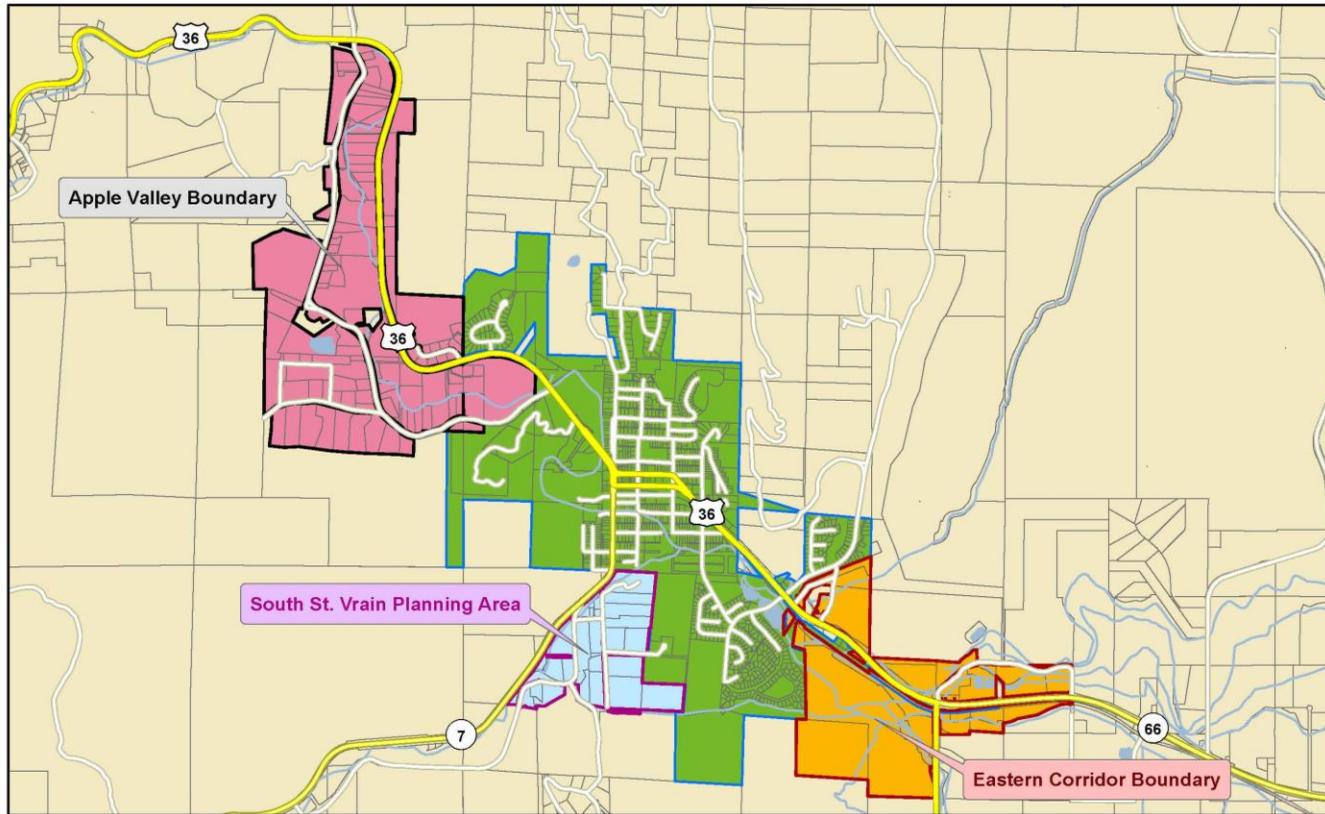
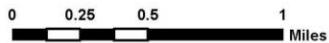


Eastern Corridor Planning Area – Workshop No. 3

28 April 2016



Date: Thursday, March 31, 2016



Lyons Municipal Boundary Boulder Parcels



PRIMARY PLANNING AREA MASTER PLAN



Agenda

1. Visual Aids
2. Guiding Principles
3. Preferred Alternative Concept Plan
4. Fiscal Impact Analysis
5. Findings
6. Recommendations
7. Discussion
8. Next Steps



PRIMARY PLANNING AREA MASTER PLAN



Ricker|Cunningham

Kimley»Horn

Guiding Principles

- Planning and development will value existing improvements and homes
- Land uses and product types will advance the town's goal for a more diverse economy
- Homes in the area will address the needs of residents different stages and income levels
- Investment will be high quality and distinctive in character
- Mobility options in the area will connect to town, both vehicular and non-vehicular
- Development will balance growth through efficient development partners
- Scale of development will be appropriate for the environment and reflect market trends
- Formal municipal park space will be limited within the subarea
- Town will assist with completing improvements (offsite and onsite) as resources are available



PRIMARY PLANNING AREA MASTER PLAN

Participant Preferences

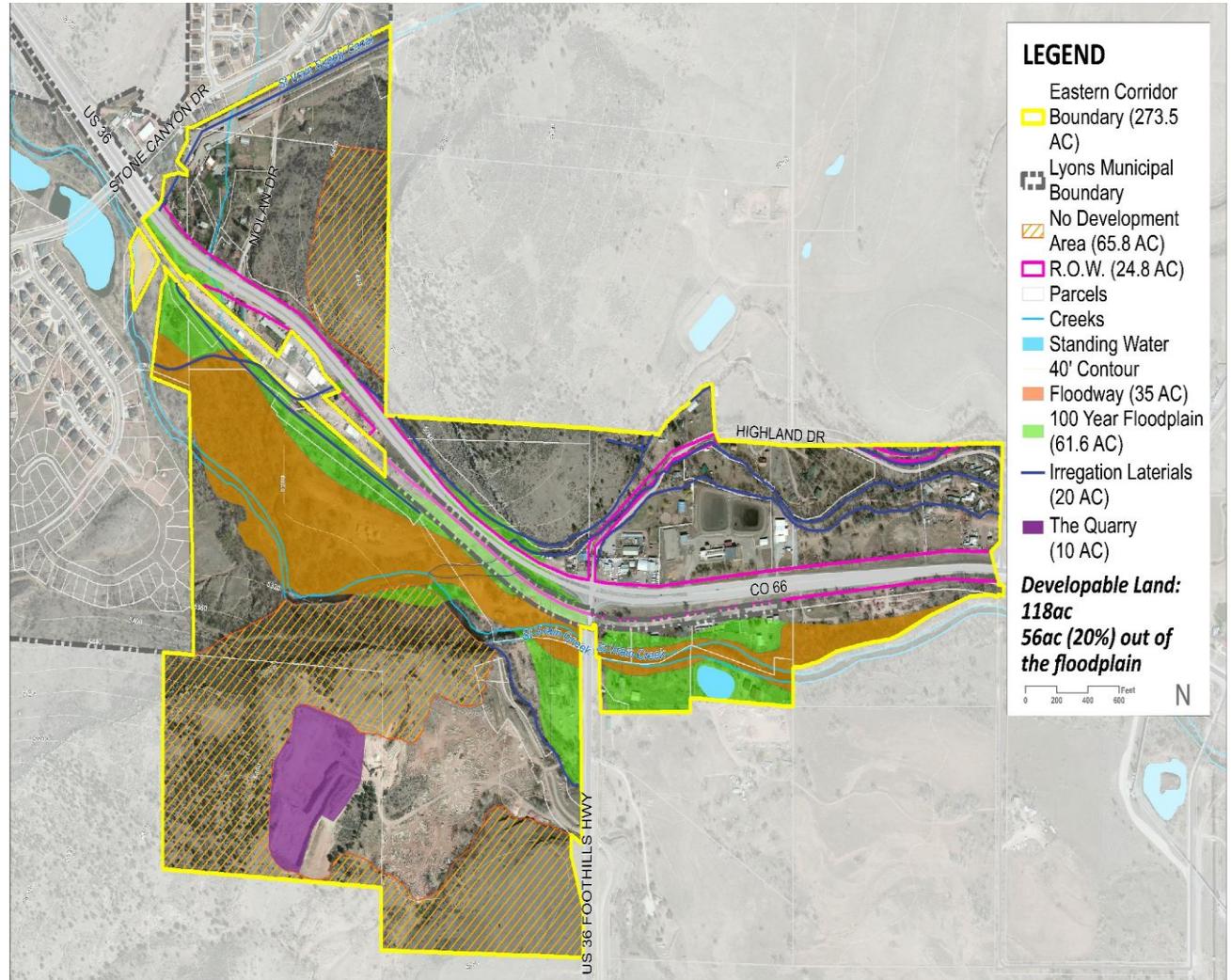
1. Roundabout, there were 13 positive responses, 11 negative responses, and 40 responses that we interpret to be “indifferent”
2. Trails and Open Space improvements, the most affirmative responses were for Community Gardens, Dirt Trails, and Combined Bike and Ped Trails (not in this order)
3. Signage, there were more positive responses than for a Roundabout, and fewer negative responses, but an equally high number of “indifferent” responses, suggesting they require the same level of education on this matter, and particularly with regard to its appearance
4. Dirt Roads (not trails) are considered a significant negative condition in the area and Paved Roads are strongly desired
5. Natural Landscaping ranked higher than Formal Landscaping, but both, along with the desire for a Tree Canopy, were among the highest ranking landscaping improvements.
5. Arterial Streetscape and Median Improvements were scored low – both affirmative and negative – with a high “indifferent” score
6. Employment Land Uses, those that scored the most favorably were Multi-Tenant Office Buildings, Light Industrial, and “Live-Work”; those that received the highest number of negative responses were Heavy Industrial, Outdoor Storage Facilities, and Multi-Unit Storage Facilities
7. Among the Residential products with the highest positive scores were (in this order) Senior Housing, Small Houses “Cottages”, Attached Ownership (townhomes), ADUs, and Apartments and Senior Housing
8. Commercial Uses that received the highest scores were Highway-Serving, Community Commercial, and the third highest ranking product was Lodging; the highest number of negative responses were for RV Parks



