

MEADOWS SUBAREA PLAN



OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, parking in the Meadows Parking Lot, and neighborhood and skier-serving commercial uses. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.

The 2022 update to the Meadows Subarea Plan was guided by input from the Meadows Resident Advisory Board (MRAB). The plan begins with subarea-wide principles and policies which provide guidance for the Meadows as a whole. Following these, the site-specific policies and development table provide guidance for potential future development of six primary parcels within the Meadows. Lastly, the action plan identifies

prioritized key next steps for the Town and key implementation partners to pursue in order to implement the principles and policies of this Subarea Plan.

The principles, policies, and actions in the Meadows Subarea Plan highlight goals and priorities of Meadows residents. Key themes from this plan include:

- Expanded and improved transportation infrastructure, community amenities, and public park space to serve a growing resident population.
- Prioritization of deed-restricted housing opportunities while balancing density with infrastructure capacity and neighborhood character.
- Improved mass transit and pedestrian connections between the Meadows and both the Mountain Village Center and the Town Hall Center Subareas.
- Dedication to preservation of open space, sustainability, and resiliency.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.



MEADOWS SUBAREA PLAN

Subarea-Wide Principles and Policies

Revisions to this section were informed by MRAB meetings on March 9th and April 20th, 2022.

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

- The primary land use within the Meadows Subarea should be residential.
- Provide additional deed restricted housing in the Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
- Carefully consider specific deed restriction types for all new residential development.
- Provide visual buffers, or physical buffers if feasible, for any light industrial uses adjacent to residential uses within the Meadows.
- Assess the impact of light industrial uses on infrastructure and neighborhood character. If deemed necessary and feasible, continue to consider relocation of light industrial uses to other areas in Mountain Village.
- Town Council may consider updating Meadows zoning to allow for mixed-use development on any parcel, in order to allow for the provision of neighborhood-serving commercial uses, pending relevant development applications. This may take the form of vertical or horizontal mixed use.

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

- Ensure existing and future multimodal transportation infrastructure within the Meadows is well-maintained.

Mass Transit

- Better connect the Meadows to the Town Hall Center by purchasing 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. Alternatively, upgrade Chair 10 to a year-round pulse gondola or chondola and provide a drop-off point at the Town Hall Center.
- Better connect the Meadows to the Village Center by running the existing chondola as a pulse chondola or gondola with year-round service.
- Provide a new shared non-vehicular 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.
- Evaluate the SMART transit service and other local transit options and assess the frequency, convenience, and transit 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.

Vehicular Traffic and Parking

- Evaluate vehicle parking supply and demand in the Meadows and look for opportunities to provide additional parking to ensure adequate supply for residents, visitors, and ski traffic. Consider additional parking solutions such as shared parking agreements, off-site parking with shuttle service, and HOA support of parking management.
- Consider options for an additional roadway connection in/out of the Meadows. Evaluate feasibility for right-of-way acquisition, multimodal use, and topographical design constraints.
- Provide at least one additional emergency ingress/egress route for the Meadows, potentially to Russell Drive and/or the Peaks.

Active Transportation

- Ensure pedestrians and cyclists can safely and easily access the transit 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 transit stops.
- 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.
- 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.

Natural Systems and Open Space

- A. Preserve, maintain, and support open spaces and natural areas within the Meadows.
- B. Continue to require the conservation and preservation of the Prospect Creek Wetland area.
- C. Explore strategies to support local ecology and wildlife while balancing impact on surrounding neighborhood. Consider options to mitigate beaver damage to trees near the Prospect Creek Wetland.
- D. Expand the tree canopy in the Meadows through public investment and incentivizing private investment into tree planting.

Trails and Trailheads

- E. Ensure existing and future trails within the Meadows are well-maintained and retain surface conditions that are functional for pedestrians and cyclists.
- F. Build new trail connections as shown in the Trails Master Plan and on the Meadows Subarea Plan Map.
- G. Ensure existing and future trailheads and trail access points include amenities such as seating, signage and wayfinding, trash receptacles, dog waste stations, and lighting.
- H. Provide appropriate signage and wayfinding at trail intersections and crossings to ensure the trail network is safe and easily navigable.

Recreational Amenities

- I. Explore opportunities to provide additional public park space within the Meadows, including expanding and enhancing the Jeff Jurecki Memorial Playground.

- J. 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.
- K. 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.

