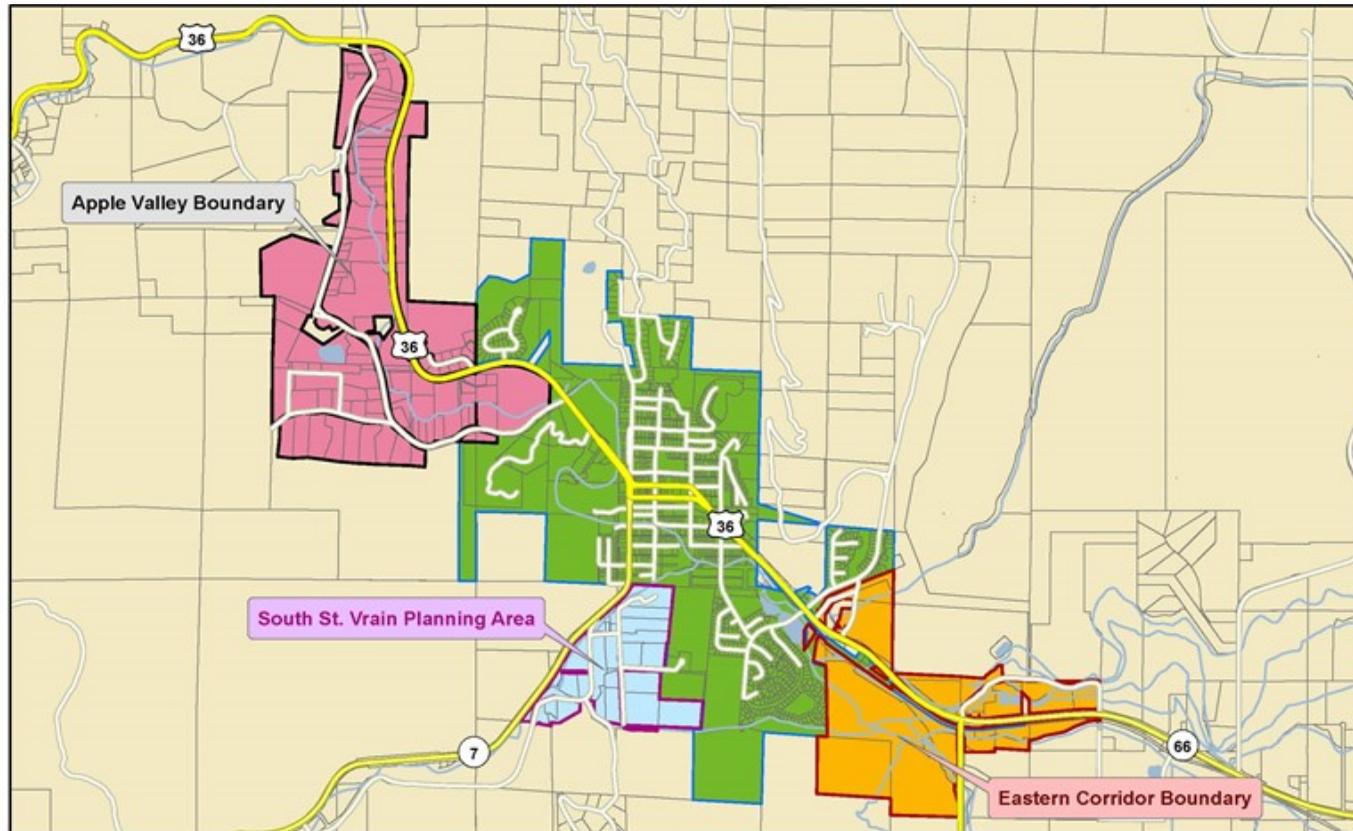


Apple Valley Planning Area – Workshop #2

16 August 2016



↑
Date: Thursday, March 31, 2016

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Lyons Municipal Boundary Boulder Parcels



PRIMARY PLANNING AREA MASTER PLAN



Agenda

1. Administrative Matters
2. LPPA Master Plan
 - a. Project Purpose
 - b. Guiding Principles
 - c. Affordable Housing Goals (Guidelines)
 - d. Limiting Factors
 - e. Developable Area (Eastern Corridor and South St. Vrain)
3. Apple Valley Overview and Potential Concept Components
4. Discussion
5. Next Steps



PRIMARY PLANNING AREA MASTER PLAN

LPPA Master Plan - 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, 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.



PRIMARY PLANNING AREA MASTER PLAN

LPPA Master Plan - Guiding Principles

- Planning and development will **value existing businesses and homes** within the town boundaries
- Uses and improvements will advance the Town's goal for **more diversity** (incomes, housing inventory, business mix, socio-economic profile)
- Private development will be **market-responsive, high-quality and context-sensitive**
- Mobility options, both vehicular and non-vehicular, will **connect existing and future neighborhoods** to activity areas
- Development and annexation decisions will be based on a commitment to **balanced and fiscally-responsible growth**
- **Formal and informal public spaces** in the LPPA will be **limited** due to percent of natural and undevelopable areas
- **Public funding assistance** for improvements (offsite and onsite) will be made available as resources are available
- Housing in the LPPA will **address the needs of residents at different life-stages and income levels** and **further the community's and region's affordable housing goals**



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

Town of Lyons – Affordable Housing Resolution

- . . . set a goal for the number of housing units that are affordable to residents earning eighty percent or less of the Boulder County AMI at approximately ten percent of the total housing stock within the Town limits, with a majority of affordable units meeting the needs of residents earning sixty percent or less of the Boulder County AMI, with the emphasis on permanently affordable units.
- The Board may consider adopting specific measures including, but not limited to: (1) zoning changes that allow for denser development where it otherwise would not be permitted; (2) annexation conditions that favor affordable housing; (3) conditions on further market-rate, single family home construction; (4) deed restrictions, covenant controls, and land leases on market-rate housing; and (5) use of Lyons Urban Renewal Authority funds for projects combining commercial and residential development and placing as instruments of affordable housing.
- The Board of Trustees may utilize incentives to accomplish the Town's affordable housing goal. These incentives may include, but are not limited to: (1) land swaps; (2) reduced tap and permitting fees; (3) property tax exemptions; and (4) density bonuses.
- The Board of Trustees hereby authorizes Town staff to examine opportunities and propose lawful means for adopting and implementing affordable housing measures in accordance with the intent of this Resolution and as appropriate, subject to the advice of the Town Attorney, and to seek grants or other appropriate funding to assist in these efforts.

**Source: Town of Lyons, Colorado
Resolution 2016-43**



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

LPPA Master Plan - Limiting Factors

1. Existing **agreement with Boulder County** limit how much development can be accommodated and where within all three subareas
2. **Physical conditions** limiting total developable area include – limited access, lack of water and sewer, presence of irrigation laterals (ditches), floodways and floodplains
3. **Ownership, easements and other regulations** limit development within individual properties, primarily defined in adopted Boulder County documents and inter-agency agreements.
4. Average **size of parcels and their configuration** limit the net developable area within parcels and potential for sizable developments, much less a unified development program within the LPPA
5. **Viable parcels for commercial retail development** (as determined by their access, visibility, and market depth) are limited to those within the Eastern Corridor
6. **Market support** (over the near- and mid-term) for -- retail space that is destination, entertainment and visitor oriented; a range of affordable housing product types, as well as market-rate and estate units; and, employment space requiring warehousing and outdoor storage facilities, all of which could support art and other entrepreneurial pursuits.
7. **Financial feasibility** of new development and redevelopment due to these factors, as well as economic conditions which set sale and lease rates (land prices, interest rates, absorption activity).



