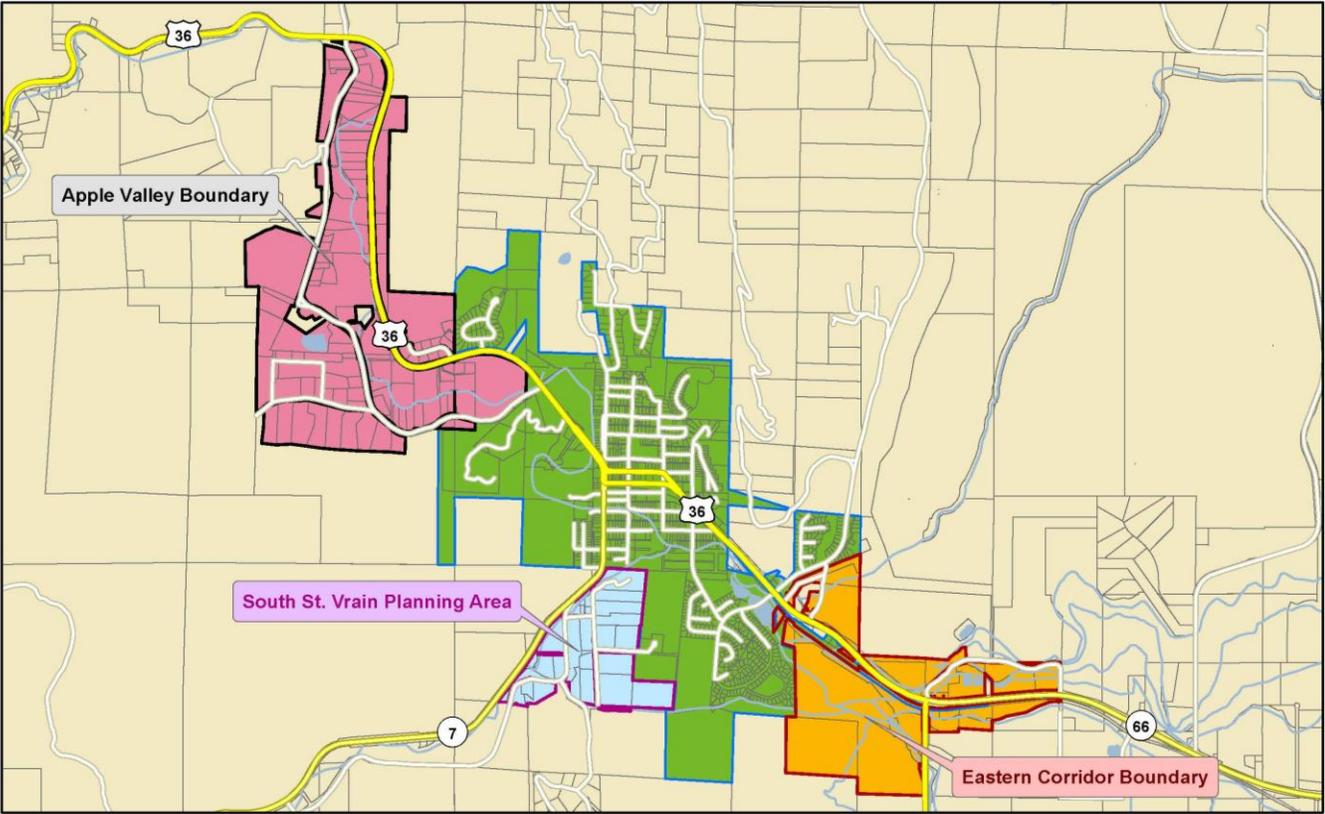


Eastern Corridor Planning Area – Workshop No. 2

14 April 2016



0 0.25 0.5 1 Miles

Lyons Municipal Boundary Boulder Parcels

Agenda

1. Administrative Matters
2. Project Purpose
3. State of the Town (Fiscal Analysis)
4. Work Session No. 2 – Stations
5. Study Area's Development Capacity
6. Concept Alternatives
7. Community Input
8. Discussion
9. Process Time Table (if time permits)

Administrative Matters

1. Sign-In
2. Ground Rules (handout)
3. Revised Meeting Schedule (handout)
4. Frequently Asked Questions (project page on website)
5. Name of Second Subarea – South St. Vrain
6. Input Received To-Date (emails, project page, first work session)
7. Amended Meeting Rules
8. Project Purpose

Project Purpose

The purpose of this effort, preparation of the 2016 Lyons Primary Planning Area ("LPPA", "Lyons PPA", and "Study Area") Master Plan is to understand conditions that will influence investment, as well as to identify and illustrate the type and location of desired improvements (public and private), within its boundaries.

The Lyons PPA is made up of numerous parcels located along the fringe of the current town boundaries, within Boulder County. Three "small subareas" located within the LPPA are the subject of this work. They include the Eastern Corridor, Western Corridor (referred to as South St. Vrain Area) and Apple Valley. The original boundaries of the PPA were established by an Intergovernmental Agreement (IGA) between the Town of Lyons and Boulder County in 2002, that was subsequently amended three times, the latest being in 2012.

Preparation of this Master Plan will:

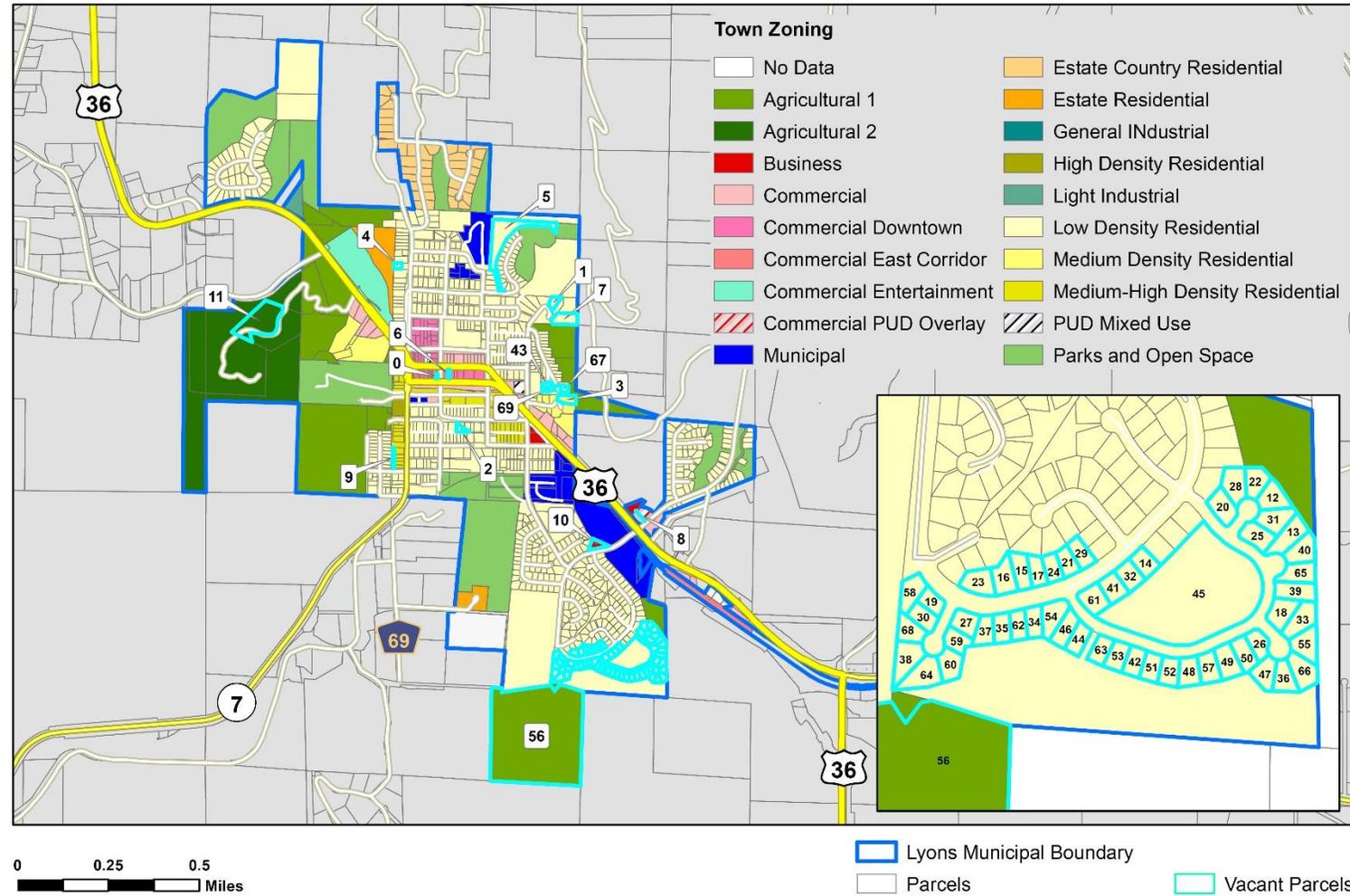
- serve to advance several goals related to land use and growth within the community and its larger planning area, identified in the 2010 Lyons Comprehensive Plan update;
- provide direction regarding an approach for replacing residential units lost or significantly damaged during the 2013 flood;
- offer strategies to grow the local economy, a key objective of the 2010 Comprehensive Plan; and
- inform future amendments to the existing IGA with Boulder County and 2010 Comprehensive Plan.

