To: Town of Lyons Board of Trustees
From: Trestle Strategy Group
Date: December 1, 2014
Re: Housing Site Analysis – Update

On behalf of our consultant team, we are pleased to present an update on the Housing Site Analysis study currently underway. We look forward to any questions you have regarding this update when we present to the Board of Trustees on Monday, December 1, 2014 at your regularly scheduled meeting.

**Public Outreach**

- Storefront public engagement space - opened on Wednesday, Nov 1st. We have regularly scheduled hours to meet with neighbors, residents, stakeholders etc. on Tuesday 2:00-6:00pm, Thursday 10:00-2pm and Sunday 10:00-1:00pm. Our busiest day thus far was Sunday 11/23 – we had approximately 15 people stop by to discuss the site analysis. On Tuesday, Nov. 25th, there were 8 people who visited.
- Ad Hoc Committee – We have met with our Ad Hoc Committee weekly on Fridays at 8am since 10/31/14. The Ad Hoc Committee meetings are very productive sessions where we present progress updates, gather input and share information.
- E-mail newsletter – As of 11/25 we have sent out two email updates to an email list of over 200 stakeholders. Each newsletter averages over 50% open rate by subscribers.
- Stakeholder Meetings – We continue to meet with individuals and groups as requested including Parks and Recreation Commission, HRTF, SOPOS, LEAF, Confluence Group, Staff, and other individual residents.
- Housing Timeline – In collaboration with PlaceMatters, a housing timeline has been added to the Town of Lyons Housing Recovery website. The timeline and web links allow Lyons' residents to fully engage with and review Flood- related meetings and documents over the past year and moving forward. http://www.townoflyons.com/housing-recovery

**Site Analysis**

- The housing site analysis criteria have been updated and now include a section of Additional Considerations that include economic, ecological and other considerations that are not quantitative, but important data points for the BoT to consider (please see revised criteria).
- The list of Potential Sites now includes over 25 properties. Additional properties have been added to the list as requested by the BoT, Ad Hoc Committee, Staff and as identified by Trestle Strategy Group. All property owners are in the process of being contacted to determine willingness and availability of each parcel.
- A new DRAFT Map of Potential Parcels has been created to show all of the sites under consideration and includes the Town Planning Area (TPA), Town Limits, Blue Line (5,450'), USGS contours, Aerial imagery, and the flood plains (floodway, 100, 500 and interim). This map will also depict the potential developable area on each of these parcels after you net out the non-buildable and non-developable areas.

- We have reviewed the list of parcels against the Threshold Criteria that was presented to the BoT on November 20. The parcels that did not pass are now shown "below the line" on the list and will not be evaluated further (please see attached).

**Funding Update**

- We have included a few graphics to represent the financing scenarios contemplated with and without the CDBG-DR funding. These graphics depict theoretical scenarios for financing a potential 60-unit housing development using the CDBG-DR funds.
- We have received a lot of questions regarding the timing of the CDBG-DR funds, the feasible uses for these funds, and reasons for contemplating the rental and income restrictions. Aside from our response in person, we will be responding to these questions in the FAQ.
- Town Manager, Victoria Simonsen & Ryan Jones from Trestle went to a regional flood recovery group meeting on November 18th to discuss the CDBG-DR funding for housing. A Lyons project is still first in line for priority, if a site can be chosen in time for application. As of today, there is no set date for the application, but it will most likely be in late February or March 2015.

**Site Tours**

- Site tours are scheduled for Friday, December 5th starting at 1pm. We will visit Red Oak Park (Boulder), Holiday (Boulder), and Foothills Community (Boulder). Transportation will be provided.
- For those unable to attend, or for others wishing to self-tour, maps and project information sheets will be provided ahead of time.

**FAQ**

- Trestle Strategy Group is working on a draft Frequently Asked Questions (FAQ), which will be distributed via the website, Facebook and our email newsletter.

