

Town of Lyons Housing Site Analysis Study

As of: 12/15/2014



Thresholds	Criteria 1: Blue Line	Site elevation below 5,450 ft. (Blue Line). Refer to ordinance 367. 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 given time and financing scenario. Individual sites with less than 2 developable acres are not feasible for a 60+/- 10 unit development, but may 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 are prohibitive given timing and financing scenarios.
	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 and Land Use	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 is prohibitive, given timing and financing scenarios.
	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.
	Criteria 16: Land Use Compatibility	Site suitability and overall marketability including, but not limited to proximity to schools, shopping, public transportation, parks/playgrounds; conformance with neighborhood character and land use patterns. Sites are ranked: High, Medium, or Low compatibility.
Site Considerations	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 considerations factor in the proximity to existing roadways and utilities. This consideration is for information purposes and is not weighted.
	Consideration D: Economic	Known economic considerations for the site if developed. More specific data can be obtained upon selection of a site. This consideration is for information purposes and is not weighted.
	Consideration E: On-Site Infrastructure	On-site infrastructure considerations factor in the potential need for extraordinary development efforts. This consideration is for information purposes and is not weighted.
	Consideration F: Land Cost	Acquisition costs for sites owned by the town are negligible. Acquisition costs for sites not owned by the town are unknown. This consideration is for information purposes and is not weighted.