



## **Meadows Resident Advisory Board**

Meeting #2 | April 20, 2022 | 5:30 - 7:00pm

### **Virtual Attendance:**

<https://us06web.zoom.us/j/89282498106>

Passcode: Meadows

### **In-Person Attendance:**

Council Chambers in the Town Hall (above the Village Market), 455 Mountain Village Blvd.

---

### AGENDA:

- **5:30 – 5:40 Welcome & Agenda Review**
- **5:40 – 6:15 Principles and Subarea-wide Policies Review**
- **6:15 – 6:55 Exploratory Development Concepts & Infrastructure Analysis Review**
  - Review each development concept
  - Mentimeter, ranking of concepts
  - Mural, open comments
- **6:55 – 7:00 Next Steps**



## Draft Meadows Subarea-Wide Principles and Policies

- I. The Meadows plays an important role in Mountain Village as a **neighborhood for locals** and provides primarily **deed-restricted housing opportunities** serving many year-round residents.
  - a. Provide additional deed restricted housing in the Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
  - b. Provide visual buffers, or physical buffers if feasible, for the light industrial uses adjacent to housing within the Meadows.
  - c. Consider updating Meadows zoning to allow for mixed-use development, in the form of multi-family residential with neighborhood-serving commercial permitted on the ground floor.
  - d. The primary land use within the Meadows Subarea should be residential.
- II. **Multimodal transportation** infrastructure and amenities ensure that the Meadows is **accessible and well-connected** internally and to other prominent destinations in Mountain Village.
  - a. Better connect the Meadows to the Town Hall Center by providing an easement for a new, year-round, publicly accessible pulse gondola or other mass transit system that connects the Meadows to the Town Hall Center Subarea on the west side of and parallel to the Chair 10 alignment. Alternatively, upgrade Chair 10 to a year-round pulse gondola or chondola and provide a drop-off point at the Town Hall Center.
  - b. Better connect the Meadows to the Village Center by running the existing chondola as a pulse chondola or gondola with year-round service.
  - c. Provide a new shared pathway connecting the Meadows to Country Club Drive and the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to create a direct, safe, year-round pedestrian connection for Meadows residents. The specific surfacing of the shared pathway should be determined based on feasibility with the current topography.
  - d. Evaluate existing parking capacity in the Meadows and look for opportunities to provide additional parking to ensure adequate supply for residents, visitors, and ski traffic.
  - e. Evaluate the SMART bus service and assess the frequency, convenience, and bus stop locations to ensure that Meadows residents can utilize the service at necessary times, get up-to-date timing and route information, and take the route to priority destinations.
  - f. Ensure pedestrians and cyclists can safely and easily access the SMART bus stops by providing a complete sidewalk network to the stops, ensuring there are crosswalks to accommodate all necessary crossings, and that bike storage and pedestrian amenities are available at all bus stops.
  - g. Provide at least one additional emergency ingress/egress route for the Meadows, potentially to Russell Drive and/or the Peaks.



- h. Provide safe pedestrian travel along all roads within the subarea by filling any sidewalk gaps, providing crosswalks and signage at all pedestrian and bicycle crossings, and by creating additional connections as shown on the Meadows Subarea Plan Map.
  - i. Ensure all sidewalk connections and parking areas within the Meadows meet ADA accessibility requirements and best practices.
- III. The Meadows serves as a community base for access to the ski area and other outdoor recreation. Mountain Village promotes a **healthy, active lifestyle** through provision of **recreational amenities** in the Meadows, direct access from the Meadows to surrounding outdoor **recreation opportunities**, and preservation of **open space**.
  - a. Ensure existing and future trails within the Meadows are well-maintained and retain surface conditions that are functional for pedestrians and cyclists.
  - b. Build new trail connections as shown in the Trails Master Plan and on the Meadows Subarea Plan Map.
  - c. Ensure existing and future trailheads include amenities such as seating, signage and wayfinding, trash receptacles, dog waste stations, and lighting.
  - d. Provide appropriate signage and wayfinding at trail intersections and crossings to ensure the trail network is safe and easily navigable.
  - e. Explore opportunities to provide additional public park space within the Meadows, including expanding and enhancing the Jeff Jurecki Memorial Playground.
  - f. Explore opportunities to partner with private owners of recreation amenities, such as the play areas at The Boulders and Mountain View Apartments to facilitate public access and provide Town support for their continued use and maintenance.
  - g. Explore a public-private partnership with the owner of Parcel G 640-A and the owner of OSP 35-A to facilitate public access and provide Town support to maintain and add appropriate amenities to the ball field at the Mountain View Apartments.
  - h. Maintain the health and continued preservation of the Prospect Creek Wetland area.
  - i. Maintain and support open spaces and natural areas within the Meadows.
- IV. Essential **amenities and services** that improve the **quality of life** for local residents are provided in the Meadows.
  - a. Consider a community garden within the Meadows Subarea. Explore opportunities to pair the community garden with a community composting service.
  - b. Provide additional landscaping and beautification improvements throughout the Meadows Subarea.
  - c. Evaluate existing pedestrian lighting and provide additional lighting as needed to ensure the safety of Meadows residents at night. Ensure lighting is well-spaced and compliant with dark skies standards.
  - d. Explore additional access opportunities to connect residents and visitors from the Meadows Run Parking Lot and Adams Ranch Road to Chair 10 and the Chondola station and improve and provide Town support to maintain the existing access points.