**Attachments:**

1. DRAFT Housing Site List of Potential Parcels
2. DRAFT Housing Site Analysis Criteria
3. DRAFT Map of Potential Parcels
4. Lyons DR Funding Graphic
5. Lyons Theoretical Funding for Housing Graphic

# Town of Lyons Housing Site Analysis Study

## Potential Site List

As of November 25, 2014

**DRAFT**

## Town of Lyons Housing Site Analysis Study

### Potential Parcels

*As of 11/25/14*

| ***Parcel*** | ***Address*** | ***Total Site Acreage*** | ***Potential Developable Acreage (gross )*** | ***Owner*** |
|---|---|---|---|---|
| 19680 N St. Vrain | 19680 N St. Vrain | 25.54 | TBD | Private |
| Anderson | 46 Bradford St | 6.88 | 3.25 | Private |
| Bohn Park | 199 2nd Ave | 25.66 | TBD | Town |
| Carter | 0 Carter Dr | 8.8 | 8.8 | Town |
| Dog Park | 0 Bradford ST | 10.12 | 10.12 | Town |
| Hawkins | 113 Stone Canyon Dr | 19.23 | TBD | Private |
| Highland 4708/Ute 4801 | 4708 Highland Dr | 11.78 | TBD | Private |
| Loukonen (SW Corner) | 4324 Ute Rd | 4.00 | TBD | Private |
| Old Longmont Water Treatment Plant | 4651 Ute Rd | 6.45 | 6.45 | Town |
| Shady Lane | 4858 Highland Dr | 6.11 | TBD | Private |
| South of Dog Park | 0 Bradford St | 9.9 | 9.9 | Town |
| Talmage | 101 Bradford St | 5.28 | TBD | Private |

| ***Parcel*** | ***Threshold Criteria Not Met*** |
|---|---|
| 0 Longs Peak Drive | 1 |
| Beehive | 2 & 4 |
| Black Bear Inn | 4 |
| Boone Quarry | 1 |
| McCain | 4 |
| Musser-Stone Canyon | 2 |
| Outlaw Saloon | 4 |
| Sandstone Park | 4 |
| Shopette | 4 |
| South of St. Vrain OS | 2 & 3 |
| Steamboat Valley 407 | 1 & 4 |
| Steamboat Valley 452 | 1 & 4 |
| Valley Bank | 4 |

# Town of Lyons Housing Site Analysis Study

***DRAFT: FOR DISCUSSION PURPOSES ONLY***

As of: 11/25/2014

| | | |
|---|---|---|
| **Thresholds** | ***Criteria 1: Blue Line*** | Site elevation below 5,450 ft. (Blue Line). This is a "yes" or "no" criteria. |
| | ***Criteria 2: Planning Area*** | Site located within the Town of Lyons (LPA). This is a "yes" or "no" criteria. |
| | ***Criteria 3: County Owned and Designated Open Space*** | Site is NOT owned by Boulder County and IS ALSO NOT Designated County Open Space (both criteria must be met). This is a "yes" or "no" criteria. |
| | ***Criteria 4: Potential Developable Acreage*** | Potential developable acreage is greater than 2 acres. The potential developable acreage includes areas within the site that can reasonably be built upon. Individual sites with less than 2 developable acres are not feasible for a 60+/- 10 unit development, but will be evaluated as part of a multi-site development (if practical). Sites with 5+ developable acres can generally support density for 60+/- 10 units. This is a "yes" or "no" criteria. |
| **Physical Site** | ***Criteria 5: Flood Plain*** | Sites completely within the 100-year flood plain are not considered. Sites that include a portion of the 100-year plain and still have enough developable land are still considered. Sites that are within the 500-year flood plain are considered. |
| | ***Criteria 6: Site Topography*** | Slope determines the ease of foundation and site work construction. 0-30% slope on developable land = reasonable. 30-60% = needs more data. Over 60% = costs may be prohibitive. |
| | ***Criteria 7: Proximity/Walkability: Town Center*** | Less than a 15 minute walk (.80miles) is high walkability. Between 15 minutes and 30 mins (.80 miles - 1.6 miles) = moderate walkability. Further than 30 min low walkability (>1.6 miles). The fixed point is Sandstone Park. |
| | ***Criteria 8: Proximity/Walkability: Nearest School*** | Less than a 15 minute walk (.80miles) is high walkability. Between 15 minutes and 30 mins (.80 miles - 1.6 miles) = moderate walkability. Further than 30 min low walkability (>1.6 miles). |
| | ***Criteria 9: Proximity/Walkability: Nearest Bus Stop*** | Less than a 15 minute walk (.80miles) is high walkability. Between 15 minutes and 30 mins (.80 miles - 1.6 miles) = moderate walkability. Further than 30 min low walkability (>1.6 miles). |
| **Entitlement** | ***Criteria 10: Public Roads*** | Site proximity to existing public right of way (ROW). Immediate access = directly adjacent to existing public ROW. Possible access = future access to public ROW may be available. No current public ROW may be prohibitive. |
| | ***Criteria 11: Annexation*** | Annexation of properties over 5 acres that are outside of the town limits but within the LPA require a town vote. Annexation of properties under 5 acres do not require a town vote. |
| | ***Criteria 12: Town Designated Park Land*** | Any sale or disposal of parkland requires a vote per C.R.S. 31-15-713 Power to Sell Public Works - Real Property. |
| | ***Criteria 13: Other Property Encumbrances*** | This criteria looks at existing encumbrances on the site such as specific easements or covenants. |
| | ***Criteria 14: Estimated Unit Count*** | The estimated unit count for a site is based on a projected estimated density for the site. |
| | ***Criteria 15: Land Owner*** | The land is either classified as town owned, county owned, or privately owned. |
| | | |
| **Site Considerations (Not Weighted)** | ***Consideration A: Ecological*** | Known ecological data on the site. This consideration is for information purposes and is not weighted. |
| | ***Consideration B: Soil Conditions*** | Known geotechnical data for the site. This criteria is for information purposes and is not weighted. |
| | ***Consideration C: Off-Site Infrastructure*** | Off-Site infrastructure costs are looked at on a total estimated cost. These costs include all potential horizontal/infrastructure improvements necessary for the potential on-site improvements. This consideration is for information purposes and is not weighted. |
| | ***Consideration D: Economic*** | Known economic data on the site. This consideration is for information purposes and is not weighted. |
| | ***Consideration E: On-Site Infrastructure*** | On-site infrastructure costs look at estimated budgets for building out the necessary roads, grading, utilities, and curb & gutter for a specific site. This consideration is for information purposes and is not weighted. |
| | ***Consideration F: Land Cost*** | Land cost is based on reasonable assumptions within the context of a 60 +/- unit multifamily development. This consideration is for information purposes and is not weighted. |

