



LYONS

Primary Planning Area

2016 Master Plan RFP

Pre-Proposal Meeting

TWO UPDATES

Electronic Submissions Will Be Accepted

– Email to mmanley@townoflyons.com

- Subject Line: LPPA Master Plan RFP
- Due by: **Tuesday February 16th at 4:00pm**

Change of Date for Finalist Interviews

– Will now be: **Monday February 22nd, 9am-12pm**

- NOT on Friday February 19th

Background

Pre-Flood: 2009-2013

Political Climate

Ord. 705: WHEREAS, at a special election of the Town held on September 12, 2000, a majority of the voters approved an advisory question instructing the Board of Trustees to consider for adoption an ordinance requiring certain annexations to be submitted to the voters for approval

Comp Plan

Land Use and Growth Strategy 1.2.2: Proactively engage with residents in the proposed Lyons Planning Area to develop a shared vision of future land use, services provision and planning issues.

Economic Development

Economic Development Strategy 1.3.4: Update the Land Use Code to ensure that: the Eastern Highway 36 Corridor is geared toward encouraging uses that will reduce retail sales leakage from Lyons; the permitting process is predictable and transparent; and that new development will be well-designed and have appropriate landscaping and buffering from nearby land uses that are less intense.

Housing

Housing Strategy 1.3.5: Annually evaluate the state of the Lyons housing market. This analysis should include housing diversity, availability and affordability and ways in which the Town can support the improvement of existing homes and neighborhoods. It should also include recommendations for improving Lyons' housing supply, such as updating elements of the zoning code or this comprehensive plan as appropriate.

Background

Post-Flood 2013-2016

Political Climate

On September 12th, 2013, Lyons suffered its worst disaster in town history. Historic rainfall triggered flash floods across Boulder County and the surrounding region. The Town of Lyons is dedicated to recovering stronger, more sustainably, and more resilient than before. We are a strong community, and have responded with great concern for one another.

Lyons Recovery Action Plan

In late 2013, the Town of Lyons launched an ambitious citizen-driven recovery planning process, resulting in the Lyons Recovery Action Plan. This plan is intended to complement the 2010 Comprehensive Plan by taking into account new challenges and realities since the September floods

Economic Development

LRAP Goal #1: Create an environment in which local businesses can prosper and expand.

Promote business retention and expansion

Enhance the community's appearance

Improve Lyons' fiscal and physical environment

Increase local businesses' share of regional market and prevent local dollar leakage to nearby communities.

Housing

LRAP Goal #1: Recognize and accommodate the housing needs of a diverse population

