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Final Version

Adopted by the PCDC on March 22, 2010
Ratified by the Board of Trustees on April 5, 2010

Why an Updated Comprehensive Plan?

This plan is a guide for accomplishing the community's aspirations of becoming an economically, socially and environmentally sustainable community that values and supports education, the arts, recreation and quality of life. It reflects broad community input gathered over twelve months' of community workshops, surveys and public meetings — all pulled together by the Planning and Community Development Commission together with Town Staff and the Community Advisory Committee; a diverse group that worked together to chart the course for our future.

Our Guiding Principles

Chart Our Future

- Balance the demands of trying to achieve environmental and economic sustainability with community character and historical preservation and the rights of property owners.
- Clearly articulate the Town's interests in expanding the Lyons' Planning Area (LPA) by proactively engaging with private and government stakeholders to make collaborative land use decisions.
- Improve and maintain our relationships with neighboring municipal and county governments.

Economic Sustainability

- Provide enough revenue for the Town to provide the quality of services desired by residents and businesses.
- Promote a business-friendly environment that encourages commercial and job growth.
- Transition from a residential development-based economy to a commercial-based, localized economy.
- Reduce retail leakage and attract Front Range day-trip tourists to support the local economy.
- Provide cost-efficient management of tax dollars and Town-owned assets.

Quality of Life, Social Well-Being, Sustainability

- Support the public and private provision of cultural, educational, social and healthcare services.
- Provide for transparency and clarity in Town decision-making and management of Town assets.
- Sustain Lyons' key characteristics, as defined by residents' vision and desires.

Environmental Sustainability

- Consider the net environmental costs and benefits of Lyons' government activities and decisions.
- Facilitate residents' and businesses' efforts to provide a net environmental benefit from their activities and operations through incentivization, recognition and education.
- Follow the general principles in the Boulder County Sustainable Communities Initiative and the Boulder County Sustainable Energy Plan.

Our Goals

Land Use and Growth: Ensure that the built environment contributes to Lyons' identity and is consistent with the proposed 2010 Lyons Planning Area Map and the Sustainable Design and Development Principles.

Economic Development: Create an environment in which local business can prosper.

Economic Development: Leverage the Town's history, natural setting, unique retailers and relationship with the music and arts community to attract tourists.

Town Services: Provide adequate, safe and efficient public utilities and services in a manner that supports the community's goals.

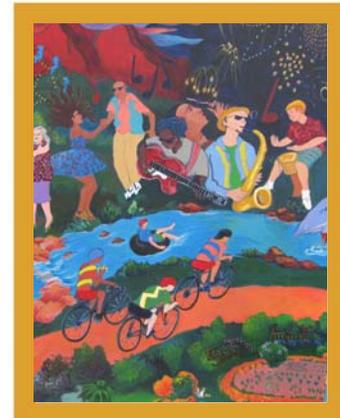
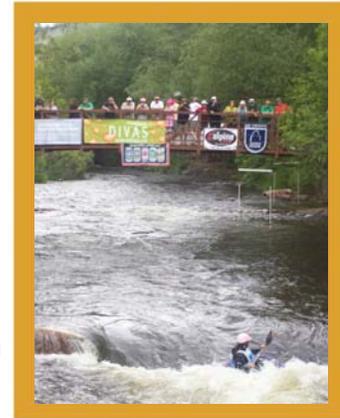
Culture, History and Education: Support the advancement of education and culture in the community.

Environment: Protect and promote Lyons' unique natural environment and resources and lead the community towards environmental sustainability.

Housing: Recognize and accommodate the housing needs of a diverse population.

Parks, Open Space, Trails and Recreation: Balance the quality of life benefits that parks, trails and open lands contribute to the community with fiscal responsibility.

Transportation: Develop an integrated mobility system that is safe and easily accessible to all travelers.



Thank you to the citizens and business owners, Lyons High School and Lyons Elementary students, landowners and residents in the surrounding area who participated in the Lyons Comprehensive Plan update process.

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 The Lyons Comprehensive Plan update was funded in part by an Energy and Mineral Impact Grant from the Colorado Department of Local Affairs.

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A very special thank you goes out to the Lyons PCDC who spent countless hours working together to ensure the community's vision for the future of Lyons was well crafted and conveyed in clear, compelling manner.

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INTRODUCTION

Purpose of the Plan

The *Lyons Comprehensive Plan* provides the framework for decisions that affect the Town's physical, social and economic realm. It is intended to provide a foundation for policy direction, land use decisions and public investments. It can also help the Town prioritize and direct resources toward specific initiatives that will help achieve the community's goals.

The *Lyons Comprehensive Plan* helps translate the community's values into specific actions. This Plan will work in concert with the myriad of relevant documents that have already been adopted by the Town, including, (but not limited to) the *Town of Lyons Economic Development Council's Report to the Board*, the *2008 Parks, Open Space and Trails Master Plan* and the *2006 Downtown Improvement Plan*. Each of these documents goes into considerably more depth and detail about its specific topic.



In addition, many Lyons organizations are also helping to achieve goals that are set forth in this plan. For example, the Lyons Chamber of Commerce's Lyons Economic Gardening Group is working to strengthen local businesses, the Lyons Community Foundation provides grants to "improve Lyons' quality of life," Transition Lyons is helping the Town to "proactively explore ways to respond to positively to climate change, peak oil and economic instability" and the Sustainable Futures Commission is exploring metrics for the Town's operations (such as water systems, noise and light pollution).

Organization of the Plan

- The **Introduction** explains the context and basis for developing this plan.
- The **Guiding Principles** articulate the community's overarching intentions for Lyons and present core values that every strategy should adhere to.
- The plan elements (Land Use and Growth; Economic Development and Tourism; Town Services and Infrastructure; Culture, History and Education; Environment; Housing; Parks, Open Space, Trails and Recreation and Transportation) include **goals, objectives and strategies** to help achieve the long-term community vision.
- The **Implementation Plan** (Appendix B) presents the high priority action items for the Town to begin pursuing within three years and methods to measure the Town's progress in achieving the community's goals. This part of the plan will be reviewed and updated the most frequently.
- The **Community Portrait** (Appendix C) presents a current statistical and informational snapshot of each Plan element and also includes associated opportunities, challenges and trends.
- The **Design Fundamentals** section (Appendix D) contains the *Sustainable Design and Development Principles* that should be considered in the design of any development or public facility and includes examples of opportunities to strengthen connections to important destinations such as the St. Vrain River.
- The **Planning Process and Public Involvement** section (Appendix E) describes the process the Town used to update the comprehensive plan and includes the results from the community survey and public workshops.

Legislative Basis for the Plan

Colorado Revised Statutes state, "it is the duty and responsibility of the [planning] commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the commission's judgment bears relation to the planning of such municipality." (C.R.S. 31-23-206)." The statues further state, "the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and it environs which will, in accordance with present and future needs best promote health, safety, order, convenience, prosperity and general welfare (C.R.S. 31-23-207)."

Colorado law establishes that a comprehensive plan is an advisory document to guide zoning and other land use decisions. The plan is implemented through the Town's adopted land development regulations (CRS 31-23-206). Lyons' Municipal Code, similar to land use codes throughout the state, requires that development proposals be reviewed in light of the comprehensive plan. A development proposal that is inconsistent with the plan requires a plan amendment before it may be approved.

