natural beauty and city conveniences, as well as access to advanced technology in nearly every aspect of residential operations. Residents can enjoy mountain views from their backyards, explore a nearby state park, or walk to the neighborhood coffeehouse or brewpub. The master-planned community of Sterling Ranch, Colorado, will embody all of this and more as developers work to create a live-work-play community in which residents have access to a multitude of amenities.

One thing that sets Sterling Ranch apart from other smart cities is the fact that its developers own the community's fiber network. Burns & McDonnell is designing and engineering the internal fiber network and is helping manage installation of the digital infrastructure for Lumiere Fiber, a Sterling Ranch subsidiary. These additions will help provide the entire community with innovative amenities and features

that promote the values of conservation, connectivity and community.

"We're looking to be one of the first truly smart cities in America," says Walker Hinshaw, COO of Lumiere Fiber. "Many people are talking about smart cities; we're making it a reality."

SMART AMENITIES

The smart technology amenities in Sterling Ranch provide homeowners with security, comfort, convenience and efficiency through fiber internet, smart home technology and smart city systems.

The fiber at Sterling Ranch forms the backbone of the community's smart infrastructure, a powerful network that is designed to stand the test of time and technological advancement. The current network features industry-leading split ratios and allocates two fibers per residence. One fiber provides symmetrical

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>
> *WALKER HINSHAW, Lumiere Fiber*

gigabit connectivity to residents while the other is being left dark for potential future applications such as telemedicine and autonomous vehicles. In addition, the network's centralized split allows the conversion to an active Ethernet configuration. Surplus conduit will allow Lumiere to pull even more fiber to enable and accommodate future technological advancements.

One-off smart technology devices — such as security systems, voice-controlled smart speakers and smart TVs — already exist in many homes. But the smart home technology in Sterling Ranch helps bring these devices together into a more cohesive, truly smart home experience, all easily accessible through a smartphone app.

Residents have access to gigabit internet speeds and whole-home mesh Wi-Fi from day one of moving in, giving them enough bandwidth to power the superb home automation system and provide Wi-Fi to all devices within the residence.

WHAT THE FUTURE HOLDS

Right now, Sterling Ranch has over 400 occupied homes with several hundred more in the process of design or construction. Burns & McDonnell will work to provide fiber connectivity to each residence as well as businesses, commercial spaces, restaurants and more.

"Because we have the program management control and the engineering control, we are designing and forecasting to get ahead of the curve," says Dwayne Bradley, a project manager at Burns & McDonnell. "With the next village, the network is already in the ground and things are ahead of schedule."

With integrated systems throughout the community, the developer's concept will come to life with each newly constructed neighborhood. By 2040, an estimated 36,000 residents will be expected to occupy more than 12,000 housing units, all with direct access to high-speed internet and mesh Wi-Fi.

"We're working to build a community with a love of people, nature and technology that has a positive impact not only on our residents, but also the world," Hinshaw says. ●

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