Encourage and facilitate rebuilding Lyons housing stock

Promote safe, stable, diverse neighborhoods

Increase opportunities for affordable housing

Project Description

**“3 Mile Plan” = IGA Boulder County & Lyons
= Lyons Primary Planning Area**

+ Post-Flood Needs

+ Housing

+ Economic Development

+ Utilities Extended to LPPA

+ EDA Grant for Eastern Corridor Installation

+ CDPHE Grant for Feasibility Study to Western Areas

+ Potential Annexation into Town

= Development Opportunities

Project Description

Annexation Potential + Development Opportunities

= Calls for

+ Public Engagement / Visioning

+ Future Land Use Planning

+ Development Feasibility

+ Market Study

+ Conceptual Designs

+ Policy Updates

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Town of Lyons

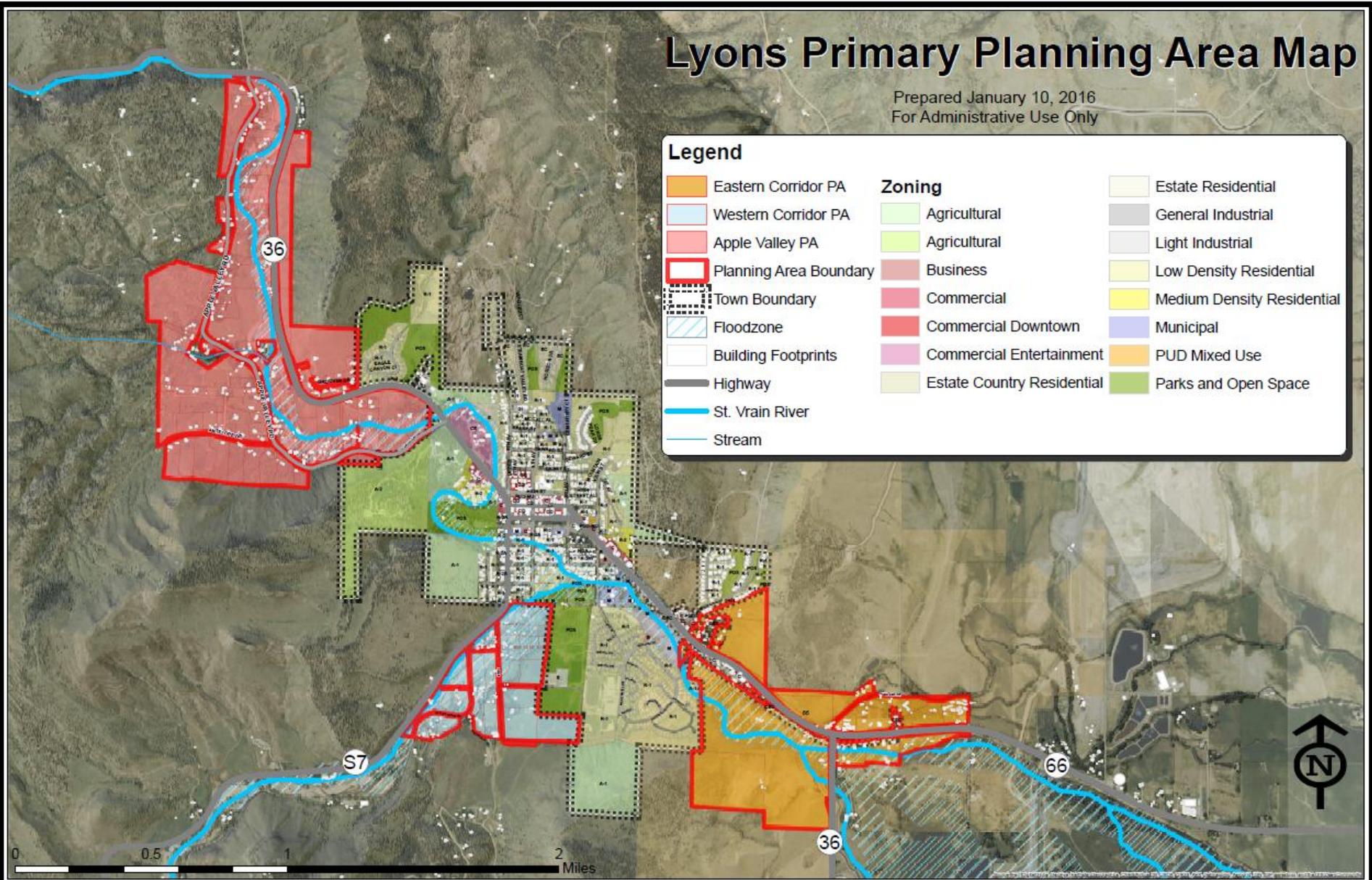


Lyons Primary Planning Area Map

Prepared January 10, 2016
For Administrative Use Only

Legend

	Eastern Corridor PA	Zoning		Estate Residential	
	Western Corridor PA		Agricultural		General Industrial
	Apple Valley PA		Agricultural		Light Industrial
	Planning Area Boundary		Business		Low Density Residential
	Town Boundary		Commercial		Medium Density Residential
	Floodzone		Commercial Downtown		Municipal
	Building Footprints		Commercial Entertainment		PUD Mixed Use
	Highway		Estate Country Residential		Parks and Open Space
	St. Vrain River				
	Stream				