PRIMARY PLANNING AREA MASTER PLAN

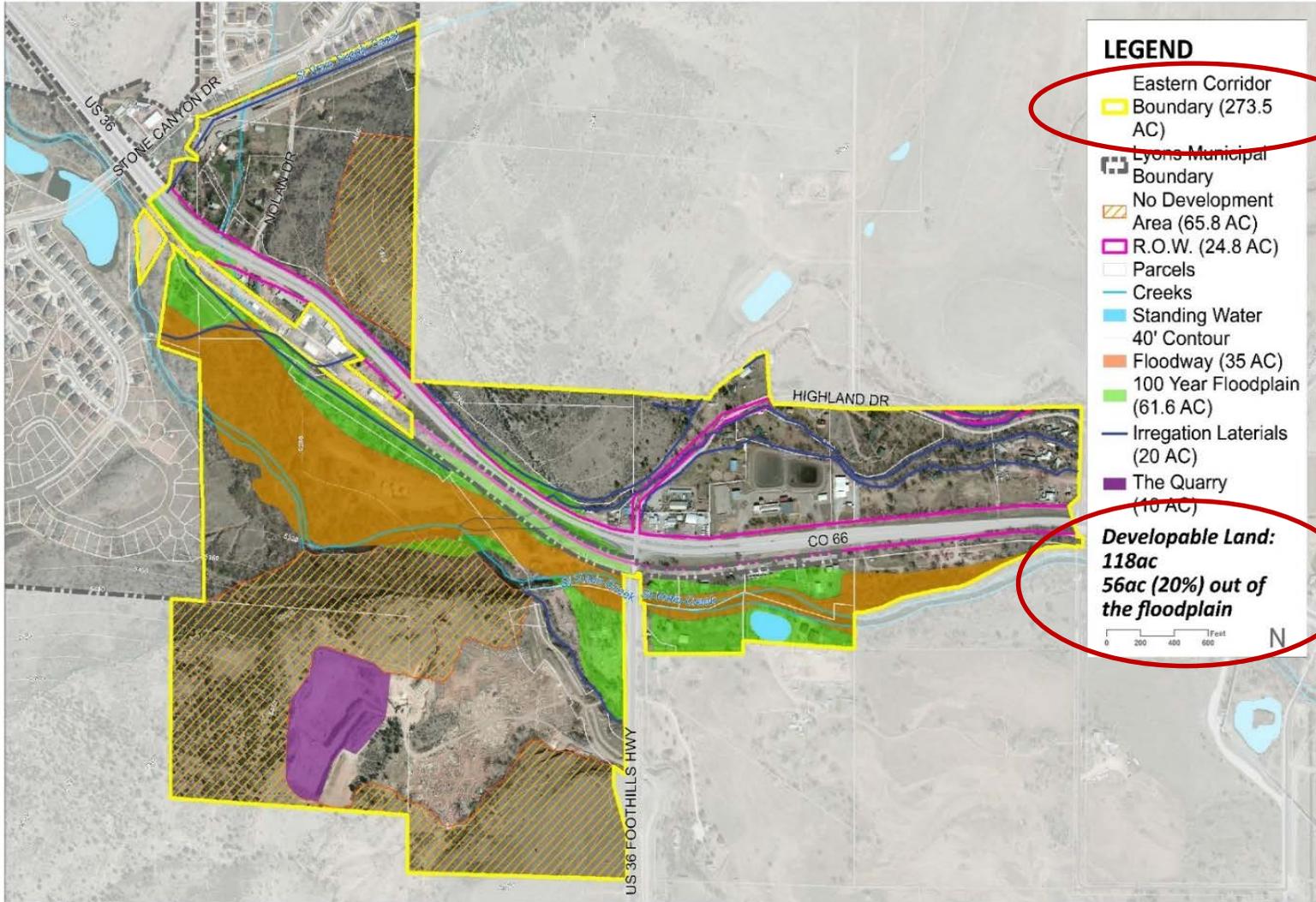
LPPA Master Plan - Limiting Factors

8. Existing **Town policies, practices and agreements** limit the number of developable parcels (e.g., South St. Vrain) including requirements associated with annexations and reuse of publicly –acquired properties.
9. **Few undeveloped parcels remain within the town boundaries**, the majority of which are platted for single family detached market rate units.
10. **Build-out** of undeveloped parcels within the Town boundaries, as currently zoned, **will result in a budgetary deficit**.
11. **Monetary sources** for property acquisitions by the Town, and flood recovery improvements limit future improvements.

