



Meadows Subarea Plan Update

DRAFT SUBAREA-WIDE PRINCIPLES AND POLICIES

Overview: *The currently adopted Meadows Subarea Plan contains two overarching principles and several subarea-wide policies. Based on community and stakeholder feedback during the Comprehensive Plan Amendment process and the Meadows Subarea Plan update to date, the project team has developed revised draft subarea-wide principles and policies for the Meadows Subarea Plan. The principles provide a vision for different elements of the Meadows and the policies provide more specific guidance to direct future decision making and public investment into the neighborhood.*

Please review these draft principles and policies and provide any feedback you may have to the project team through the comment box on the Town website:

<https://townofmountainvillage.com/business/long-range-planning/meadows-resident-advisory-board>

The website also contains additional information about the Meadows Resident Advisory Board and this subarea plan update. Thank you for your involvement in this important process!

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- 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. The primary land use within the Meadows Subarea should be residential.
 - b. Provide additional deed restricted housing in the Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
 - c. Carefully consider specific deed restriction types for all new residential development.
 - d. Provide visual buffers, or physical buffers if feasible, for any light industrial uses adjacent to residential uses within the Meadows.
 - e. 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.
 - f. Consider updating Meadows zoning to allow for mixed-use development in strategic locations, in order to allow for the provision of neighborhood-serving commercial uses. 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.

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

Mass Transit

- b. 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.
- c. Better connect the Meadows to the Village Center by running the existing chondola as a pulse chondola or gondola with year-round service.
- d. 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.
- e. 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

- f. 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.
- g. 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.
- h. Provide at least one additional emergency ingress/egress route for the Meadows, potentially to Russell Drive and/or the Peaks.

Active Transportation

- i. 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.



- j. 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.
 - k. 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 private 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 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 Chondola 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 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. 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.
- 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.