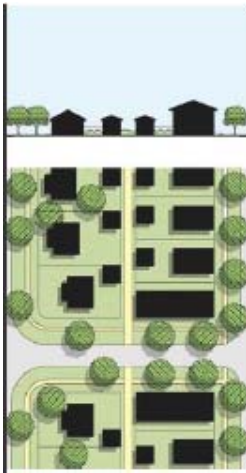


District 18: Karns Meadow

Priority: Manage Growth Responsibly

Karns Meadow is identified as a Town Targeted Growth District in the Future Land Use Plan characterized as a local-oriented retail, office, and residential area. The district's development pattern will be divided into two distinct types: Mixed-Use Local and Multi-family.



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The area along West Broadway is classified as Mixed-Use Local Orientation and will continue to provide locally-oriented retail and office space. Single use and one-story structures are discouraged. Development in this area should focus on incorporating second story residential uses. Redevelopment of two-story mixed-use buildings is anticipated along the street frontage. The town will consider the option for three

stories overlooking Karns Meadow as an opportunity to incentivize workforce housing. High building design sensitivity is required in this area due to its location as a gateway into downtown. Enhancements to the West Broadway pedestrian corridor, including the addition of bicycle/pedestrian connections to Karns Meadow, are critical to improve alternative transportation connectivity in the area.

This area is a primary migration corridor for mule deer and other animals traveling from the Saddle Butte southern hillsides to Karns Meadow. Specific roadway and site design features will need to be incorporated into future highway improvements to address wildlife concerns and crossings.

The area classified as Multi-family is primarily undeveloped. It is an area for consideration of higher density and intensity residential development to address the workforce housing demands of the community. Specifically, this area has been identified for workforce housing because it is located in the center of town close to transit, local convenience commercial and other local amenities and away from existing established residential neighborhoods. The future pattern of

development may include a mix of residential unit types including multi-story residential structures, but it is not intended for single family style development. The relationship between the proposed residential development and the adjacent Karns Meadow will be critical. Future development will need to continue to balance the critical wildlife habitat and the expected future human population. Although this interaction will have to be treated carefully, it is anticipated that the community can achieve a desirable interaction between the two.

Siting of future community facilities in this location could also be desirable because it is centrally located and has ample site acreage. Community facilities may be located alongside or to substitute residential uses.

THEME PRIORITIZATION IN THIS DISTRICT

RESPONSIBLE GROWTH

- Support local retail and office uses.
- Allow a variety of residential types and densities.

TOWN AS HEART

- Provide a key component of Town as Heart, by creating a future high intensity residential neighborhood with local retail and office uses.

WORKFORCE HOUSING

- Appropriate location for workforce housing.
- Consider density bonuses for workforce housing.

WILDLIFE AND NATURAL RESOURCES

- Protect critical wildlife habitat in the Karns Meadow, including Flat Creek and migration corridors.

COMMUNITY FACILITIES

- Consider additional community facilities for this central location in the town.

TRANSPORTATION

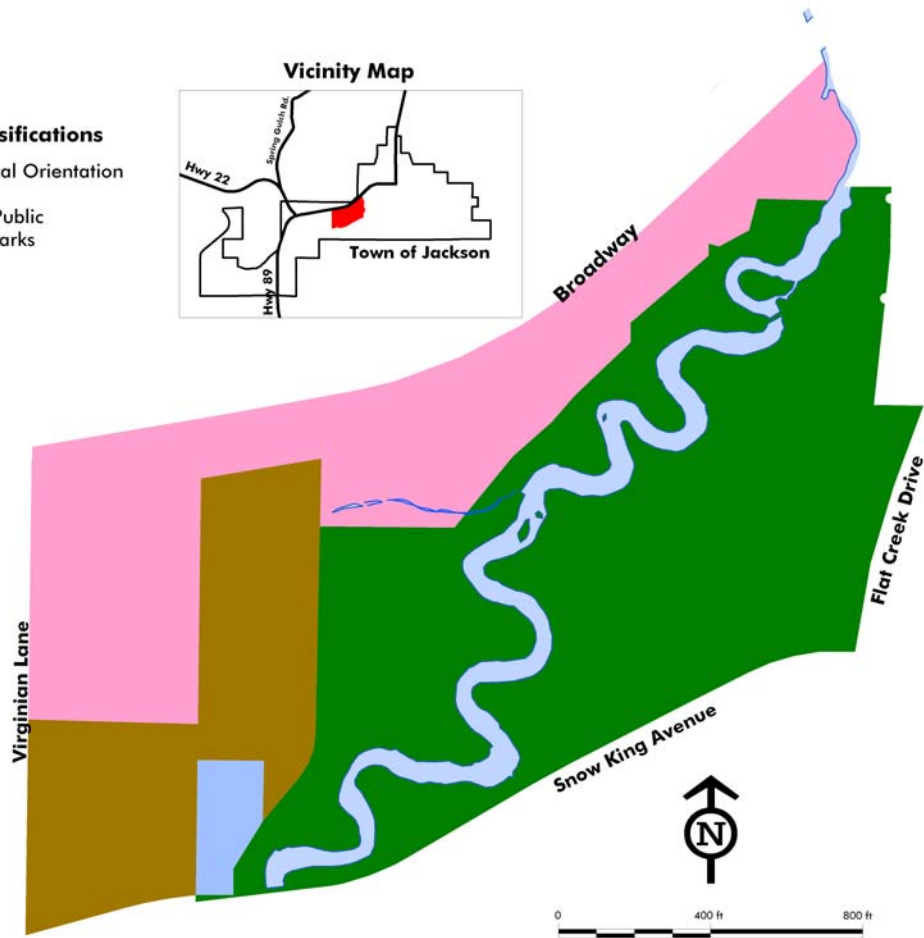
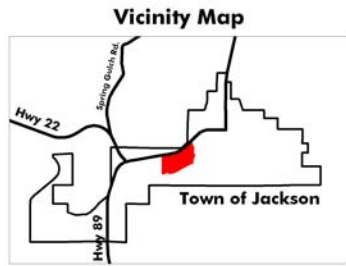
- Maintain West Broadway and Snow King Avenue as primary local transportation corridors.

BALANCED COMMUNITY/ECONOMY

- Support the area along West Broadway as a location for community-oriented retail and service uses to meet the daily needs of our community.

Conceptual Future Land Use Map

- Land Use Classifications**
- Mixed-Use Local Orientation
 - Multifamily
 - Public/Quasi-Public
 - Open Space/Parks



Disclaimer
Lines and colors do not represent fixed regulatory boundaries and are only to be used as a starting point for more specific future planning