- e. Explore opportunities to provide additional goods and services within the Meadows Subarea, such as a daycare, public restrooms, neighborhood-serving retail, and public gathering or event space.
  - f. Through public investment, strive to provide the community's Desired Amenities for the Meadows, as identified in the Public Benefits section of the Comprehensive Plan.
- V. Strategic development and redevelopment enhances the Meadows. **New development** in the Meadows serves the full-time residential population and **transitions sensitively** to the surrounding neighborhood. New development provides **public benefits** as required and appropriate, including parking, community housing, and infrastructure contributions, prior to construction.
- a. Ensure any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strives to reach the target density outlined in the Meadows Development Table (Development Table).
  - b. An applicant or developer may propose either a different density and/or height provided such density and height "fits" on the site per the applicable decision-making criteria for each required development review application. The town may also limit the maximum height and density in the Development Table during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the CDC or Design Regulations.
  - c. Require new development within the Meadows to provide the necessary parking per Town requirements prior to development approval.
  - d. Ensure new development provides attainable community housing opportunities per the Town's Community Housing Mitigation Methodology.
  - e. Ensure new development preserves existing trail connections or provides suitable re-routed trails, if necessary.
  - f. Encourage new development to preserve existing trees as much as feasible or, if necessary, require developers to plant new trees to offset any tree canopy loss.
  - g. Through private investment or required public benefit, strive to provide the community's Desired Amenities for the Meadows, as identified in the Public Benefits section of the Comprehensive Plan.
  - h. Ensure the necessary wildfire risk and disaster mitigation assessments and techniques are completed for new development within the Meadows, as identified in other policy documents.

# Principles & Subarea-wide Policies



# Principles

- I. The Meadows plays an important role in Mountain Village as a **neighborhood for locals** and provides primarily **deed-restricted housing opportunities** serving many year-round residents.
- II. **Multimodal transportation** infrastructure and amenities ensure that the Meadows is **accessible and well-connected** internally and to other prominent destinations in Mountain Village.
- III. The Meadows serves as a community base for access to the ski area and other outdoor recreation. Mountain Village promotes a **healthy, active lifestyle** through provision of **recreational amenities** in the Meadows, direct access from the Meadows to surrounding outdoor **recreation opportunities**, and preservation of **open space**.
- IV. Essential **amenities and services** that improve the **quality of life** for local residents are provided in the Meadows.
- V. Strategic development and redevelopment enhances the Meadows. **New development** in the Meadows serves the full-time residential population and **transitions sensitively** to the surrounding neighborhood. New development provides **public benefits** as required and appropriate, including parking, community housing, and infrastructure, prior to construction.



The Meadows plays an important role in Mountain Village as a **neighborhood for locals** and provides primarily **deed-restricted housing opportunities** serving many year-round residents.

- a) Provide additional deed restricted housing in the Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
- b) Provide visual buffers, or physical buffers if feasible, for the light industrial uses adjacent to housing within the Meadows.
- c) Consider updating Meadows zoning to allow for mixed-use development, in the form of multi-family residential with neighborhood-serving commercial permitted on the ground floor.
- d) The primary land use within the Meadows Subarea should be residential.