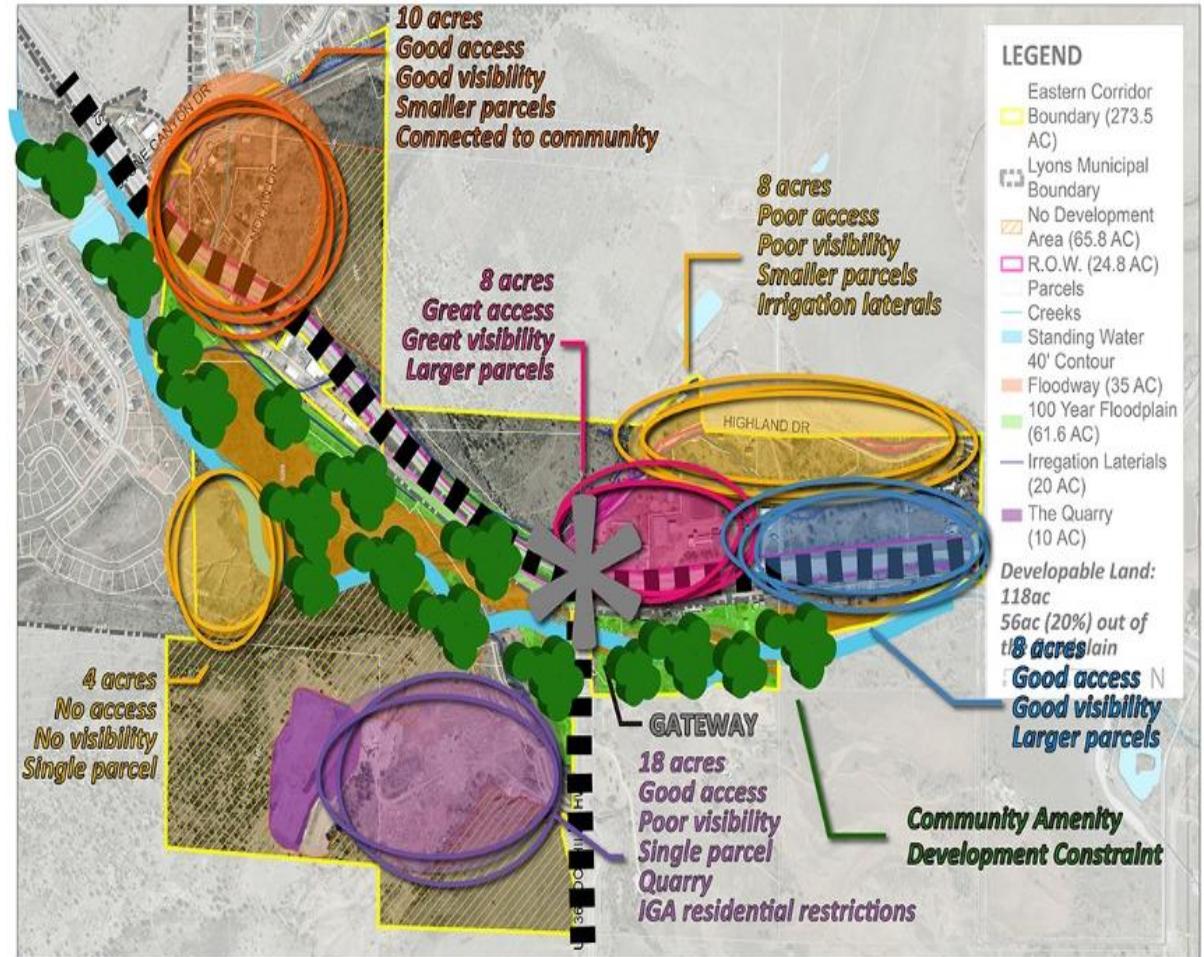
PRIMARY PLANNING AREA MASTER PLAN



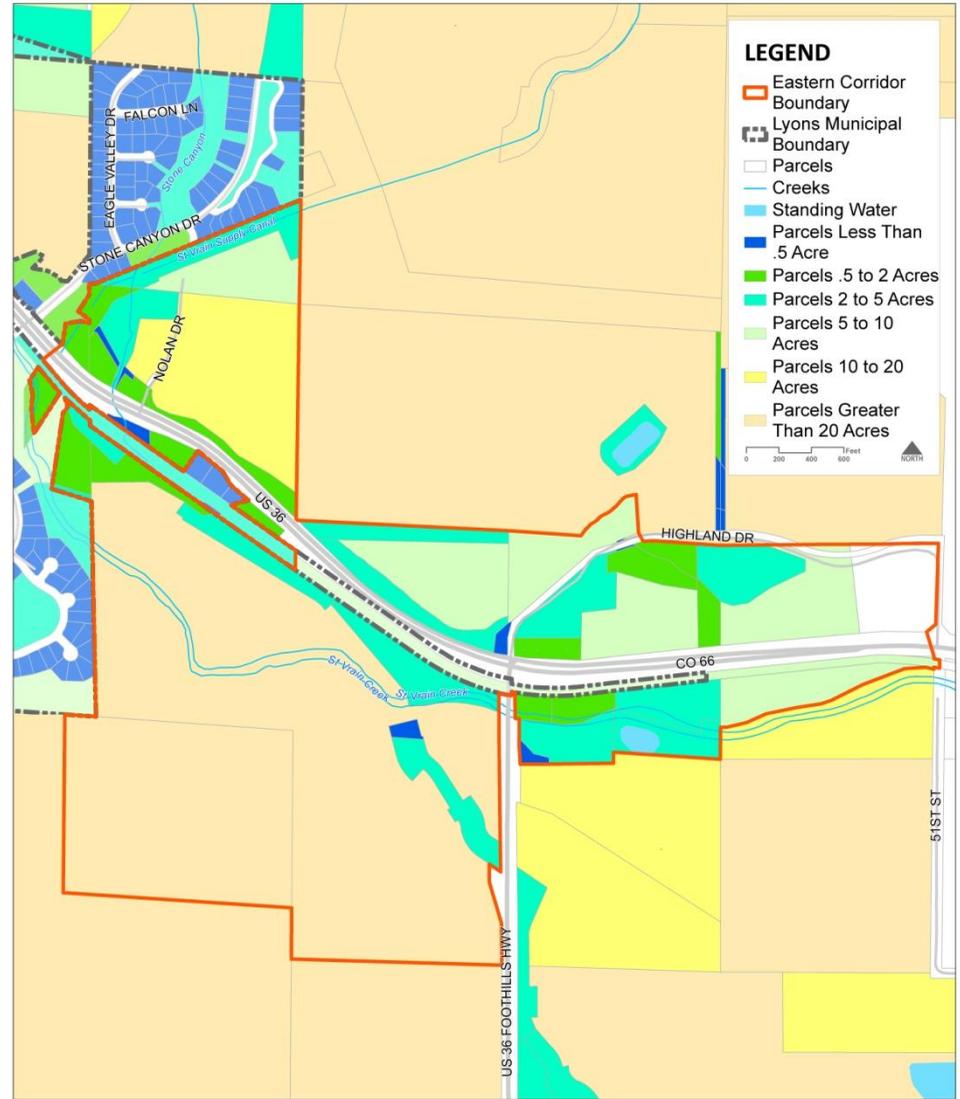
Existing Aerial



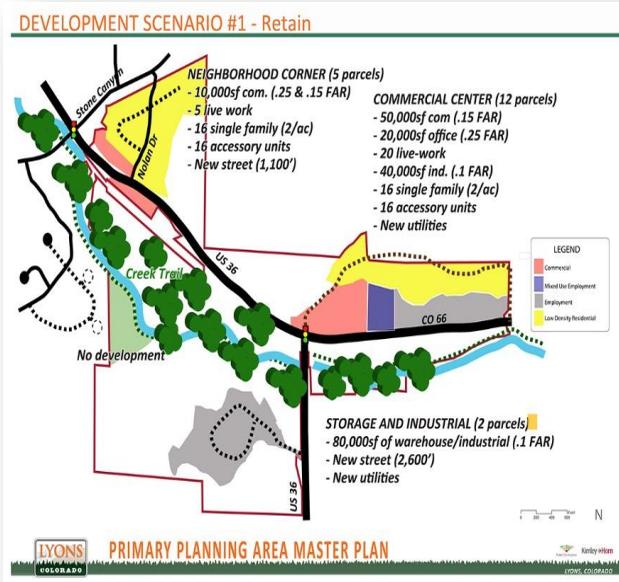
Issues and Opportunities



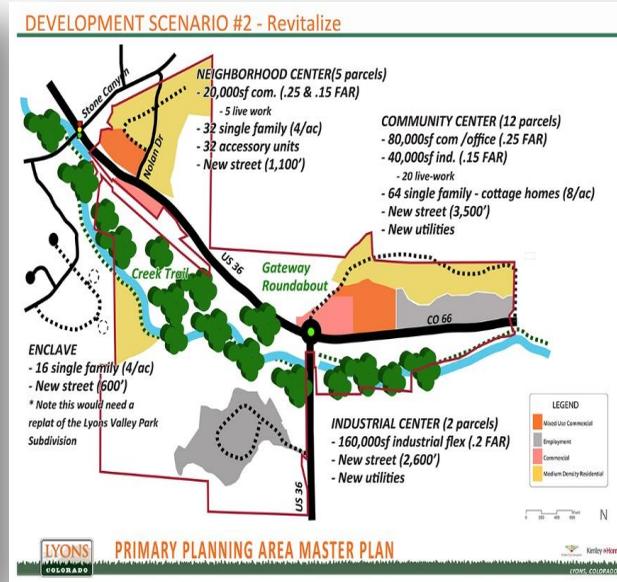
Parcel Sizes



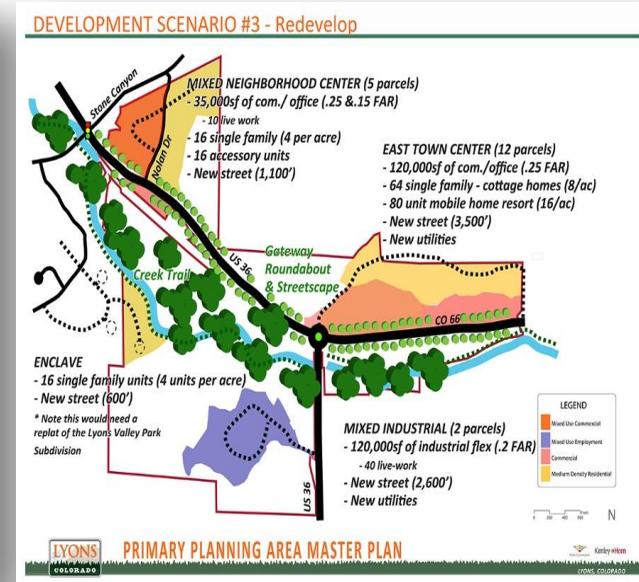
Alternative Development Scenarios



Alternative 1: Retain

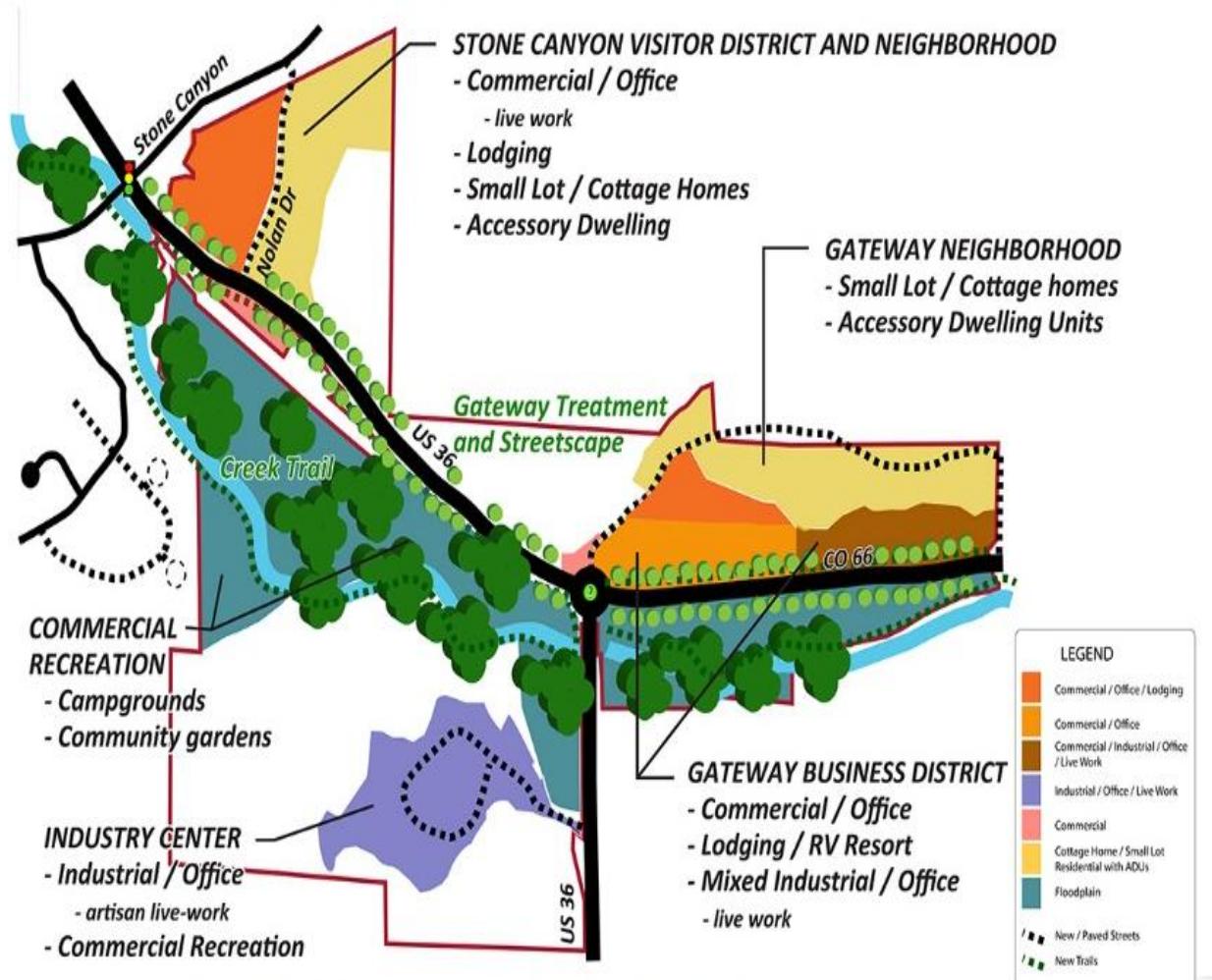