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

- A. Ensure proper maintenance of new and existing community amenities and services.
- B. Evaluate community desire for a community garden within the Meadows Subarea and possible locations, programming, and management opportunities. Explore pairing the community garden with a community composting service.
- C. Explore opportunities for additional recycling receptacles and facilities within the Meadows.
- D. Provide additional landscaping and beautification improvements throughout the Meadows Subarea.
- E. 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.
- F. Explore additional access opportunities to connect residents and visitors from the Meadows Run Parking Lot and Adams Ranch Road to Chair 10 and the gondola station and improve and provide Town support to maintain the existing access points.
- G. 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.

- H. 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 site-specific policies and does not exceed the target density outlined in the Meadows Development Table (Development Table).
- B. An applicant or developer may propose a reduced density than targeted in the Development Table. The Town may also limit the maximum 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. Evaluate parking requirements in the Meadows for new development and consider minimizing or disallowing variances which allow reduced parking provisions.
- E. Ensure new development provides attainable community housing opportunities per the Town's

Community Housing Mitigation Methodology.

- F. Ensure new development preserves existing trail connections or provides suitable re-routed trails, if necessary.
- G. Encourage new development to preserve existing trees as much as feasible or, if necessary, require developers to plant new native trees to offset any tree canopy loss.
- H. 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. Public benefits of particular community desire and relevance to the Meadows include:
 - Provision of new or enhanced mass transit/gondola connections between the Meadows and both the Village Center and Town Hall Center subareas.
 - Conveyance of land or easements to the Town of Mountain Village for community-serving facilities such as public parks and recreation and a community garden.
 - Conveyance of land to the Town of Mountain Village for preservation and public ownership purposes of natural, wildlife, and riparian areas.
 - New and improved pedestrian and bike trails, paths, and facilities.

- Public parking in excess of private parking requirement and prioritized for Meadows resident use.
- Conveyance of land to the Town of Mountain Village for new road or emergency route in/out of the Meadows.
- I. 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.
- J. Consider cohesivity and appropriate transitions in density, height, and architectural character between any new development and neighboring existing development(s). Building heights for new development are regulated by the CDC and Town Council, but are envisioned in the Meadows to be cohesive with nearby parcels subject to the 35' building height limit of the Ridgeline Development Regulations.



Site-Specific Policies and Development Table *Revisions to this section were informed by MRAB meetings on May 4th and May 18th, 2022.*

The following site-specific policies and associated development table are intended to provide the community's vision for potential future development in the Meadows and direction to Town Council on associated future decision making and public investment.

Density

The Meadows Development Table (right) highlights six primary parcels and indicates the vision for those parcels based on MRAB and community feedback. Parcels envisioned with total target units higher than their total platted units indicate key locations where additional density would be appropriate in exchange for adequate public benefits, as determined by Town Council at the time of any potential development proposal related to these six parcels. As shown in the Meadows Development Table, **up to 40 additional units are targeted beyond what is currently platted**, which may be appropriate in exchange for public benefits.

Infrastructure Impacts

Any new development will have an impact on transportation and utility infrastructure in the Meadows. When comparing to existing development (as of May 2022), as is shown in the Meadows Development Table, **up to 101 total new units may be developed**. Potential infrastructure impacts to consider with this additional density include approximately:

- **288 additional residents** (assuming 3 people per unit and employee condo/apartment housing types, source: CDC Section 17.3.7 C. Table 3.2)
- **42 additional cars on the road during the peak PM hour** (assuming .44 vehicle trips generated per unit during PM peak hour) (source: Institute of Transportation Engineers Common Trip Generation Rates Multifamily Housing (Mid-Rise) in General Urban/Suburban Setting)
- **144 required on-site parking spaces** (assuming 1.5 spaces per unit and employee condo/apartment housing types, source: CDC Section 17.5.8 Table 5-2)

Table 9. Meadows Development Table

Parcel Designation	Existing Units (total)	Platted Units (total)	Target Units (total)
Parcel A Prospect Plaza	7	7	20
Parcel B Town Shops	0	0	15*
Parcel C Lot 644	0	41	41
Parcel D Lot 651-A	0	15	15
Parcel E Big Billie's Apartments	150	150	162
Parcel G Mountain View Apartments	30	30	30
Total Units	187	243	283
Total Additional Units (beyond plat)			40
Total Additional Units (beyond existing)			96

**If the Town Shops are relocated, 70 units are targeted for Parcel B.*

Site-Specific Policies

Any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan shall consider the following site specific policies:

1. PARCEL A PROSPECT PLAZA

- Any redevelopment of Parcel A Prospect Plaza is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- Along with any redevelopment of Parcel A, connections to Boulders Way should be explored.
- Ensure any new development proposed on Lot 648-BR is subject to the Ridgeline Development Regulations, including a maximum building height of 35 feet. Lot 648-AR is not subject to the Ridgeline Development Regulations.
- Utilize existing underground parking with any new development.
- Pursue public-private partnership opportunities to maximize deed-

restricted housing units in any new residential development.