Eastern Corridor

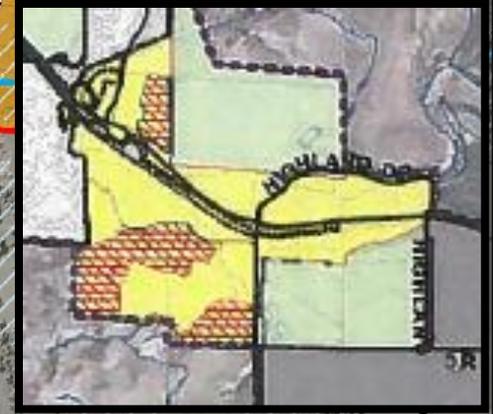
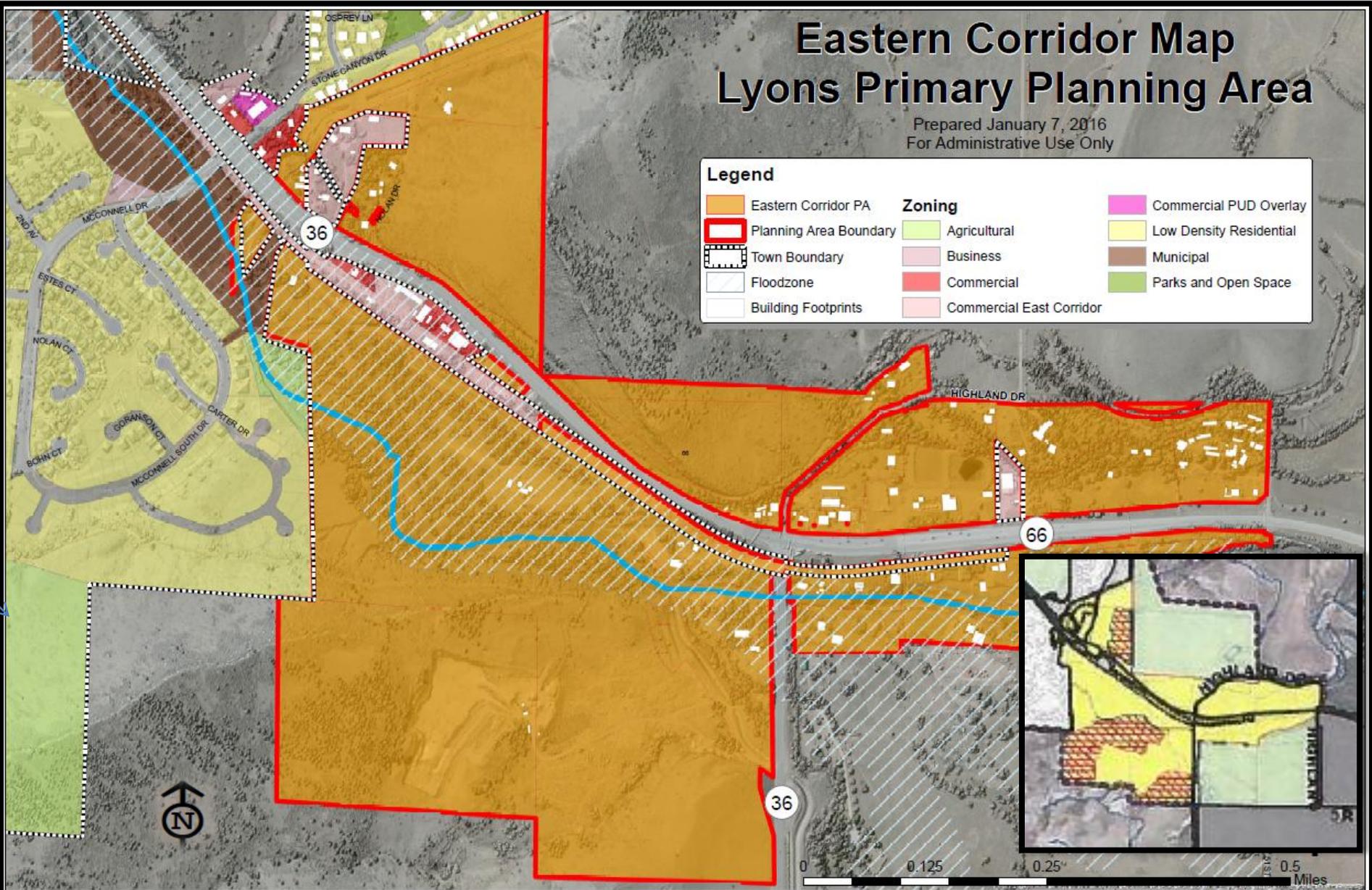