Alternative 2: Revitalize

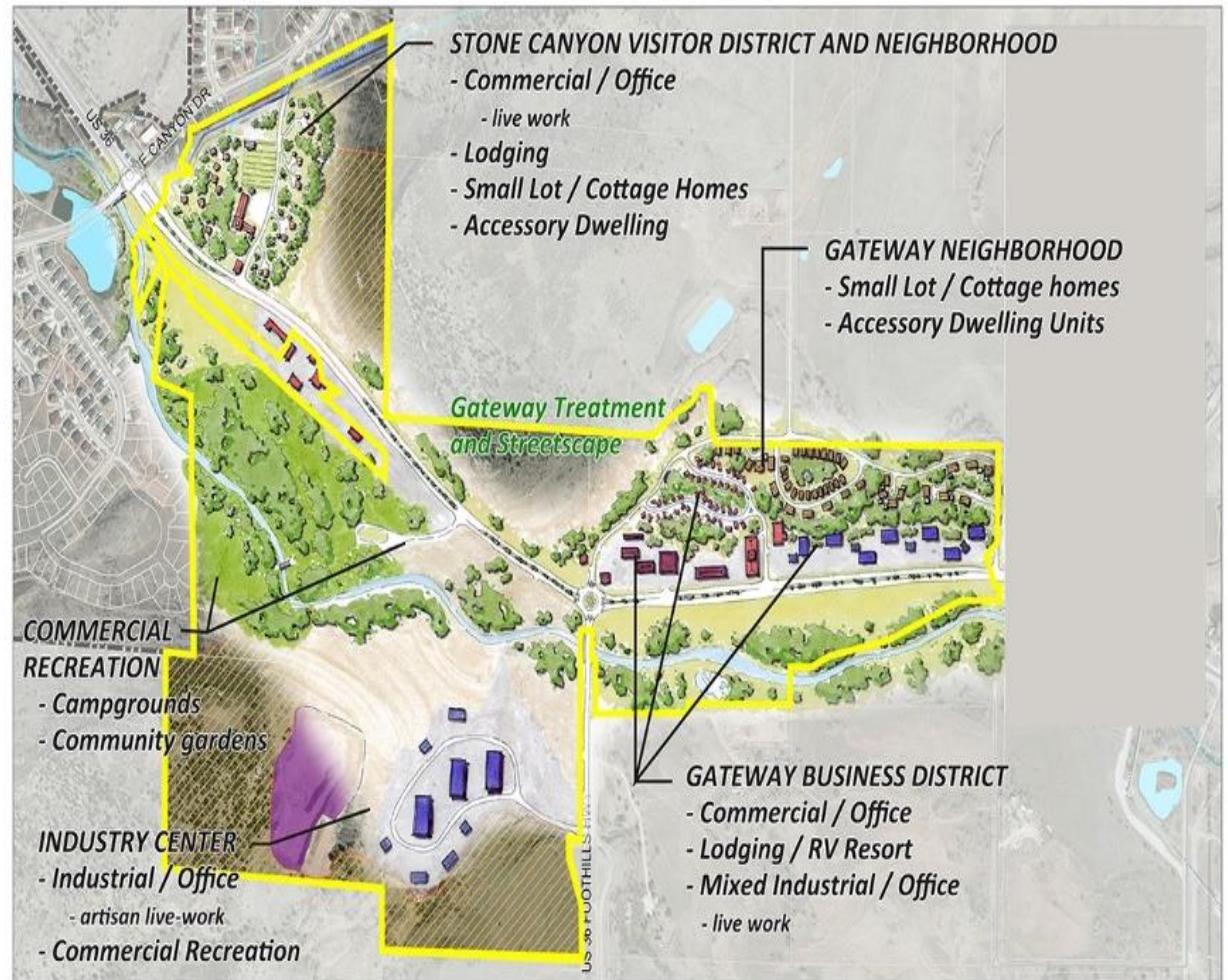


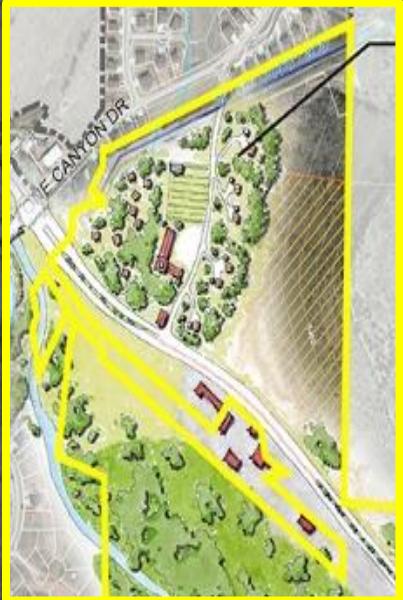
Alternative 3: Redevelop

Preferred Development Scenario



Preferred Development Scenario – Illustrative Illustration





STONE CANYON VISITOR DISTRICT AND NEIGHBORHOOD

- Commercial / Office
- live work
- Lodging
- Small Lot / Cottage Homes
- Accessory Dwelling