Project Purpose (cont'd)

Whereas few specifics regarding feasible and desired uses within the LPPA have been documented, before properties in the LPPA can be considered for incorporation (annexation) into the Town, appointed and elected officials need to be provided with these details in accordance with the Town of Lyons 2010 Comprehensive Plan, Lyons-Boulder County Intergovernmental Agreement ("IGA"), Lyons Recovery Action Plan, Lyons Municipal Code, and other such documents.

The 2016 Lyons Primary Planning Area Master Plan will not replace recommendations included in the 2010 Comprehensive Plan, but rather advance and supplement them, specifically related to recommendations regarding future investment in the LPPA.

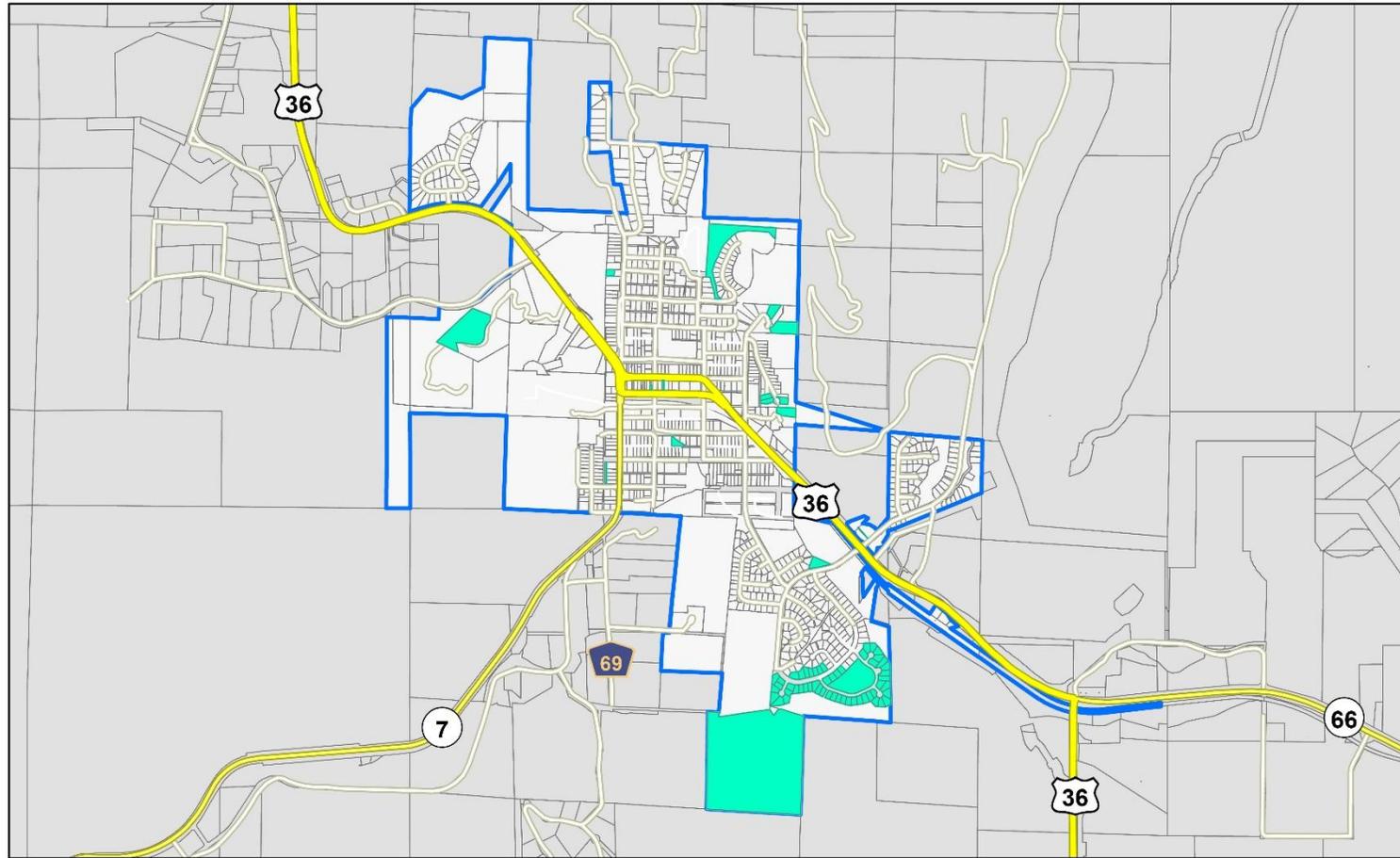
LYONS VACANT PARCELS AND ZONING OVERLAY



PRIMARY PLANNING AREA MASTER PLAN



LYONS VACANT PARCELS WITHIN THE TOWN BOUNDARY



0 0.25 0.5
Miles

Lyons Municipal Boundary Parcels Vacant Parcels



PRIMARY PLANNING AREA MASTER PLAN



Fiscal Impact -- Vacant and Zoned Remaining Land in Town

Zoning Category	Potential Development		
	Acres	Units*	Sq Ft*
A-1	44.8	9	0
A-2	5.2	0	0
R-1	20.6	62	0
R-2	0.7	6	0
R-2A	0.1	1	0
B	0.6	0	6,534
CD	0.1	0	1,089
Total	72.1	77	7,623

*Based on following densities:

A-1	0.2	units/acre
R-1	3	units/acre
R-2	8	units/acre
Commercial	25%	building to land ratio

Revenue Generation	Town of Lyons	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
Residential:		
Single Family Detached	\$2,816,248	\$44,204
Townhome/Condo	\$140,096	\$2,199
Apartments	\$0	\$0
Non-Residential:		
Retail/Service	\$265,280	\$4,164
Employment (Office/Industrial)	\$132,640	\$2,082
	Property Tax*	\$52,649
	Sales Tax**	\$22,869
	Total Tax Revenues	\$75,518
	Other Revenues ***	\$43,711
	Total Revenues	\$119,228

* based on City .015696 property tax rate.