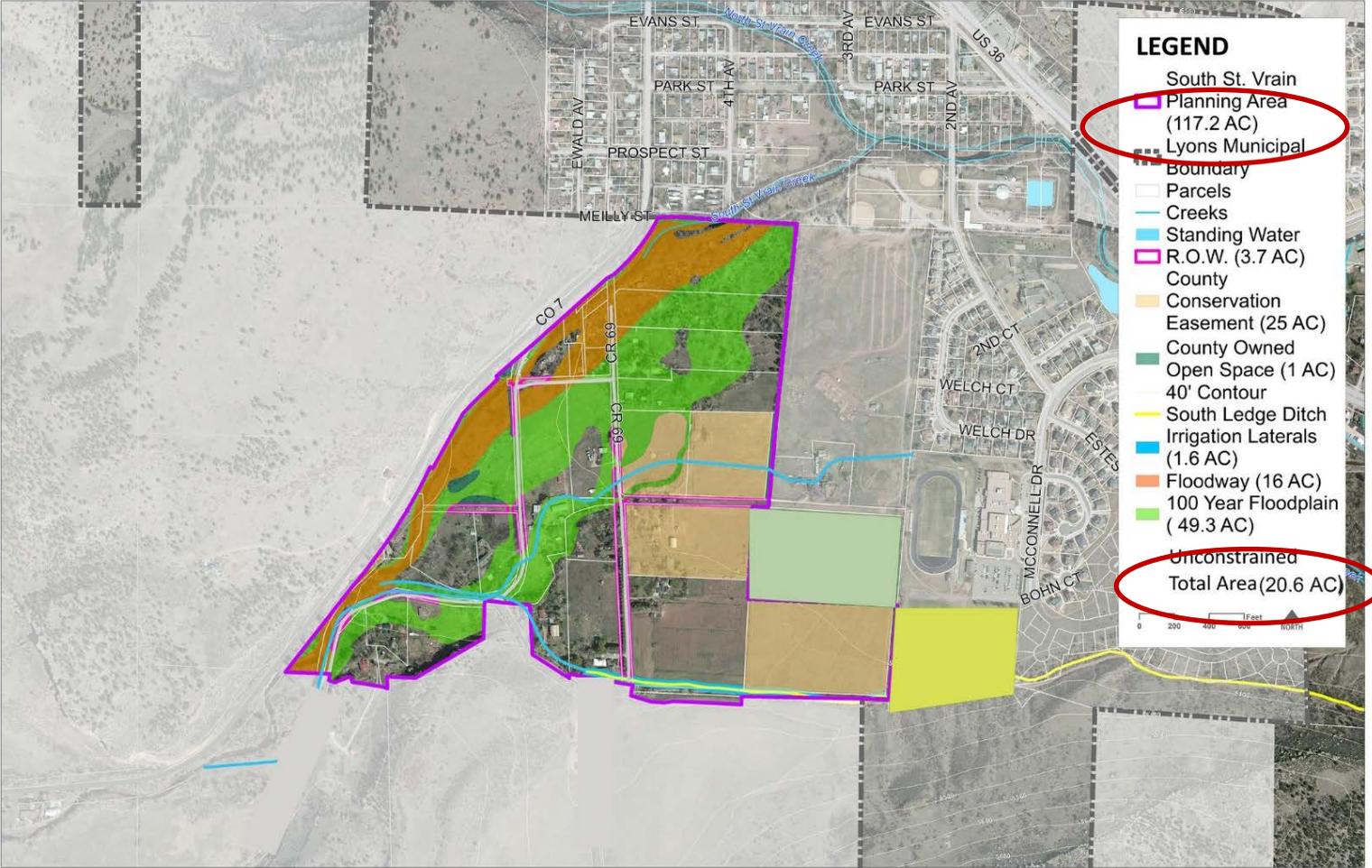


PRIMARY PLANNING AREA MASTER PLAN

Developable Area Eastern Corridor



Developable Area South St. Vrain



PRIMARY PLANNING AREA MASTER PLAN



Apple Valley Planning Area

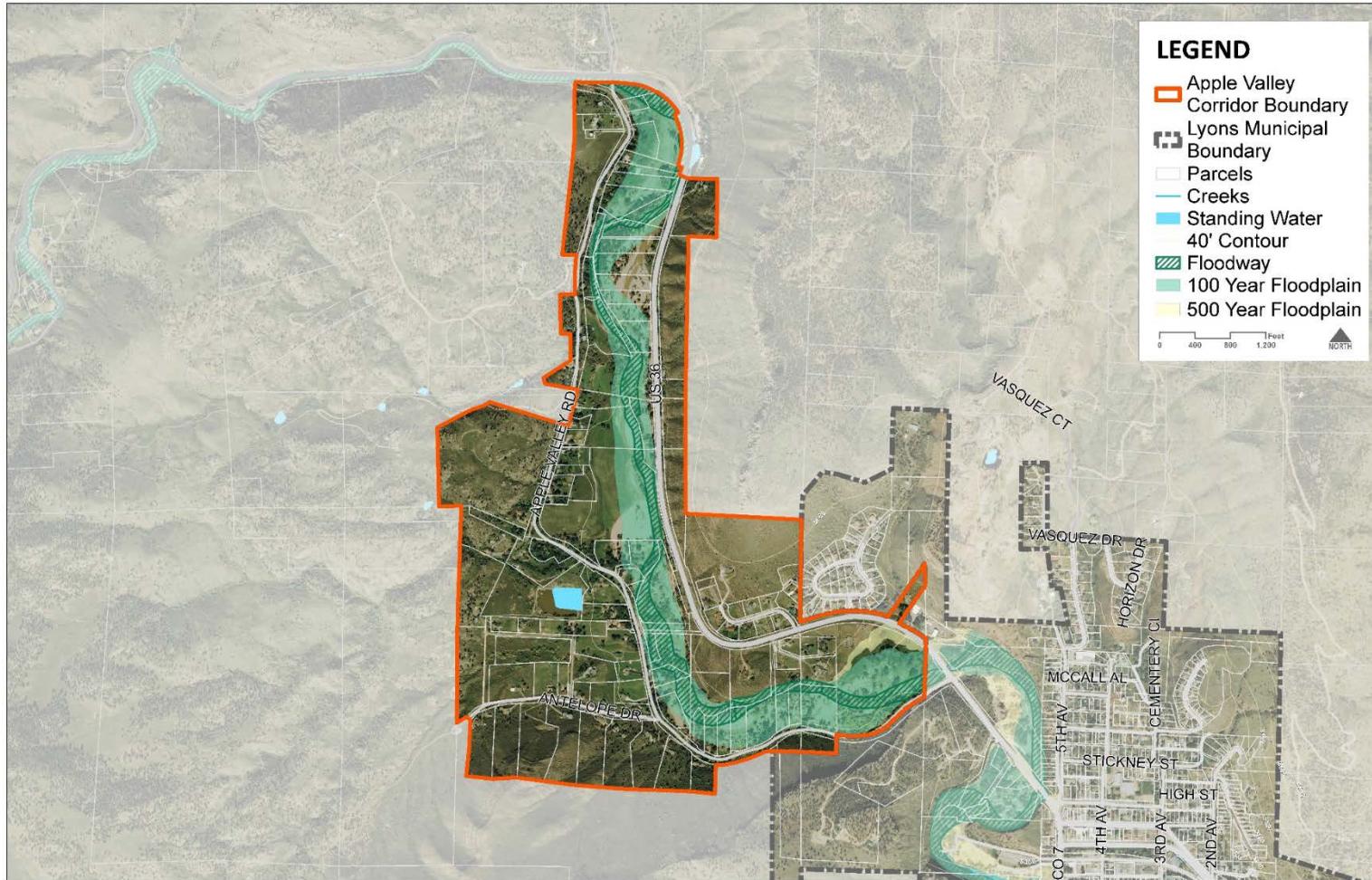