GATEWAY NEIGHBORHOOD

- Small Lot / Cottage Homes
- Accessory Dwelling

Gateway Treatment and Streetscape



Lodging (Boutique Hotel)



Commercial



Small Lot Homes with ADUs

EASTERN CORRIDOR - Illustrative



Community Gardens



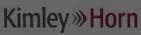
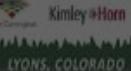
Creek Trail



Camping



PRIMARY PLANNING AREA MASTER PLAN



LYONS, COLORADO

EASTERN CORRIDOR - Illustrative



STONE CANYON VISITOR DISTRICT AND NEIGHBORHOOD
 - Commercial / Office
 - live work
 - Lodging



DAY NEIGHBORHOOD
 - Hot / Cottage homes
 - Secondary Dwelling Units

**Light (small)
Industrial**

Artisan Village

COMMERCIAL RECREATION
 - Campgrounds
 - Community gardens



INDUSTRY CENTER
 - Industrial / Office
 - artisan live-work
 - Commercial Recreation

GATEWAY BUSINESS DISTRICT
 - Commercial / Office
 - Lodging / RV Resort
 - Mixed Industrial / Office
 - live work

STONE CANYON VISITOR DISTRICT AND NEIGHBORHOOD

- Commercial / Office
- live work
- Lodging
- Small Lot / Cottage Homes
- Accessory Dwelling



Commercial

GATEWAY NEIGHBORHOOD

- Small Lot / Cottage homes
- Accessory Dwelling Units



Gateway Treatment and Streetscape

GATEWAY BUSINESS DISTRICT

- Commercial / Office
- Lodging / RV Resort
- Mixed Industrial / Office
- live work



Commercial



Employment

STONE CANYON VISITOR DISTRICT AND NEIGHBORHOOD

- Commercial / Office
 - live work
- Lodging
- Small Lot / Cottage Homes
- Accessory Dwelling



Lodging / RV Resort



Paved Streets

- GATEWAY NEIGHBORHOOD
 - Small Lot / Cottage homes
 - Accessory Dwelling Units

Gateway Treatment and Streetcape



Senior Housing

GATEWAY BUSINESS DISTRICT

- Commercial / Office
- Lodging / RV Resort
- Mixed Industrial / Office
- live work



Cottage Homes

STONE CANYON VISITOR DISTRICT AND NEIGHBORHOOD

- Commercial / Office
- live work
- Lodging
- Small Lot / Cottage Homes
- Accessory Dwelling



Roundabout?

GATEWAY NEIGHBORHOOD

- Small Lot / Cottage homes
- Accessory Dwelling Units



Wayfinding / Sign Program

Gateway Treatment and Streetscape



COMMERCIAL RECREATION



Trails

GATEWAY BUSINESS DISTRICT

- Commercial / Office
- Lodging / RV Resort
- Mixed Industrial / Office
- live work



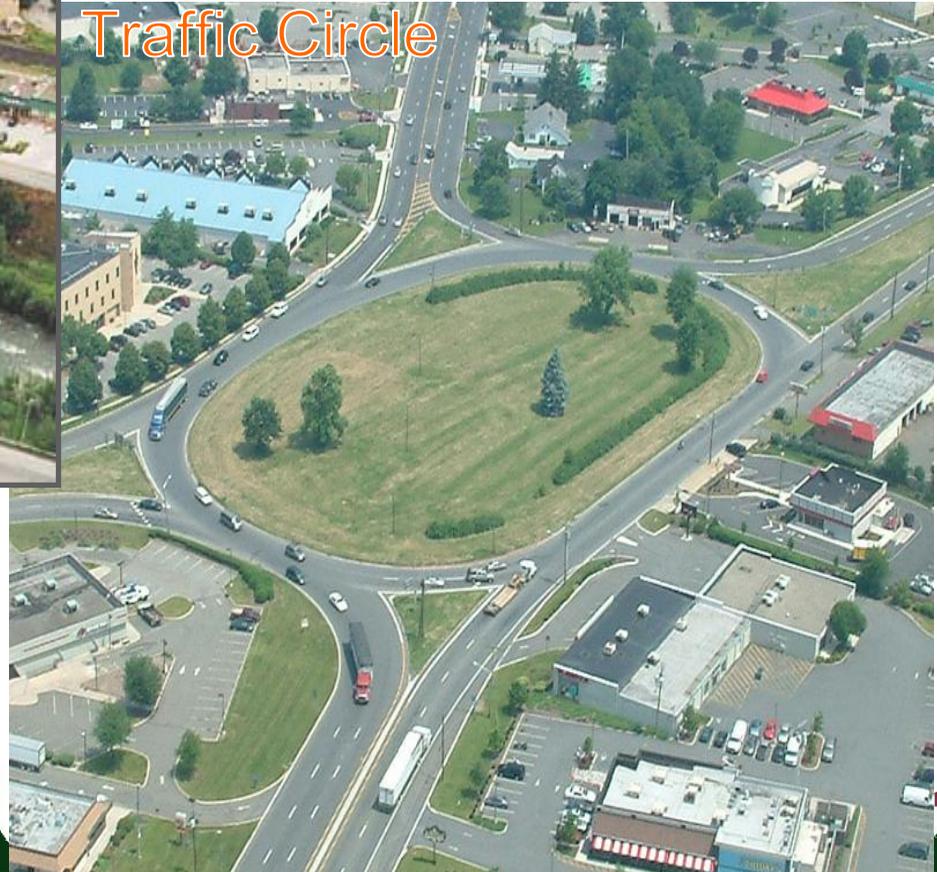
Streetscape



Roundabouts

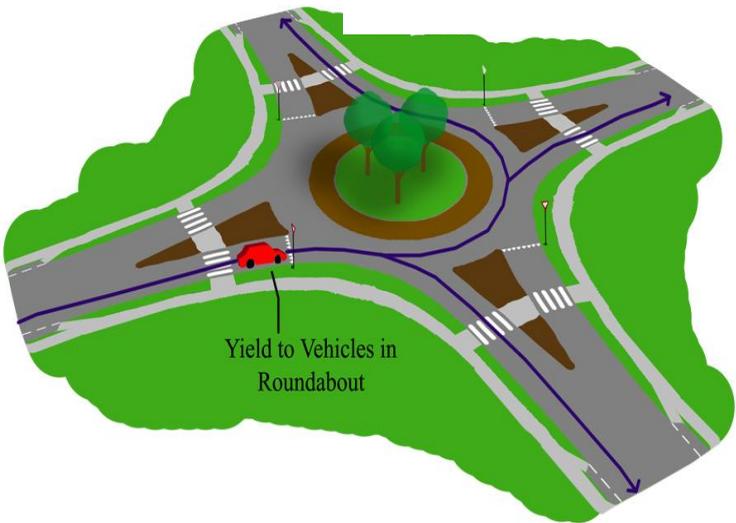
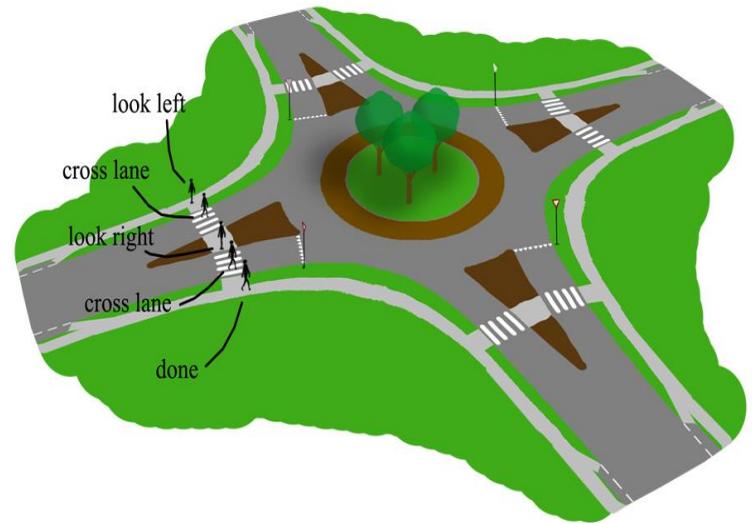
Successful Design in Avon, CO