Impetus for the Plan

Much has happened in Lyons since the *1998 Comprehensive Plan* was adopted. The population has grown by approximately seventeen percent (275 people), there are several new events (Lyons Outdoor Games, Lyons Outdoor Market) and open lands and trails are beginning to put Lyons on the map as a regional destination. The Town also adopted and has been implementing a land use code, the *Downtown Improvement Plan* and the *Parks, Open Space and Trails Master Plan*. There is a new focus on becoming a "greener," more sustainable community and in strengthening Lyons' economy. The Town's Economic Development Council outlined the importance of incorporating the gateway areas in the Highway 36 corridor into the community plan. In addition, the Town has invested \$11 million into infrastructure improvements to support a projected population of 3,000 people, while available land for development is becoming increasingly scarce. Several of the properties that had been designated for development in the 1998 Plan (including the 119-acre Olson property and the 39-acre Musser property) have been purchased by Boulder County and will remain open space in perpetuity. As a result, the Town is making a concerted effort to find a viable, consistent revenue stream that does not rely on new development. This update presents an opportunity to reexamine Lyons' planning area and the land use map to determine where there is land available for development and what form it should take, to create strategies to spur economic development and to offer a new vision that incorporates new residents' ideas and helps the community to arrive at a future of its own choosing.

GUIDING PRINCIPLES

The following are the guiding principles on which this plan is based.

Chart Our Future

- Balance the demands of trying to achieve environmental and economic sustainability with community character and historical preservation and the rights of property owners.
- Clearly articulate the Town's interests in expanding the Lyons' Planning Area (LPA) by proactively engaging with private and government stakeholders to make collaborative land use decisions.
- Improve and maintain our relationships with neighboring municipal and county governments to effectively address LPA and regional issues.

Economic Sustainability

- Provide enough revenue for Town government to provide the quantity, type and quality of services desired by residents and businesses.
- Promote a business-friendly environment that encourages commercial and job growth according to community members' vision and desires.
- Transition from a residential-development based economy to a commercial-based, localized economy.
- Reduce retail leakage and attract Front Range day-trip tourists to support the local economy.
- Provide cost-efficient management of:
 - Tax dollars and
 - Town-owned assets (equipment, real property, life systems and real estate).

Quality of Life, Social Well-Being, Sustainability

- Support the public and private provision of cultural, educational, social and healthcare services.
- Provide for transparency and clarity in Town decision-making and management of Town assets.
- Sustain Lyons' key characteristics, as defined by residents' vision and desires:
 - Small-town atmosphere,
 - Support of the arts, education and historical preservation,
 - Cultural diversity,
 - Parks, trails and recreational opportunities and
 - Holistic approach to sustaining the natural beauty and resources of Lyons and the surrounding area.

Environmental Sustainability

- Consider the net environmental costs and benefits of Town of Lyons government activities and decisions.
- Facilitate residents' and businesses' efforts to provide a net environmental benefit from their activities and operations through incentivization, recognition and education.
- Follow the general principles in the Boulder County Sustainable Communities Initiative.
- Follow the general principles in the Boulder County Sustainable Energy Plan (to which the Town of Lyons is signatory).

What is the 2010 Lyons Planning Area Map?

The 2010 Lyons Planning Area Map presents a conceptual plan for the physical growth and development of the Town of Lyons and its surrounding area. This map is not a zoning document nor does it mandate land use changes. Rather, it represents the community's vision for how land should be used if the landowner is interested in developing his/her property. The goal of this map is to accommodate future growth and land use activities while minimizing land use conflicts and retaining the area's quality of life. Refer to Appendix A – How to Use this Plan for additional details about how to use this map, the general characteristics of each land use category, criteria to determine where each land use category is appropriate and an explanation of the proposed land uses that lie within the Lyons Planning Area that are outside Lyons Town limits. This section also contains the 1998 Future Land Use Concept Map so that one may easily compare the 1998 planning area boundary with the 2010 planning area boundary.

Why is the 2010 Lyons Planning Area Larger than the 1998 Planning Area?

The 1998 Future Land Use Concept Map emphasized infill development because 307 acres of the 819 acres that were within Town limits (or 37.6% of the Town's land area) had been zoned and in many cases platted for urban density residential development. These developments were projected to increase the Town's population by 75%. (The population at the time the 1998 Comprehensive Plan was written was 1,615; City-Data.com estimates that Lyons' population in early 2010 is 2,035, a twenty-six percent increase.) The April 2008 Build-Out Analysis estimated that there were 155 undeveloped residential lots within Town limits and that these units will be absorbed into the market within five to ten years. It further predicted that the General Fund would be in deficit within three years after build-out. As a result, the Town assembled an Economic Development Council (EDC) whose vision was, "By the end of 2008, the Town of Lyons will have laid the foundation to become economically and environmentally sustainable through the approval of the steps proposed herein [in the EDC's Interim Report to the Board of Trustees] by the Board of Trustees and the implementation of those steps by year end 2010." One of the EDC's key recommendations was to expand the eastern end of the Town's commercial zone to help strengthen its financial position. With this in mind, the PCDC closely examined the properties along the Eastern Highway 36 corridor considering existing land uses, property ownership, development potential, site constraints and public input and recommended expanding the corridor per the 2010 Lyons Planning Area Map on the following page. Refer to Appendix A for additional explanation as to how and why the Planning Area has been expanded. The Land Use Portrait in Appendix C contains a comparison of existing land uses within the Town limits to proposed land uses in the 2010 Planning Area.



GOALS, OBJECTIVES AND STRATEGIES

LAND USE AND GROWTH GOAL: Ensure that the built environment contributes to Lyons' identity and is consistent with the 2010 Lyons Planning Area Map and the Sustainable Design and Development Principles (Appendix D).

Land Use and Growth Objective 1.1: Ensure that the Town has a review process to evaluate applications for conformance with the comprehensive plan.

Land Use and Growth Strategy 1.1.1: Use the Land Use Chart Criteria (Appendix A) to help determine if proposed land uses that differ from the Land Use Map are appropriate.

Land Use and Growth Strategy 1.1.2: Use fiscal impact analyses to evaluate the potential financial implications of new development on the Town as part of the land use review process.

Land Use and Growth Strategy 1.1.3: Ensure that new development is compatible with the neighborhood in which it is located by evaluating projects with respect to magnitude, scale and diversity of product type so that no single project or combination of projects overtakes the character of the community. Also consider buffers and transitions between land uses; street and trail connections and building height, location and appearance.

Land Use and Growth Strategy 1.1.4: Encourage new development to comply with the Sustainable Design and Development Principles set forth in Appendix D to the extent practical (e.g., balance the goals of environmental and economic sustainability with community character and property owners' rights).

Land Use and Growth Strategy 1.1.5: Work with entities such as the St. Vrain Valley RE-1J School District, and Lyons Fire Protection District to review public dedication standards and impact fees and plan for improvements, relocation or development of new public facilities.

Land Use and Growth Objective 1.2: Establish the Town's interest and legal standing in lands surrounding the Town (in the proposed Lyons Planning Area) to: develop a shared vision with our neighbors for future land use decisions, share resources and achieve common goals.

Land Use and Growth Strategy 1.2.1: Update the Intergovernmental Agreement with Boulder County to redefine Lyons' Planning Area.

Land Use and Growth Strategy 1.2.2: Proactively engage with residents in the proposed Lyons Planning Area to develop a shared vision of future land use, services provision and planning issues.

Land Use and Growth Strategy 1.2.3: Explore an Intergovernmental Agreement with the City of Longmont to reflect Lyons' 2010 Planning Area and to promote sharing of resources and cooperation to achieve common goals such as constructing regional trails protecting the St. Vrain watershed and development of the old water treatment plants.

