



**COMMUNITY DEVELOPMENT
DEPARTMENT**

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TO: Mountain Village Town Council

FROM: Amy Ward, Community Development Director
Finn Kjome, Scott Pittinger, Public Works Directors
Jim Loebe, Transit and Recreation Director

FOR: February 15, 2024

DATE: February 5, 2024

RE: Work session regarding Meadow Sub-area Action Plan (Near Term) and Potential Improvements

PURPOSE:

This work session is meant as a check-in with Council to take a look at The Meadows Sub-Area and possible upcoming improvements as well as to review Action Items listed on the 2022 Amended Comprehensive Plan. Additionally, staff is requesting feedback/direction on some items to assure that we are planning accordingly. Staff recognizes that some of the items on this list cannot be fully vetted without a more comprehensive review, we are just looking for general direction from Council on some of these items and would necessarily come back for further review by Council of items that require additional funding, detailed plan review or additional feedback.

MEADOWS SUB-AREA

The 2022 amended Town of Mountain Village Comprehensive Plan describes the Meadows Sub-Area Plan Principles and Policies *“as a neighborhood for locals and provides primarily deed-restricted housing opportunities serving many year-round residents,”* with *“Multimodal transportation infrastructure and amenities ensure that the Meadows is accessible and well-connected internally and to other prominent destinations in Mountain Village,”* that *“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.”* It further states that, *“Essential amenities and services that improve the quality of life for local residents are provided in the Meadows,”* and that *“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, prior to construction. The Town of Mountain Village ensures infrastructure capacity and maintenance needs are met related to any new development prior to construction.”*



ACTION PLAN (Near Term)

In order to successfully meet the metrics of these stated Principles and Policies, action will need to be taken by the Town and private landowners to ensure that improvements and further development in the Meadows help to achieve these goals. During the Comprehensive Plan Revision Process the Meadows Subarea Plan was guided by input from the Meadows Resident Advisory Board (MRAB) who created an Action Table that lists specific action items for near-term, mid-term and long-term actions that can be used to accomplish Sub-area goals.

There are 11 near-term actions listed in the Comprehensive Plan, listed below. Mid-term and long-term actions can be discussed at a later date.

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Table 9. 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, <i>property owners</i>
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, <i>property owners</i>
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, <i>property owners</i>
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, <i>property owners</i>

1. Parking Assessment – The recent parking system analysis done by Walker Consulting does not speak to expansion of parking in the Meadows subarea, only expansion in GPG. Jim Loebe reports that the Meadows Lot as currently configured more than meets the needs of residents. One issue from past discussions regarding parking is that previous developments that were approved did not seem to provide enough parking for their residents, therefore there are compliance issues with residents parking in fire lanes, etc. Any code amendment contemplated that would change the requirements for parking would not address the issue with previously approved developments. Staff would also note that the current trend in parking is to minimize parking requirements as they often serve as a barrier to community housing development. Minimally with future development we want to assure drive lane widths are adequate, fire access and turn arounds are adequate and parking requirements are met. Significant public benefits would otherwise be sought should parking variations, via a PUD, were to be considered in the Meadows.

Staff is seeking input:

- a. *on whether a parking study needs to be conducted*
 - b. *whether parking requirements for future development should be re-considered (noting that if this is the case it would apply town-wide in multi family development, and would be a broader discussion to be had at a later date)*
 - c. *see further discussion regarding Meadows Parking Lot below in #7*
2. Plan upgraded chondola to Village Center – This requires partnership with Telski. Problems related to golf course/chondola interactions.

No action currently proposed. This was a discussion point with a prior development proposal and those discussions did not result in a change of chondola hours or duration. Does Council want to pursue discussions regarding this?

3. Plan Gondola connection to Village Center – Initial meeting with TMVOA regarding Town Hall Subarea improvements (inclusive of possible gondola substation) was conducted in 2023.

This item is being discussed in the Gondola leadership meetings.

4. Assess Additional Road/Emergency Route

Staff is aware of an EIAF Grant (DOLA) Climate Resilience Grant in 2024 that would be appropriate to request funding to work with a consultant to look at emergency egress route planning.

Near-Term	5	Explore Short-Term Rental Regulations	Explore regulations for short-term rentals in the Meadows and provide resources to HOAs to manage related impacts. <i>(Principle I)</i>	\$	Planning & Development Services, HOA's, STR companies
Near-Term	6	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

5. Explore Short Term Rental Regulations.

Staff notes that the community as a whole has not desired to impose short term rental regulations pursuant to discussions at the tail end of the comprehensive amendment adoption process. Perhaps the better direction is to consider 3rd party monitoring of short term rental sites for those that may be short term renting illegally, aka a deed restricted unit. However, this document is expressing the desires of the Meadows residents which perhaps should be the point of the discussion, who feel that short term rentals are problematic in a primarily residential neighborhood.

Staff is seeking input:

- a. *On whether short term rental regulations should be pursued at this time*
- b. *If the directive is yes, this would be agendized for further discussion at another hearing*

6. Mitigate Beaver Damage to trees

Trees in proximity to public trails have been wrapped in wire for protection. Due to the nature of beavers that continue to move to find food sources, this will be an on-going task.