**Multimodal transportation** infrastructure and amenities ensure that the Meadows is **accessible and well-connected** internally and to other prominent destinations in Mountain Village.

- a) Better connect the Meadows to the Town Hall Center by providing an easement for a new, year-round, publicly accessible pulse gondola or other mass transit system that connects the Meadows to the Town Hall Center Subarea on the west side of and parallel to the Chair 10 alignment. Alternatively, upgrade Chair 10 to a year-round pulse gondola or chondola and provide a drop-off point at the Town Hall Center.
- b) Better connect the Meadows to the Village Center by running the existing chondola as a pulse chondola or gondola with year-round service.
- c) Provide a new shared pathway connecting the Meadows to Country Club Drive and the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to create a direct, safe, year-round pedestrian connection for Meadows residents. The specific surfacing of the shared pathway should be determined based on feasibility with the current topography.
- d) Evaluate existing parking capacity in the Meadows and look for opportunities to provide additional parking to ensure adequate supply for residents, visitors, and ski traffic.
- e) Evaluate the SMART bus service and assess the frequency, convenience, and bus stop locations to ensure that Meadows residents can utilize the service at necessary times, get up-to-date timing and route information, and take the route to priority destinations.





**Multimodal transportation** infrastructure and amenities ensure that the Meadows is **accessible and well-connected** internally and to other prominent destinations in Mountain Village.

Continued...

- f) Ensure pedestrians and cyclists can safely and easily access the SMART bus stops by providing a complete sidewalk network to the stops, ensuring there are crosswalks to accommodate all necessary crossings, and that bike storage and pedestrian amenities are available at all bus stops.
- g) Provide at least one additional emergency ingress/egress route for the Meadows, potentially to Russell Drive and/or the Peaks.
- h) Provide safe pedestrian travel along all roads within the subarea by filling any sidewalk gaps, providing crosswalks and signage at all pedestrian and bicycle crossings, and by creating additional connections as shown on the Meadows Subarea Plan Map.
- i) Ensure all sidewalk connections and parking areas within the Meadows meet ADA accessibility requirements and best practices.



The Meadows serves as a community base for access to the ski area and other outdoor recreation. Mountain Village promotes a **healthy, active lifestyle** through provision of **recreational amenities** in the Meadows, direct access from the Meadows to surrounding outdoor **recreation opportunities**, and preservation of **open space**.

- a) Ensure existing and future trails within the Meadows are well-maintained and retain surface conditions that are functional for pedestrians and cyclists.
- b) Build new trail connections as shown in the Trails Master Plan and on the Meadows Subarea Plan Map.
- c) Ensure existing and future trailheads include amenities such as seating, signage and wayfinding, trash receptacles, dog waste stations, and lighting.
- d) Provide appropriate signage and wayfinding at trail intersections and crossings to ensure the trail network is safe and easily navigable.
- e) Explore opportunities to provide additional public park space within the Meadows, including expanding and enhancing the Jeff Jurecki Memorial Playground.
- f) Explore opportunities to partner with private owners of recreation amenities, such as the play areas at The Boulders and Mountain View Apartments to facilitate public access and provide Town support for their continued use and maintenance.



The Meadows serves as a community base for access to the ski area and other outdoor recreation. Mountain Village promotes a **healthy, active lifestyle** through provision of **recreational amenities** in the Meadows, direct access from the Meadows to surrounding outdoor **recreation opportunities**, and preservation of **open space**.

Continued...

- g) Explore a public-private partnership with the owner of Parcel G 640-A and the owner of OSP 35-A to facilitate public access and provide Town support to maintain and add appropriate amenities to the ball field at the Mountain View Apartments.
- h) Maintain the health and continued preservation of the Prospect Creek Wetland area.
- i) Maintain and support open spaces and natural areas within the Meadows.