PRIMARY PLANNING AREA MASTER PLAN

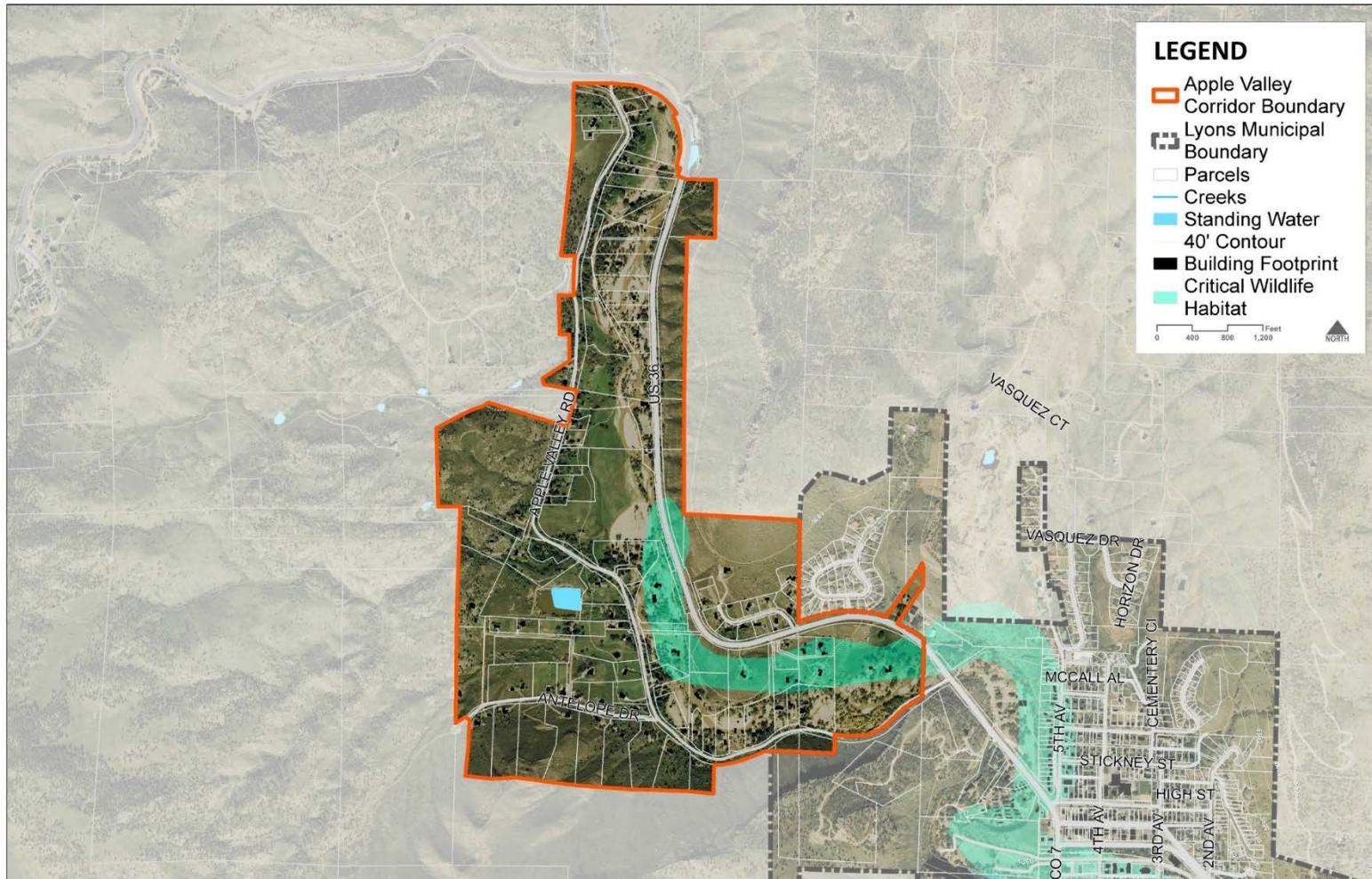


Kimley»Horn

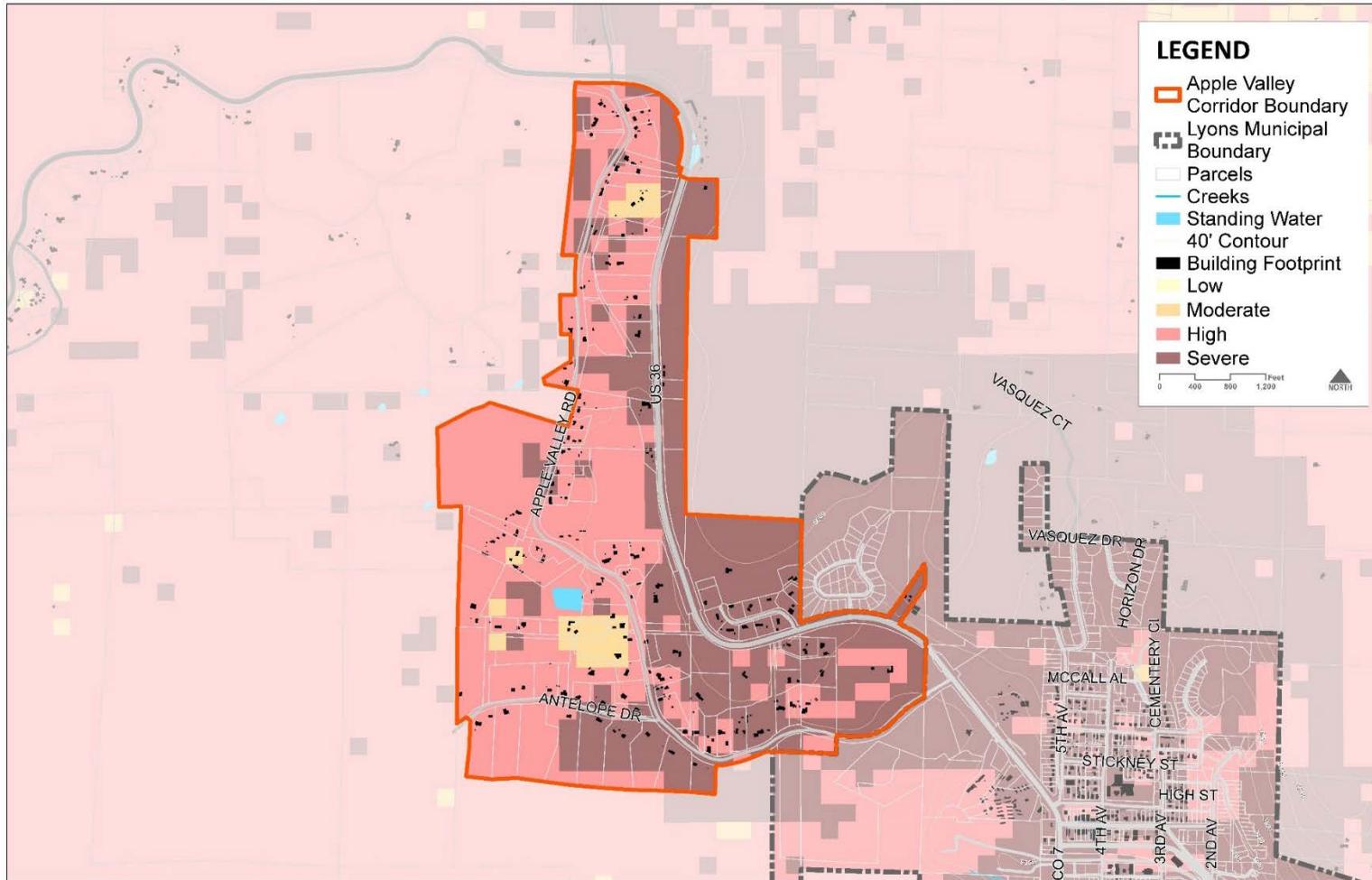
Floodplain and Floodway



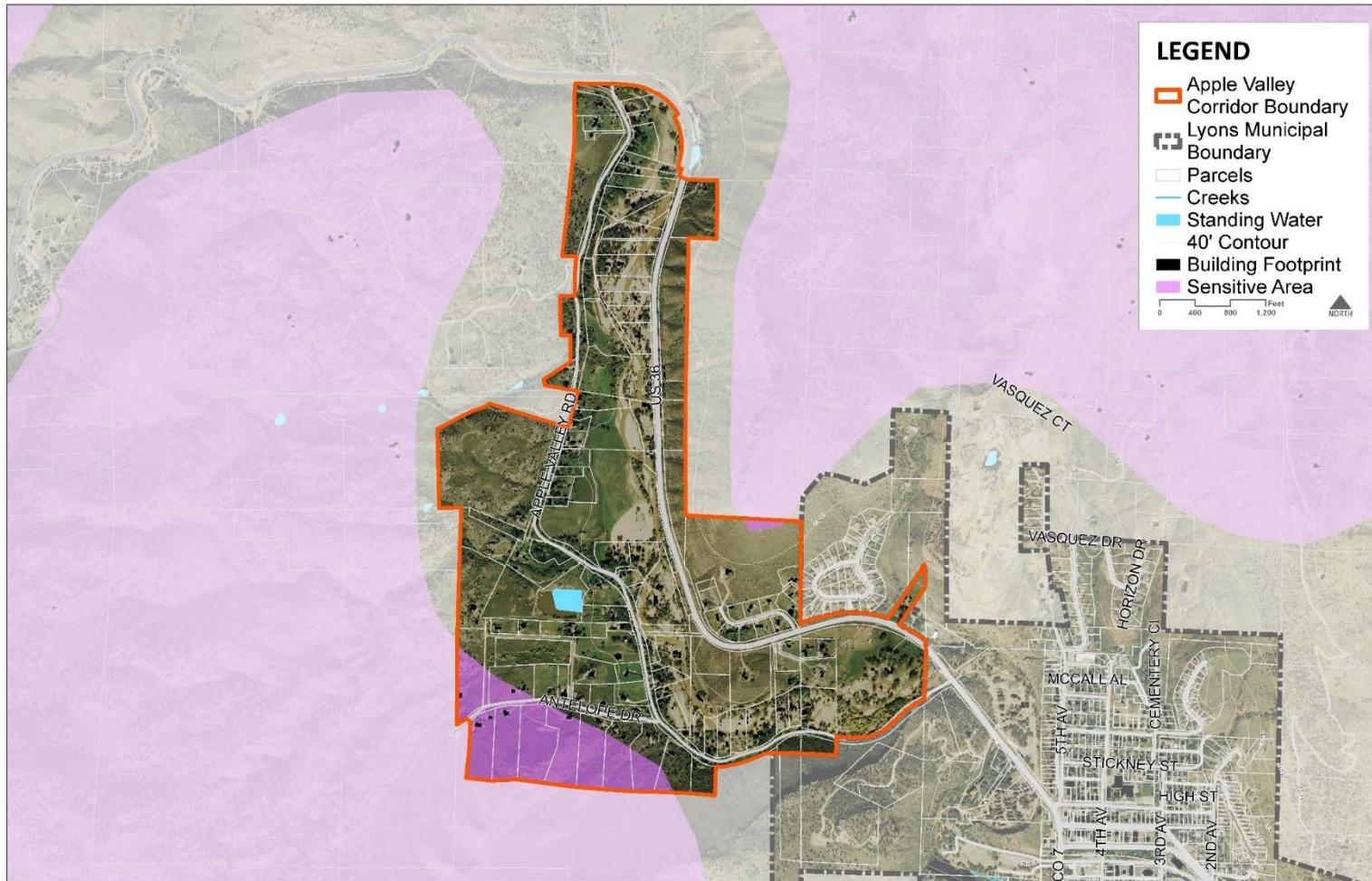
Critical Wildlife Habitat