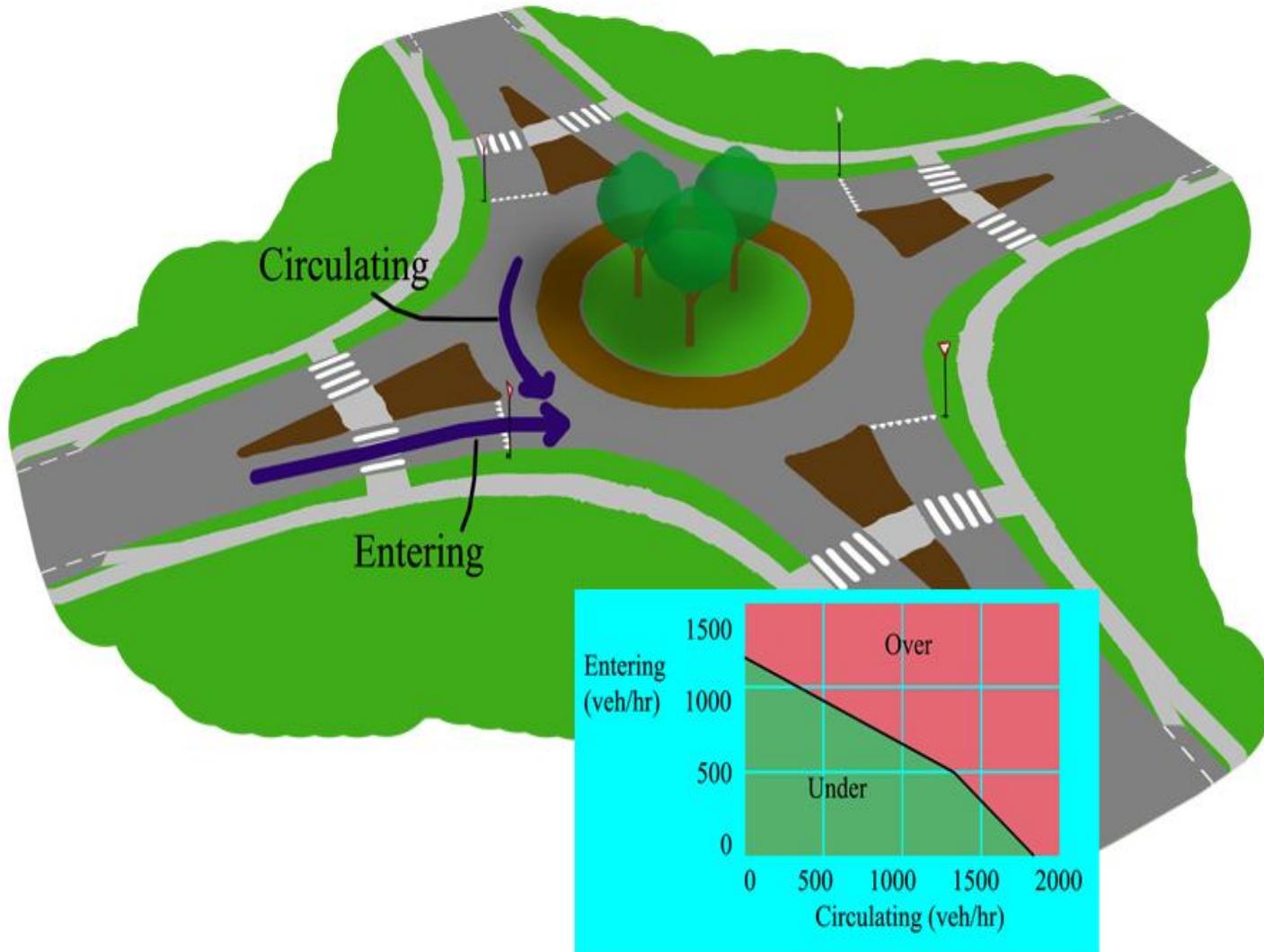
Poor Design in New Jersey (eventually removed)
Traffic Circle



PRIMARY PLANNING







Eastern Corridor “Districts” and Components

Floodplain Area (Loukonen Property)

Commercial Recreation (Scenario 1)

RV Resort

Campgrounds

Cabins

Outdoor Storage (Scenario 2)



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

Eastern Corridor “Districts” and Components

Quarry Area (Loukonen Property)

Industry District (Scenario 1)

Employment

Light Industrial

“Flex” Office/Industrial

Artisan Live-Work

Rental Residential

Commercial Recreation (Scenario 2)



Eastern Corridor “Districts” and Components

Gateway Business District

Highway 66 Frontage

Commercial Retail

Entertainment

Restaurants

Employment

“Flex” Office

Light Industrial

Lodging

RV Resort



Eastern Corridor “Districts” and Components

Gateway Neighborhood

Small Homes – Cottages

Ownership with ADUs

Attached Ownership (Townhomes)

Live-Work



Eastern Corridor “Districts” and Components



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

Eastern Corridor “Districts” and Components

Stone Canyon Visitor District

Commercial Retail

Commercial Entertainment

Lodging

Employment Office



PRIMARY PLANNING AREA MASTER PLAN

Eastern Corridor “Districts” and Components

Stone Canyon Neighborhood

Live-Work

Ownership Residential with ADUs

Cottages

Senior Housing

Apartments



Eastern Corridor “Districts” and Components

Public Improvements



Fiscal Impact – Preferred Scenarios

Revenue Generation	Eastern Corridor Planning Area	
Product Type	Added Taxable Value @ Buildout	Added Property Tax Revenue
Residential:		
Ownership with ADU	\$318,400	\$4,998
Small Lot/Cottage	\$1,528,320	\$23,989
Live-Work	\$398,000	\$6,247
Non-Residential:		
Retail/Service/Lodging	\$3,480,000	\$54,622
Employment (Office/Industrial)	\$6,525,000	\$102,416
	Property Tax*	\$192,272
	Sales Tax**	\$300,000
	Total Tax Revenues	\$492,272
	Other Revenues ***	\$88,467
	Total Revenues	\$580,739

* 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	224
Retail Employees	150
Office/Industrial Employees	600
Total	974

Resident/employee estimates based on:

Ownership with ADU	3.0 household size
Small Lot/Cottage	2.5 household size
Live-Work	2.0 household size
Retail/Service/Lodging	400 Sq Ft per Employee
Employment (Office/Industrial)	300 Sq Ft per Employee

Net Surplus/Deficit	Eastern Corridor Planning Area	
Product Type	Added Residents / Employees	Added Annual Service Costs*
Residents	224	\$164,581
Retail Employees	50	\$36,737
Office/Industrial Employees	200	\$146,947
	Total Service Costs	\$348,264
	Total Revenues	\$580,739
	Total Surplus/Deficit	\$232,474
	% Surplus/Deficit	67%

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

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

Source: Ricker | Cunningham.



PRIMARY PLANNING AREA MASTER PLAN

Preliminary Findings

1. Existing IGA / physical conditions limit how much development can be accommodated and where
2. Available parcels for commercial retail development are limited to and within the Eastern Corridor
3. Retail market potential is primarily within the destination and entertainment segments
4. Opportunities for affordable housing include a range of product types
5. Existing regulations and standards (if applied) will maintain the area's current character
6. Build-out of undeveloped parcels within the town boundaries will result in a budgetary deficit



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

Recommendations

1. Five acre vote should be revisited in light of desired outcomes and new fiscal knowledge
2. Consider amending existing Boulder County IGA to reflect findings
3. Consider requiring annexations be retroactively included in the urban renewal area
4. Affordable housing products will be dispersed throughout the various subareas
5. A range of affordable housing product types will be explored
6. Highway 66 frontage must be developed as either Commercial or Employment (exception – MU)
7. As resources become available, Town / Authority will acquire key parcels and position for investment



PRIMARY PLANNING AREA MASTER PLAN



Ricker|Cunningham

Kimley»Horn

Next Steps

- 1. Prepare Eastern Corridor Subarea Plan**
 - i. Referral Document
 - ii. Final Plan
- 2. Present Eastern Corridor Subarea Plan (as a component of the LPPA Master Plan)**
- 3. Commence Planning for South St. Vrain and Apple Valley Planning Areas**
- 4. Schedule and Host Final Stakeholder Meeting for Participants of all Three Subareas**
- 5. Present Final LPPA Master Plan to PCDC and BOT**
 - i. PCDC accept as supplement to Comprehensive Plan
 - ii. BOT ratify supplement
- 6. Potential Supplemental Actions**
 - i. Update Agreement with Boulder County
 - ii. Modify Existing Zoning Categories (CED, PUD-MU) or Prepare New
 - iii. Amend Municipal Code
 - iv. Amend Design Guidelines
 - v. Amend Annexation Rules and Processes



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

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.

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.

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.



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

State Authorized Planning Documents

Comprehensive Plan

Cities and counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve their vision and goals. The comprehensive plan (or master plan) provides the framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A comprehensive plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and, provides for a balance between the natural and built environment. (see C.R.S. 30-28-106 and 31-23-206).

Three-Mile Plan

In 1987, the state legislature made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Further, municipalities in Colorado are required to prepare and adopt a three-mile plan prior to annexing property into their territorial boundaries per C.R.S. 31-12-105 et. seq. The three-mile plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality.



PRIMARY PLANNING AREA MASTER PLAN

State Authorized Planning Documents (cont'd)

Intergovernmental Agreements (IGA)

An IGA is any agreement that involves or is made between two or more governments in cooperation to solve problems of mutual concern. Intergovernmental agreements can be made between or among a broad range of governmental or quasi-governmental entities, such as two or more counties, two or more municipalities, a municipality and a special district, and so forth. Governments use IGAs for cooperative planning, development review, resource sharing, joint planning commissions, building inspection services, and more.



PRIMARY PLANNING AREA MASTER PLAN



History of Agreements with Boulder County

- 2002** Lyons Planning Area Comprehensive Planning Area Development Plan IGA
- 2005** Amendment to the Original IGA for the Lyons Planning Area (LPA)
- 2011** Amendment to the Original IGA for the Lyons Planning Area
- 2012** Lyons Planning Area Comprehensive Development Plan IGA
- 2012** Lyons CEMEX Area Comprehensive Development Plan IGA
- 2012** Town of Lyons Resolution 2012 – 22, Approving the Proposed Acquisition by Boulder County of Certain Property within the Lyons Planning Area for Open Space and / or Conservation Purposes in Accordance with Section 5.1 of the Lyons Planning Area Comprehensive Development Plan IGA



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

Lyons Primary Planning Area

- The Lyons PPA is made up of numerous parcels located along the fringe of the current town boundaries, within Boulder County, that contains the Primary Planning Area (PPA) where annexation and development may occur in accordance with the provisions of this IGA, as well as areas designated as Lyons Interest Area / Rural Preservation Area (LIA / RPA) where the Parties' intent is to preserve the rural quality of the land.”
- 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.
- Three “small subareas” located within the LPPA are the subject of this work -- including the Eastern Corridor, Western Corridor (referred to as South St. Vrain Area) and Apple Valley.