** based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

***based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

New Residents/Employees	Town of Lyons
Residents	227
Retail Employees	11
Office/Industrial Employees	10
Total	249

Resident/employee estimates based on:

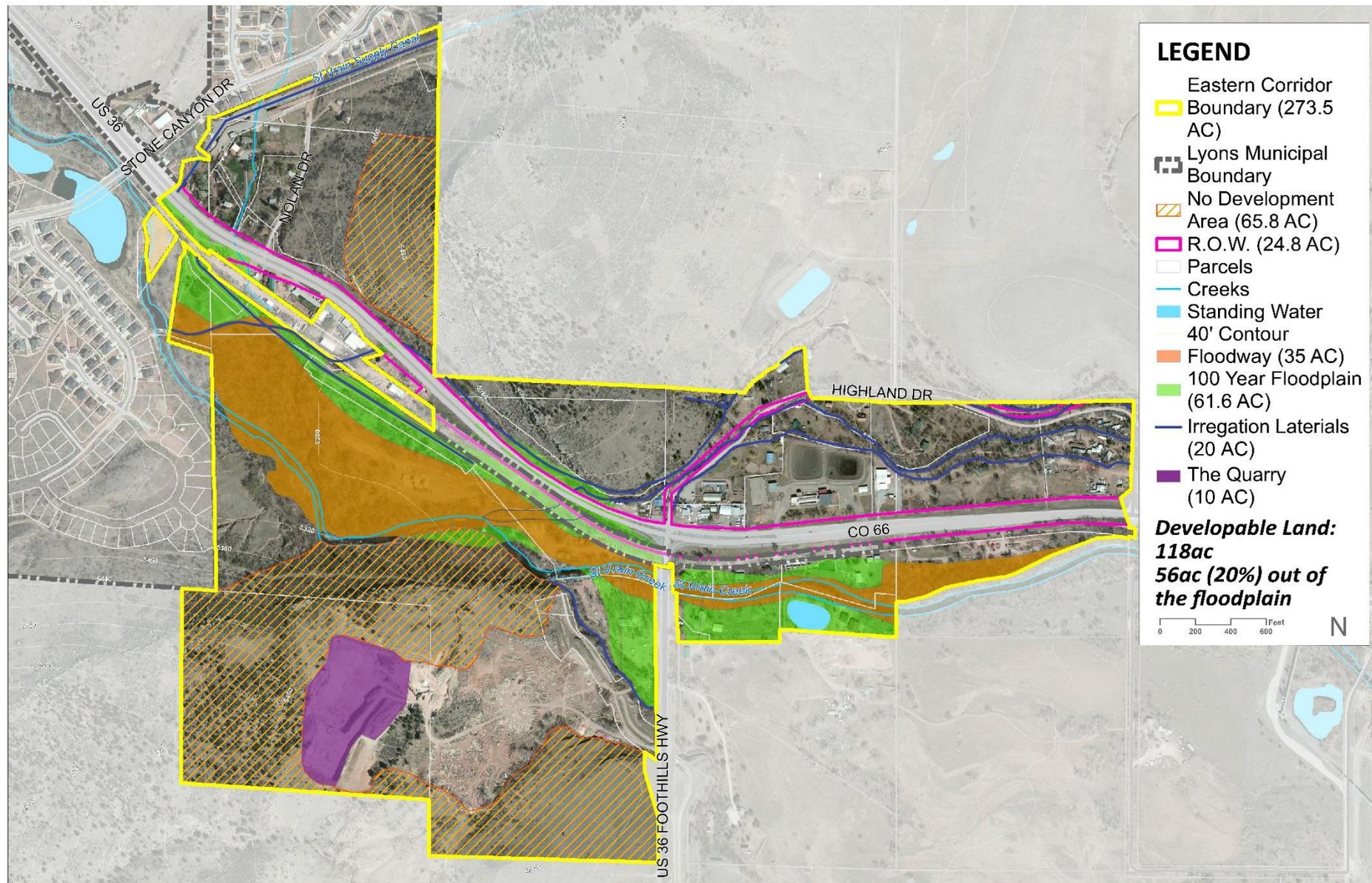
Single Family Detached	3.0	household size
Townhome/Condo	2.3	household size
Apartments	1.8	household size
Retail	400	Sq Ft per Employee
Office/Industrial	300	Sq Ft per Employee

Net Surplus/Deficit	Town of Lyons	
	Added Residents / Employees	Added Annual Service Costs*
Residents	227	\$166,785
Retail Employees	4	\$2,800
Office/Industrial Employees	3	\$2,489
	Total Service Costs	\$172,075
	Total Revenues	\$119,228
	Total Surplus/Deficit	-\$52,846
	% Surplus/Deficit	-31%

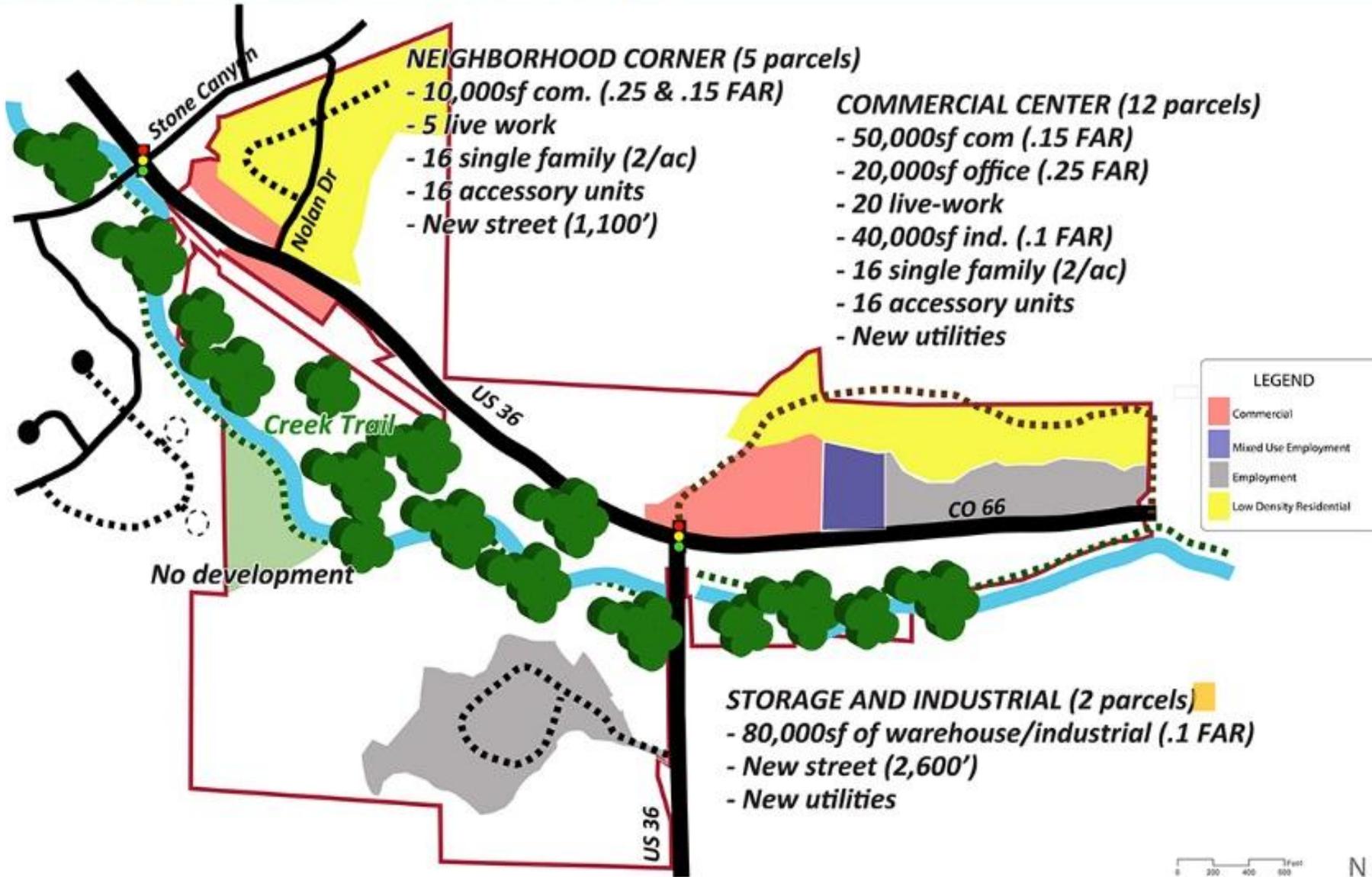
*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.