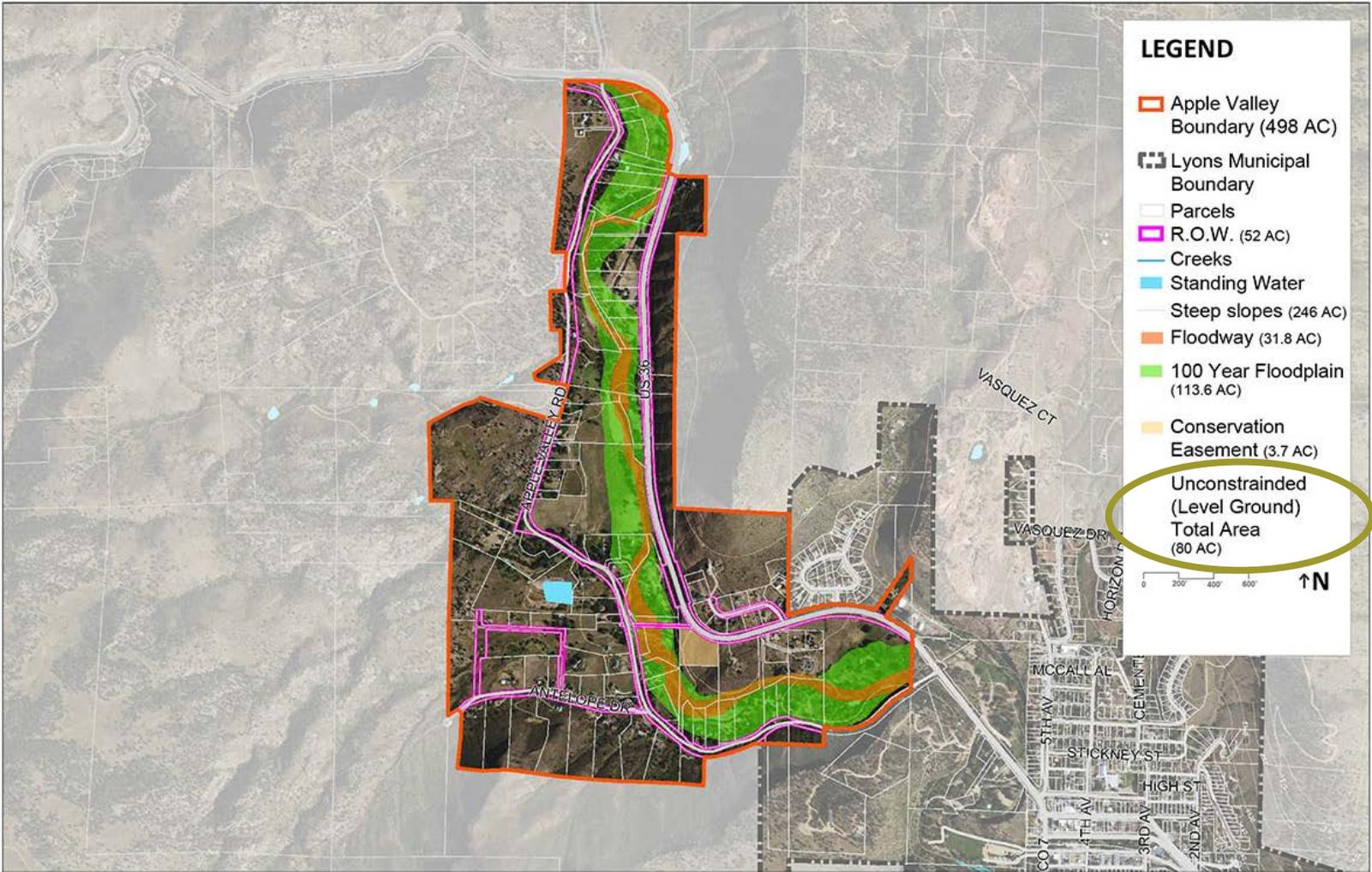
Wildfire Concern Areas



Archaeologically-Sensitive Areas



Developable Area



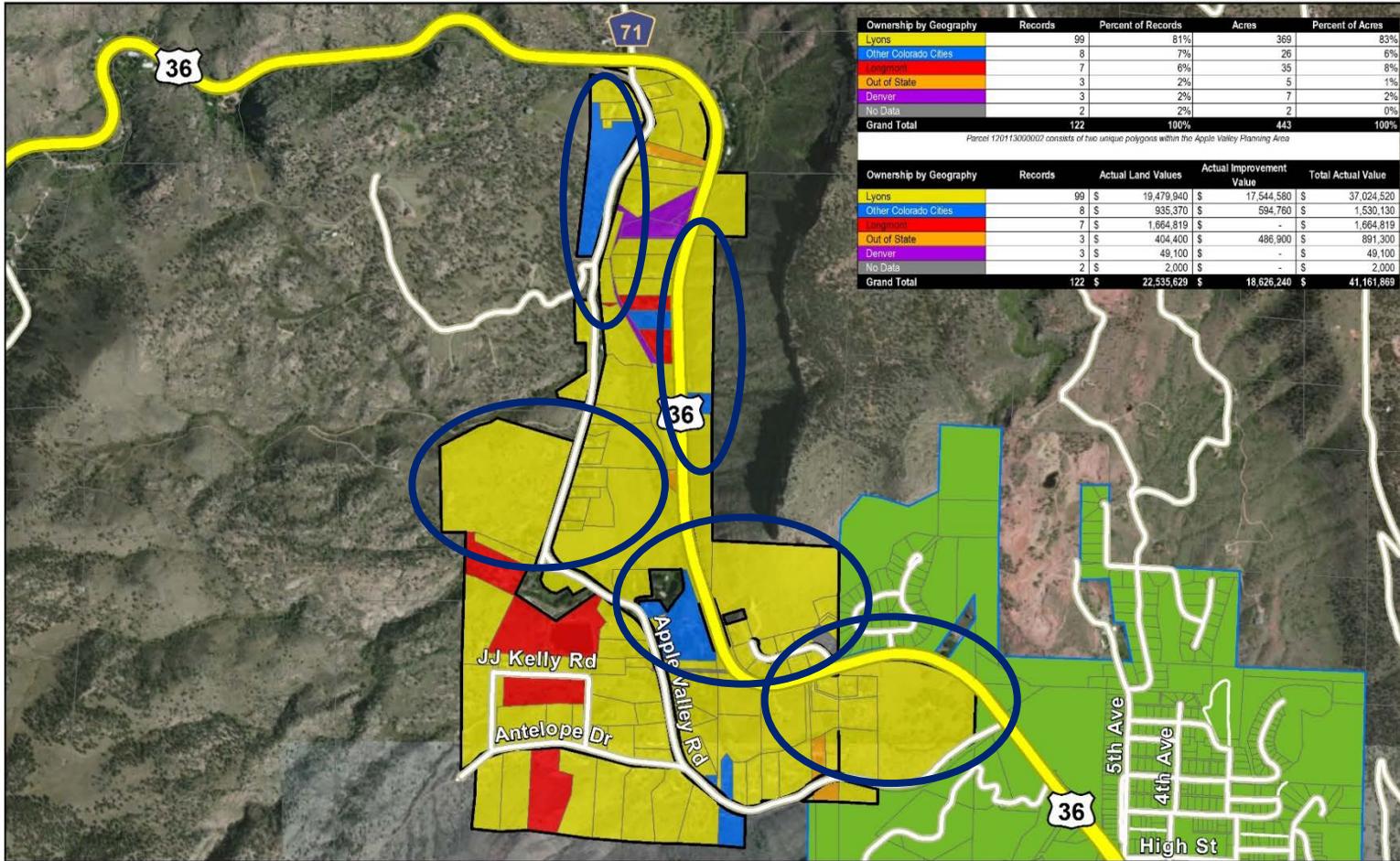
Previously 326.9 ac, before adjustments for slope constraints