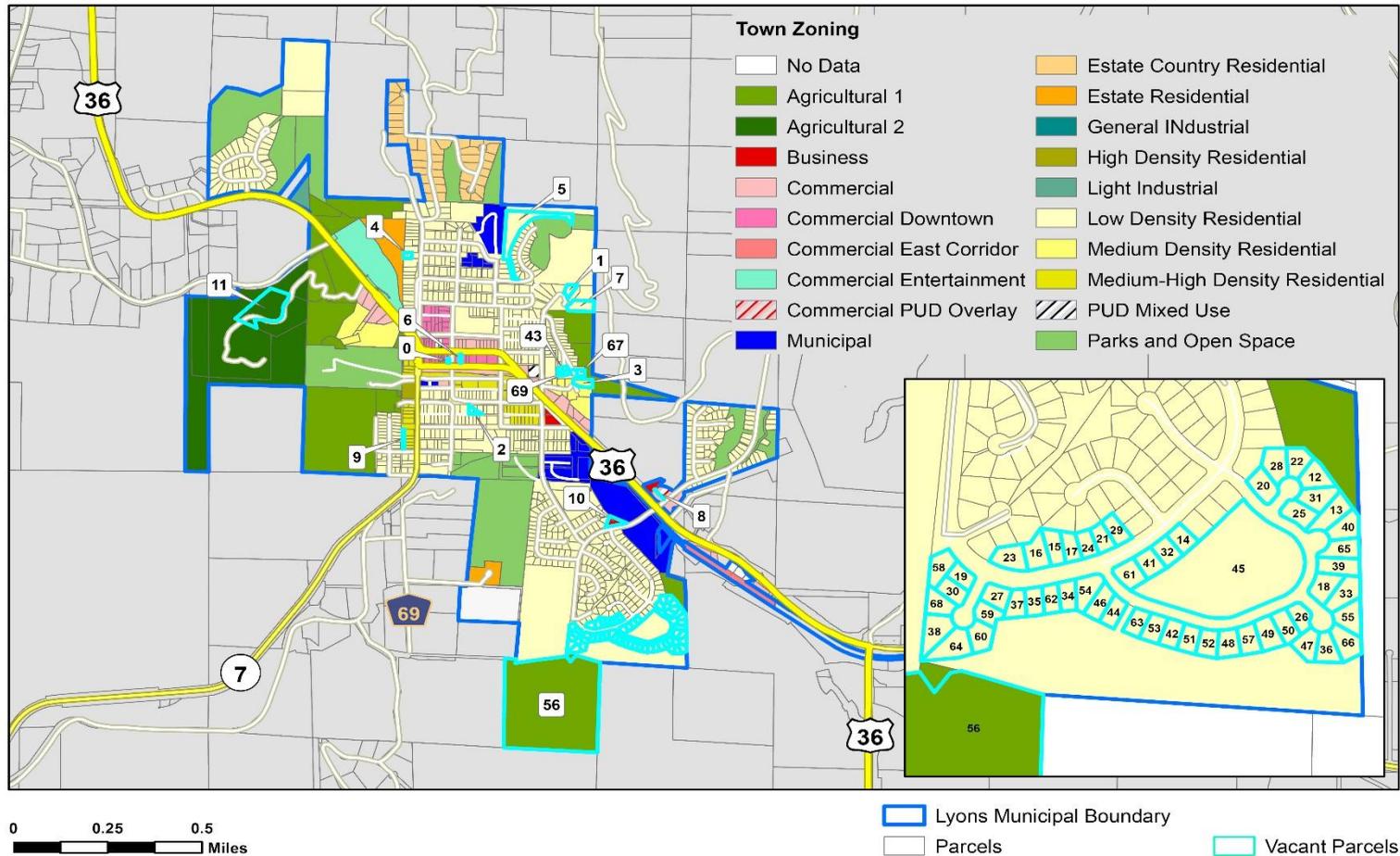


PRIMARY PLANNING AREA MASTER PLAN



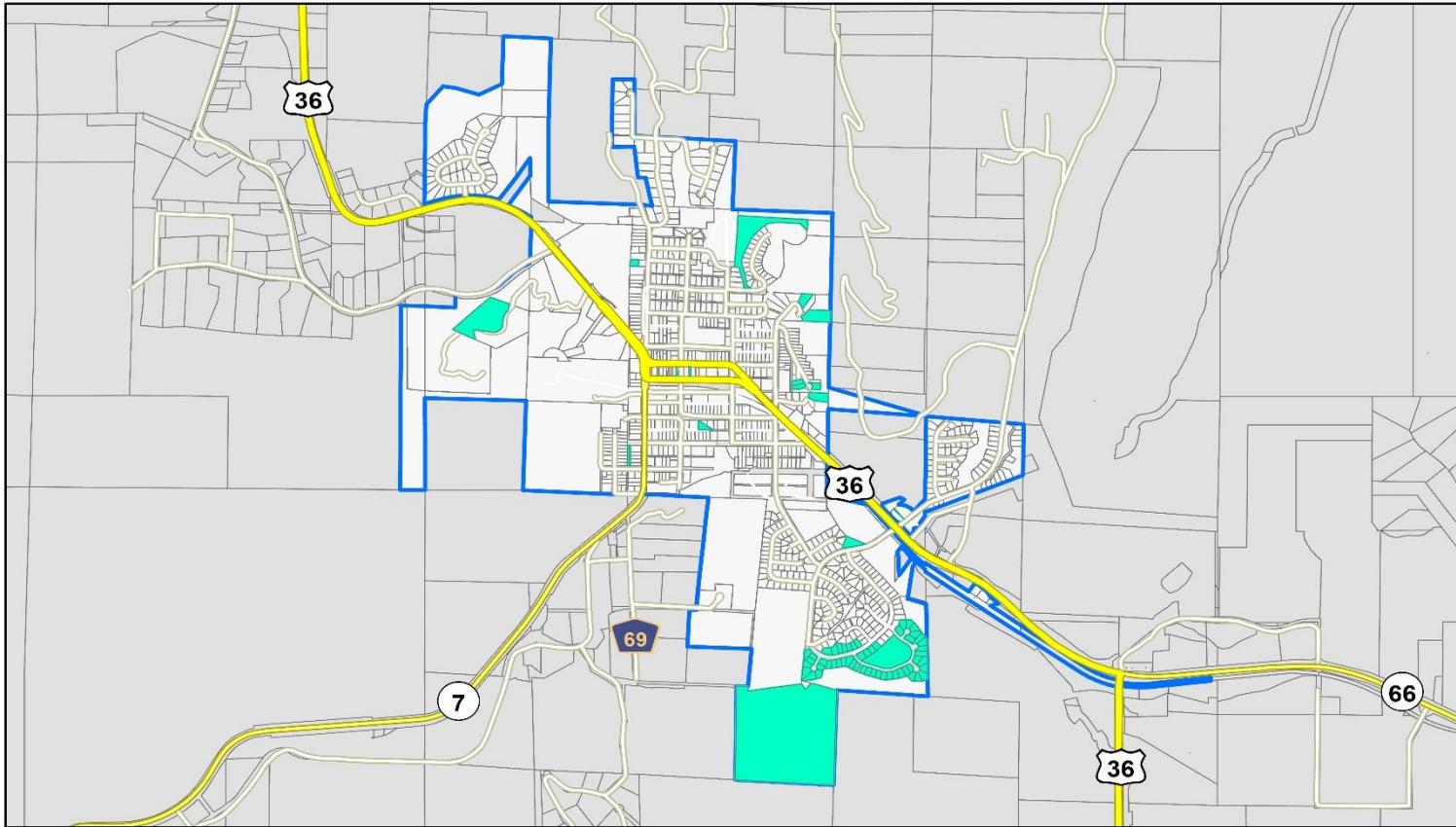
Kimley»Horn

LYONS VACANT PARCELS AND ZONING OVERLAY



PRIMARY PLANNING AREA MASTER PLAN

LYONS VACANT PARCELS WITHIN THE TOWN BOUNDARY



N
Date: Tuesday, April 19, 2016

0 0.25 0.5 Miles

Lyons Municipal Boundary Parcels Vacant Parcels



PRIMARY PLANNING AREA MASTER PLAN



Findings and Input

State of the 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
Product Type		
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.