Eastern Corridor Map Lyons Primary Planning Area

Prepared January 7, 2016
For Administrative Use Only

Legend

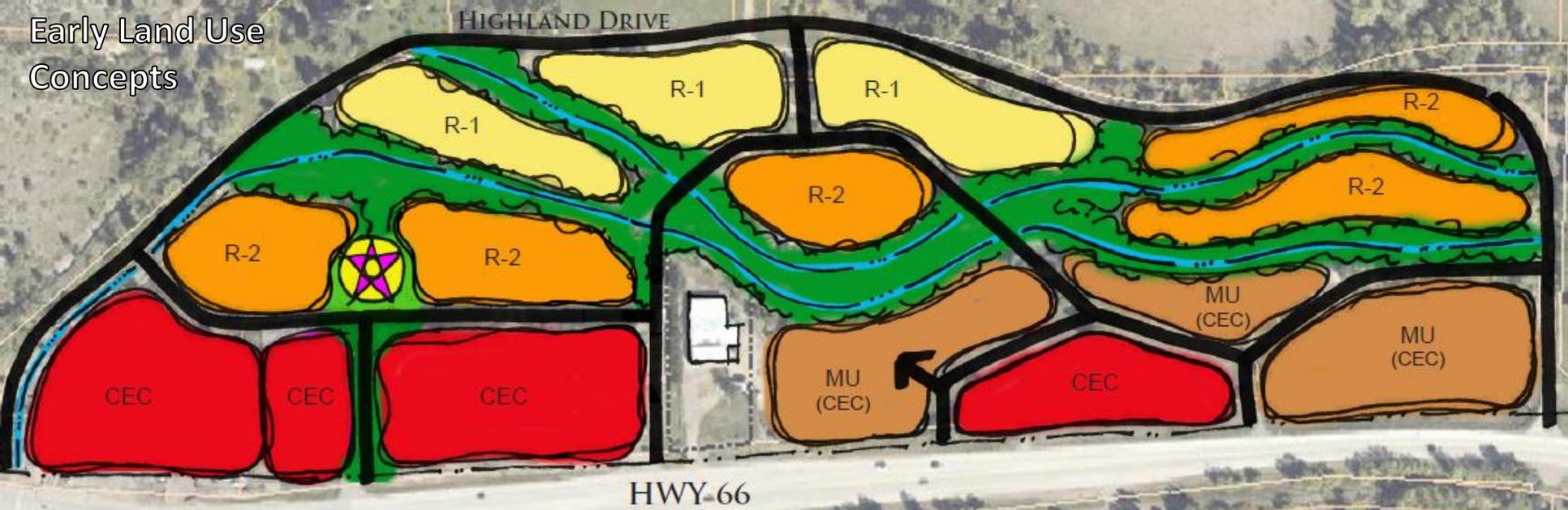
	Eastern Corridor PA	Zoning		Commercial PUD Overlay	
	Planning Area Boundary		Agricultural		Low Density Residential
	Town Boundary		Business		Municipal
	Floodzone		Commercial		Parks and Open Space
	Building Footprints		Commercial East Corridor		