Land Use and Growth Strategy 1.2.4: Work with Boulder County to: share and utilize Geographic Information System data and maps, consider revenue sharing and cooperate to achieve common goals such as regional trail construction, affordable housing, implementation of the Boulder County Sustainable Energy Plan, using healthy air, water and land management practices, etc.

Land Use and Growth Objective 1.3: Use land use planning tools (e.g., comprehensive plan, land use regulations) to help achieve a sustainable economy primarily through business and job growth.

Land Use and Growth Strategy 1.3.1: Define the means and the extent to which developers could create jobs and/or businesses along with residential development.

Land Use and Growth Strategy 1.3.2: Review and update annexation, zoning and subdivision regulations and fees to streamline the process and facilitate high quality residential and business development and support infill and redevelopment strategies that are consistent with the goals of this plan.

Land Use and Growth Strategy 1.3.3: Create a fact sheet that outlines the land use application process and includes review criteria to clarify the development process.

Relevant Documents

Town of Lyons Build Out Analysis, 2009

Town of Lyons Economic Development Council's Interim Report to Board of Trustees, October 2008

Boulder County Sustainable Energy Plan, February 2008

Town of Lyons Parks, Open Space and Trails Plan, 2008 and 2000

Town of Lyons Downtown Improvement Plan, February 2006

Town of Lyons 1998 Comprehensive Plan

ECONOMIC DEVELOPMENT GOAL 1: Create an environment in which local businesses can prosper.

Economic Development Objective 1.1: Create space for local businesses.

Economic Development Strategy 1.1.1: Renegotiate the Intergovernmental Agreement (IGA) with Boulder County to include the expanded Lyons' Planning Area (LPA) as set forth in this plan.

Economic Development Strategy 1.1.2: Inventory and analyze Town-owned real estate and real property to ensure the highest and best use.

Economic Development Strategy 1.1.3: Analyze the current and future downtown area parking requirements and develop options to meet downtown businesses' future parking needs.

Economic Development Strategy 1.1.4: Work with stakeholders to promote appropriate zoning of properties consistent with the 2010 Lyons Planning Area Map.

Economic Development Strategy 1.1.5: Coordinate with local landowners including the City of Longmont and developers to encourage the annexation and development of properties along the eastern Highway 36 corridor.

Economic Development Objective 1.2: Improve Lyons' fiscal, regulatory and physical environment.

Economic Development Strategy 1.2.1: Evaluate the potential to use taxing districts and other tools to finance public improvements to benefit tourism and/or business development.

Economic Development Strategy 1.2.2: Explore the feasibility of using a Transferable Development Rights (TDR) program to ensure that there is a good balance among residential development, commercial uses and the development of jobs.

Economic Development Strategy 1.2.3: Maintain infrastructure to support existing businesses and develop infrastructure plans for new business growth.

Economic Development Strategy 1.2.4: Explore ways to communicate that Lyons is a business-friendly community.

Economic Development Strategy 1.2.5: Evaluate the feasibility of and public support for changing the requirement that all private annexations that exceed five acres must be approved by a vote.

Economic Development Objective 1.3: Promote business retention and the creation of new businesses in Lyons.

Economic Development Strategy 1.3.1: Support efforts to encourage entrepreneurship and to nurture businesses throughout the Lyons Planning Area.

Economic Development Strategy 1.3.2: Identify key businesses and employers in collaboration with the Lyons Area Chamber of Commerce that would fit well in Lyons, and create a recruiting plan to market the community to them.

Economic Development Strategy 1.3.3: Work with local business groups and schools to encourage entrepreneurship.

Economic Development Strategy 1.3.4: Update the Land Use Code to ensure that: the Eastern Highway 36 Corridor is geared toward encouraging uses that will reduce retail sales leakage from Lyons; the permitting process is predictable and transparent; and that new development will be well-designed and have appropriate landscaping and buffering from nearby land uses that are less intense.

Economic Development Strategy 1.3.5: Complete a business inventory and sales tax leakage study to identify opportunities for improving the business mix.

Economic Development Strategy 1.3.6: Continue to implement the recommendations set forth in the Community Revitalization Partnership's (a.k.a. Downtown Colorado) July 28-29th, 2008 Report.

Economic Development Strategy 1.3.7: Work with local business groups and the Lyons Area Chamber of Commerce to understand the root causes of business failures.

Economic Development Objective 1.4: Enhance the community's appearance.

Economic Development Strategy 1.4.1: Enhance Lyons' curb appeal by encouraging new buildings downtown to incorporate native Lyons building materials and architectural elements that fit with historic buildings downtown.

Economic Development Strategy 1.4.2: Clean up and enforce nuisance and beautification codes on Town-controlled and commercial properties.

ECONOMIC DEVELOPMENT GOAL 2: Leverage the Town's history, natural setting, unique retailers and relationship with the music and arts community to attract tourists.

Economic Development Objective 2.1: Increase Lyons' brand awareness and recognition.

Economic Development Strategy 2.1.1: Implement the *Town of Lyons Marketing Plan* to promote Lyons as a tourism and retail destination. Marketing should include branding, the community logo and a uniform and consistent look to all material.

Economic Development Strategy 2.1.2: Create a wayfinding, roadway and parking system that can capitalize and leverage destinations such as the North and South St. Vrain Rivers which are not readily apparent from downtown.

Economic Development Strategy 2.1.3: Work with the Lyons Historical Society to develop and promote cultural heritage tourism related to Lyons' historic buildings and sites.

Economic Development Objective 2.2: Make Lyons a retail and recreational destination for residents and visitors.

Economic Development Strategy 2.2.1: Focus on encouraging the development of lodging facilities.

Economic Development Strategy 2.2.2: Conduct a study to determine the best method(s) to prevent leakage in the local economy.

Economic Development Strategy 2.2.3: Create a task force that includes stakeholders and experts such as the Lyons Art and Humanities Commission and Planet Bluegrass to enhance Lyons' musical heritage by increasing aid and assistance to local musicians and venues.

Economic Development Strategy 2.2.4: Form a St. Vrain River Task Force to devise a master plan for the river corridor. The plan should balance how to:

- Make the river more visible and connected to key local and regional destinations and leverage development opportunities along the river;
- Improve recreational opportunities;
- Maintain the health of the riparian corridor and enhance wildlife habitat; and
- Achieve sustainability goals.

Economic Development Strategy 2.2.5: Evaluate the benefits of and options for privatizing the planning, integration and execution of events in the Town and surrounding area to reduce the workload on Town staff.

Economic Development Strategy 2.2.6: Encourage the promotion of tourism based on Lyons' history as well as arts and cultural events.

Relevant Documents

Town of Lyons Marketing Plan, December 2009

Town of Lyons Economic Development Council Interim Report to Board of Trustees, October 2008

Community Revitalization Partnership Team Report, July 2008

Town of Lyons Parks, Open Space and Trails Plan, 2008 and 2000

Town of Lyons Downtown Improvement Plan, February 2006



TOWN SERVICES GOAL: Provide adequate, safe and efficient public utilities and services in a manner that supports the community's goals.

Town Services Objective 1.1: Ensure that the Town has a long-term plan for providing water, wastewater and electrical services to residents and businesses in Lyons' planning area.

Town Services Strategy 1.1.1: Update the *Long Range Water Plan*, the *Master Wastewater Plan* and the *Storm Drainage Master Plan* to reflect the Town's existing conditions and expanded planning area. Develop a master plan for the electric utility. Such plans should describe present capacity and anticipated future changes, and evaluate needed technology improvements.