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Note: Potential Developable Acreage (P.D.A.) = within the parcel, below the blue line, outside of non-developable designated area, outside of 100-year floodplain and on slope less than 30%.

DRAFT

452 STEAMBOAT

401 STEAMBOAT VALLEY

BOONE QUARRY

0 LONGS PEAK DRIVE

SANDSTONE PARK

OUTLAW SALOON

SHOPETTE

STONE CANYON OS

MCCAIN

BLACK BEAR INN

BEEHIVE

VALLEY BANK

SOUTH ST. VRAIN OS

BOHN PARK

HAWKINS

TALMAGE

4708 HIGHLAND

SHADY LANE

ANDERSON

DOG PARK

SOUTH OF DOG PARK

LOUKONEN

OLD LONGMONT WTP

4801 UTE

CARTER PROPERTY

## LEGEND

- TOWN OF LYONS BOUNDARY
- LYONS PLANNING AREA
- BLUE LINE
- POTENTIAL HOUSING SITES
- POTENTIAL DEVELOPABLE ACREAGE

## FEMA NFHL

- FLOODWAY
- 100-YR FLOODPLAIN
- 500-YR FLOODPLAIN
- INTERIM FLOOD

Service Layer Credits: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

RICK ENGINEERING COMPANY

TRESTLE strategy group

RCH JONES CONSULTING HOUSING FINANCE & DEVELOPMENT

ayre GROUP

Scale in Feet: 0, 600, 1,200, 1,800

North

Date of Exhibit: 11.25.2014
USGS 40' Contours
USGS Aerial Imagery: 07.16.2013
U:\Lyons\GIS\LyonsSites.mxd