2. PARCEL B TOWN SHOPS

- Any redevelopment of Parcel B Town Shops is envisioned as low to medium density residential.
- Ensure any new development proposed on Lot 650 is subject to the Ridgeline Development Regulations, including a maximum building height of 35 feet.
- Explore options for relocating light industrial uses from Parcel B Town Shops to elsewhere in the Mountain Village. If feasible, increased density of up to 70 units is envisioned on Parcel B.
- Due to the public ownership of this parcel, pursue 100% deed-restricted housing units with any new development.
- If light industrial uses remain, consider connectivity improvements between any new development on the eastern half of the parcel to Adams Ranch Road.

- Consider prominent visibility and frontage of Parcel A Prospect Plaza along Adams Ranch Road.

- If light industrial uses remain, consider appropriate tenants for any new residential units given the proximity to Town functional uses, such as Town employees or emergency responders.

3. PARCEL C LOT 644

- New units should be cohesive in density and architectural character to the neighboring residential development(s).
- Participate in a public-private development of Parcel C Lot 644 for deed restricted housing.
- Explore opportunities to combine Parcel C Lot 644 with access tract 22-2 and Parcel D Lot 651-A to create a large deed restricted housing site.
- Reroute Jurassic Trail as necessary.

4. PARCEL D LOT 651-A

- Any redevelopment of Parcel D Lot 651-A is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- Pursue public-private partnership opportunities to maximize deed-restricted housing units in any new residential development.

5. PARCEL E BIG BILLIE'S APARTMENTS

- Explore public-private partnership opportunities to encourage the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea with the hours and dates of operation closely tied to the town's operation of the gondola system.
- Explore public-private partnership opportunities to encourage the operation and maintenance of a pulse gondola or other tramway or

mass transit system from the Meadows Subarea to the Town Hall Center Subarea with the hours and dates of operation closely tied to the town's operation of the gondola system.

- Explore public-private partnership opportunities to provide a new pedestrian connection and all needed easements between Parcel F Meadows Run Parking Lot and the Chair 10-Chondola base area as envisioned by the Meadows Subarea Plan.
- Encourage enhanced maintenance of all pedestrian connections on Parcel E Big Billie's Apartments.

6. PARCEL F MEADOWS RUN PARKING LOT

See pages 16-17 for graphics illustrating the development concept for this parcel.

- Due to the public ownership of this parcel, prioritize Meadows resident/visitor parking as needed over skier day-use parking.
- Provide additional parking opportunities with a two-story parking structure that has a green roof as a play field.
- Ensure the parking structure is constructed mostly below grade with low structure height.
- Design parking structure to accommodate taller vehicle heights, in particular school and commuter buses.
- Complete a park master plan to rehabilitate and expand Jeff Jurecki Memorial Playground into a neighborhood park with park equipment desired by Meadows residents. Expand park onto a green roof of the garage.
- Consider a privately-operated day care facility on Parcel F Meadows Run Parking Lot provided such does not compromise the ability to construct a parking structure. The day care facility should have safe

access to Jeff Jurecki Memorial Playground and convenient vehicle-drop off from Adams Ranch Road. Ensure staffing needs are viable prior to allowance of day care use.

- Provide permanent public bathroom facilities to serve the public park space and parking lot/garage. Pursue a dedicated sewer line extension to the site or an agreement with neighboring property owner(s).
- Consider a temporary expansion of and improvements to Jeff Jurecki Memorial Playground until such point in time that a parking structure is constructed.

7. PARCEL G MOUNTAIN VIEW APARTMENTS

- Consider a public-private partnership and/or public benefit opportunities for the property to either convey/purchase a subdivided portion of the property or a Town easement for a public park on the northern portion of Parcel G Mountain View Apartments.
- In the interim, or if an agreement as listed in Policy 7A is not reached, explore public-private partnership opportunities for the Town to provide maintenance and new equipment to the privately-owned park space in exchange for enhanced public access and expansion of permanent park features.
- Prioritize park equipment desired by Meadows residents.

Action Plan *Revisions to this section were informed by the MRAB meeting on May 18th, 2022.*

The following table includes the specific action items that will be critical to progress the implementation of the Meadows Subarea Plan principles and policies. The table is intended to provide guidance to Town Council and staff for future work plans, decision making, and allocation of public funds. These actions are grouped by estimated timeframe to completion and ranked by priority of implementation, based on the feedback of the Meadows Resident Advisory Board. Each action item is accompanied by additional information to provide context and assist in its completion, including estimated cost and key implementation leaders and stakeholders.