Town Services Strategy 1.1.2: Develop capital improvement plans for all Town utilities. The plans should:

- 1) Define acceptable levels of service including baseline and regionally comparative rate analyses,
- 2) Describe capital improvement requirements,
- 3) Describe operations and maintenance requirements and
- 4) Address emergency planning needs.

Utilize these plans as the basis for annual budgeting, for risk and investment analysis and to seek funding from outside sources (e.g. grants).

Town Services Strategy 1.1.3: Inventory existing infrastructure components and develop five-year operations and maintenance plans for Town utilities.

[Town Services Strategy 1.1.4: Perform cost/benefit analysis for different approaches and alternate technologies to providing wastewater treatment and consider redevelopment scenarios of the existing plant if appropriate.](#)

Town Services Strategy 1.1.5: [Explore alternate uses and the possible sale of the abandoned water treatment plant on Apple Valley Road.](#)

Town Services Strategy 1.1.6: Update the Town's utility rate studies, taking into account debt and cost considerations, capital improvement plans, comparison with other communities, customer input (both residential and business), feasibility of reducing Lyons' carbon footprint and best practices in conservation. Ensure wide public distribution of the results of the studies.

Town Services Strategy 1.1.7: Based on the above-named planning documents and rate studies, develop a strategic plan for renewing Lyons' agreement with Longmont for the provision of water services.

Town Services Strategy 1.1.8: Implement an asset management system utilizing geographical information system (GIS) mapping, so that each Town-owned asset is identified and geographically located.

Town Services Objective 1.2: Keep Lyons safe and secure.

Town Services Strategy 1.2.1: Collaborate with local, state, and federal entities to prepare for emergencies and natural disasters, coordinate services, and continue to provide timely responses. For example, continue to coordinate with the Boulder County Sheriff's Office and the Lyons Fire Protection District to ensure community safety by: meeting regularly to discuss recent successes, pressing issues, concerns, etc.; sharing resources; educating the public and exploring funding opportunities.

Town Services Strategy 1.2.2: The *2009 Boulder County Multi-Hazard Mitigation Plan (BCMHP)* adopted by the Town in January 2010, identified that the major natural hazards facing the Town are dam failure, flood, severe winter storm and wildfires. The elements of the BCMHP relevant to Lyons are listed in Annex G, and must be maintained and enhanced as indicated. The BCMHP also cites the *1994 Lyons Flood Hazard Mitigation Plan*, which should be updated and implemented.

Town Services Strategy 1.2.3: Identify key areas of safety concern including crosswalk (or lack thereof) concerns, cycling routes on roads, school routes, sidewalk maintenance, etc.

Town Services Objective 1.3: Make community members aware of the Town's priorities, issues and actions [and encourage citizen participation](#).

Town Services Strategy 1.3.1: Make people aware of the Town Board of Trustees' vision and direction. For example, prominently display the Town's annual goals and contribute articles or press releases to the local papers about Town decisions and priorities.

Town Services Strategy 1.3.2: Define the roles and responsibilities of each Town Committee and Commission and post the information on the Town's website. Assign each committee strategies from the Comprehensive Plan that they can work on to help achieve the community's goals.

Town Services Strategy 1.3.3: In order to attain its sustainability goals, the Town, as both a user and provider of electric, water and wastewater services should endeavor to:

- 1) Conserve these resources through minimizing its use when possible and
- 2) Encourage residents to employ renewable energy sources (e.g., solar) and conserve water resources.

Relevant Documents

Boulder County Multi-Hazard Mitigation Plan, 2009

Town of Lyons Long Range Water Plan

Town of Lyons Master Wastewater Plan

Town of Lyons Storm Drainage Master Plan, 1997

Lyons Flood Hazard Mitigation Plan, 1994

Law Enforcement Intergovernmental Agreement with Boulder County

Intergovernmental Agreement with the City of Longmont for Treated Water Services

Applicable Federal Emergency Management Agency (FEMA) Maps for the Town of Lyons

CULTURE, HISTORY AND EDUCATION GOAL: Support the advancement of education and culture in the community.

Culture, History and Education Objective 1.1: Help to make a range of learning opportunities accessible and available to community members.

Culture, History and Education Strategy 1.1.1: Promote and enhance the use of a Lyons library facility as a community resource and a strategic hot spot to support local businesses, students, scholars and other residents.

Culture, History and Education Strategy 1.1.2: Explore ways to partner with educational groups such as Front Range Community College and the Naropa Institute to offer classes for residents and business owners and establish a branch of an educational institution in Lyons.

Culture, History and Education Objective 1.2: Maintain and strengthen the Town's relationship with public and private educational providers.

Culture, History and Education Strategy 1.2.1: Continue to maintain the facility-sharing agreement with the St. Vrain Valley RE-1J School District to promote opportunities for community educational, recreational and social activities.

Culture, History and Education Strategy 1.2.2: Collaborate with the St. Vrain Valley RE-1J to achieve mid-range goals and to share resources when appropriate.

Culture, History and Education Objective 1.3: Support efforts to preserve and enhance historic buildings and to educate people about Lyons' history and culture through programming, events and artistic expression.

Culture, History and Education Strategy 1.3.1: Integrate native materials and historic themes into public art displays, gateways and public buildings.

Culture, History and Education Strategy 1.3.2: Partner with the Historic Designation Commission and Lyons Historical Society to pursue funding opportunities from the National Trust for Historic Preservation and the Colorado State Office of Archaeology and Historic Preservation to enhance Lyons' historic structures.

Culture, History and Education Strategy 1.3.3: Work with the Historic Designation Commission to acquire historic designation plaques and recognize historic properties.

Culture, History and Education Objective 1.4: Recognize that the Lyons Redstone Museum is an important cultural and historic asset to the community.

Culture, History and Education Strategy 1.4.1: Support the Lyons Historical Society's (LHS) efforts to renovate and enhance the Lyons Redstone Museum by: sharing information about grant and funding opportunities and partnering with the LHS when appropriate to seek funding; publicizing the efforts of LHS on the Town's website; and incorporating information about the museum and Lyons' history into interpretive and wayfinding signage throughout the community.

Culture, History and Education Objective 1.5: Provide community events and activities that build on and strengthen Lyons' culture.

Culture, History and Education Strategy 1.5.1: Continue to work with the arts and music community to encourage artists of all ages in the community to submit appropriate art projects that may be incorporated into public spaces.

Culture, History and Education Strategy 1.5.2: Support efforts to engage Lyons' youth in cultural programs and community events.

Relevant Documents

- Town of Lyons Economic Development Council Interim Report to Board of Trustees, October 2008*
- Lyons Art and Humanities Council's Art Improvement Process*
- Lyons Art and Humanities Council PAL Commission and Acquisition Policy*
- Town of Lyons 1998 Comprehensive Plan*



ENVIRONMENT GOAL: Protect and promote Lyons' unique natural environment and resources and lead the community towards environmental sustainability.

Environment Objective 1.1: Lead local environmental efforts by developing a balanced, cost-effective sustainability plan.