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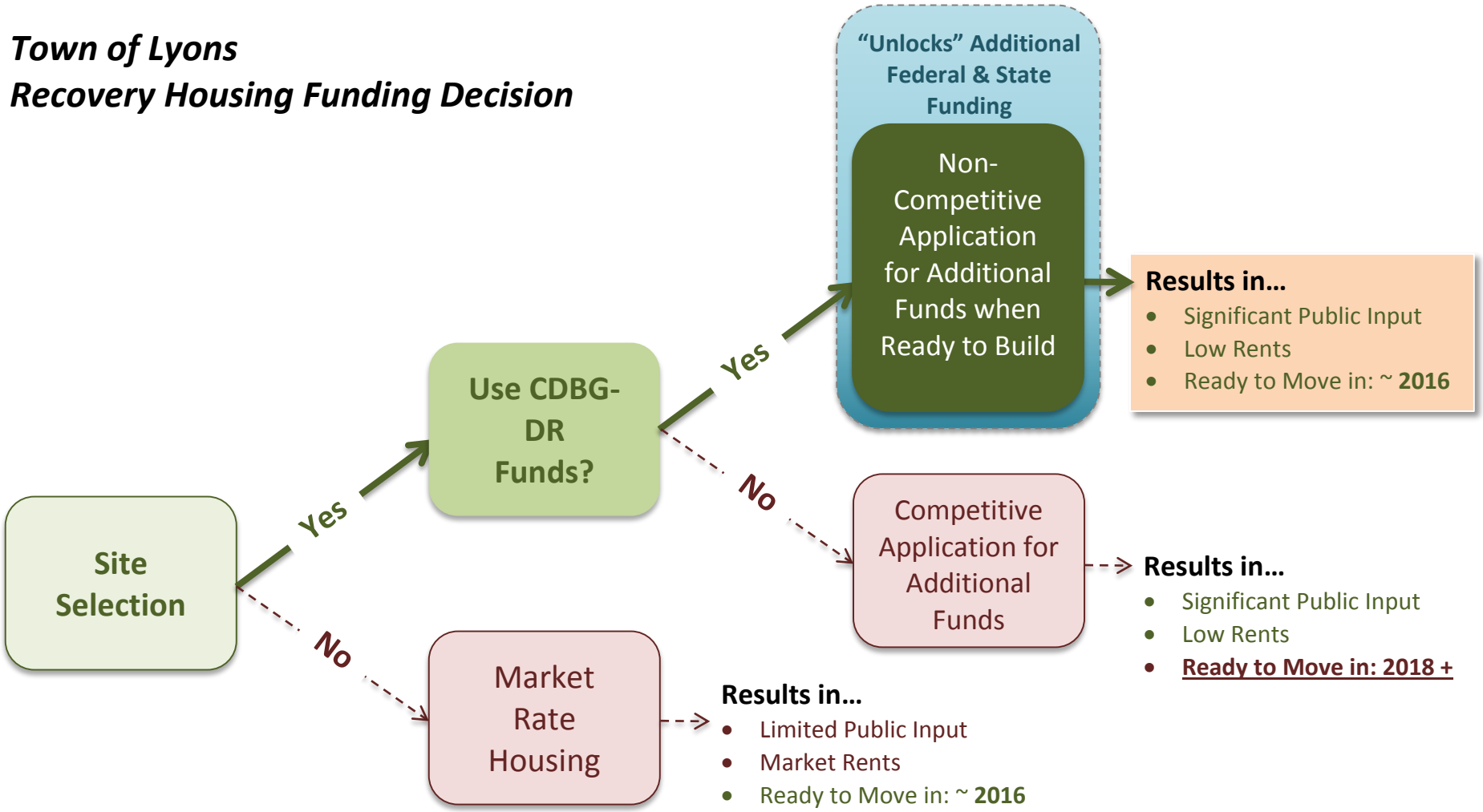
# Town of Lyons - Housing Site Analysis

**All Parcels considered as of 11.24.2014**

J-XXXXX

TRESTLE strategy group

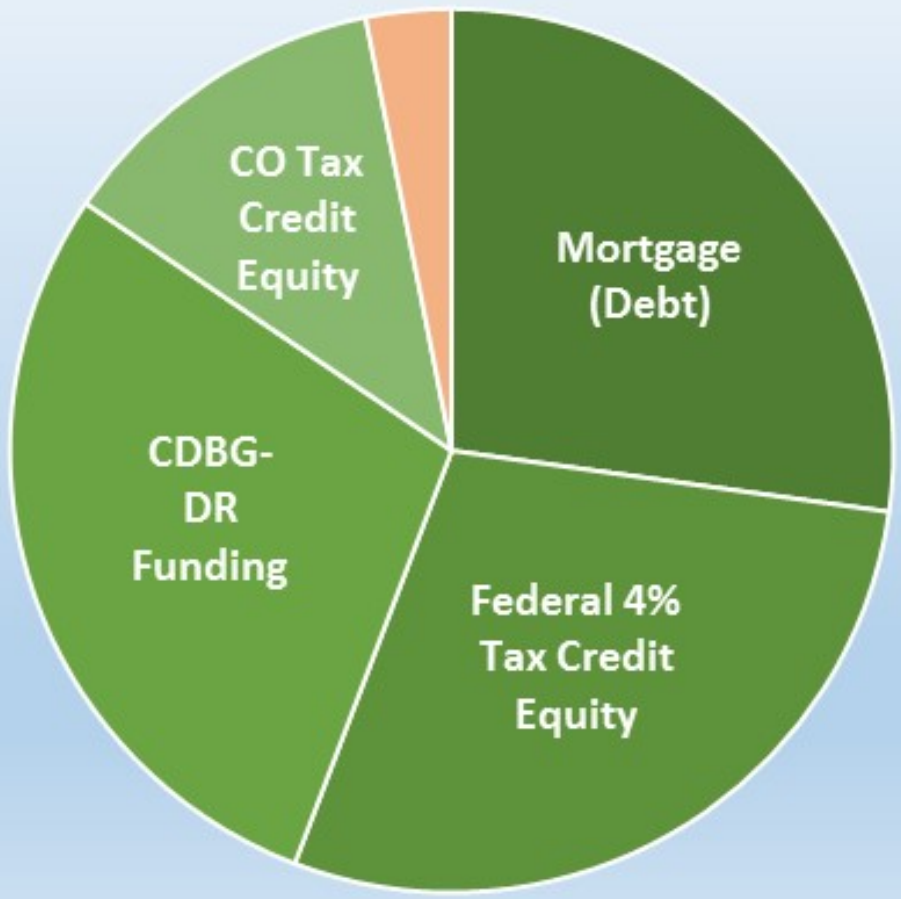
***Town of Lyons***
***Recovery Housing Funding Decision***