## Essential **amenities and services** that improve the **quality of life** for local residents are provided in the Meadows

- a) Consider a community garden within the Meadows Subarea. Explore opportunities to pair the community garden with a community composting service.
- b) Provide additional landscaping and beautification improvements throughout the Meadows Subarea.
- c) Evaluate existing pedestrian lighting and provide additional lighting as needed to ensure the safety of Meadows residents at night. Ensure lighting is well-spaced and compliant with dark skies standards.
- d) Explore additional access opportunities to connect residents and visitors from the Meadows Run Parking Lot and Adams Ranch Road to Chair 10 and the Chondola station and improve and provide Town support to maintain the existing access points.
- e) Explore opportunities to provide additional goods and services within the Meadows Subarea, such as a daycare, public restrooms, neighborhood-serving retail, and public gathering or event space.
- f) Through public investment, strive to provide the community's Desired Amenities for the Meadows, as identified in the Public Benefits section of the Comprehensive Plan.



Strategic development and redevelopment enhances the Meadows. **New development** in the Meadows serves the full-time residential population and **transitions sensitively** to the surrounding neighborhood. New development provides **public benefits** as required and appropriate, including parking, community housing, and infrastructure contributions, prior to construction.

- a) Ensure any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strives to reach the target density outlined in the Meadows Development Table (Development Table).
- b) An applicant or developer may propose either a different density and/or height provided such density and height “fits” on the site per the applicable decision-making criteria for each required development review application. The town may also limit the maximum height and density in the Development Table during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the CDC or Design Regulations.
- c) Require new development within the Meadows to provide the necessary parking per Town requirements prior to development approval.
- d) Ensure new development provides attainable community housing opportunities per the Town’s Community Housing Mitigation Methodology.
- e) Ensure new development preserves existing trail connections or provides suitable re-routed trails, if necessary.



Strategic development and redevelopment enhances the Meadows. **New development** in the Meadows serves the full-time residential population and **transitions sensitively** to the surrounding neighborhood. New development provides **public benefits** as required and appropriate, including parking, community housing, and infrastructure contributions, prior to construction.

### Continued...

- f) Encourage new development to preserve existing trees as much as feasible or, if necessary, require developers to plant new trees to offset any tree canopy loss.
- g) Through private investment or required public benefit, strive to provide the community's Desired Amenities for the Meadows, as identified in the Public Benefits section of the Comprehensive Plan.
- h) Ensure the necessary wildfire risk and disaster mitigation assessments and techniques are completed for new development within the Meadows, as identified in other policy documents.