Environmental Strategy 1.1.1: Develop annually, in collaboration with the Sustainable Futures Commission, a strategic plan and list of priorities to address Town of Lyons and Lyons Planning Area sustainability issues in, as a minimum, the following areas:

- Energy and Climate Change (with specific focus on Boulder County Sustainable Energy Plan elements)
- Transportation
- Green Building Concepts (appropriate to Town of Lyons)
- Waste Minimization and Composting
- Air, Water, Light and Noise Pollution Prevention
- Sustainability and Permaculture Education
- Economic Localization
- Local Food Production and Distribution
- Invasive Species Control and Habitat Protection
- Water Conservation, Water Quality and Watershed Management
- An analysis of the options and costs of recommendations to achieve environmental sustainability (consider the *Guiding Principles* in this Comprehensive Plan)
- Redevelopment of underutilized commercial and industrial sites

Environment Objective 1.2: Assist and encourage residents and businesses seeking to live or operate in an environmentally sustainable fashion.

Environmental Strategy 1.2.1: Examine existing Town of Lyons building codes, the Sustainable Design and Development Principles in this Comprehensive Plan, new building energy codes and cost/performance data to make recommendations regarding building energy codes for Town of Lyons.

Environmental Strategy 1.2.2: Facilitate residents' and business owners' access to local and regional environmental, sustainability, permaculture and education resources.

Environmental Strategy 1.2.3: Facilitate the provision of energy assessments and project management assistance using funds and resources from regional, state and federal sustainability programs

Environmental Strategy 1.2.4: Create and annually update a list of environmentally- or sustainability-related grant opportunities applicable to Lyons' residences and businesses and provide assistance to apply for identified external funding opportunities.

Environment Objective 1.3: Celebrate the achievements and leadership of Lyons residents, businesses, and non-governmental organizations in the field of sustainability, and facilitate the dissemination of their expertise and experience. Utilize Lyons' commitment to sustainability in Town branding and marketing.

Environmental Strategy 1.3.1: Develop an inventory of Town and nearby businesses', residents' and local organizations' sustainability measures, success stories and cost/performance reports where applicable. Integrate this effort into Town branding and marketing efforts and use it as the basis for annual recognition of top contributors to sustainability.

Environment Objective 1.4: Integrate sustainability best practices into Town's activities as both a resource consumer and a utility and service provider.

Environmental Strategy 1.4.1: Evaluate Town of Lyons' utility budgets, utility rate structures and energy sources to identify cost-effective ways to support less energy use by businesses and individuals, net metering and usage of alternative forms of energy such as wind and solar power.

Environmental Strategy 1.4.2: Evaluate Town of Lyons water budget and rate structure to identify ways to cost-effectively lower consumption of water by residences and businesses.

Environmental Strategy 1.4.3: Evaluate land usage in the Town of Lyons and the 2010 Lyons Planning Area to identify ways to increase the yield, number and total area of community gardens, food to table gardens and food banks.

Environmental Strategy 1.4.4: Evaluate the feasibility of reducing and eliminating the negative environmental impact of the Town's use of pesticides and herbicides.

Environment Objective 1.5: Require new development proposals to identify sustainability impacts and benefits.

Environmental Strategy 1.5.1: Require new development proposals to identify natural resources on the site, show how they are integrated into the overall design for the project and address how they will mitigate potentially negative impacts associated with surface and groundwater pollution, soil erosion and contamination, air pollution, weed management and invasive species and the loss of wildlife habitat.

Environment Objective 1.6: Reduce the amount of Lyons solid waste that is sent to landfills.

Environmental Strategy 1.6.1: Encourage the recycling of solid waste by improving the Town's recycling center, making it more convenient and able to accept a larger variety of recyclable materials. Stage local events to accept hard-to-recycle materials (for a fee).

Environmental Strategy 1.6.2: Research options that have the potential for diverting waste from landfills, such as the development of a Town-run composting facility, or the use of three-bin residential waste collection systems (such as currently used in Boulder and Louisville) or a curbside compost collection pilot (such as in Longmont).

Environmental Strategy 1.6.3: Strive for zero waste in Town-sponsored events.

Relevant Documents

Boulder County Sustainable Energy Plan, February 2008
Boulder County Sustainable Communities Initiative, 2005
Environmental Action Plan

HOUSING GOAL: Recognize and accommodate the housing needs of a diverse population.

Housing Objective 1.1: Promote safe, stable, diverse neighborhoods throughout Lyons that provide a range of housing options and link residents to destinations to learn, work, shop and recreate.

Housing Strategy 1.1.1: Review and revise Lyons' Land Use Code as necessary to promote: mixed-use buildings such as live/work units near downtown, accessory dwelling units such as mother-in-law apartments and caretaker residences and a variety of lot sizes and types of homes in all residential districts.

Housing Strategy 1.1.2: Encourage denser housing (more homes per acre) near the center of Town to promote walking, help strengthen downtown and provide more housing options.

Housing Objective 1.2: Increase opportunities for affordable housing.

Housing Strategy 1.2.1: Investigate ways to make construction more affordable for owner builders.

Housing Strategy 1.2.2: Work with nonprofit partners such as Boulder County Housing and Human Services, Colorado Division of Housing, Habitat for Humanity, interested landowners and developers to explore opportunities to integrate affordable housing units into proposed development and redevelopment projects, including commercial and market-rate housing projects.

Housing Strategy 1.2.3: Review current planning and infrastructure requirements such as street widths, minimum lot sizes, setbacks, parking requirements, park fees and utility standards and their potential effect on development costs.

Housing Objective 1.3: Support the improvement of existing neighborhoods.

Housing Strategy 1.3.1: Continue to enforce the municipal code and sustain beautification efforts throughout Town.

Housing Strategy 1.3.2: Provide or promote the upgrade (as necessary) and maintenance of sidewalks and other public infrastructure as appropriate in residential areas and encourage homeowners and landlords to maintain their properties, preserve housing values and to promote walking and resident interaction.

Housing Strategy 1.3.3: Work with the Lyons Historical Society and interested residents to integrate historic preservation with modern and future housing needs. For example, a nationally registered historic residential building can receive tax credits during rehabilitation even if new energy-efficient technologies are to be incorporated into the project.

Housing Strategy 1.3.4: Analyze the potential opportunities and costs to residents and to the Town associated with incentivization and support of historic preservation measures and use of Lyons red sandstone in renovation, development and redevelopment.

Housing Strategy 1.3.5: Annually evaluate the state of the Lyons housing market. This analysis should include housing diversity, availability and affordability and ways in which the Town can support the improvement of existing homes and neighborhoods. It should also include recommendations for improving Lyons' housing supply, such as updating elements of the zoning code or this comprehensive plan as appropriate.

Relevant Documents

Town of Lyons Build Out Analysis, 2009
Town of Lyons 1998 Comprehensive Plan



Note: the *Town of Lyons 2000 Parks, Open Space and Trails Master Plan* and the *Town of Lyons Parks, Open Space and Trails Master Plan 2008 Update* are incorporated into this Comprehensive Plan by reference.

POSTR Goal: Balance the quality of life benefits that parks, trails and open lands contribute to the community with fiscal responsibility.

POSTR Objective 1.1: Make the parks, trails and open space system more self-sustaining and an important component of the Lyons brand.

POSTR Strategy 1.1.1: Evaluate the revenue sources and costs of maintaining Lyons' parks, trails, recreation and open space system to determine if the park budgets and parks fees (*Lyons Municipal Code Title 8, Chapter 6*) can be reduced and/or if the Town should charge higher usage fees (e.g., for camping, parking and sports leagues), and find other increased revenue sources.

POSTR Strategy 1.1.2: Conduct a feasibility study as appropriate to determine if there is support for establishing a parks and recreation district to fund future operations and/or capital investments.