- Identifying Stakeholders
- Discussions with Property Owners

Early Land Use Concepts



South St. Vrain/County Rd 69



Western Corridor Map Lyons Primary Planning Area

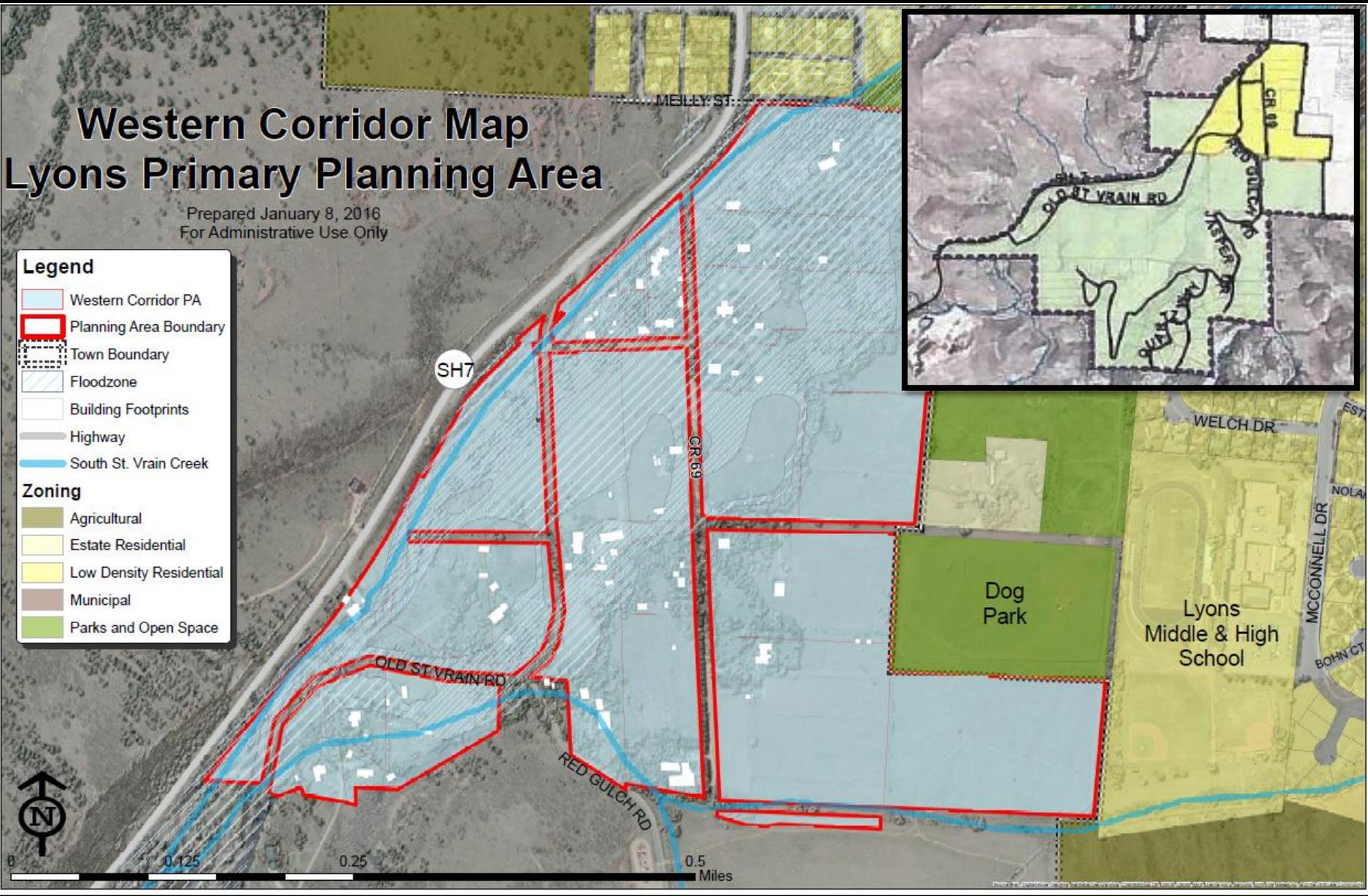
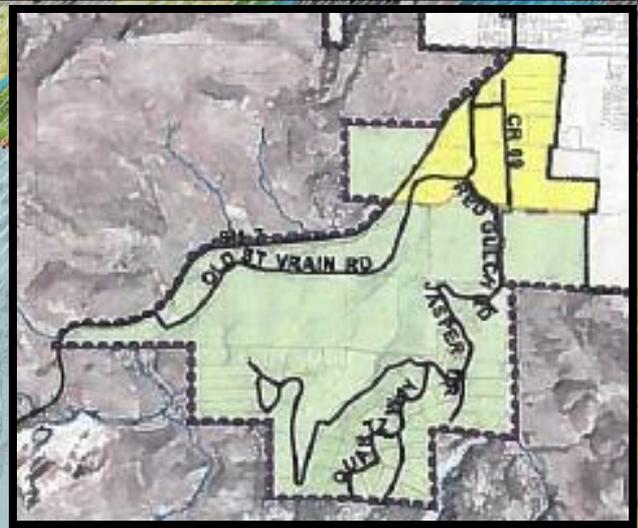
Prepared January 8, 2016
For Administrative Use Only

Legend

- Western Corridor PA
- Planning Area Boundary
- Town Boundary
- Floodzone
- Building Footprints
- Highway
- South St. Vrain Creek

Zoning

- Agricultural
- Estate Residential
- Low Density Residential
- Municipal
- Parks and Open Space