TIMEFRAME: Action Items are grouped by possible timeframe to completion. This timeframe is dependent upon Town staff capacity. Additional Town staff or consultation resources may be required to begin and/or complete listed Action Items.
 Near-Term = 1-2 Years
 Mid-Term = 3-4 Years
 Long-Term = 4+ Years

PRIORITY ORDER: Within each timeframe, action items are ranked by priority of implementation, based on Meadows Resident Advisory Board feedback. Low numbers are highest priority.

ACTION ITEM: A description of the action item to implement policies within the Meadows Subarea Plan.

ORDER OF MAGNITUDE COST: An initial planning-level cost estimate. This cost does not reflect additional allocation of public funds towards Town staff capacity expansion or consultation services required to complete listed Action Items.
 \$ = less than \$50,000
 \$\$ = \$50,000-500,000
 \$\$\$ = \$500,000- \$1 million
 \$\$\$\$ = \$1 million or more

IMPLEMENTATION LEADERS AND KEY STAKEHOLDERS: Those who should champion the action item and those who should be consulted and partnered with in the implementation and decision making process, with blue representing Town departments and orange representing private entities. Town Council is an assumed partner as appropriate in all actions.

Table 10. Meadows Action Table

Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
NEAR-TERM ACTIONS					
Near-Term	1	Conduct Parking Assessment	Conduct a Meadows parking assessment, including analysis of supply, demand, and an evaluation of current parking requirements. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, Town Manager, property owners
Near-Term	2	Plan Upgraded Chondola to Village Center	Partner with TSG to fund and design a Meadows/Village Center year-round connection through upgrading the chondola to a year-round pulse gondola. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, TSG, TMVOA, property owners
Near-Term	3	Plan Gondola Connection to Town Hall Center	Partner with TSG to evaluate alternatives, fund, and design a Meadows/ Town Hall Center year-round mass transit/gondola connection. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, TSG, TMVOA, property owners
Near-Term	4	Assess Additional Road and/or Emergency Route	Evaluate opportunities, including preliminary engineering and design, to provide a new multimodal road (in addition to Adams Ranch Road) in/out of the Meadows for year-round use. If an additional year-round road is determined to be infeasible, evaluate opportunities to provide an additional emergency ingress/egress vehicular route. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, Town Manager, Police, Fire Department, TMVOA, property owners

Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
NEAR-TERM ACTIONS, CONTINUED					
Near-Term	5	Explore Short-Term Rental Regulations	Explore regulations for short-term rentals in the Meadows and provide resources to HOA's to manage related impacts. <i>(Principle I)</i>	\$	Planning & Development Services, HOA's, STR companies
Near-Term	6	Plant New Trees	Through a combination of public investment and partnership with private property owners, plant new trees in Mountain Village at: <ul style="list-style-type: none"> » The north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance. » The south side of the existing sidewalk on Adams Ranch Road. » The north side of the recreation space at Mountain View Apartments. » Replace unhealthy trees and plant new trees as part of the proposed improvements to the Meadows Run Parking Lot and Jeff Jurecki Memorial Playground <i>(Principle III)</i> 	\$\$	Public Works & Utilities, Parks & Recreation, Environment, property owners
Near-Term	7	Mitigate Beaver Damage to Trees	Mitigate and prevent additional beaver damage to trees through wrapping/fencing of trees in close proximity to wetlands and/or another appropriate method. <i>(Principle III)</i>	\$	Public Works & Utilities, Parks & Recreation, Environment, property owners
Near-Term	8	Install Additional Landscaping	Install additional landscaping elements, including: <ul style="list-style-type: none"> » The north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance. » The south side of the existing sidewalk on Adams Ranch Road. » Flowering shrubs such as lilacs in all public and private parking areas. » As part of the proposed improvements to the Meadows Run Parking Lot and Jeff Jurecki Memorial Playground » Replace the wetland bridge decking with a green building material. <i>(Principle IV)</i> 	\$\$	Public Works & Utilities, Parks & Recreation, property owners
Near-Term	9	Assess and Construct Community Garden and Composting	Assess the desire for a community garden and composting program and potential location options and construct per assessment recommendations. <i>(Principle IV)</i>	\$\$	Public Works & Utilities, Environment, property owners, Meadows residents
Near-Term	10	Assess ADA Accessibility	Assess the ADA accessibility of public pedestrian facilities. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, Meadows residents
Near-Term	11	Provide Additional Recycling Receptacles	Ensure recycling receptacles are provided adjacent to all public and private trash bins and dumpsters within the Meadows. <i>(Principle IV)</i>	\$	Public Works & Utilities, property owners
Near-Term	12	Add Amenities to Bus Stops	Provide bus stop improvements & amenities, including dedicated lighting, route and schedule signage, real-time tracking, and bicycle parking, collaborate with SMART as needed. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, SMART, TMVOA