PRIMARY PLANNING AREA MASTER PLAN



Ownership



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 Date: Thursday, March 31, 2016

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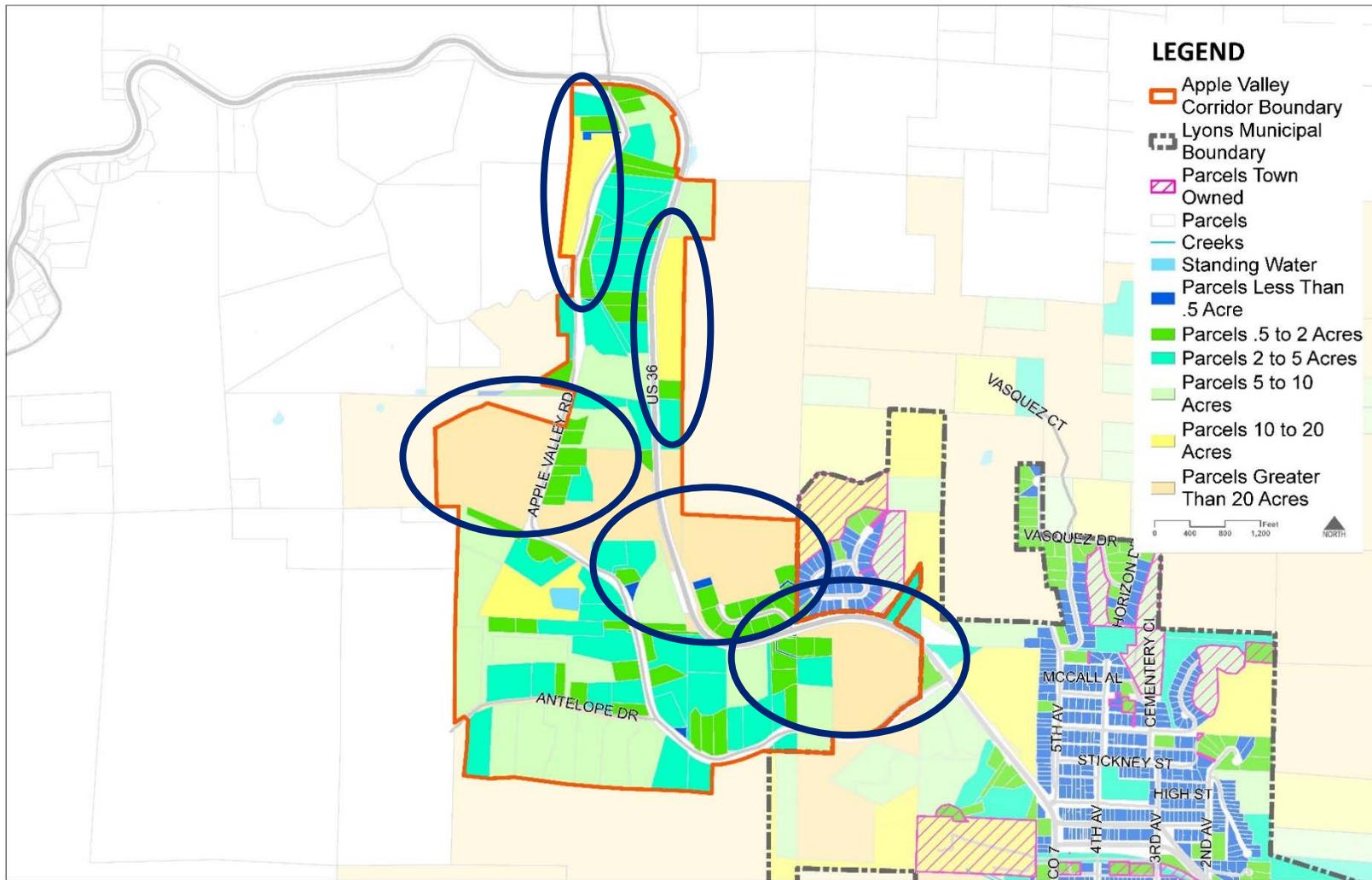
■ Lyons Municipal Boundary
 Apple Valley Boundary
 Boulder Parcels



PRIMARY PLANNING AREA MASTER PLAN



Parcel Size



Town of Lyons – Affordable Housing Demand

Single Family Detached

Annual Household Income Range	Approximate Home Price Range	Trade Area For-Sale Demand (Incomes \$15K+)	Estimated % Single Family Detached	Single Family Detached Demand	Estimated Lyons Capture Rate	Estimated Lyons Capture (units)
\$15-25K	\$75 to \$100K	97	75%	73	4.0%	3
\$25-35K	\$100 to \$150K	290	75%	218	1.0%	9
\$35-50K	\$150 to \$200K	725	75%	544	4.0%	22
\$50-75K	\$200 to \$250K	2,305	75%	1,729	4.0%	69
\$75-100K	\$250 to \$350K	4,110	75%	3,083	3.0%	92
\$100-150K	\$350 to \$500K	6,093	75%	4,570	1.5%	69
\$150K and up	\$500K and up	6,738	75%	5,053	1.5%	76
Totals		20,358	75%	15,268	2.2%	339

Healthy demand for affordable housing (80% or less of Area Median Income) across all housing product types. Price range for affordable housing is between \$200,000 and \$300,000.