POSTR Strategy 1.1.3: Evaluate the cost effectiveness of outsourcing the planning, integration and execution of special and cultural events in the Town.

POSTR Strategy 1.1.4: Revise the development requirement that "all properties to be divided by a major subdivision process must dedicate fifteen percent (15%) of the total land area of the subdivision for parks, recreation facilities and open space" to ensure that the dedication does not present a net liability for the Town.

POSTR Strategy 1.1.5: Reevaluate the use of ear-marked taxes for funding parks and open space.

POSTR Strategy 1.1.6: Prepare an annual progress report that includes: 1) a situational analysis of the Town's park and recreational programs and assets, 2) a summary of actions taken and progress made in implementing Parks, Open Space and Trails recommendations, 3) either a renewal or modification of current recommendations and 4) an analysis of budget history and considerations with respect to plan implementation.

POSTR Strategy 1.1.7: Improve wayfinding and better integrate Lyons' parks, trails and open lands into the Town's branding and marketing efforts.

POSTR Strategy 1.1.8: Create a map of trails and key destinations in Lyons and the immediate surrounding area to help include Lyons' parks, trails, and open lands into the Town's marketing plan. This map can be web-based (as well as periodically printed) so that it may be easily updated with advertising and information about local events.

POSTR Strategy 1.1.9: Continue to work with stakeholders, citizens, community groups and regional, state and federal agencies to find creative ways to design, fund and maintain parks.

POSTR Strategy 1.1.10: Work with St. Vrain Valley Re-1J School District, Colorado State Parks (via the Colorado State Parks and Trails Grants), Colorado Department of Transportation (through their Safe Routes to Schools and Transportation Enhancements programs), Boulder County, community members and CDOT to establish a safe, attractive, interconnected trail system that enables people, especially school children, to travel safely to schools, parks, downtown and other neighborhoods.

POSTR Strategy 1.1.11: Support the concept of the Boulder County River Corridor Legacy Project and the effort to make the Boulder Reservoir Trail a reality.

POSTR Strategy 1.1.12: Include Lyons' youth in the design and development of Lyons' parks, trails, open space and recreation system.

Relevant Documents

Town of Lyons Parks, Open Space and Trails Master Plan 2008 Update

Town of Lyons 2000 Parks, Open Space and Trails Master Plan



TRANSPORTATION GOAL: Develop an integrated mobility system that is safe and easily accessible to all travelers.

Transportation Objective 1.1: Continue to update and maintain Lyons' street and sidewalk system.

Transportation Strategy 1.1.1: Implement a capital improvement and maintenance plan for Lyons' transportation system. The plan should define acceptable levels of service (including safety, connectivity between commercial areas, support for multimodal systems and "complete street" objectives) and conditions. The plan should also:

- Consider future land uses throughout the planning area.
- Contemplate establishing and improving north-south collector connections (2nd Avenue to 5th Avenue) from north-side residential developments and development south of the St. Vrain River.
- Identify the Town's strategic development areas requiring street master plans to be completed and implemented as a component of any potential land use and development master plans for these areas.
- Evaluate street connections pertaining to any potential Steamboat Valley developments to determine the need for secondary access and improved circulation.
- Evaluate the safety of and potential improvements to the cycling routes into and out of Lyons on the Eastern Corridor using Highway 36.

Transportation Strategy 1.1.2: Analyze traffic flow, traffic patterns and parking to provide recommendations to support economic development throughout the Town and the planning area.

Transportation Objective 1.2: Increase mobility choices in Lyons to reduce environmental impacts and [average vehicle miles travelled](#) and to enhance the area's quality of life.

Transportation Strategy 1.2.1: Work with the Regional Transportation District (RTD) and Boulder County to expand and publicize transit options in Lyons. For example, investigate the feasibility of expanding the Y Service to Boulder and transit to Longmont.

Transportation Strategy 1.2.2: Work with Boulder County, the Colorado Department of Transportation (CDOT) and the Denver Regional Council of Governments (DRCOG) to identify joint funding opportunities to address Lyons' multimodal transportation needs.

Transportation Strategy 1.2.3: Update Lyons' land use regulations as necessary to promote walking and biking.

Transportation Strategy 1.2.4: Create a Town-wide bicycle map for use by residents and visitors. The map may include trails, designated bicycle paths along streets and highways, key destinations such as parks, rest areas, parking, etc. and advertising for local recreation-related shops, restaurants and upcoming community events. The map should come in multiple formats including a paper map that can be acquired at the Visitor's Center and Town Hall, online and integrated into the Town's wayfinding signage as a stand-alone sign.

Transportation Strategy 1.2.5: Investigate ways to manage traffic during events to prevent accidents and major delays. For example, encourage volunteers to act as crossing guards during major community events. Also explore the transit, parking, bicycle, carpool and shuttle programs provided at events in other Colorado communities.

Transportation Strategy 1.2.6: Explore the feasibility of altering the Highway 36 route through Town to increase pedestrian and bicycle access from the adjacent neighborhoods.

Transportation Strategy 1.2.7: Develop and pursue a program for improving the pedestrian and bicycle environment on Highway 36 in downtown Lyons. Formulate and implement a strategy to work with the Colorado Department of Transportation to implement traffic calming measures and safety improvements.

Relevant Documents

- Draft Boulder County Transportation Plan, 2009*
- Colorado Department of Transportation Traffic Count Program*
- Town of Lyons Parks, Open Space and Trails Master Plan, 2008 and 2000*
- Transit Element of the Boulder County Transportation Plan*
- DRCOG Regional Transportation Plan*





APPENDIX A -- How to Use this Plan

How Do We Use the Plan?

The *Lyons Comprehensive Plan* is comprised of a community vision and a series of elements with goals and strategies to implement the vision. Different groups and interests will utilize the plan in different ways.

Citizens and Business Owners: Use the plan as a guide for what to expect for future development in Lyons. The guiding principles articulate the community's core values for the plan. The goals, objectives and strategies list actions that the Town will take in order to achieve its goals. Refer to the *Implementation Plan* in Appendix B for the Town's current priorities and details on who will be responsible for implementing specific strategies. The *2010 Lyons Planning Area Map* illustrates land use patterns (e.g., general locations for residential, commercial and industrial uses) within the Town limits and within the area surrounding the community that may ultimately form the Town limits, and for which the Town will eventually provide services.

Town Staff and Officials: Implementation of the Comprehensive Plan requires a commitment by the Planning and Community Development Commission (PCDC) and the Board of Trustees to use it to guide land use decisions. Each of the Town's committees should use this document to develop their annual work plans. The PCDC should review the plan regularly (at least annually) to gauge the community's progress in achieving its goals. Town Staff and officials should also use the plan to help:

1. Collaborate with landowners to encourage development that is consistent with the *2010 Lyons Planning Area Map* and the community's vision.
2. Ensure that all development applications meet the intent of the Comprehensive Plan and help to further the goals illustrated within the plan.
3. Capitalize on the trends and opportunities in the *Community Portrait* (Appendix C) and as a benchmark to gauge the Town's progress and change over time.
4. Regularly update the *Implementation Plan* (Appendix B): identify what has been accomplished, what tasks still need to be completed and add new tasks (prioritize and identify who is responsible for completing each task).
5. Guide annual budgeting and provide the basis for grant applications.
6. Direct future growth (via the *2010 Lyons Planning Area Map*) and help the Town plan for capital improvements.
7. Provide the foundation for agreements with Boulder County, the St. Vrain Valley RE-1J School District and other governmental agencies.