PRIMARY PLANNING AREA MASTER PLAN

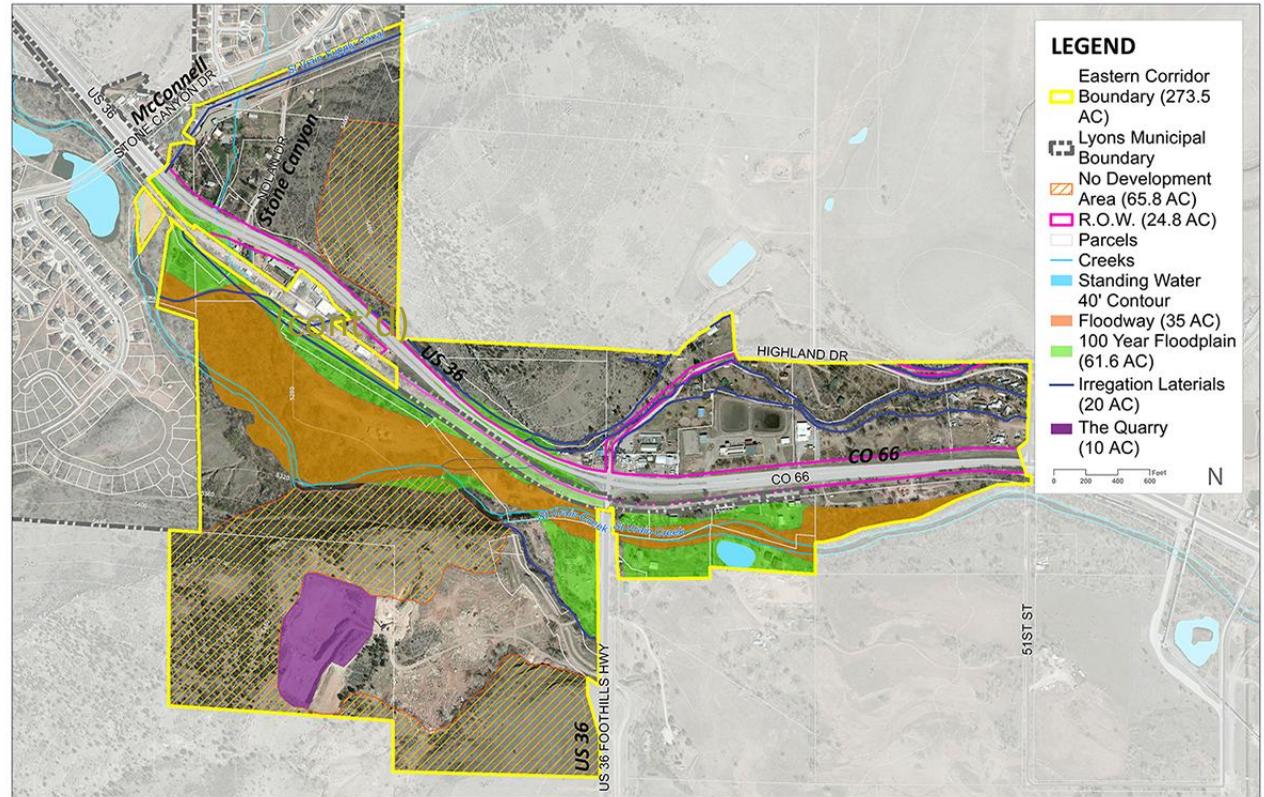
Findings and Input

Physical Constraints

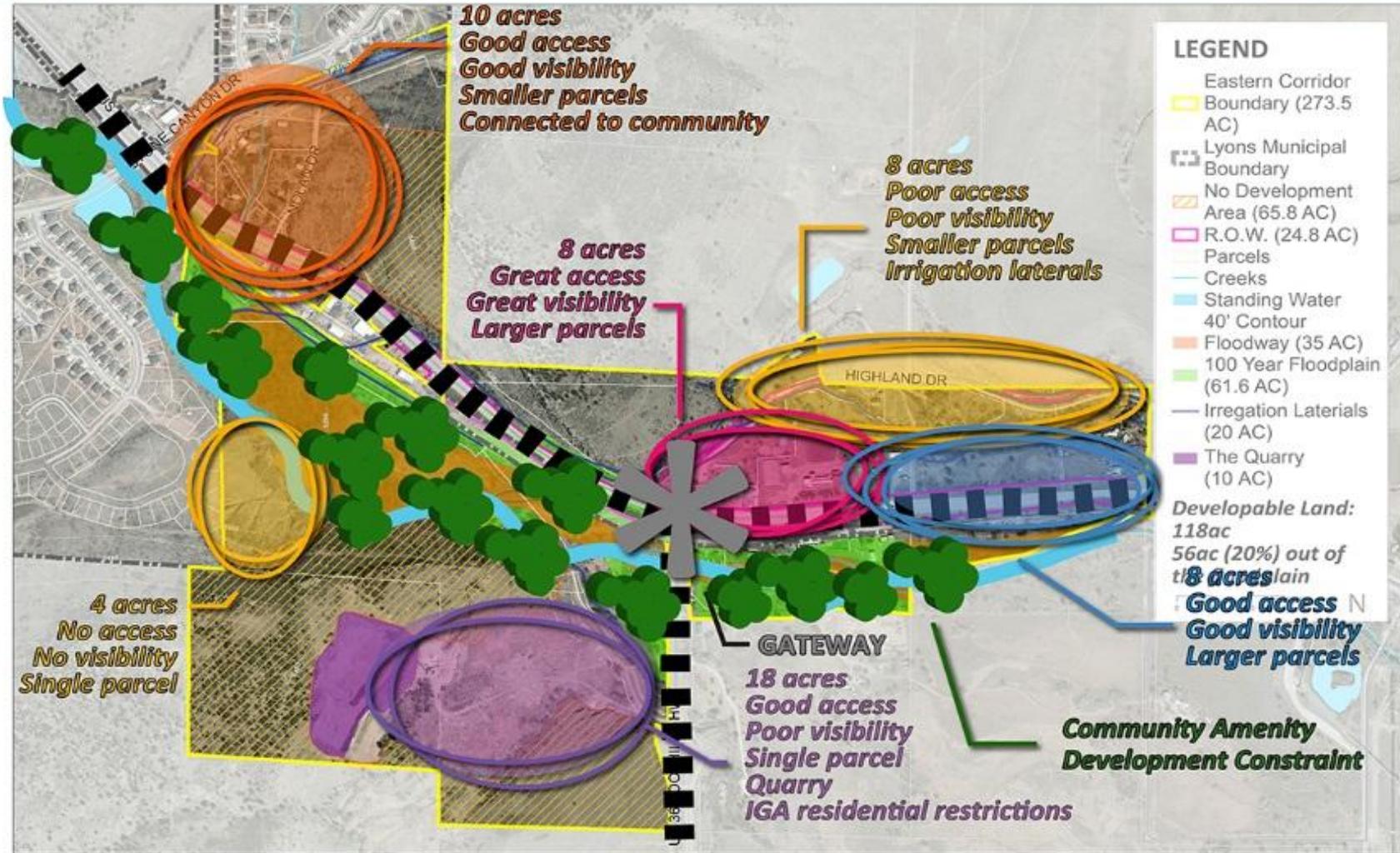
Eastern Corridor		
Gross Acres	273.5	acres
No Development as per IGA	65.8	acres
Right-of-Way	24.8	acres
Floodway	35.0	acres
Floodplain	61.6	acres
Irregation Laterals	20.0	acres
Quarry	10.0	acres

Source: Kimley-Horn.

**56 Net Developable
Unencumbered Acres**



ISSUES AND OPPORTUNITIES



Findings and Input

Market

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

Product Type	Eastern Corridor Planning Area	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
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.

Note: The fiscal analyses presented here and on the following page represent the impact of Scenario 1 – Retain.



PRIMARY PLANNING AREA MASTER PLAN



Findings and Input

Market

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

Net Surplus/Deficit	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.



PRIMARY PLANNING AREA MASTER PLAN

Community and Stakeholder Input

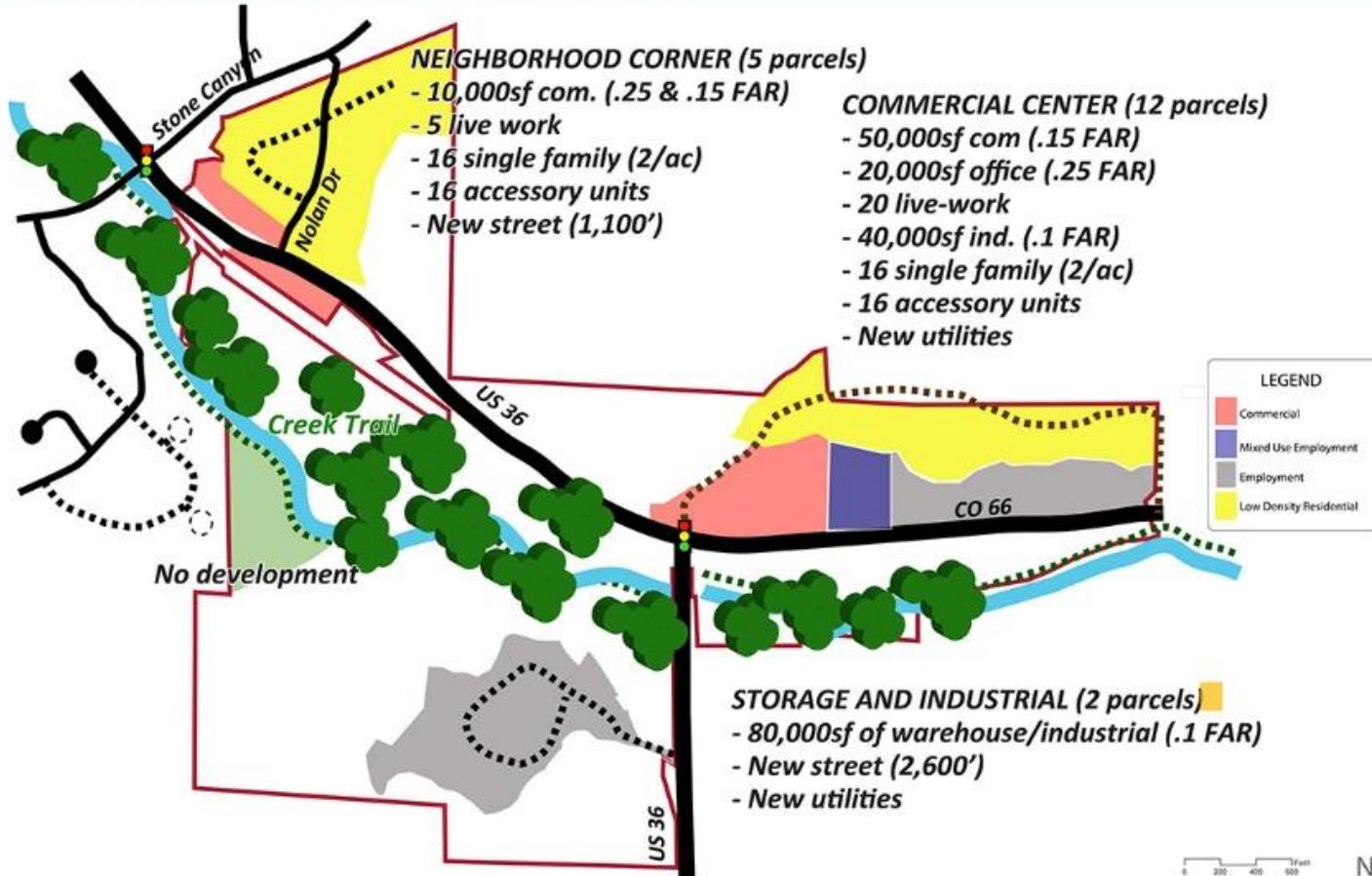
Sample of Public Comments

- Desire improved connections for non-vehicular movement within and beyond the Town boundaries
- Concerned about threats to improvements in the LPPA from flooding within ditches
- Large lot estates in the Planning Area would be counter to the Town's established character
- Future uses need to benefit residents of the entire community, not just those in the LPPA
- Affordable housing needs to be a priority in appropriate locations
- Commercial retail and primary job growth will be essential for a sustainable community
- Current policies and regulations will preclude desired development
- Commercial development that could potentially compete with "downtown" should be discouraged