Table 10. Meadows Action Table Continued

Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
MID-TERM ACTIONS					
Mid-Term	1	Fill Sidewalk Gaps and Add Pedestrian Connections	Working with private property owners as needed, construct new sidewalks and pedestrian connections to fill existing gaps and increase safety: <ul style="list-style-type: none"> » The south side of Adam's Ranch Road from the Meadows Run Parking to Big Billie's. » The south side of Adam's Ranch Road from Coyote Court to Mountain Village Boulevard. » The south side of Adam's Ranch Road from Coyote Court to Mountain Village Boulevard. » Spring Creek Drive to Fairway Four. » Install guard rail on Adams Ranch Road above Coyote Court. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, property owners
Mid-Term	2	Construct Gondola Connection to Town Hall Center	Partner with TSG to construct a Meadows/ Town Hall Center year-round mass transit/gondola connection. <i>(Principle II)</i>	\$\$\$\$	Public Works & Utilities, Transportation, TSG, TMVOA, property owners
Mid-Term	3	Construct Upgraded Chondola to Village Center	Partner with TSG to construct a Meadows/Village Center year-round connection through upgrading the chondola to a year-round pulse gondola. <i>(Principle II)</i>	\$\$\$\$	Public Works & Utilities, Transportation, TSG, TMVOA, property owners
Mid-Term	4	Increase Trailhead Amenities	Amenitize trailheads and trail access points: <ul style="list-style-type: none"> » At the north side of Adam's Ranch Road across from Big Billie's (where the shared use paths meet the road), create a combined trailhead with a designated seating area, signage, lighting, a trail map, trash and recycling, and bike racks. » On Adam's Ranch Road, between Coyote Court and Lupine Lane (where the multiuse path and proposed footpath cross the road), create a more defined trailhead with seating, signage, lighting, a trail map, trash and recycling, and bike racks. <i>(Principle III)</i>	\$\$	Public Works & Utilities, Parks & Recreation, Transportation
Mid-Term	5	Conduct Light Industrial Study	Conduct study to assess light industrial impact on adjacent residential uses, mitigation strategies, and potential for relocation. <i>(Principle I)</i>	\$	Planning & Development Services, Town Manager, Design Review Board, Public Works & Utilities, TSG, property owners, Meadows residents
Mid-Term	6	Improve ADA Accessibility	Construct necessary ADA accessibility improvements to public pedestrian facilities. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Transportation, Meadows residents
Mid-Term	7	Expand Trail Signage and Wayfinding	Assess signage and wayfinding for the Mountain Village trail system, install directional signage at all key trail junctures and trail access points. <i>(Principle III)</i>	\$\$	Public Works & Utilities, Parks & Recreation, TSG
Mid-Term	8	Expand Pedestrian Lighting	Conduct Meadows pedestrian lighting study and install additional lighting. <i>(Principle IV)</i>	\$\$	Public Works & Utilities, Police Department, Meadows residents, property owners
Mid-Term	9	Construct Paved Pedestrian Path to Country Club Drive	Evaluate alignment, identify funding, and construct a paved multi-use pedestrian path connection to Country Club Drive. <i>(Principle II)</i>	\$\$	Public Works & Utilities, Parks & Recreation, Transportation, Town Manager, TMVOA, property owners

Timeframe	Priority Order	Action Item (Short Name)	Action Item	Order of Magnitude Cost	Implementation Leaders and Key Stakeholders
LONG-TERM ACTIONS					
Long-Term	1	Assess Transit Service Improvements	Partner with SMART and TMVOA to conduct an assessment of current transit service to identify priority improvements. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, SMART, TMVOA, Meadows residents
Long-Term	2	Construct new Trail Connections	Partner with TSG to construct new trail connections as shown on the Subarea Plan Map and in the Trails Master Plan. <i>(Principle III)</i>	\$\$	Public Works & Utilities, Parks & Recreation, property owners, TSG
Long-Term	3	Construct New Road or Emergency Route	Based on prior evaluation, complete engineering, design, and construction of either a new multimodal year-round road or a new emergency ingress/egress vehicular route in/out of the Meadows. <i>(Principle II)</i>	\$\$\$\$	Public Works & Utilities, Transportation, Town Manager, Police, Fire Department, TMVOA, property owners
Long-Term	4	Expand Public Parks and Recreation Facilities	Partner with private landowners to provide maintenance support and/or additional amenities in exchange for public access, an easement, or public land dedication for parks and recreation facilities. <i>(Principle III)</i>	\$\$\$	Public Works & Utilities, Parks & Recreation, property owners, Meadows residents
Long-Term	5	Construct Meadows Run Parking Deck and Park Expansion	Expand and amenitize Jeff Jurecki Memorial Playground/ Park and the Meadows Run Parking Lot as described in the site-specific policies for Parcel F. <i>(Principle III)</i>	\$\$\$\$	Public Works & Utilities, Parks & Recreation