EXISTING AERIAL



DEVELOPMENT SCENARIO #1 - Retain



DEVELOPMENT SCENARIO #1 - Retain



Single Family with ADUs



Community Retail



Corridor Retail

AL (2 parcels)
Industrial (.1 FAR)



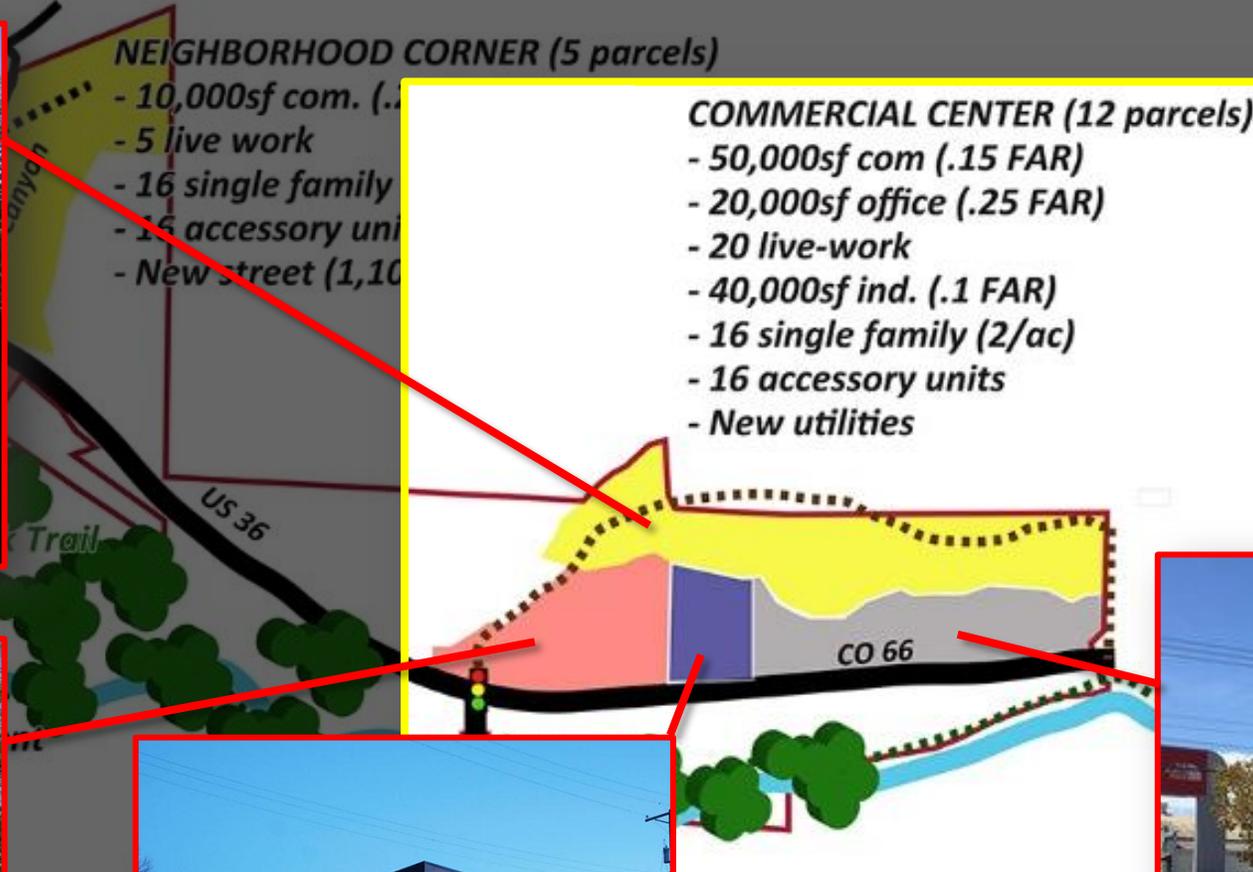
DEVELOPMENT SCENARIO #1 - Retain



Single Family with ADUs



Highway Commercial



Corridor Employment - Live-work



Corridor Employment

DEVELOPMENT SCENARIO #1 - Retain



Small Industrial



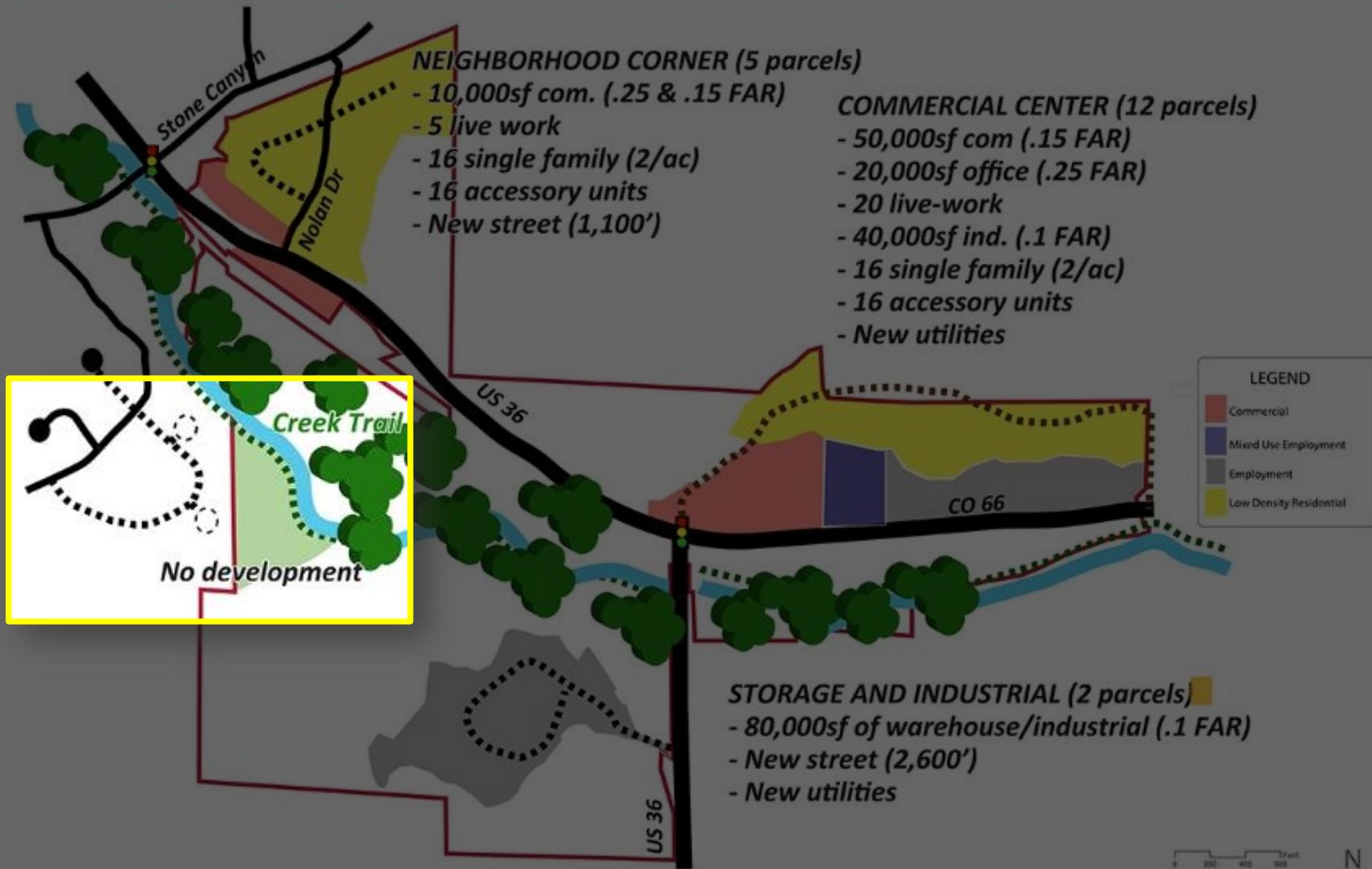
Nursery



Outdoor Storage and Sales



DEVELOPMENT SCENARIO #1 - Retain



Fiscal Impact – Retain Scenario

Market Absorption Summary

Land Use Type	Trade Area Demand (20-yr)	Eastern Corridor Planning Area Market Share	Estimated Absorption
Residential (Units):			
Single Family Detached	15,300	0.3%	41
Townhome	5,100	0.2%	9
Apartments	9,300	0.0%	0
Residential Total	29,700	0.2%	50
Non-Residential (Sq Ft):			
Retail/Service	3,500,000	1.7%	60,000
Employment (Office/Industrial)	13,900,000	1.0%	140,000
Non-Residential Total	17,400,000	1.1%	200,000

Revenue Generation	Eastern Corridor Planning Area	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
Product Type		
Residential:		
Single Family Detached	\$1,631,800	\$25,613