# Update on Lot 644 Concept

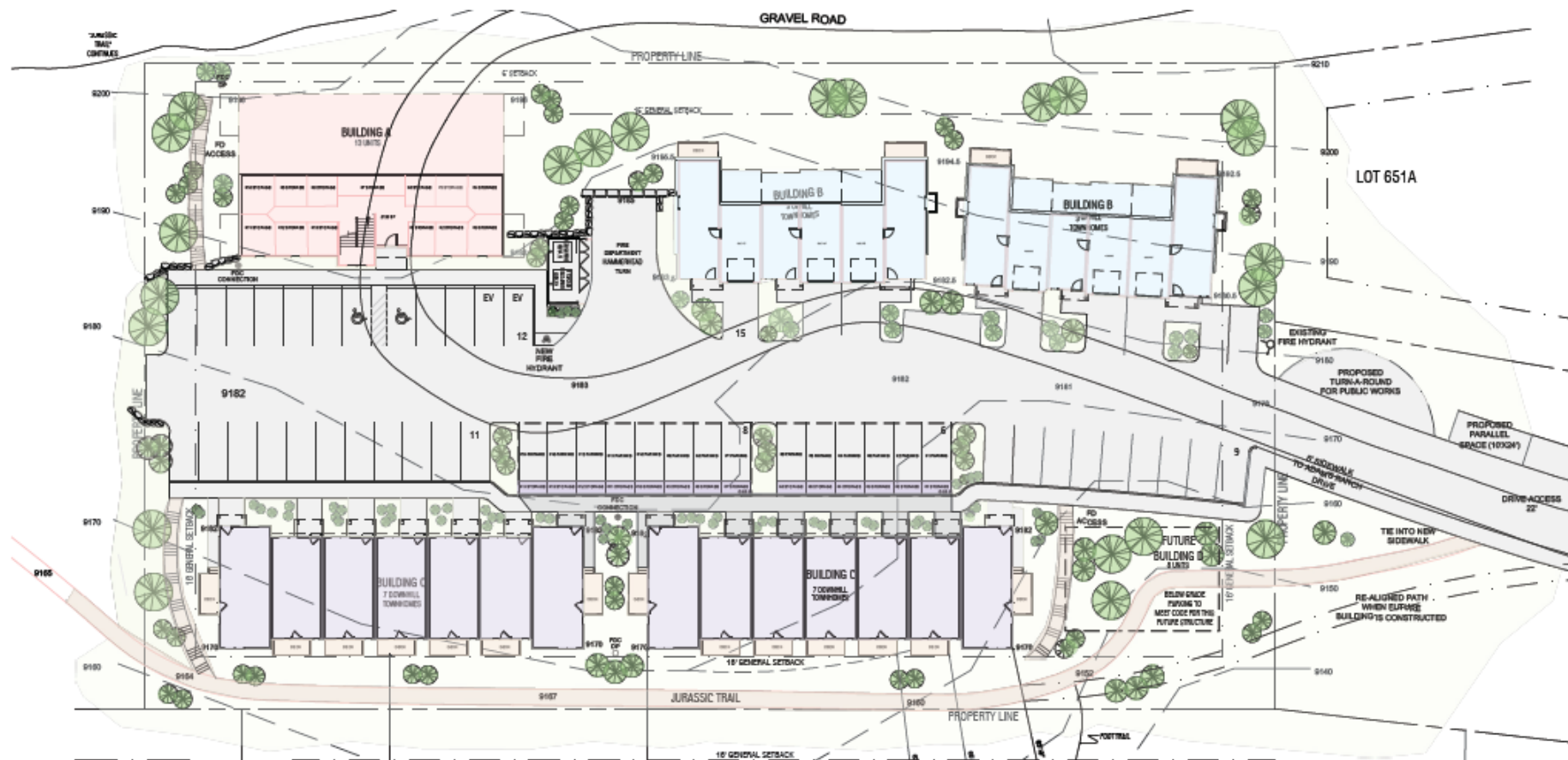


# Parcel C: 644 (Triumph Development)