MEADOWS SUBAREA

SUBAREA PLAN MAP

BASEMAP

- Subarea Boundary
- Town Boundary
- Parcels
- Buildings
- 10' Contour Lines
- Chondola
- Chair Lift

FUTURE LAND USE

- MultiUnit
- Passive Open Space
- Active Open Space: Limited Use Golf Course
- Active Open Space: Full Use Ski Resort
- Active Open Space: Limited Use Ski Resort
- Active Open Space: Resource Conservation
- Active Open Space: Right-of-Way and Access

POTENTIAL DEVELOPMENT PARCELS

- Meadows Subarea Plan Parcel
- Parcel Subject to Ridgeline Development Regulations





MEADOWS SUBAREA

MOBILITY

BASEMAP

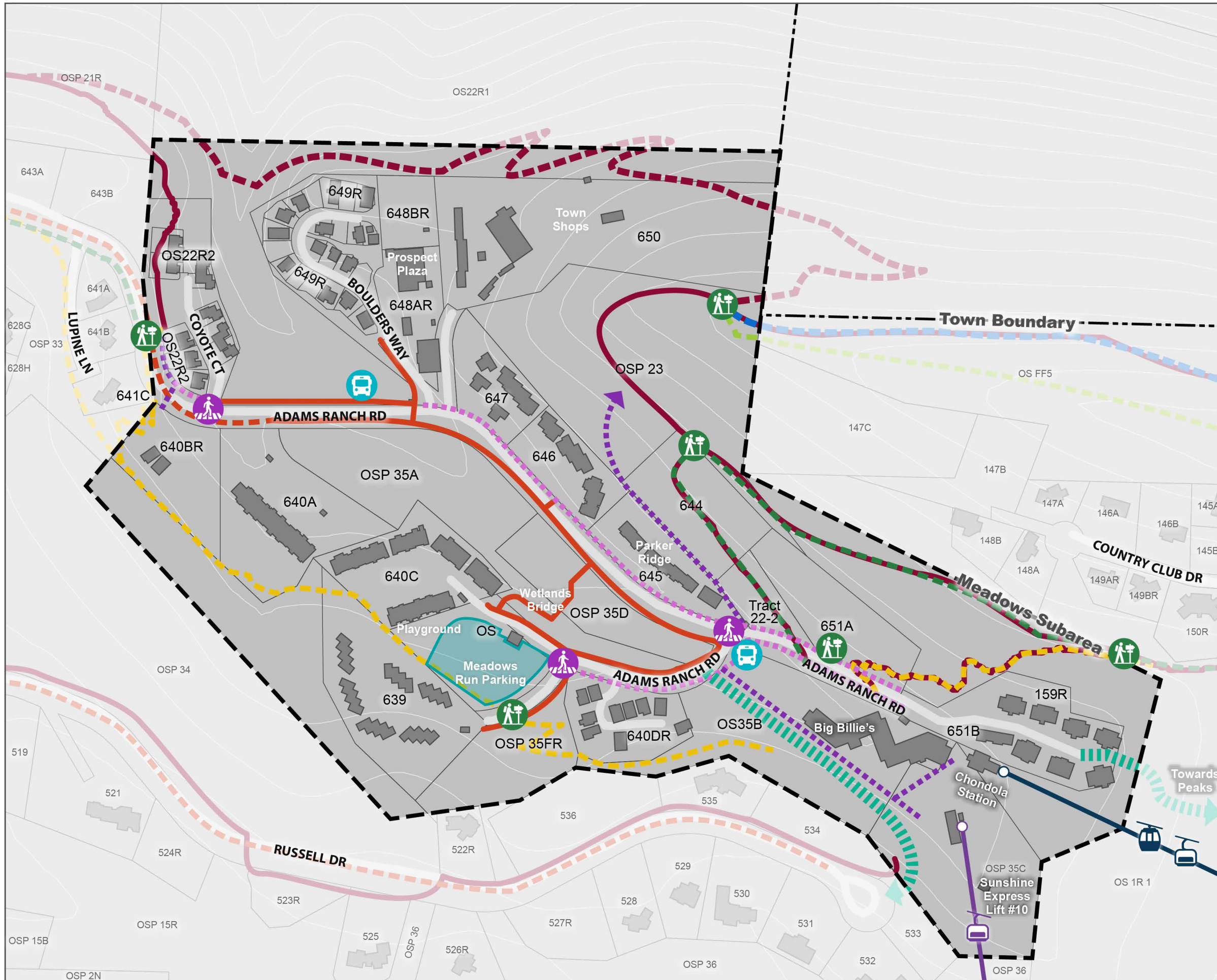
- Subarea Plan Boundary
- Town Boundary
- Parcels
- Buildings
- Streets
- 10' Contour Lines
- Chondola (identified for improvements)
- Chair Lift (identified for improvements)
- Public Parking
- Bus Stop (identified for improvements)
- Trail Access Point/Intersection (identified for improvements)