Townhome	\$197,010	\$3,092
Apartments	\$0	\$0
Non-Residential:		
Retail/Service	\$3,480,000	\$54,622
Employment (Office/Industrial)	\$6,090,000	\$95,589
	Property Tax*	\$178,916
	Sales Tax**	\$300,000
	Total Tax Revenues	\$478,916
	Other Revenues ***	\$65,185
	Total Revenues	\$544,101

* based on City .015696 property tax rate.

** based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

***based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

New Residents/Employees	Eastern Corridor Planning Area
Residents	144
Retail Employees	150
Office/Industrial Employees	467
Total	760

Resident/employee estimates based on:

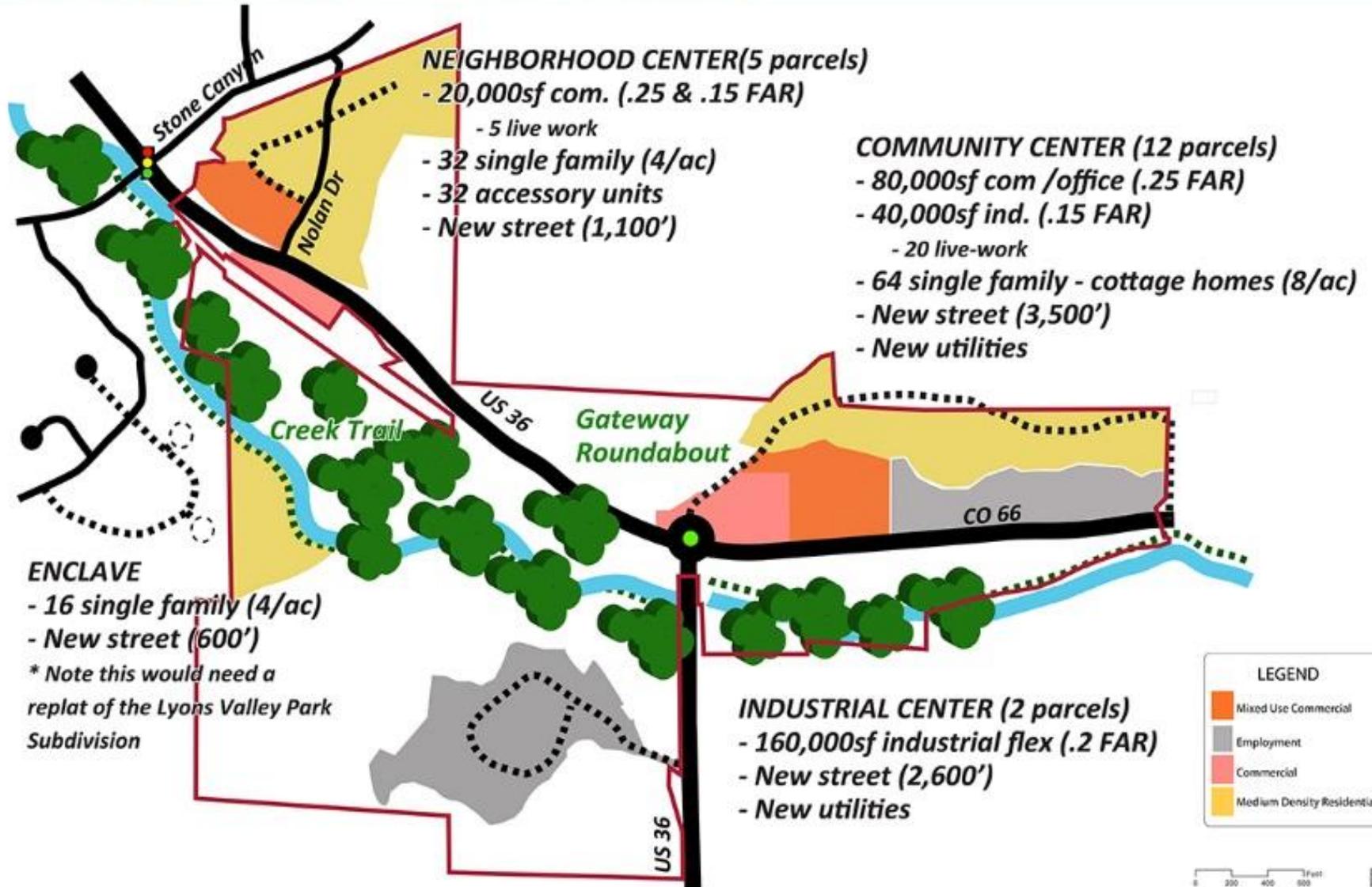
Single Family Detached	3.0 household size
Townhome	2.3 household size
Apartments	1.8 household size
Retail	400 Sq Ft per Employee
Office/Industrial	300 Sq Ft per Employee

Product Type	Eastern Corridor Planning Area	
	Added Residents / Employees	Added Annual Service Costs*
Residents	144	\$105,581
Retail Employees	50	\$36,737
Office/Industrial Employees	156	\$114,292
	Total Service Costs	\$256,610
	Total Revenues	\$544,101
	Total Surplus/Deficit	\$287,490
	% Surplus/Deficit	112%

*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.