80% of Area Median Income = \$94,800 x .80 = \$75,840
 60% of Area Median Income = \$94,800 x .60 = \$56,880

Single Family Attached

Annual Household Income Range	Approximate Home Price Range	Trade Area For-Sale Demand (Incomes \$15K+)	Estimated % Single Family Attached	Single Family Attached Demand	Estimated Lyons Capture Rate	Estimated Lyons Capture (units)
\$15-25K	\$75 to \$100K	97	25%	24	4.0%	1
\$25-35K	\$100 to \$150K	290	25%	72	4.0%	3
\$35-50K	\$150 to \$200K	725	25%	181	4.0%	7
\$50-75K	\$200 to \$250K	2,305	25%	576	4.0%	23
\$75-100K	\$250 to \$350K	4,110	25%	1,028	3.0%	31
\$100-150K	\$350 to \$500K	6,093	25%	1,523	1.5%	23
\$150K and up	\$500K and up	6,738	25%	1,684	1.5%	25
Totals		20,358	25%	5,089	2.2%	113

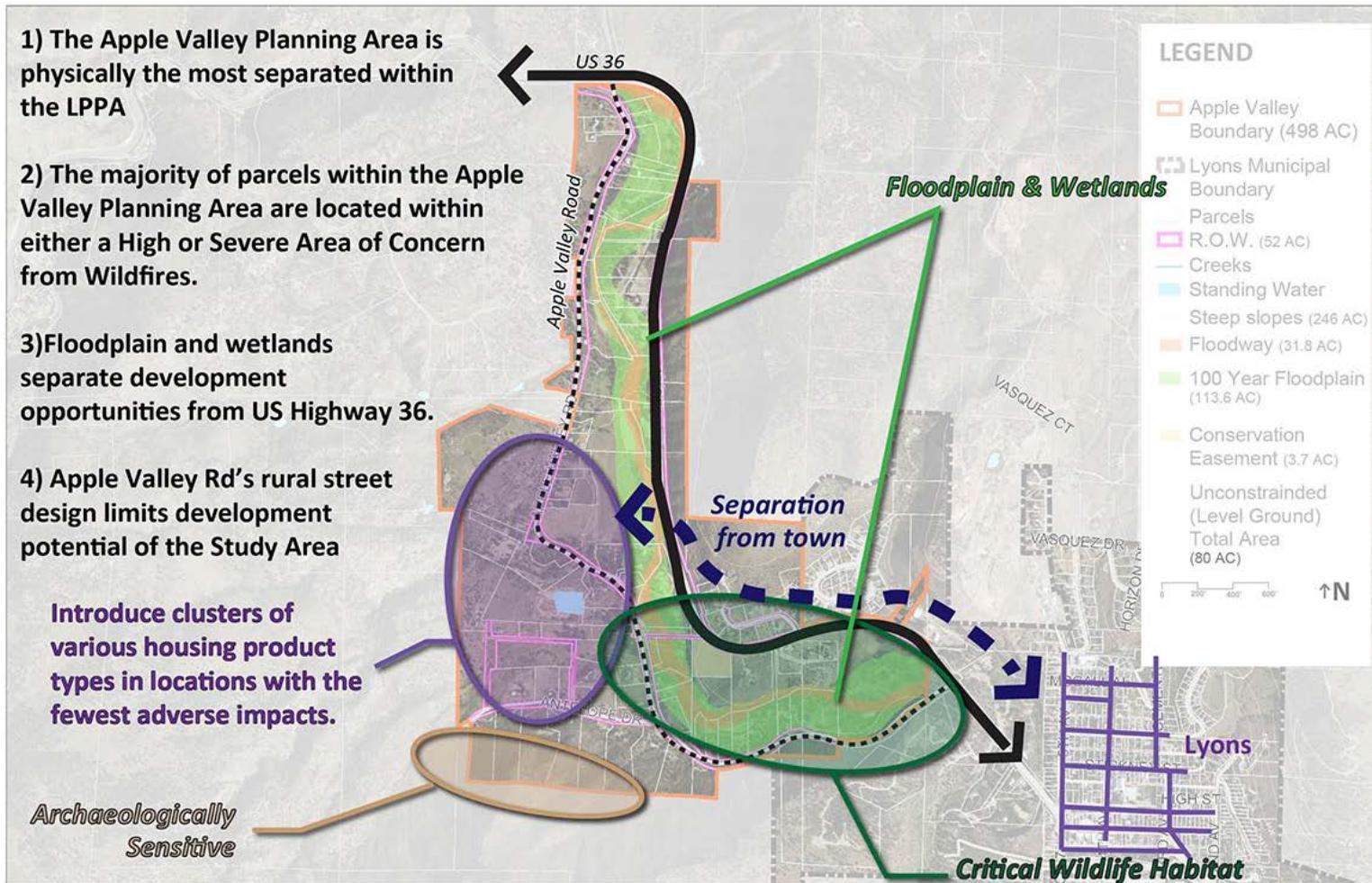
Rental Apartments

Annual Household Income Range	Approximate Rent Range	Trade Area Rental Demand (Incomes \$15K+)	Estimated Lyons Capture Rate	Estimated Lyons Capture (units)
\$15-25K	\$375 - \$625	1,838	1.0%	18
\$25-35K	\$625 - \$875	1,644	1.0%	16
\$35-50K	\$875 - \$1,000	2,176	1.0%	22
\$50-75K	\$1,000+	1,886	1.0%	19
\$75-100K	\$1,000+	725	1.0%	7
\$100-150K	\$1,000+	677	1.0%	7
\$150K and up	\$1,000+	355	1.0%	4
Totals		9,300	1.0%	93