SIDEWALK / TRAIL IMPROVEMENTS (FROM TRAILS MASTER PLAN)

- Existing Shared-Use Path
- Proposed Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only

OTHER MOBILITY IMPROVEMENTS

- Proposed Sidewalk from Subarea Plan
- Proposed Trail from Subarea Plan
- Potential Multimodal Road or Emergency Access Route
- Intersection/Crossing Improvements



Revisions to this section were informed by the MRAB meeting on May 4th 2022.

Meadows Run Parking Lot - Conceptual Community Amenities Expansion

The current Meadows Run Parking Lot (Parcel F) provides approximately 120 surface parking spaces for Meadows residents and visiting skiers accessing the Meadows Chondola and Lift #10. The parcel also includes a small mail room and the Jeff Jurecki Memorial Playground. The parcel is publicly owned and parking is free. Based on a concept from the original Subarea Plan and further community engagement with the Meadows Resident Advisory Board and general public, expanded community amenities continues to be recommended for this parcel. The proposed concept includes a two-level parking deck, daycare (or other community-serving amenity, based on demand), public restroom, green roof with ball fields, and expanded and improved park space. The designs shown on the following page are conceptual and represent how the space could be configured to accommodate these uses. Further design and engineering would be required as next steps. The conceptual design provides the following uses (numbers are approximate):

- » 4,500 square foot daycare (70-80 child capacity, depending on age)
- » 1,000 square foot public restroom
- » 70,000 square foot parking structure
- » 215 parking spaces
- » Mail room
- » Expanded and improved neighborhood park and sport fields

PARKING STRUCTURE & GREEN ROOF:

The conceptual parking structure configuration is a two-story garage, with one level below ground and one level at-grade. The garage can be accessed from the east, off of Adams Ranch Road, where the current parking lot entrance is located. A roof deck on top of the at-grade parking would be approximately 15' above grade and would have enough space to accommodate two multi-use sport fields. The below-grade level of the parking structure would be larger and sit underneath part of the park and daycare uses. The two-level structure would provide about 100 more parking spaces than the current lot. It is recommended that the parking spaces be prioritized for use by Meadows residents. The parking lot should also include spaces reserved for the daycare and neighborhood park. The parking garage design should include a one-way entrance and exit, a central ramp (subject to detailed engineering design), ADA accessible spaces, enough height to accommodate school and tour buses, and an improved facade and screening on all faces visible to the public realm.

COMMUNITY AMENITIES:

The site should include a mail room, public restroom, and daycare or other community facility. These uses should be accessible via a separate pickup/dropoff access drive on the north from Adams Ranch Road. A safe, direct, paved pedestrian path should

connect the park to the bathroom and daycare. Staffing availability and demand should be assessed before creation of the daycare. The Town can pursue strategies to support the daycare development such as early childhood workforce development and staff housing. The daycare can be reduced in size/capacity to accommodate appropriate demand and to reduce impact to Meadows traffic. If a daycare is deemed unfeasible or unnecessary, other appropriate community-serving uses with a similar footprint should be explored.