Developers and landowners: Demonstrate that project proposals meet the intent of the *Lyons Comprehensive Plan* in land use applications.

1. Locate your property on the *2010 Lyons Planning Area Map* and determine if your proposed use meets the future land use designation and whether it is within the community's planning area.
2. Acquaint yourself with the guiding principles and the goals set forth in each section of the plan. Demonstrate how your proposal is consistent with the *Sustainable Design and Development Principles* in Appendix D.
3. Meet with the Town Clerk or Town Planner to discuss your project and how it relates to the Comprehensive Plan.

Update and Amendment Process

The *Lyons Comprehensive Plan* is intended to be a living document that will be flexible enough to incorporate change as the community evolves over time. The PCDC, in conjunction with the Board of Trustees and Town Staff should annually evaluate and update the plan in response to changes in the community. Citizens may also request changes to the *Lyons Comprehensive Plan* and should be engaged during any discussions to alter the plan. Both the written and graphic elements of the plan may be amended.

If an amendment is suggested, the PCDC must determine if the suggested alteration is in the best interests of the community. A public hearing must be held regarding potential change and citizenry should be involved and notified of any potential change before a formal hearing is held. The PCDC must pass a resolution for any amendments to this plan.

The *Lyons Comprehensive Plan* may be amended if the following criteria are met:

- The suggested amendment improves the implementation capabilities of one or more of the goals or strategies of the comprehensive plan.
- The amendment will not pose a detrimental impact on existing or planned Town facilities, services or transportation system.
- The amendment will not interfere with the existing or emerging land use patterns and densities/intensities of surrounding neighborhoods.
- Critical community concerns regarding the proposed change have been adequately addressed.
- The amendment will not interfere with or prevent the provision of any of the area's (neighborhood's) existing, planned or previously committed services.

2010 Land Use Plan—Description of Land Uses

The chart on the following page lists the land uses shown on the *2010 Lyons Planning Area Map*, describes the general characteristics of each land use and gives criteria to help in determining where each land use is appropriate. Note that the land between the Town Boundary line and the 2010 Lyons Planning Area is under Boulder County's jurisdiction, but is historically considered part of the Lyons community. The revised Planning Area boundary was contemplated at the third public workshop and then refined during a workshop with the Planning and Community Development Commission. Following is a brief explanation of the proposed land uses that lie in these areas:



Western Planning Area

- The majority of this land is designated for Agriculture uses, because it is on the outskirts of Town and has large lots.
- Much of Apple Valley is designated as Estate Residential, consistent with the existing land uses. Note that the Town already provides water service to some of these properties and it will become desirable to provide sewer to these residences as their septic systems age.
- Stone Mountain Lodge is designated as a Commercial use, consistent with the existing land use.



Northern Planning Area

- The majority of this area is designated as Agricultural, due to the area’s topography, the existing sandstone quarry that is integrated into one of the local ranches and Eagle Canyon residents’ desire to limit the net densities in the area to less than one unit per acre due to traffic concerns.
- The eastern portion of this area is designated as Agricultural due to its steep slopes.



Eastern Planning Area

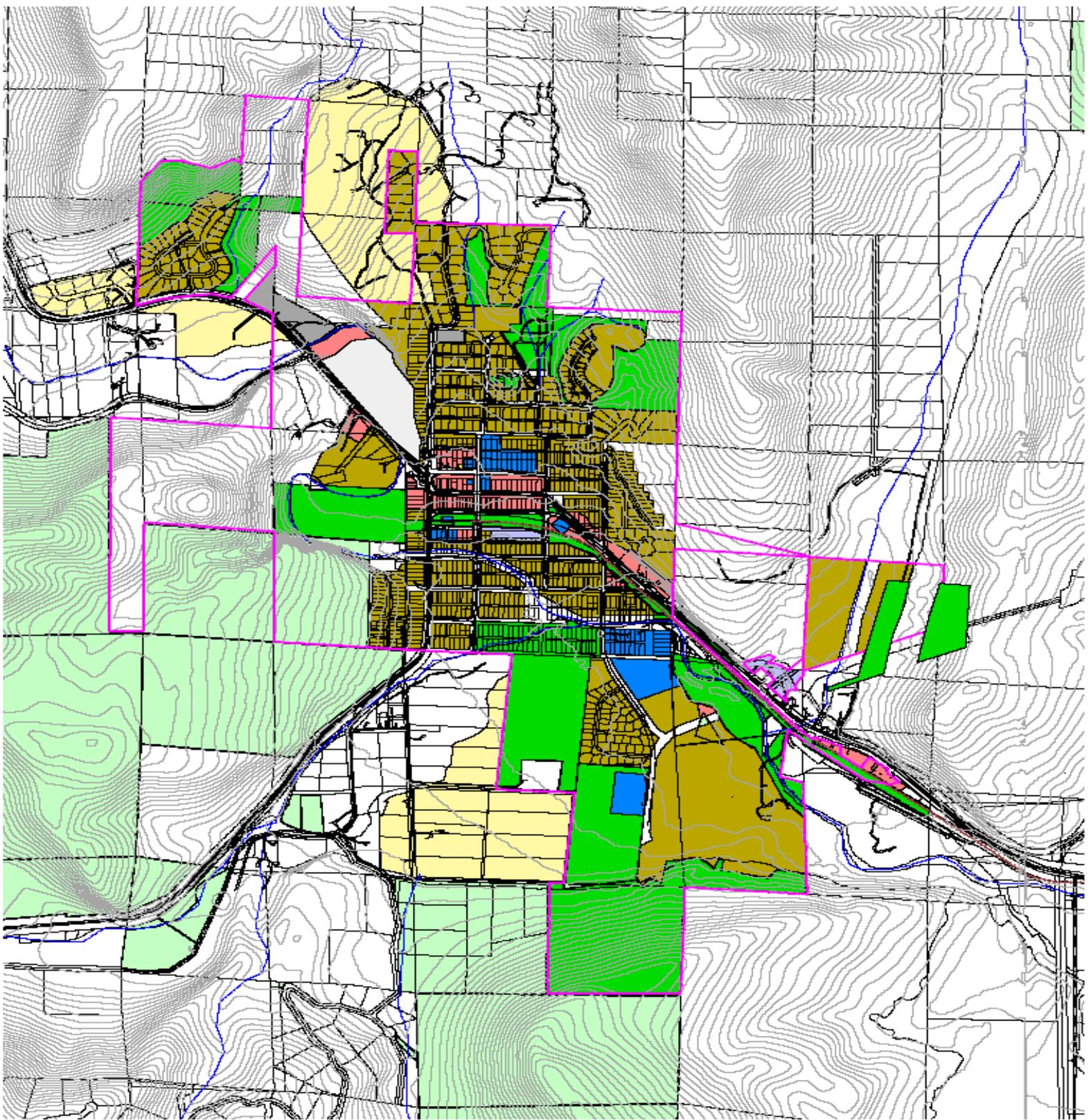
- This land is designated as Employment Area, due to the urgent need for well-planned commercial development to provide employment opportunities and generate tax revenue that will see the Town through the current global economic crisis and sustain the Town’s unique character in the decades ahead.



Southern Planning Area

- This land is designated as Agricultural, because it is on the outskirts of Town and has large lots. Lyons Park Estates is included in Lyons’ Planning Area based on requests from landowners in that area.

Refer to Appendix C for a comparison of existing land uses in Town limits and proposed land uses in the 2010 Planning Area.