Near-Term	7	Install Additional Landscaping and Plant New Trees	<p>Through a combination of public investment and partnership with private property owners, plant new trees and install additional landscaping elements, including:</p> <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. » Replace unhealthy trees and plant new trees and landscaping 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. <p><i>(Principle III and IV)</i></p>	\$\$	Public Works & Utilities, Parks & Recreation, Environment, property owners
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7. Install additional landscaping and plant new trees

These were the specific items listed in the 2022 Comprehensive Plan. Staff response in blue:

The north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance. The hill falls away steeply to the north of the sidewalk here, it would be difficult to establish any meaningful landscaping in this area. Instead, staff suggests reconfiguring the landscaping along the southern sidewalk.

The south side of the existing sidewalk on Adams Ranch Road.

The small divider between road and sidewalk here presents difficulties for public works in terms of snow removal. The cottonwood trees are beautiful, but require much water and as they continue to grow in the small area provided have the potential to damage sidewalks. Staff suggests reconfiguring this sidewalk with a curb and gutter and re-locating the landscaping to the south. The south side of the sidewalk has more room for planting as well as the potential to carve out areas for benches or other amenities that will allow residents to engage with the adjacent riparian zone.

Staff is seeking input on whether this plan is amenable and if so could potentially realize these improvements in 2024 and 2025. There are also grant funding opportunities available.

Flowering shrubs such as lilacs in all public and private parking areas.

Town can encourage this type of landscaping in new developments when undergoing DRB review. Otherwise, any improvements proposed for the Meadows Parking Lot should consider adding flowering shrubs.

Replace unhealthy trees and plant new trees and landscaping as part of the proposed improvements to the Meadows Run Parking Lot and Jeff Jurecki Memorial Playground.

Staff needs to better understand the current priorities of Council for this area before getting into detailed landscaping plans.

Staff is seeking input on:

- a. *Meadows Parking Lot improvements. An action item in the long-term category for the meadows sub-area is listed as “pending results of the Parking Assessment and*

implementation of other parking management strategies, expand and amenitize Jeff Jurecki Memorial Playground/Park and the Meadows Run Parking Lot as described in the site specific policies for Parcel F” The following concept drawings are part of the Comprehensive Plan and show a multi-story, multi-use parking structure.



At grade: green roof/park expansion



Upper level: underground parking deck



Lower level: underground parking deck



MEADOWS SUBAREA

— MEADOWS PARKING CONCEPT —

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

Staff needs to understand if the concept above is something that Council thinks is likely to be pursued in the next 10-15 years. The expansion of GPG seems more likely to be of priority and will utilize critical funding. The existing surface parking lot needs improvements – at a minimum a new surface and new striping. If a multi-level structure is not likely in the next 10-15 years, discussion regarding the scope of other improvements in this area would be helpful for staff to prioritize projects. There is potential grant funding for improvements such as playground, landscaping, public restrooms and post office improvements.

Replace the wetland bridge decking with a green building material

This would be done at the end of life of the existing wooden decking material.

Near-Term	8	Assess and Construct Community Garden and Composting and Additional Recycling Receptacles	Assess the desire for a community garden and composting program and potential location options and construct per assessment recommendations. 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, Environment, property owners, Meadows residents
Near-Term	9	Assess ADA Accessibility	Assess the ADA accessibility of public pedestrian facilities. <i>(Principle II)</i>	\$	Public Works & Utilities, Transportation, Meadows residents

8. Community Garden, compost and Recycling

A survey of Meadows residents could easily be conducted in 2023 to assess the desire for community garden and compost. More difficult would be finding a location for such facility. The Town provides recycling receptacles in all locations where public trash containers are located.

9. ADA Accessibility

With the retirement of Drew Harrington as CBO, the Town is currently without a certified ADA coordinator. Staff is discussing in what department this position should be housed and working to identify staff that could complete the required training. Once we have a staff member qualified to do these assessments, we can return to this action item.

*10. There is no near term-action item listed as number 10 in Table 9 of the amended 2022 Comprehensive Plan.

Near-Term	11	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
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The Town has been working with KEO Studioworks on conceptual design drawings for the replacement of some existing and the addition of some new bus stops that would include these amenities, however the Strong Communities grant which we applied for in late 2023 was not granted so funding is limited.

Staff is seeking input on whether there is a priority area for a new or revised bus stop, and if so could come back with a proposal for this to be completed in 2024-25

BUDGET

Staff understands that there is some money, roughly \$100,000 allotted within the Town manager's budget to start the Meadows Sub-area improvements in 2024. To start, these funds will likely support grant matches or consultant fees for planning so that shovel ready projects can be realized in 2025 and beyond. Once direction from Council is received by staff, individual work items can be brought back to Council with more detailed proposals if additional funding is necessary.

STAFF ANALYSIS AND RECOMMENDATION

Staff recommends that Council discuss these action items and provide staff with specific feedback regarding the following:

- 1. Whether a parking study needs to be conducted specific to the Meadows Sub-area, and if so what is the scope, what are our primary areas of concern?*
- 2. Whether parking requirements for future development should be re-considered (noting that any changes to parking requirements would apply town-wide)?*
- 3. Whether we should fund a study to determine a secondary access route out of the Meadows?*
- 4. Whether further discussion regarding short term rental regulations should be pursued at this time?*
- 5. Whether the improvements described above for the south side of the existing sidewalk on Adams Ranch Road are amenable?*
- 6. Whether expansion of Meadows Parking Lot could be expected in 10-15 years, or if the Town should proceed with improvements to surface parking, playground, landscaping, post office and public restrooms?*
- 7. If there is a single priority area for bus stop improvements to be considered for 2024 or 2025?*

/aw