# Current Site Plan – Townhomes & Condos



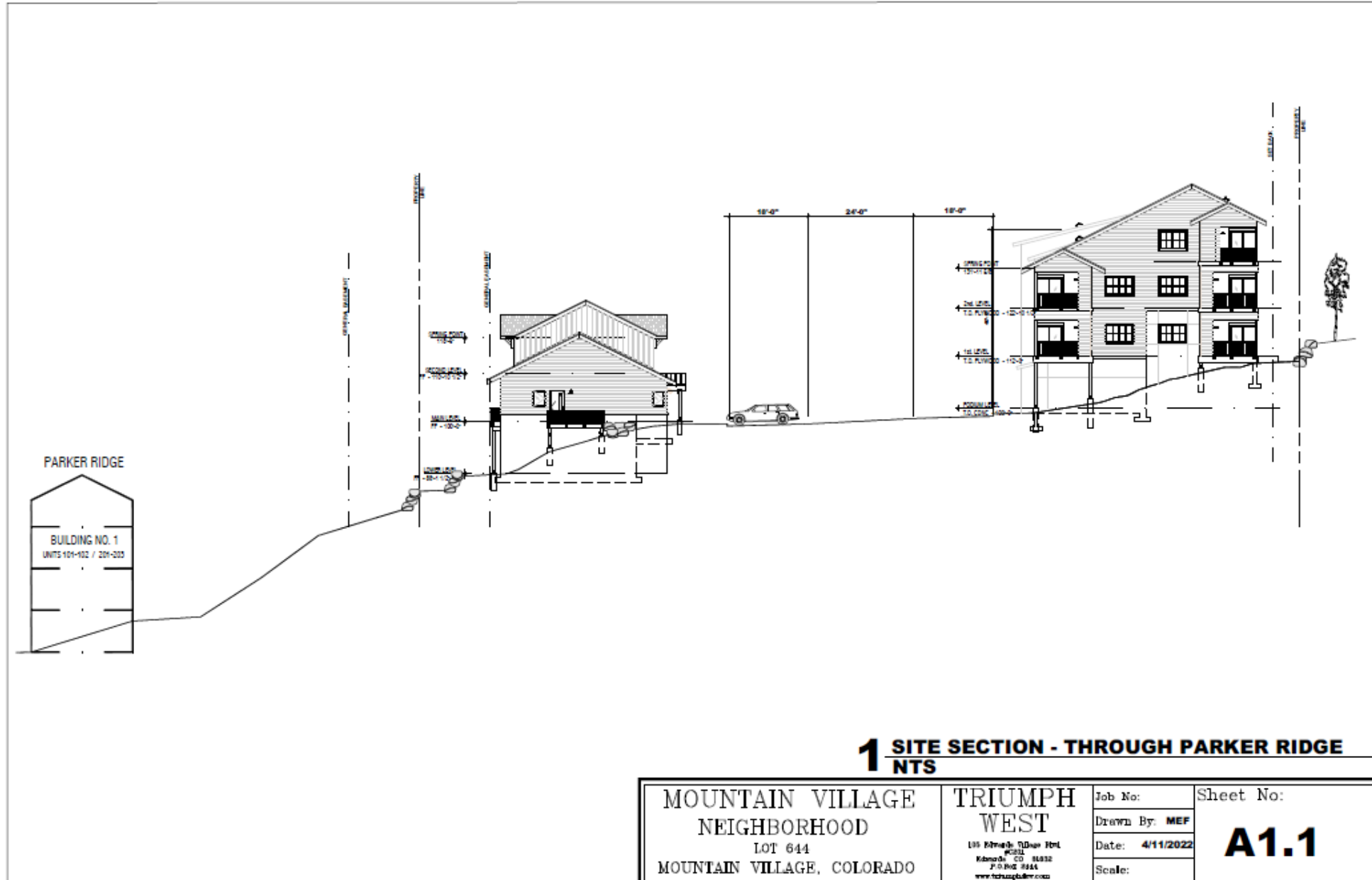
## 33 Homes:

- 2 Two-Bedroom Condos
- 8 One-Bedroom Condos
- 3 Studio Condos
- 20 Townhomes (2BR and 3BR)

## 63 Parking Spaces:

- 41 Surface Parking
- 16 Carports with Storage
- 6 TH Garage Parking

# Site Section



**1 SITE SECTION - THROUGH PARKER RIDGE**  
NTS

MOUNTAIN VILLAGE NEIGHBORHOOD LOT 644 MOUNTAIN VILLAGE, COLORADO	TRIUMPH WEST 135 Elmwood Drive West #202 Colorado CO 80432 P.O. Box 8844 www.triumphwest.com	Job No:	Sheet No:
		Drawn By: MEF	<b>A1.1</b>
		Date: 4/11/2022	
		Scale:	



# Lot 644 Sample Rendering – From Entrance



# Lot 644 Sample Rendering – From the East



# Exploratory Development Concepts & Infrastructure Analysis



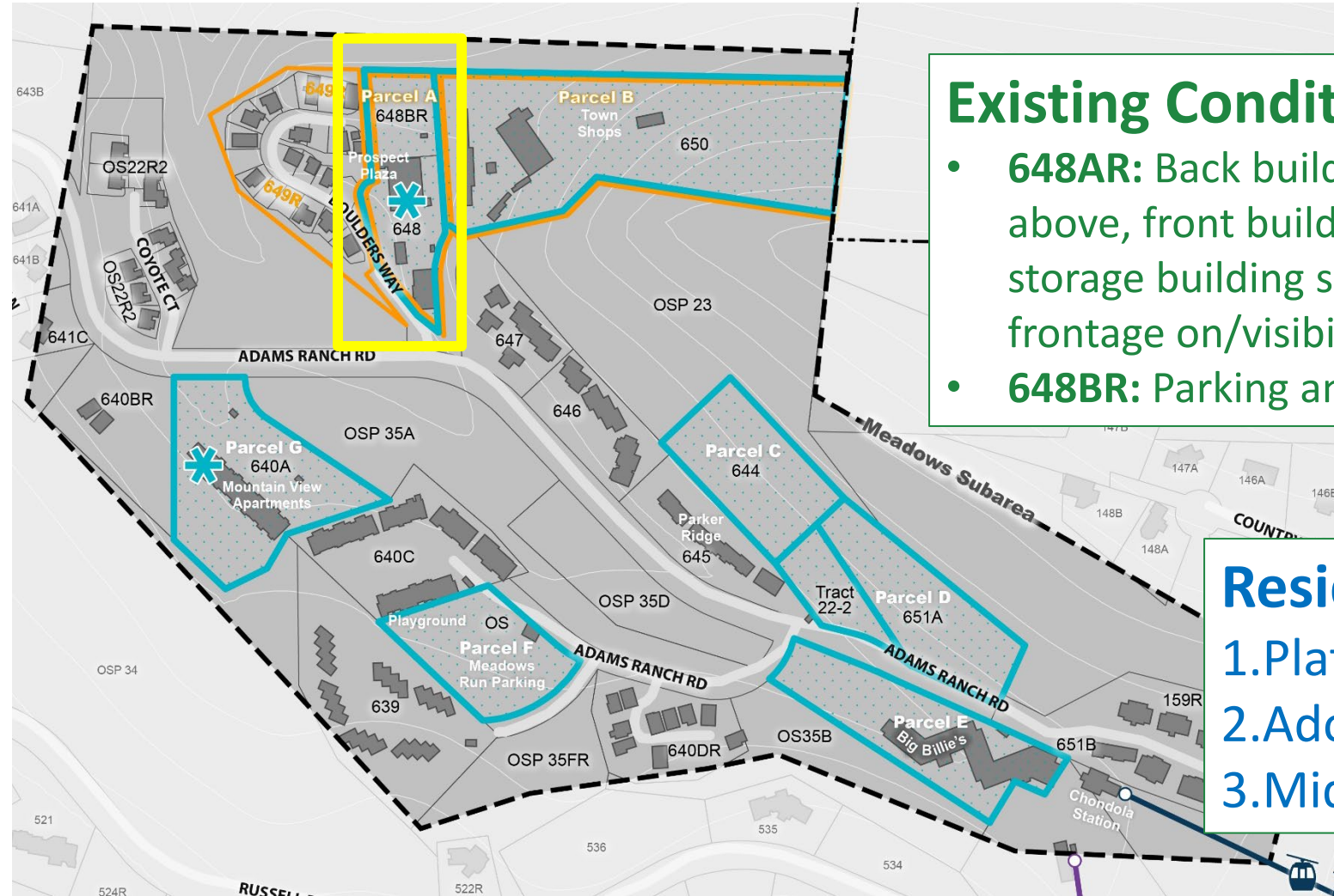
# Exploratory Development Concepts & Infrastructure Analysis

**NOTE:** The 3D Development Concepts in this section are meant to be illustrative and exploratory ONLY. They do not represent proposed development concepts, just examples of what different levels of density would look like on the selected sites in order to determine the community's preferences for these areas.

# Concept Framework and Generation Rates

- Each primary location has three concepts:
  1. Platted
  2. Adopted Targets
  3. Middle Ground
- **Population** = 3 people per unit
  - Source: CDC Section 17.3.7 C. Table 3.2, assumes employee condo/apartment unit housing type
- **Vehicle Trips Generated** = .44 vehicle trips generated per PM peak hour per unit
  - Source: Institute of Transportation Engineers Common Trip Generation Rates Multifamily Housing (Mid-Rise) in General Urban/Suburban Setting
- **Parking Required** assumes 1.5 spaces per unit
  - Source: CDC Section 17.5.8 Table 5-2, assumes employee condo/apartment unit housing type

# Parcel A: Prospect Plaza (Lots 648AR & 648BR)



**Existing Conditions:**

- **648AR:** Back building: light industrial with residential above, front building: light industrial/ commercial, storage building surface parking, underground parking, frontage on/visibility from Adams Ranch Rd
- **648BR:** Parking and outdoor storage

**Residential Concepts:**

- 1.Platted: 48' max, 7 units
- 2.Adopted Targets: 35' max, 68 units
- 3.Middle Ground: 35' max, 24 units



# Parcel A Concept #1: Platted: 48' max, 7 units



- Population: 21
- Vehicle Trips Generated: 3.08
- Parking Spaces Required: 31.5

# Parcel A Concept #2: Adopted Targets: 35' max, 68 units



- Population: 204
- Vehicle Trips Generated: 29.92
- Parking Spaces Required: 102

## Parcel A Concept #3: Middle Ground: 35' max, 24 units



- Population: 72
- Vehicle Trips Generated: 31.68
- Parking Spaces Required: 36

# Parcel B: Town Shops (Lot 650)



- ### Existing Conditions:
- Town shops and TSG Maintenance Buildings on western half (planned renovation)
  - Parking and utilities in old quarry in eastern half

- ### Residential Concepts:
1. Platted: 0 units residential
  2. Adopted Targets: 35' max, 70 units
  3. Middle Ground: 35' max, 35 units
  4. Alternate: 15 units for personnel

# Parcel B Concept #1: Platted: 0 units residential



- Population: 0
- Vehicle Trips Generated: 0
- Parking Spaces Required: 0

## Parcel B Concept #2: Adopted Targets: 35' max, 70 units



- Population: 210
- Vehicle Trips Generated: 30.8
- Parking Spaces Required: 105

## Parcel B Concept #3: Middle Ground: 35' max, 35 units



- Population: 105
- Vehicle Trips Generated: 15.4
- Parking Spaces Required: 52.5

## Parcel B Concept #4: Alternate, Personnel Housing, 15 units



- Population: 45
- Vehicle Trips Generated: 6.6
- Parking Spaces Required: 22.5
- Single-family condos



# Parcel D: 651A



- ### Existing Conditions:
- Undeveloped
  - Up on hill
  - Frontage on/visibility from Adams Ranch Road and Big Billie's
  - Tract 22-2 adjacent to access Lot 644

- ### Residential Concepts:
- 1.Platted: 48' max, 15 units
  - 2.Adopted Targets: 54' max, 53 units
  - 3.Middle Ground: 35' max, 20 units

# Parcel D Concept #1: Platted: 48' max, 15 units



- Population: 45
- Vehicle Trips Generated: 6.6
- Parking Spaces Required: 22.5

## Parcel D Concept #2: Adopted Targets: 54' max, 53 units



- Population: 159
- Vehicle Trips Generated: 23.32
- Parking Spaces Required: 79.5

## Parcel D Concept #3: Middle Ground: 35' max, 20 units



- Population: 60
- Vehicle Trips Generated: 26.4
- Parking Spaces Required: 30

# Parcel F: Meadows Run Parking Lot



**Existing Conditions:**

- Surface parking lot w/ 119 spaces
- Small mail room
- Public playground

**Concept:**

1. Two-level parking deck with daycare (or other community benefit), public restroom, and expanded play area/park space on green roof

# Parcel F Design Concept: At-Grade Level



## MEADOWS SUBAREA

### —MEADOWS PARKING CONCEPT—

- 10' Contour Lines
- Access Drive
- Walkway
- Restroom
- Daycare
- Mail Room
- Picnic Shelter
- Parking Structure, At Grade
- Parking Structure, Underground
- Parking Entrance/Exit
- New Park Space
- New Tree
- Existing Tree (to preserve)

- Population: 0
- Vehicle Trips Generated: 50.02
- Parking Spaces Required: 4.5
- Parking Supplied: ~215 spaces
- Daycare or other community benefit

0 25 50 100 Feet



# Parcel F Design Concept: Lower Level



## MEADOWS SUBAREA

### — MEADOWS PARKING CONCEPT —

- 10' Contour Lines
- Access Drive
- Walkway
- Restroom
- Daycare
- Mail Room
- Picnic Shelter
- Parking Structure, At Grade
- Parking Structure, Underground
- Parking Entrance/Exit
- New Park Space
- New Tree
- Existing Tree (to preserve)

0 25 50 100 Feet



- Population: 0
- Vehicle Trips Generated: 50.02
- Parking Spaces Required: 4.5
- Parking Supplied: ~215 spaces
- Daycare or other community benefit

# Parcel F Design Concept: Roof Deck



## MEADOWS SUBAREA

### —MEADOWS PARKING CONCEPT—

- 10' Contour Lines
- Access Drive
- Walkway
- Restroom
- Daycare
- Mail Room
- Picnic Shelter
- Parking Structure, At Grade
- Parking Structure, Underground
- Parking Entrance/Exit
- New Park Space
- New Tree
- Existing Tree (to preserve)

- Population: 0
- Vehicle Trips Generated: 50.02
- Parking Spaces Required: 4.5
- Parking Supplied: ~215 spaces
- Daycare or other community benefit

0 25 50 100 Feet