Apple Valley

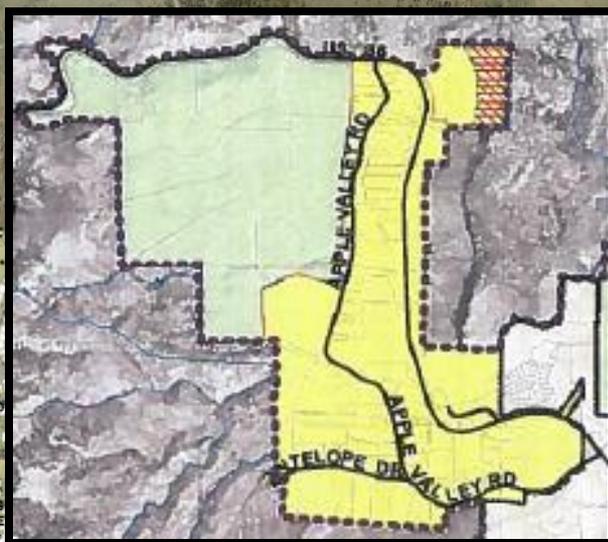
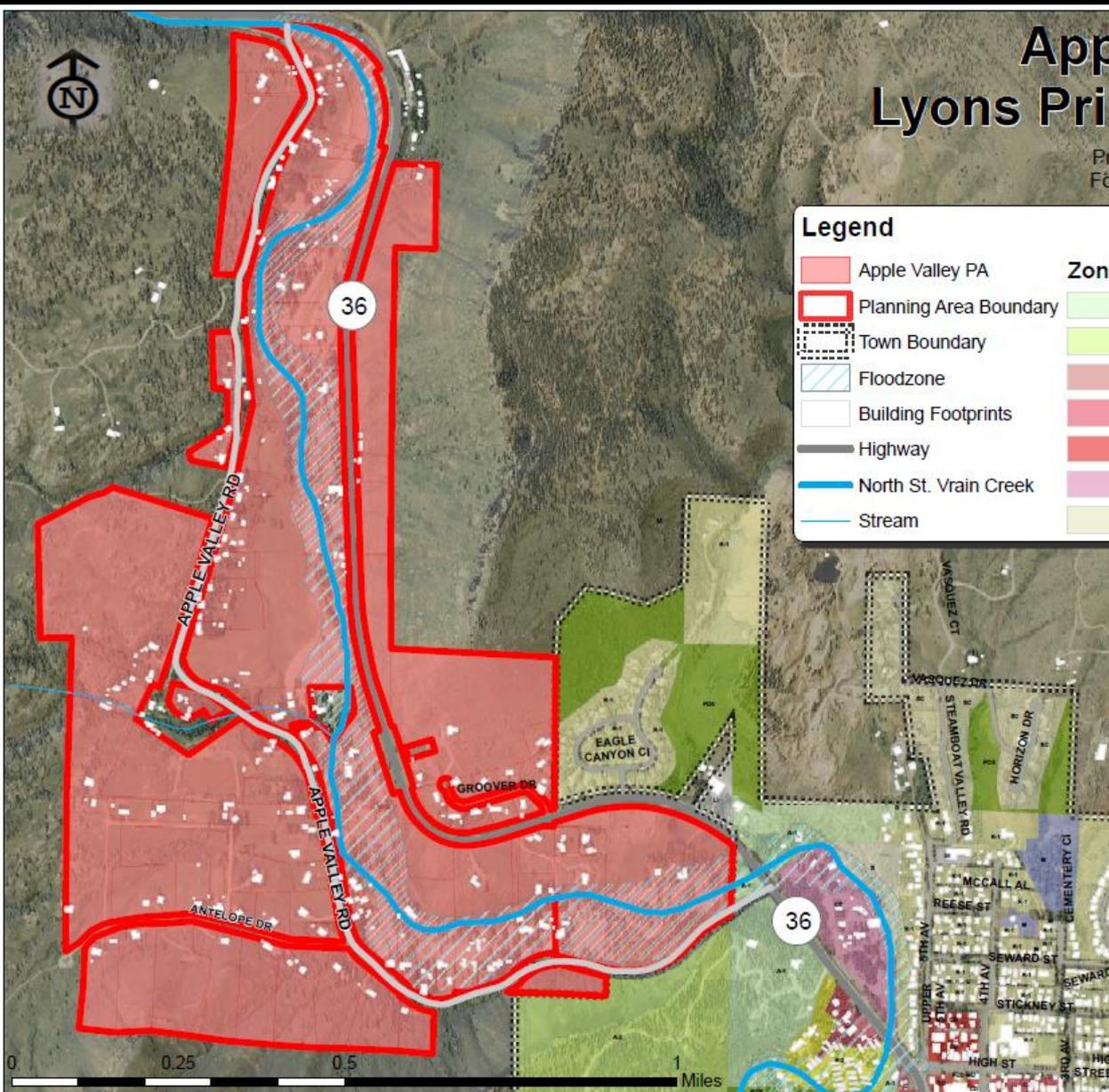