EXPANDED PARK:

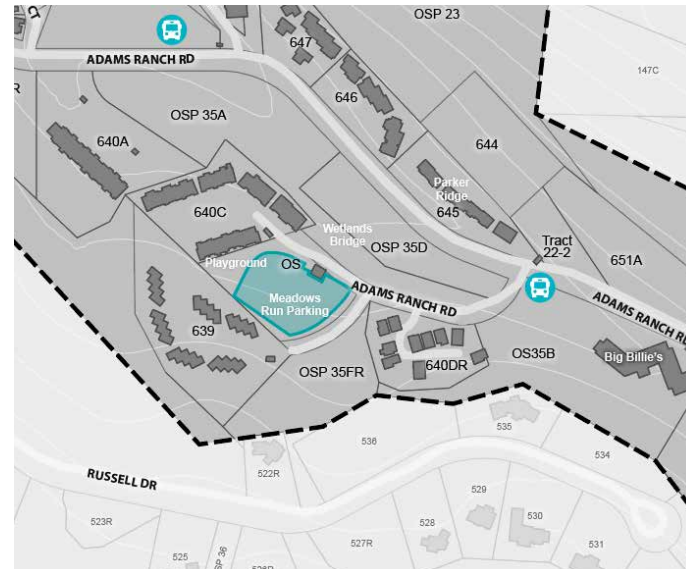
A thorough analysis of desired uses and configurations for the expanded park and play space should be conducted. Facilities to consider include a dog park/run, enhanced playground, seating area, bocce or horseshoe courts, a community garden, picnic shelters and grills, and additional tree canopy. The sport fields on the garage should be well connected to the neighborhood park.

INFRASTRUCTURE ANALYSIS:

Approximate infrastructure impacts from the conceptual development include:

- » Population: 0
- » Vehicle Trips Generated: 50
- » Parking Spaces Required: 5

Dedicated utility access should be constructed to serve the uses on this site.



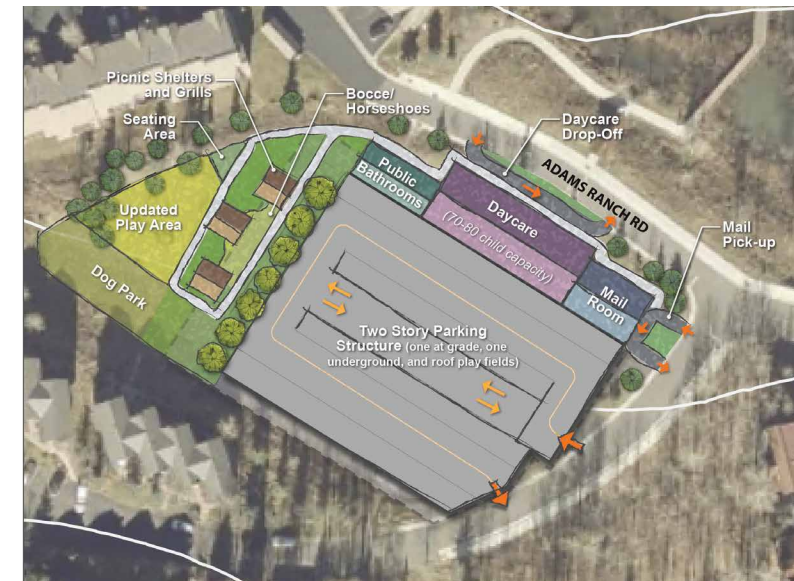
Meadows Run Parking Lot, neighborhood context



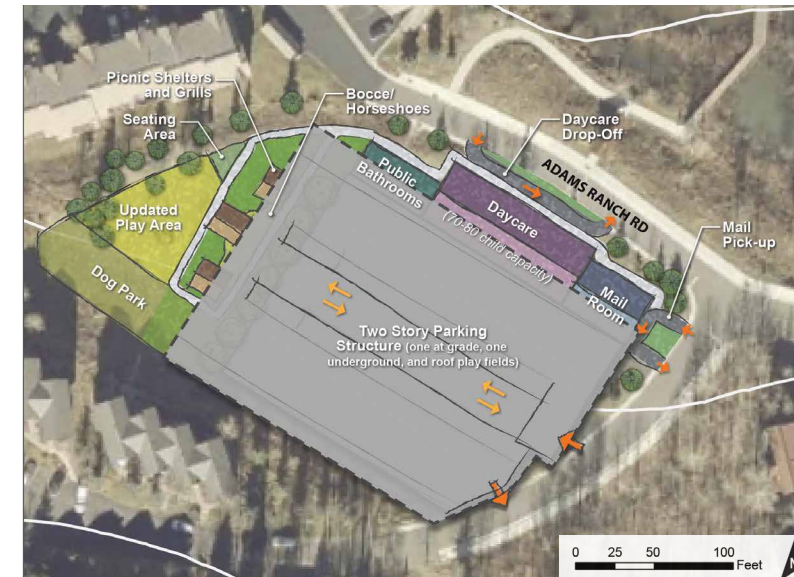
Meadows Run Parking Lot, existing layout



Roof deck: green roof playfields



At-grade level: main parking deck



Lower level: underground parking 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)