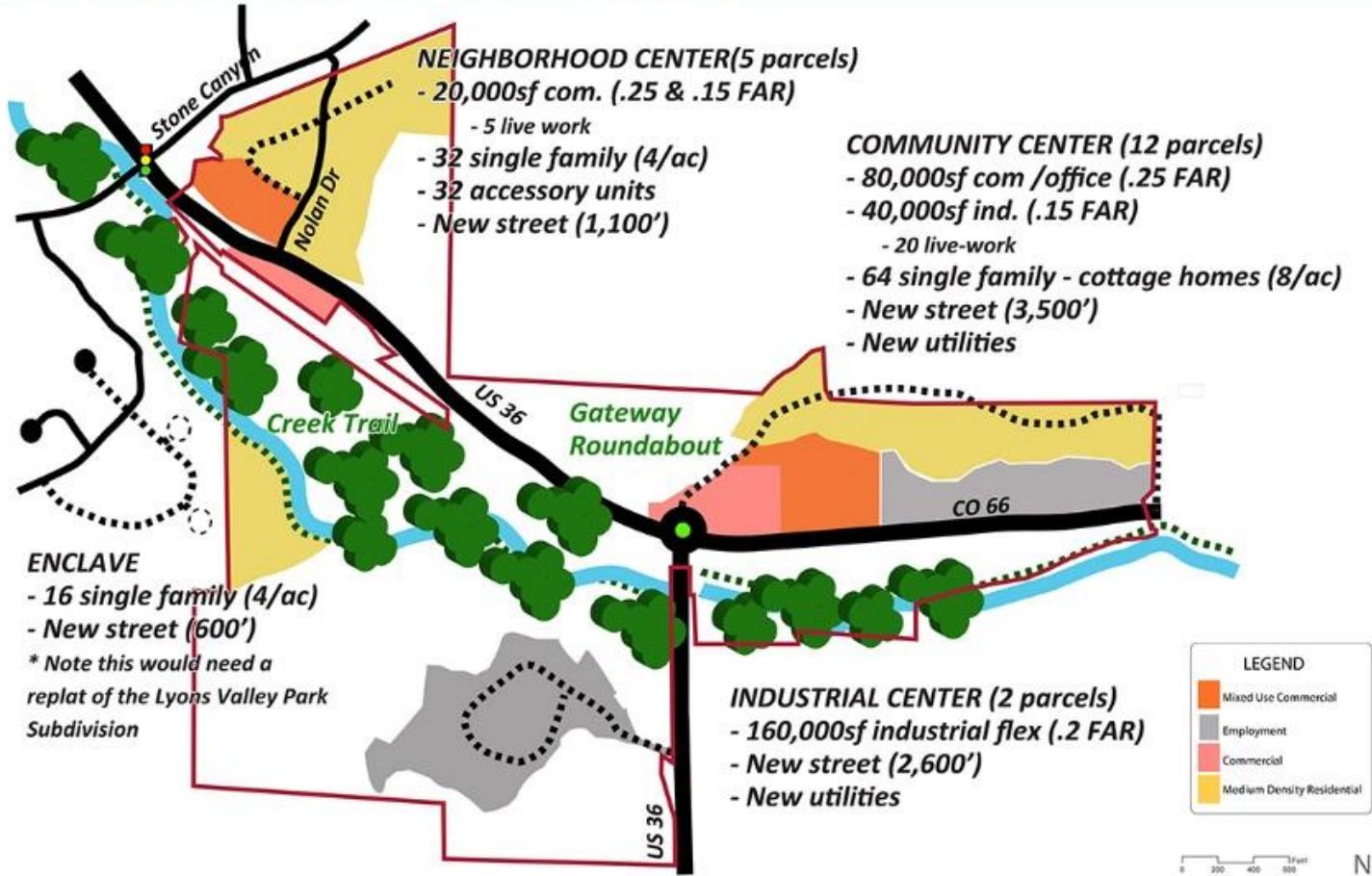
PRIMARY PLANNING AREA MASTER PLAN

DEVELOPMENT SCENARIO #1 - Retain



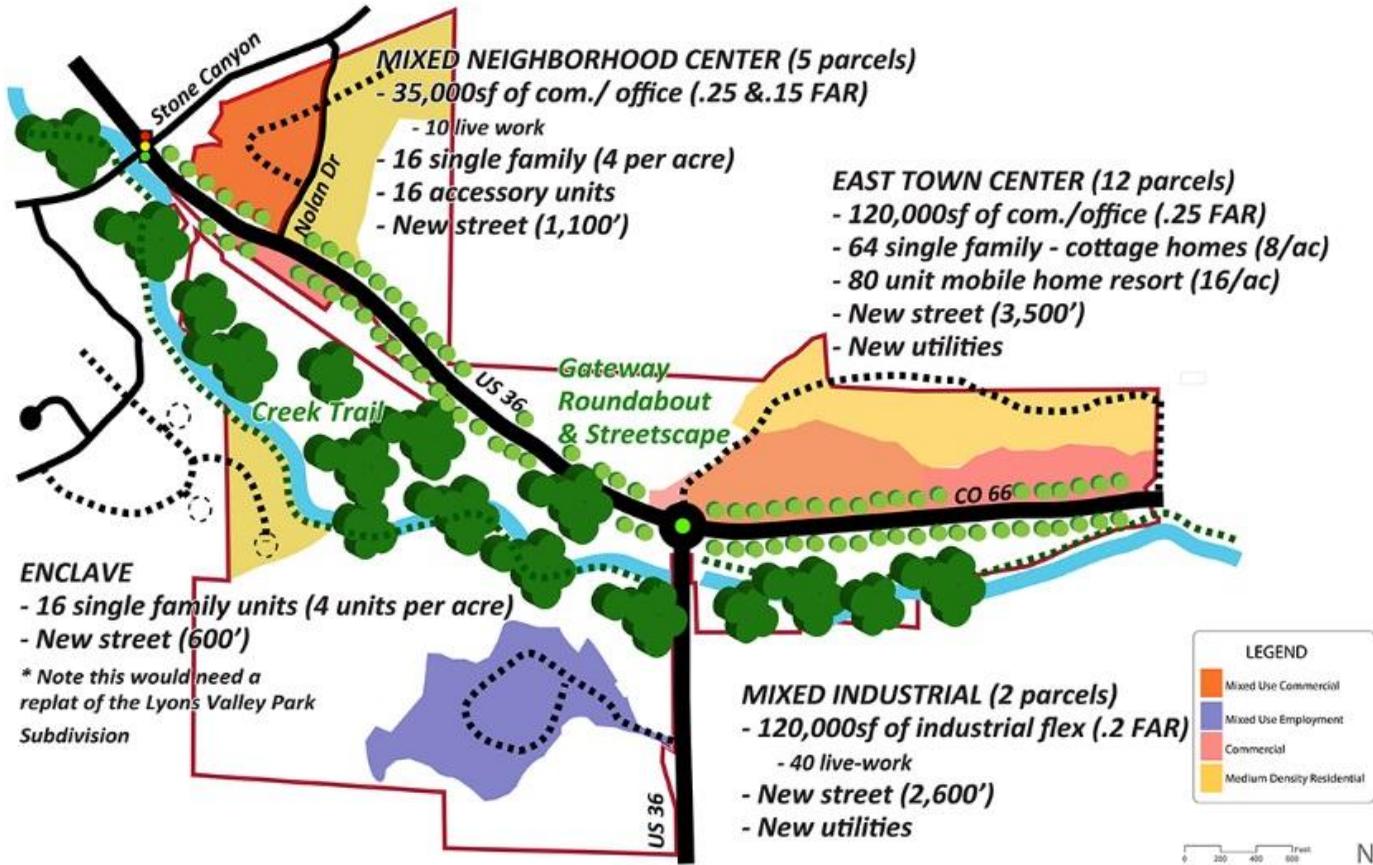
PRIMARY PLANNING AREA MASTER PLAN

DEVELOPMENT SCENARIO #2 - Revitalize



PRIMARY PLANNING AREA MASTER PLAN

DEVELOPMENT SCENARIO #3 - Redevelop



PRIMARY PLANNING AREA MASTER PLAN

Preliminary Recommendations

1. Five acre vote should be revisited in light of desired outcomes
2. Boulder County IGA should be amended to reflect findings
3. Future annexations may benefit from retroactive inclusion in the urban renewal area



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn