



Park Meadows
METRO DISTRICT

Five-Year Strategic Plan

May 2022

A Note from the Park Meadows Metropolitan District Board of Directors

This Strategic Plan provides a foundation and strategy for how Park Meadows Metropolitan District (PMMD) will deliver to our property owners and taxpayers (collectively our constituents) on PMMD's mission and vision. The current mission and vision are as follows:



PMMD intends this Strategic Plan to serve the following purposes:

1. Provide long term guidance for sound stewardship of taxpayer funds;
2. Enhance constituent quality of life by supporting local valued public projects (either alone or in conjunction with key governmental partners like the City of Lone Tree, Douglas County and others);
3. Establish criteria for PMMD project selection and participation;
4. Focus on enhancement, beautification, and mobility projects and maintaining our scenic roadways, medians, and associated streetscape and landscape;
5. Create sustaining partnerships in furtherance of our mission and vision.

To serve these purposes, our board will strive to represent the values of our community to create aesthetically pleasing and property value enhancing surroundings that are safe, maintained to the highest standards, and thoughtfully designed. We believe in focused capital improvement projects to arterial and collector streets and beautification of the same.

This Strategic Plan prioritizes the needs of PMMD constituents and reflects the values of our community. Throughout this Strategic Plan you will find our unwavering commitments both to select projects of importance to our constituents and to maintain exemplary services that enhance community identity, aesthetics, and pride.

We invite you to share and enjoy our strategic vision and PMMD looks forward to continuing its longstanding role as a good, earnest community steward.

PMMD History

PMMD has served the public since its organization in 1982. As a quasi-municipal corporation imbued by the Colorado General Assembly with taxing authority, since its organization, PMMD has funded an array of public transportation, streetscape, and other improvements and amenities in proximity to the later incorporated City of Lone Tree (the City). PMMD has partnered with the City as well as Douglas County (County) and others to help make the City the upscale, scenic, aesthetically pleasing place it is today. PMMD's boundaries are generally:

- County Line Road on the north;
- I-25 or Yosemite Street on the east, with some eastern additions;
- Quebec Street, Acres Green (not in the City of Lone Tree), and the Highlands Ranch boundary on the west; and
- Lincoln Avenue on the south, with some southern additions.



PMMD has historically focused on identifying, funding, implementing, and maintaining landscape and streetscape in the City's medians and rights-of-way (ROWs), as well as providing funding contributions for various local and regional transportation projects supporting mobility throughout the area. PMMD has focused on partnering in projects when there is a clear benefit to PMMD constituents and taxpayers.

PMMD's present tax base comprises the following mix of property types:

- 66.0 % Commercial
- 32.6 % Residential
- 1.4 % Vacant

Recent and Past Projects

From 2017 through 2022, the most recent PMMD projects include:

2017-2022

- C-470/Yosemite Multimodal Bridge (PMMD funding contributor)
- Lincoln Ave Leaf Pedestrian Bridge (PMMD funding contributor)
- City of Lone Tree Lincoln Overlay Project (PMMD funding contributor)
- City of Lone Tree Adaptive Signal Project (PMMD funding contributor)

- Median Rehabilitation / Tuckpoint Repair Projects
- Xeriscape ROW work at Lone Tree Pkwy and Bronti Cir and on the northeast corner of Yosemite St and Heritage Hills Cir
- Median Landscape Renovation
- Lincoln Ave Leaf Pedestrian Bridge (PMMD funding contributor)
- Yosemite St Landscape Median from Park Meadows Drive to C-470
- Median Rehabilitation / Tuckpoint Repair Project
- Median Assessment Program Map
- five-year (2018 - 2022) Median Rehabilitation Program Map 2018
- County Line Rd Improvements - Phase 2 (PMMD funding contributor)
- County Line Rd & I-25 Road Improvement Project (PMMD funding contributor)
- County Line Rd Improvements - Phase 1 (PMMD funding contributor)

2014-2016

- Yosemite St Right Turn Lane at Park Meadows Dr (funding contributor)
- Parkway Dr Reconstruction (Acres Green Dr to County Line Rd)
- Sunningdale Blvd Median at Lone Tree Pkwy
- Parkway Dr (Acres Green Dr to County Line Rd) Median Landscape Improvements
- Park Meadows Dr Reconstruction Construction Plan Improvements (Acres Green Dr to Quebec St) Landscaped Medians
- Yosemite St and Lincoln Ave Landscape Medians Tuckpoint Repair/Replacement
- Landscaped ROW on east side of Park Meadows Center Dr from East Park Meadows Retail Resort entrance to County Line Rd / I-25 Interchange
- Acres Green Dr Landscaped Median Reconstruction (Parkway Dr to County Line Rd)
- Pedestrian Lights on west side of Yosemite St (Lincoln Ave to Park Meadows Dr)
- Pedestrian Lights on east side of Yosemite St (Maximus Dr to Park Meadows Dr)
- South side of Lincoln Ave

Landscape/Streetscape/Medians (Ongoing)