Apple Valley Map Lyons Primary Planning Area

Prepared January 10, 2016
For Administrative Use Only

Legend

 Apple Valley PA	Zoning	 Estate Residential
 Planning Area Boundary	 Agricultural	 General Industrial
 Town Boundary	 Agricultural	 Light Industrial
 Floodzone	 Business	 Low Density Residential
 Building Footprints	 Commercial	 Medium Density Residential
 Highway	 Commercial Downtown	 Municipal
 North St. Vrain Creek	 Commercial Entertainment	 PUD Mixed Use
 Stream	 Estate Country Residential	 Parks and Open Space



Proposed Project Schedule

Three Phases

I Eastern Corridor (Feb-April)

II South St. Vrain/County Rd 69 (May-July)

III Apple Valley (July – September)

+ Market Study

+ Demand (for Businesses that Compliment Downtown)

+ Retail Leakage

+ Affordable Housing

+ Market Rate Housing

Proposed Project Schedule

+ Development Feasibility/Impact

Opportunities

- Utilities – Capacity/Connectivity

Constraints

- Topography

+ Community Engagement

3 Public Meetings per Phase

- Visioning Sessions / Charrettes
- Presentation of Findings / Recommendations

Stakeholder Interviews

Proposed Project Schedule

- Mid February 2016: Review Town of Lyons Planning and Development documents

Eastern Corridor Planning Area (February 2016 – April 2016)

- Mid/Late February 2016: Begin Market Analysis for Eastern Corridor Planning Area
- Late February 2016: Perform Assessment of Development Constraints and Opportunities for the Eastern Corridor Planning Area
- Mid March 2016: Perform Assessment of Development Impacts for the Eastern Corridor Planning Area
- Late March 2016: Public Engagement Session 1 - Presentation of Development Feasibility and Impact Analysis / Visioning for the Eastern Corridor Planning Area
- Mid April 2016: Public Engagement Session 2 - Presentation of Market Analysis for the Eastern Corridor Planning Area
- Late April 2016: Public Engagement Session 3 - Presentation of Conceptual Designs for the Eastern Corridor and Gateway / Presentation of Recommended Land Uses and Regulation Changes for the Eastern Corridor Planning Area

Western Corridor Planning Area (May 2016 – July 2016)

- Mid April 2016: Begin Market Analysis for Western Corridor Planning Area
- Mid May 2016: Perform Assessment of Development Constraints and Opportunities for the Western Corridor Planning Area (including results and information from Sewer Feasibility Study if available)
- Late May 2016: Perform Assessment of Development Impacts for the Western Corridor Planning Area
- Mid June 2016: Public Engagement 4 - Presentation of Development Feasibility and Impact Analysis / Visioning for the Western Corridor Planning Area (including results from Sewer Feasibility Study if available)
- Late June 2016: Public Engagement 5 - Presentation of Market Analysis for the Western Corridor Planning Area
- Mid July 2016: Public Engagement 6 - Presentation of Conceptual Designs for the Western Corridor / Presentation of Recommended Land Uses and Regulation Changes for the Western Corridor Planning Area.

Apple Valley Planning Area (July 2016 – September 2016)

- Mid July 2016: Begin Market Analysis for Apple Valley Planning Area
- Late July 2016: Perform Assessment of Development Constraints and Opportunities for Apple Valley Planning Area (including information from Sewer Feasibility Study if available)
- Mid August 2016: Perform Assessment of Development Impacts for Apple Valley Planning Area
- Late August 2016: Public Engagement 7 / Presentation of Development Feasibility and Impact Analysis / Visioning for Apple Valley Planning Area (including results from Sewer Feasibility Study if available)
- Late September 2016: Public Engagement 8 / Presentation of Market Analysis for the Apple Valley Planning Area
- Late September 2016: Public Engagement 9 / Presentation of Conceptual Designs for the Apple Valley Planning Area / Presentation of Recommended Land Use and Regulation Changes for the Apple Valley Planning Area

Deliverables

- Development Feasibility Analysis
- Development Impact Analysis
- Market Study
- Land Use Map for the Planning Area
- Conceptual Designs
- Proposed Policies and Regulations that allow for Implementation of the Plan

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Virtual Site Visit

- Google Earth

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