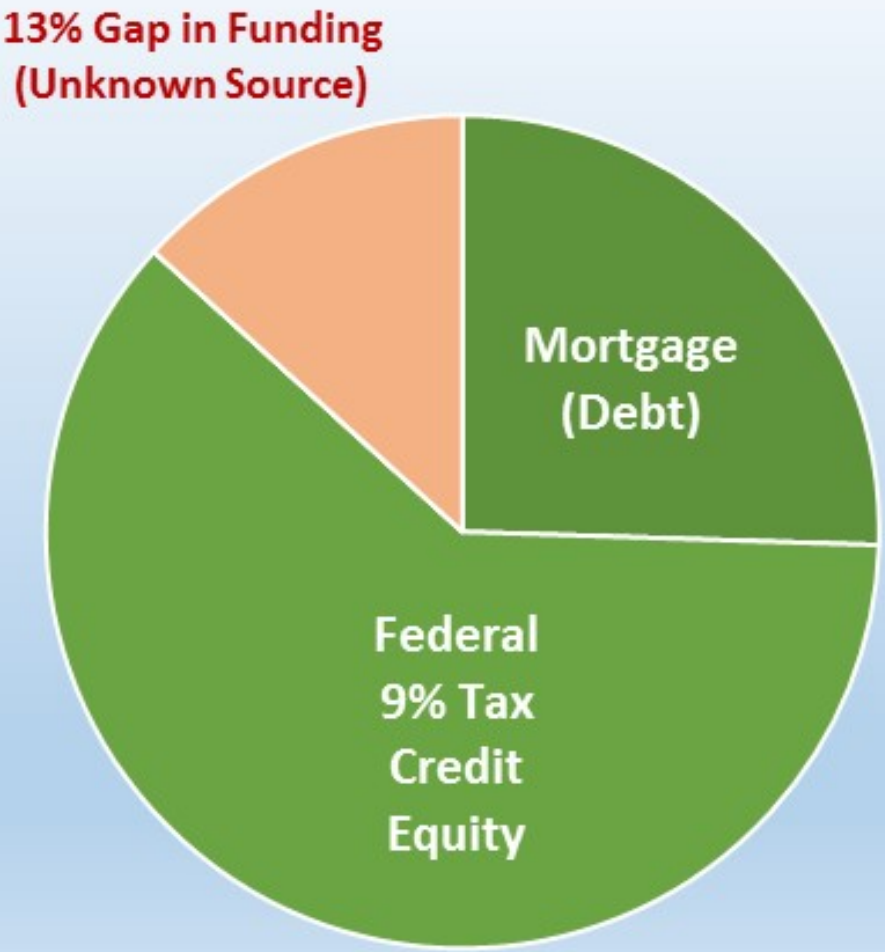



*For discussion purposes only*

**$15,000,000 Project Cost with CDBG-DR Funding: 60 Units (Median Unit Count per BoT)**

***Use of CDBG-DR Funds:***
***1.) Combines with Additional Funding Opportunities for Recovery Housing***
***2.) Homes will be Built as Soon as Possible***



**$15,000,000 Project Cost**
**No CDBG-DR Funding:**
**60 Units (Median Unit Count per BoT)**

***Without CDBG-DR Funds:***
***1.) Uncertain Feasibility***
***2.) Uncertain Timing***