DEVELOPMENT SCENARIO #2 - Revitalize



DEVELOPMENT SCENARIO #2 - Revitalize



Single Family with ADUs



Corridor Commercial



Corridor Commercial



Small Houses

DEVELOPMENT SCENARIO #2 - Revitalize

NEIGHBORHOOD CENTER (5 parcels)

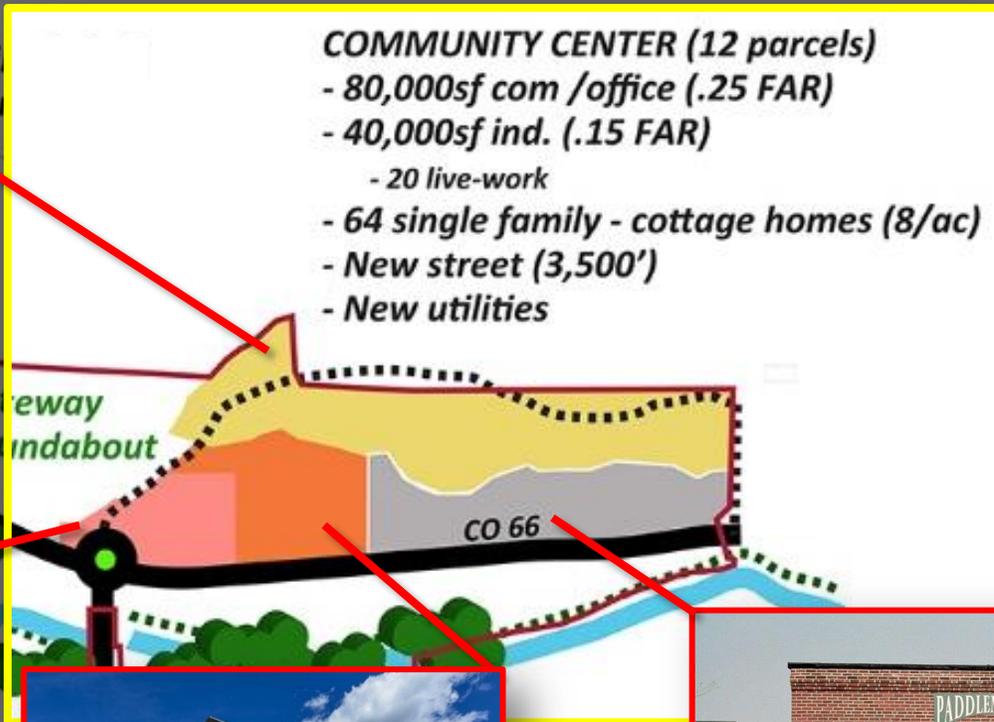
- 20,000sf com. (.25 & .15 FAR)
- 5 live work
- 32 single family
- 32 accessory u
- New street (1,

COMMUNITY CENTER (12 parcels)

- 80,000sf com /office (.25 FAR)
- 40,000sf ind. (.15 FAR)
- 20 live-work
- 64 single family - cottage homes (8/ac)
- New street (3,500')
- New utilities



Small Houses



Corridor Retail



Corridor Employment



Corridor Employment

(2 parcels)
flex (.2 FAR)

DEVELOPMENT SCENARIO #2 - Revitalize



NEIGHBORHOOD CENTER (5 parcels)
- 20,000sf com. (.25 & .15 FAR)

live work
single family (4/ac)
accessory units
street (1,100')

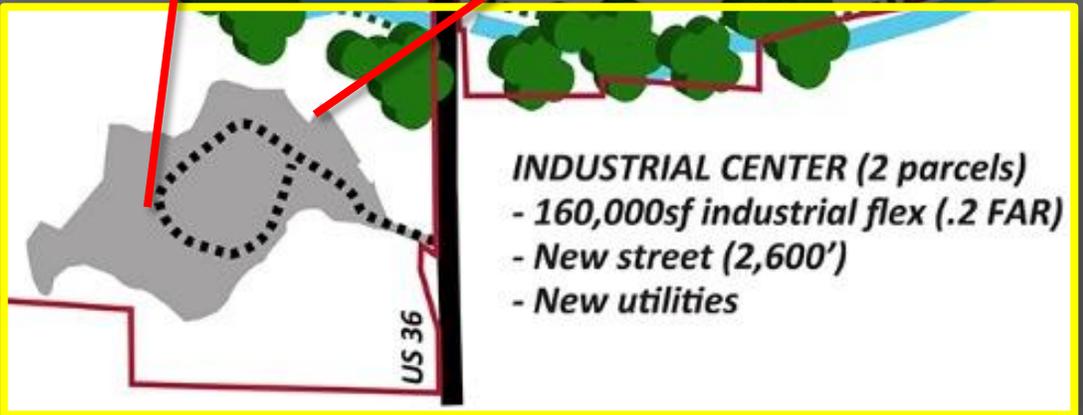


Commercial Storage

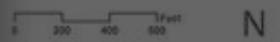


Industrial

ENCLAVE
- 16 single family (4/ac)
- New street (600')
* Note this would need a replat of the Lyons Valley Park Subdivision



INDUSTRIAL CENTER (2 parcels)
- 160,000sf industrial flex (.2 FAR)
- New street (2,600')
- New utilities



DEVELOPMENT SCENARIO #1 - Retain



Lyons Valley Subdivision

ENCLAVE
 - 16 single family (4/ac)
 - New street (600')
 * Note this would need a replat of the Lyons Valley Park Subdivision



Corridor Houses

COMMERCIAL CENTER (12 parcels)
 com (.15 FAR)
 office (.25 FAR)
 work
 ind. (.1 FAR)
 family (2/ac)
 accessory units
 utilities



INDUSTRIAL (2 parcels)
 house/industrial (.1 FAR)
 0')



Fiscal Impact – Revitalize Scenario

Market Absorption Summary

Land Use Type	Trade Area Demand (20-yr)	Eastern Corridor Planning Area Market Share	Estimated Absorption
Residential (Units):			
Single Family Detached	15,300	1.3%	201
Townhome	5,100	0.5%	25
Apartments	9,300	0.0%	0
Residential Total	29,700	0.8%	226
Non-Residential (Sq Ft):			
Retail/Service	3,500,000	1.9%	65,000
Employment (Office/Industrial)	13,900,000	1.3%	175,000
Non-Residential Total	17,400,000	1.4%	240,000

Revenue Generation	Eastern Corridor Planning Area	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
Residential:		
Single Family Detached	\$7,999,800	\$125,565
Townhome	\$547,250	\$8,590
Apartments	\$0	\$0
Non-Residential:		
Retail/Service	\$3,770,000	\$59,174
Employment (Office/Industrial)	\$7,612,500	\$119,486
	Property Tax*	\$312,814
	Sales Tax**	\$325,000
	Total Tax Revenues	\$637,814
	Other Revenues ***	\$169,676
	Total Revenues	\$807,491

* based on City .015696 property tax rate.