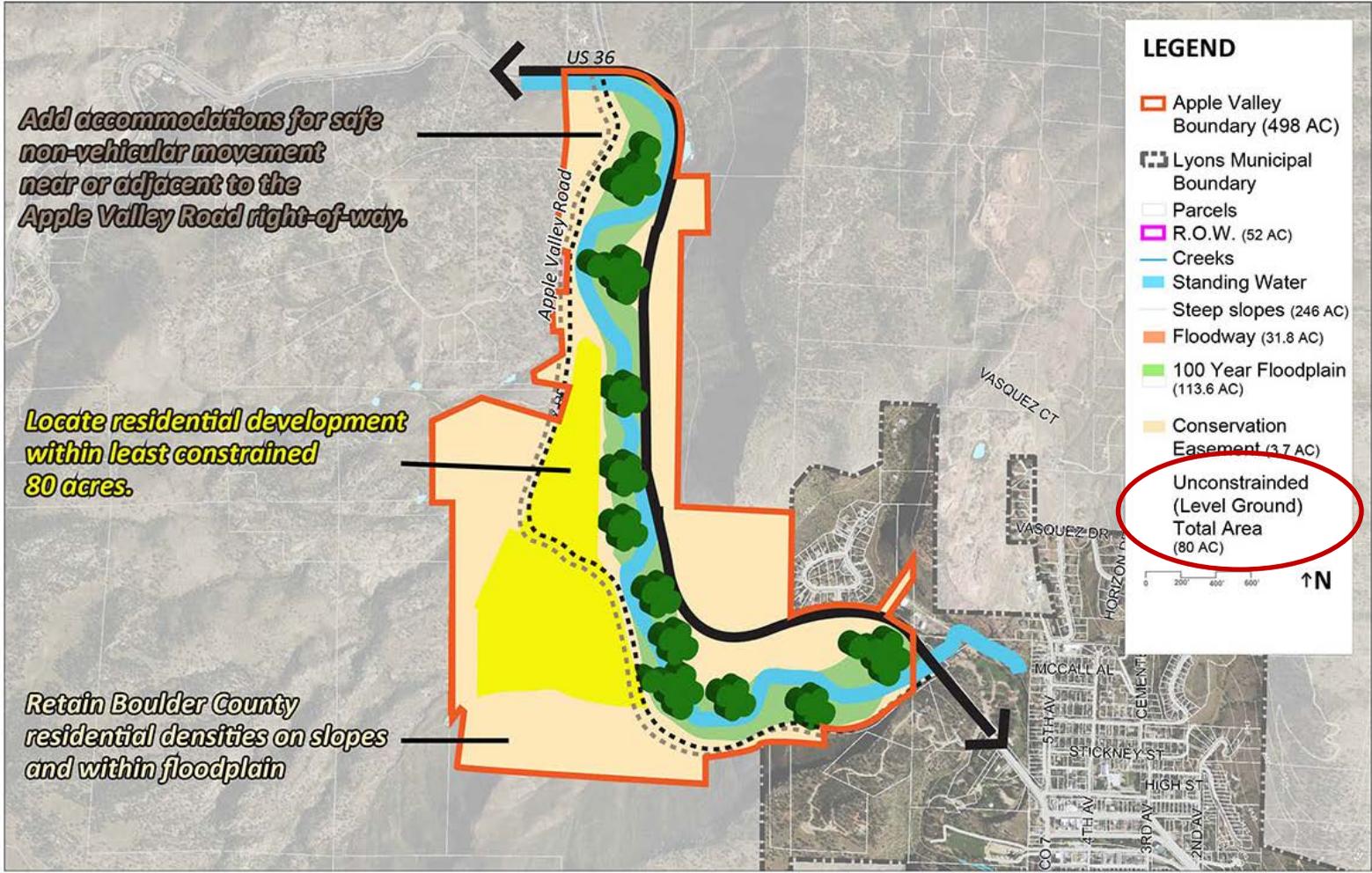


PRIMARY PLANNING AREA MASTER PLAN

Issues and Opportunities



Potential Residential Development



PRIMARY PLANNING AREA MASTER PLAN



Potential Public Improvements



Potential Public Improvements

or safe
it
-of-way.

US 36

VASQUEZ CT

- Floodway (31.8 AC)
- 100 Year Floodplain (113.6 AC)
- Conservation Easement (3.7 AC)
- Unconstrained

Locate residential development within least constrained 80 acres.

CO 7
SRC
2ND

Potential Public Improvements

US 36

Apple Valley Road

VASQUEZ CT

Development

Slopes

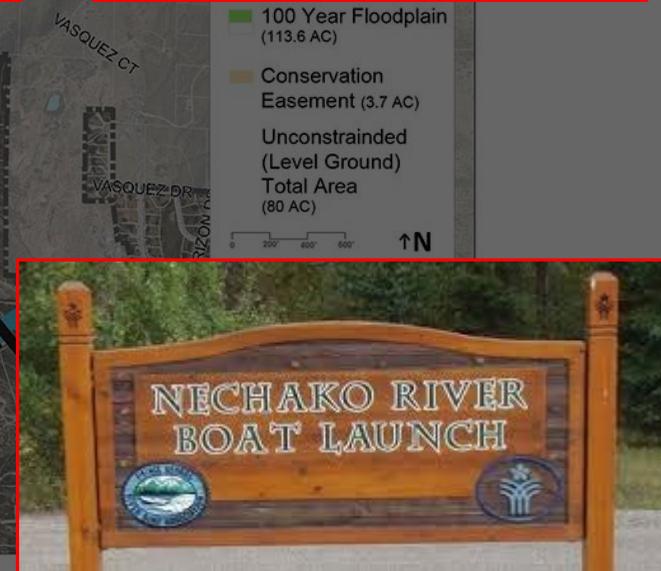
- Steep slopes (28 AC)
- Floodway (31.8 AC)
- 100 Year Floodplain (113.6 AC)
- Conservation Easement (3.7 AC)
- Unconstrained (Level Ground)
- Total Area



Potential Public Improvements



Locate residential development within least constrained



Potential Residential Clusters



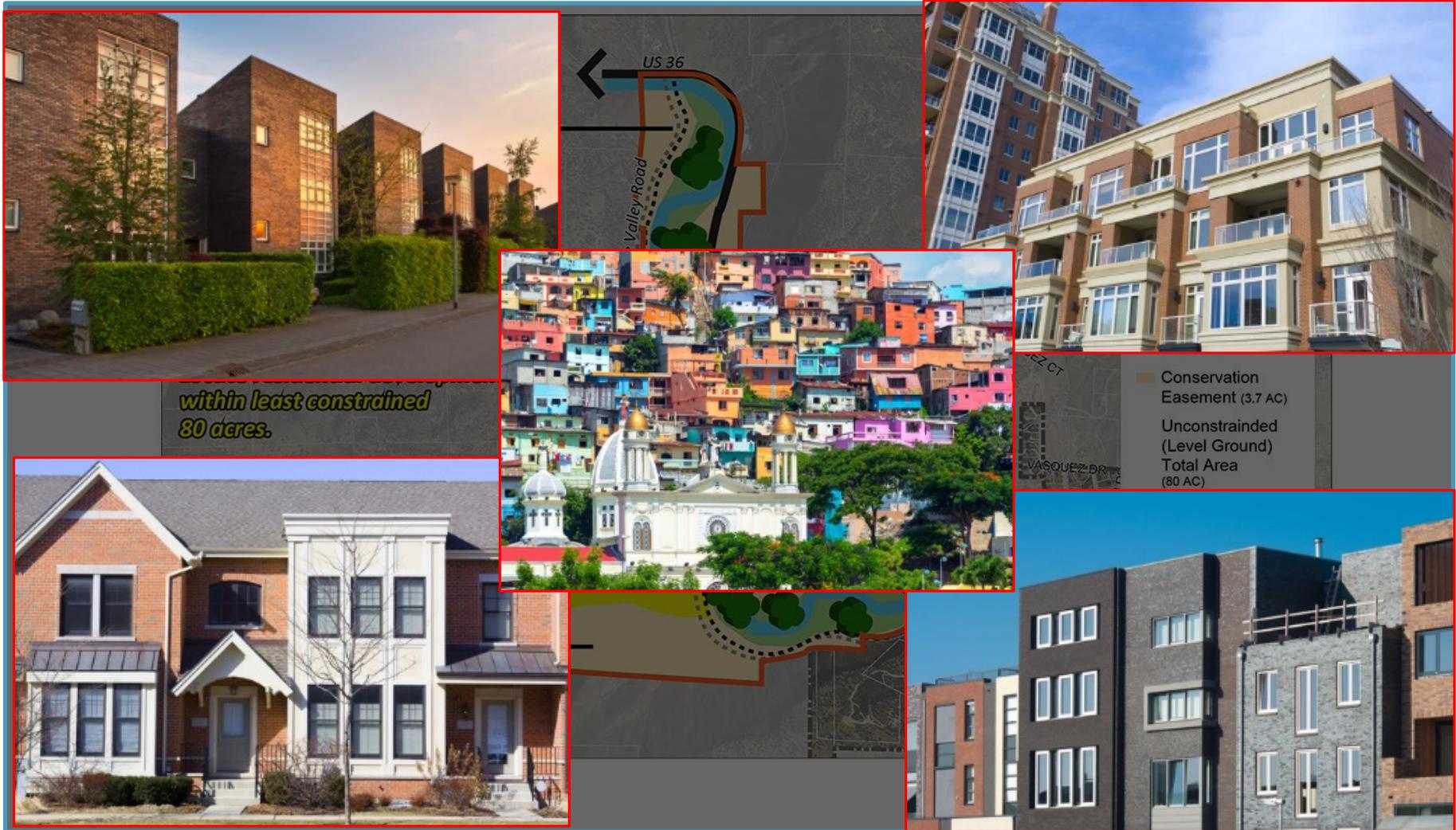
Potential Residential Clusters



Locate residential development within least constrained 80 acres.



Potential Residential Clusters



Next Steps

- Continue Stakeholder Interviews
- Refine Apple Valley Land Use Concept
- Refine Preliminary Reference Report for Eastern Corridor Planning Area
- Refine LPPA-Wide Fiscal Impact Analysis
- Provide Progress Report to PCDC and BOT
- Apple Valley Planning Area – Workshop No. 3 – **Thursday, September 8th**
- LPPA At-Large Stakeholder Meeting (“10th Meeting”) - Tuesday, September 20th **or** September 27th



PRIMARY PLANNING AREA MASTER PLAN