- PMMD leverages capital investments to add to the quality of life for constituents by collaborating with the City of Lone Tree to create a “Sense of Place” using designs for ROW landscape improvements
- PMMD Water Conservation Program
- Landscaping on the east side of Park Meadows Center Dr
- Xeriscaping on Lone Tree Pkwy
- Five-year (2018-2022) Median Rehabilitation Program
 - Landscaped Median Reconstruction on Acres Green Dr
 - Landscaped Medians on Park Meadows Center Dr
 - Parkway Dr Landscaped Median Improvements
 - Sunningdale Blvd Median
 - Timberline Median Enhancements

- Landscape Medians on Yosemite St
- Lincoln Ave Landscaped Median Repair/Replacement

This last project includes Yosemite St Median Landscape Improvements. The design challenge for this project was to improve the median design and provide plantings to soften the existing urban hardscape. The project required selection of specific plant species that will survive and flourish adjacent to major arterial roadways and do not require a heavy dependence on water.

Roadways and Transportation (PMMD funding contributor)

- City of Lone Tree Adaptive Signal Project
- County Line Rd Improvement (Phases 1 and 2)
- County Line Rd & I-25 Road Improvement Project
- C-470/Yosemite Multimodal Bridge Park Meadows Dr Reconstruction Construction Plan Improvements
- Parkway Dr Reconstruction
- PF Chang's Turn Pocket
- Sunningdale Traffic Calming Project
- Yosemite St Right Turn Lane at Park Meadows Dr

Looking to the Future – The next five years of PMMD Operations and Projects.

PMMD is not resting on its past accomplishments. Over the last year, the Board of Directors carefully evaluated the following:

- (a) continuing and evolving constituent needs,
- (b) areas of aging infrastructure (of PMMD and that of the City and its other key government partners), and
- (c) continuing partnered opportunities.

PMMD made these efforts to constructively and proactively prioritize taxpayer funds, maximizing our constituents' community benefit.

In making its evaluation, PMMD's Board of Directors recognizes the following as priorities to inform the ensuing five years of PMMD project funding and maintenance and operation focuses (PMMD's five-year priorities):

1. Financial Stewardship

There is no substitute for sound financial planning and strategic use of financial resources. Accordingly, the board reaffirms its commitment to evaluate financial implications of our capital investments to ensure resources are distributed wisely and align with the following five PMMD five-year priorities.

2. Preserve and Enhance Property Values

PMMD will strive to preserve and enhance property values for our constituents by providing proper maintenance and repairs for landscape, streetscape, and

median projects on arterial and collector streets. These improvements will maintain safety and privacy standards, provide for technology updates, contribute to PMMD's beautification, and enhance community pride and unity.

3. Community Aesthetics

The beautification of public spaces within PMMD includes creating thoughtful designs and using smart planning to ensure projects meet desired outcomes. It is also an opportunity to create community pride and unity through shared experiences of constituents enjoying PMMD amenities. Importantly, maintaining and upgrading existing investments will be a key priority.

4. Improve Efficiencies

Ensuring projects deliver the best quality in the most economically efficient manner is a priority for every PMMD project and/or initiative. This demonstrates the board's commitment to financial stewardship to leverage current investments.

5. Direct PMMD Benefits

The board reaffirms its commitment to identify mutually beneficial partnerships that will add to our constituents' quality of life. PMMD will collaborate and work with appropriate partners to provide input and/or direction of how projects are developed and implemented. PMMD adopted a [resolution](#) for landscape priorities on primary, secondary, and tertiary roads.

6. Communications

PMMD commits to being responsive to constituent needs and concerns by engaging and informing them about PMMD ongoing and capital investments and how they align with PMMD's mission and vision.

Expanded Information on PMMD’s Five-year priorities and how they Translate to Project Selection:

PMMD’s Five-year priorities will necessarily guide PMMD project selection and maintenance and operational focuses. The table below demonstrates how the Five-year priorities related to specific projects.

	Focus Area	Potential Projects matched with Priorities
Five-year priorities	Landscape Priorities	Trees <ul style="list-style-type: none"> • Canopy and Foliage – Continue to enhance the tree canopy throughout the PMMD with diverse species of trees that will enrich seasonal beauty • Continue our robust tree maintenance program • Sustainable Landscaping – Expand PMMD’s integration of xeriscaping and other conservation-focused landscaping efforts to reduce water usage.
		Modernize Irrigation (WeatherTRAK) – Further reduce dependency on water by replacing old irrigation systems to improve water efficiencies and potentially include moisture meters to aid in our efficient irrigation practices.
		Design Standards – Follow best practice design standards for hardscape and other infrastructure.
	Streetscape	Brick Wall Replacement – In collaboration with the City, implement a reconstruction and replacement plan to address structural and aesthetic issues with brick walls throughout PMMD.
		Median Rehabilitation Program – Continue implementing the program and conduct assessment for any additional needs.
	Medians	Taxpayer Engagement – Strengthen our ability to engage and communicate with PMMD residents and property/business owners to inform them on how their taxes are benefiting their quality of life.
	Communications	Partnered Projects – Better align decision-making about funding participation in projects inside and outside PMMD’s boundaries with the needs and priorities of PMMD constituents.
	Roadways & Transportation	Better Connections – Prioritize and advocate for funding projects that offer better transit and mobility connections for constituents to improve their commutes to and from PMMD.