** based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

***based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

New Residents/Employees	Eastern Corridor Planning Area
Residents	661
Retail Employees	163
Office/Industrial Employees	583
Total	1,406

Resident/employee estimates based on:

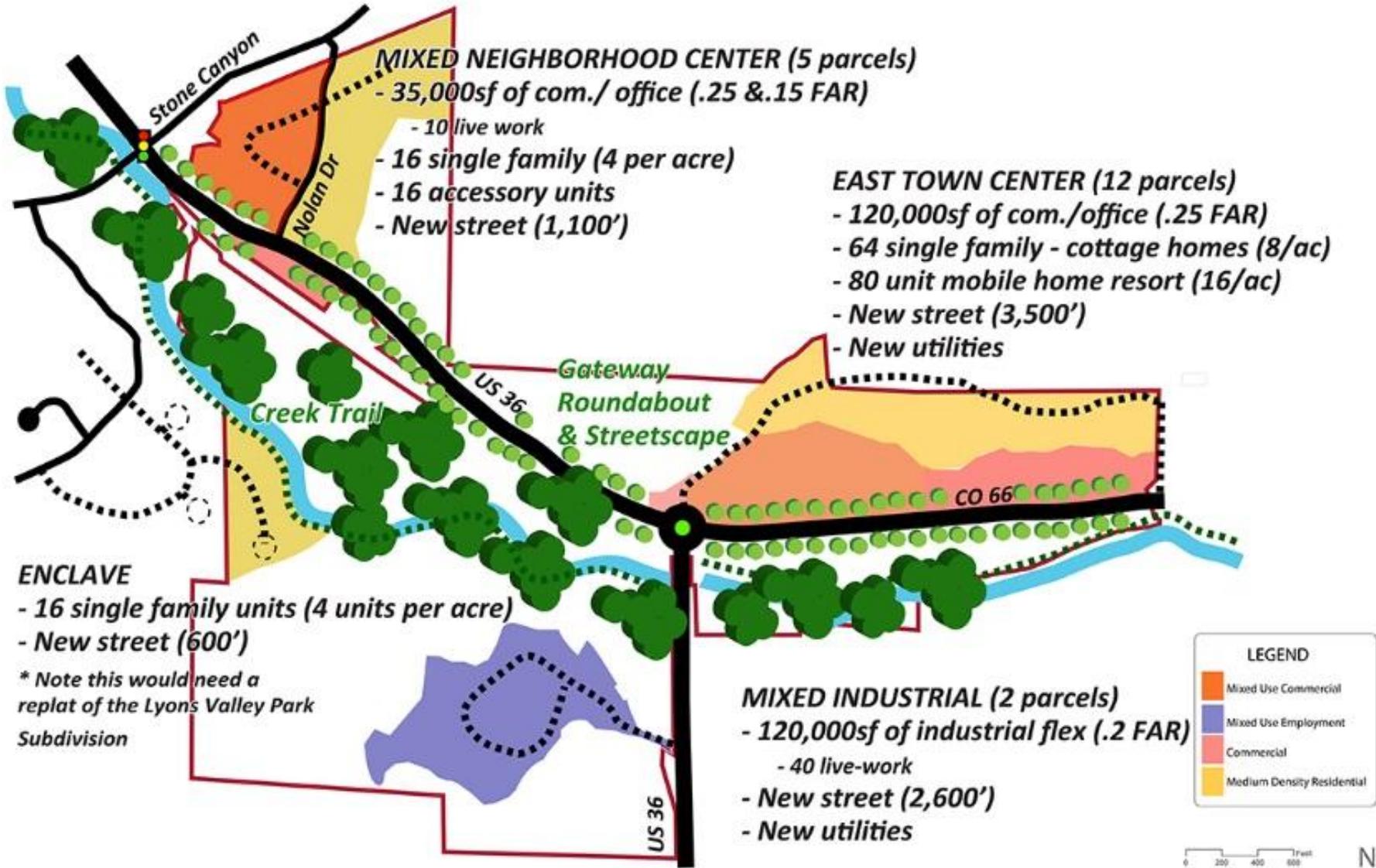
Single Family Detached	3.0 household size
Townhome	2.3 household size
Apartments	1.8 household size
Retail	400 Sq Ft per Employee
Office/Industrial	300 Sq Ft per Employee

Net Surplus/Deficit	Eastern Corridor Planning Area	
	Added Residents / Employees	Added Annual Service Costs*
Residents	661	\$485,293
Retail Employees	54	\$39,798
Office/Industrial Employees	194	\$142,865
	Total Service Costs	\$667,956
	Total Revenues	\$807,491
	Total Surplus/Deficit	\$139,535
	% Surplus/Deficit	21%

*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.

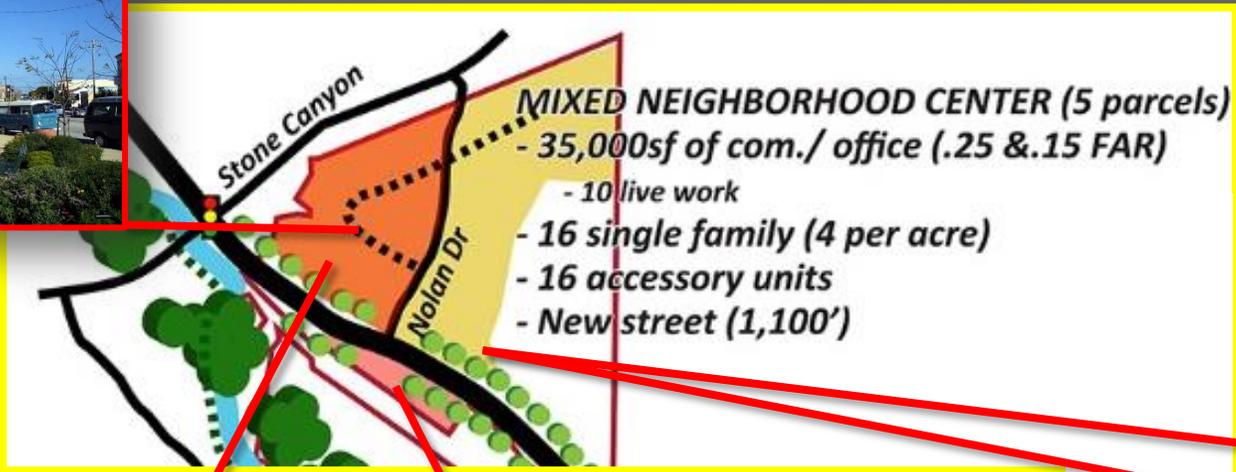
DEVELOPMENT SCENARIO #3 - Redevelop



DEVELOPMENT SCENARIO #3 - Redevelop



Corridor Retail



Small Houses



Corridor Retail



Entertainment Retail



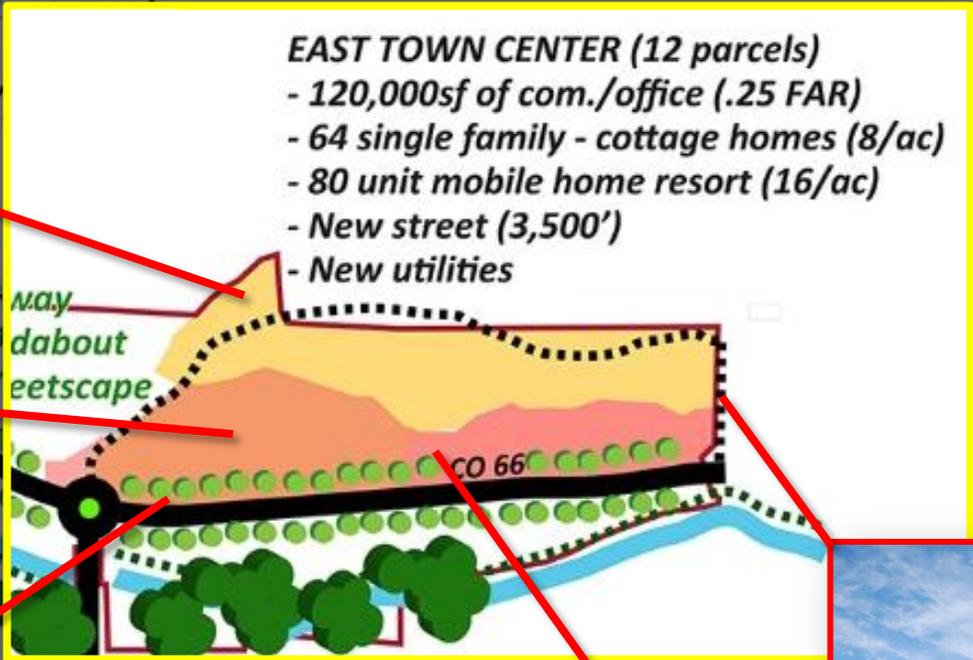
Single Family with ADU

DEVELOPMENT SCENARIO #3 - Redevelop



Small Houses

FIXED NEIGHBORHOOD CENTER (5 parcels)
- 150,000sf of com./ office (.25 & .15 FAR)
- 10 live work
- 5 single family (4)
- 5 accessory units
- New street (1,100')



COTTONWOOD

Want to host a party or event? Click here!

Texas pub fare with 40+ taps, 2 craft-conditioned and a full bar in the heart of the GOOF.

3422 N. Shepherd Dr., Houston, Texas 77018
713.802.0410
Mon-Thu 4p-12a Fri-Sat 11a-2a Sun 11a-12a

- 16 single family units (4 units per acre)
- New street (600')

Entertainment
Retail

* Note this replat of the Subdivision



Corridor Retail



Corridor Retail



Small Houses

DEVELOPMENT SCENARIO #3 - Redevelop



Industrial



Corridor Employment and Live Work



Entertainment Retail

ENCLAVE

- 16 single family units (4)
- New street (600')
- * Note this would need a replat of the Lyons Valley Park Subdivision

MIXED INDUSTRIAL (2 parcels)
- 120,000sf of industrial flex (.2 FAR)
- 40 live-work
- New street (2,600')
- New utilities

LEGEND

- Mixed Use Commercial
- Mixed Use Employment
- Commercial
- Medium Density Residential

DEVELOPMENT SCENARIO #3 - Redevelop

MIXED NEIGHBORHOOD
- 35,000sf of com./ off
- 10 live work
- 16 single family (4 per acre)
- 16 accessory units
- New street (1,100')



Lyons Valley Subdivision

ENCLAVE
- 16 single family units (4 units per acre)
- New street (600')
* Note this would need a replat of the Lyons Valley Park Subdivision



Small Houses

Fiscal Impact – Redevelop Scenario

Market Absorption Summary

Land Use Type	Trade Area Demand (20-yr)	Eastern Corridor Planning Area Market Share	Estimated Absorption
Residential (Units):			
Single Family Detached	15,300	1.0%	146
Townhome	5,100	1.0%	50
Apartments	9,300	0.0%	0
Residential Total	29,700	0.7%	196
Non-Residential (Sq Ft):			
Retail/Service	3,500,000	2.4%	85,000
Employment (Office/Industrial)	13,900,000	1.4%	195,000
Non-Residential Total	17,400,000	1.6%	280,000

Revenue Generation	Eastern Corridor Planning Area	
Product Type	Added Taxable Value @ Buildout	Added Property Tax Revenue
Residential:		
Single Family Detached	\$5,810,800	\$91,206
Townhome	\$1,094,500	\$17,179
Apartments	\$0	\$0
Non-Residential:		
Retail/Service	\$4,930,000	\$77,381
Employment (Office/Industrial)	\$8,482,500	\$133,141
	Property Tax*	\$318,908
	Sales Tax**	\$425,000
	Total Tax Revenues	\$743,908
	Other Revenues ***	\$156,871
	Total Revenues	\$900,779

* based on City .015696 property tax rate.

** based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

***based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

New Residents/Employees	Eastern Corridor Planning Area
Residents	553
Retail Employees	213
Office/Industrial Employees	650
Total	1,416

Resident/employee estimates based on:

Single Family Detached	3.0 household size
Townhome	2.3 household size
Apartments	1.8 household size
Retail	400 Sq Ft per Employee
Office/Industrial	300 Sq Ft per Employee

Net Surplus/Deficit	Eastern Corridor Planning Area	
Product Type	Added Residents / Employees	Added Annual Service Costs*
Residents	553	\$406,309
Retail Employees	71	\$52,044
Office/Industrial Employees	217	\$159,193
	Total Service Costs	\$617,545
	Total Revenues	\$900,779
	Total Surplus/Deficit	\$283,234
	% Surplus/Deficit	46%

*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.

SCENARIO SUMMARY

	Scenario No. 1	Scenario No. 2	Scenario No. 3
<u>Residential</u>			
Single Family Detached	32	112	32
Accessory unit rentals	32	32	16
Single Family "Cottage"	0	64	64
Live-work	9	25	50
TOTAL	73	233	162
<u>Retail</u>			
Highway Serving	55,000	55,000	55,000
Community Commercial	5,000	10,000	30,000
Hotel (units)	0	0	80 Units
TOTAL	60,000	65,000	85,000
<u>Employment</u>			
Industrial	120,000	120,000	120,000
Office	20,000	55,000	75,000
TOTAL	140,000	175,000	195,000

Trails and Open and Public Space Images



Entertainment Retail



COTTONWOOD

Texas pub fare with 40+ taps,
2 cask-conditioned and a full bar
in the heart of the GOOF.

Want to host a party or event? Click here!

3422 N. Shepherd Dr., Houston, Texas 77018
713.802.0410
Mon-Thu 4p-12a Fri-Sat 11a-2a Sun 11a-12a

© 2014 Garden Oaks Shepherd LLC

A photograph of the Cottonwood restaurant's exterior at dusk. The building is a single-story structure with a dark roof and a large patio area. The patio is covered with string lights and has several tables and chairs. A black SUV is parked in the foreground. The sky is a mix of blue and orange from the setting sun.

Small Houses



Small Houses



Corridor Retail



Gateway Images



Corridor Employment Images



Next Steps

1. Develop Preferred Alternative
2. Continue Property Owner Interviews
3. Progress Report to BOT
4. Public Open House – Work Session No. 3