October 6, 1998
SBM / BRW / CDM

1998 Land Use Plan Map



Land Use Categories

- | | | |
|----------------------|--------------------------|------------------------------------|
| Town Boundary | River / Creeks | Public / Institutional |
| Contours | Strategic Areas | Mix Use Area |
| Highways | Light Industry | Boulder County Regional Open Space |
| Railroad / Easements | Town Residential | Preservation Areas |
| Property Lines | Commercial | |
| Town Streets | Commercial Entertainment | |
| | Parks/Lyons Public Lands | |

Lyons, Colorado

FUTURE LAND USE CONCEPT MAP

Figure 2.1

Land Use Chart

LAND USE TYPE	CHARACTERISTICS	LOCATIONAL CRITERIA
Agriculture	Typically includes large parcels of land that are used to: cultivate crops and nursery stock, raise animals and provide farm-related products. Residential developments should be clustered, have an adequate buffer from agricultural operations and have an overall net density of less than one unit per two acres..	Typically located on the outskirts of Town. It may be important to buffer the agricultural uses (and quarries) from other uses because these uses may include a variety of hazards such as heavy equipment, irrigation ditches, dust, livestock and open burning.
Park	Public gathering spaces that include plazas, parks, natural areas and major trail corridors.	<p>Small parks and plazas should typically be bounded by local streets and within walking and bicycling distance of most park users. Users should not have to cross a major arterial to access the park.</p> <p>Larger parks should be easily accessed from major streets to serve several neighborhoods. Homes and businesses should surround and face parks to provide casual surveillance.</p>
Municipal Facilities	Generally includes Town-owned properties including the Town Hall complex (Town Hall, Public Works, Sheriff's Office, Library), the post office, wastewater treatment plant, fire station, local schools, museum and the cemetery.	Most public facilities (other than light industrial-type uses such as the public works building and the wastewater treatment plant) should be located in central locations that are highly visible focal points and community shapers. The site design, landscaping and architecture should express the public space's permanence and importance, contribute to Lyons' identity and be easily accessible by foot, bicycle and automobile.
Estate Residential	Intended primarily for large lot, single-family homes in areas more characteristically rural. Densities typically do not exceed 1 unit per acre (areas with clustered residences may exceed this).	Typically located in the outer portion of the planning area. Homes should be located to protect significant natural areas, wildlife habitat and steep slopes.
Low Density Residential	Represents the traditional development pattern in "Old Town" Lyons. Housing types may include single-family homes, duplexes, townhomes, mother-in-law units, etc. Densities typically range from 3-5 units per acre.	Neighborhoods may be bounded by major streets with direct connections to parks, trails, schools, and neighborhood centers. Neighborhoods should be internally served by a system of collector and local streets, sidewalks and pedestrian/bicycle paths.
Medium Density Residential	Includes higher density neighborhoods that are primarily residential but may include complementary commercial and recreational uses. A mixture of housing types is present including single-family homes, townhouses and multi-family homes. Densities typically range from 5-16 units per acre.	Close to major arterials and transit systems, bounded by major streets with direct connection to work, shopping and leisure activities. Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bicycle paths.

LAND USE TYPE	CHARACTERISTICS	LOCATIONAL CRITERIA
Commercial	This is a generally linear commercial area with complementary residential (i.e. commercial uses on the bottom floor and residential or office space on upper levels) and civic uses that are primarily oriented to Main Street/Highway 36.	The corridor's commercial viability relies on careful planning for automobiles, pedestrians, bicycles and transit. Development should be well connected with the existing downtown.
Employment Area	Serves as job centers within Town. Typical uses may include business parks, large scale commercial, light industrial and a variety of complementary uses to meet the needs of employees such as business services, high density residences, convenience retail and child care.	Employment area uses must be adequately buffered from less intense uses. Traffic generated from this area should not pass through residential areas. Sites should have access to one or more major arterials and highways capable of handling heavy truck traffic. Railroad access may also be used.
Commercial Entertainment	This area is intended to provide for a wide variety of entertainment activities including concerts and cultural performances and related ancillary uses such as the sale of food and beverages, and cultural education, training and research.	This area should be easily accessible from the highway, well-connected with trails and bicycle paths and adequately buffered from less intense uses. Traffic generated from this area should not pass through residential areas.
Light Industrial and General Industrial	These areas provide locations for a variety of workplaces including research and development and manufacturing.	Industrial area uses must be adequately buffered from less intense uses. Traffic generated from this area should not pass through residential areas. Sites should have access to one or more major arterials and highways capable of handling heavy truck traffic. Railroad access may also be used.

Transportation Planning Charts

During this project, Lyons residents identified the need to improve the existing transportation network to accommodate all modes of travel. Historically, improvements to the transportation system have focused on improvements to motor vehicle traffic. Investments in non-motorized transportation have been underrepresented compared to the demand in Lyons. The following analysis provides a basic evaluation of the ability of the existing transportation network to accommodate multi-modal transportation needs. The multi-modal evaluation documents existing users groups by transportation mode.

Pedestrian and Bicycle Network: Users and Strategies				
User Groups	Where are people walking?	Minimum Infrastructure Required	Condition of Current Infrastructure	Supporting Plans and Policies
Children	Schools Parks Bus Stops	Sidewalks on both sides of street.	Major roadways have missing or inadequate sidewalks.	Colorado Safe Routes to Schools Program
Teenagers	Schools Parks/Recreation Shopping Dining Neighbors Work Bus Stops	Intersection controls and striping. Buffer between sidewalk and travel lanes where speeds exceed 25 miles per hour.	Basic pedestrian controls at major roadway intersections.	<i>Town of Lyons Parks, Trails, and Open Space Master Plan</i>
Young Adults	Parks/Recreation Shopping Dining Neighbors Work	Universally accessible and ADA-supportive design.	Narrow (4') or missing sidewalks in residential neighborhoods.	
Adults	Parks/Recreation Shopping Dining Neighbors Work		Minimal compliance with ADA.	
Seniors	Parks/Recreation Shopping Dining Neighbors Bus Stops			

Lyons' bicycle network provides opportunities for a diverse group of experienced, inexperienced, passive and intense bicyclists. The chart below illustrates the different types of bicyclists and articulates the minimum infrastructure requirements to implement a well connected bicycle network in Lyons.

Bicycle Transportation Concepts				
User Groups	Who is in this group?	Minimum Infrastructure Required	Condition of Current Infrastructure	Supporting Plans and Policies
Type A	Experienced bicyclists that are comfortable in a variety of settings.	Bicycle route signage	Bicycle routes have been implemented.	<i>Town of Lyons Parks, Trails and Open Space Master Plan</i>
Type B	Intermediate bicyclists that are comfortable in slow speed settings with minimal motor vehicle traffic.	5' wide on-street bicycle lanes. Off-street multi-use 12' wide trails	Some on-street bicycle lanes have been constructed. Some off-street multi-use trails have been constructed.	
Type C	Beginning bicyclists and children that do not travel aside motor vehicles.	Off-street multi-use 12' wide trails 6' wide sidewalks (children only)	Some off-street multi-use trails have been constructed. Sidewalks are incomplete.	<i>Town of Lyons Parks, Trails and Open Space Master Plan</i> Colorado Safe Routes to Schools Program

Transit is an important mode of transportation that provides mobility, furthers sustainability objectives, and integrates into other modes of transportation. Many of Lyon’s residents commute outside of the Town to work and have expressed interest in transit service. In addition, the aging population, teenagers, and those who choose not to drive need access to time sensitive transit service. Each group on the table below represents a segment of the Lyons community that could benefit from expanded transit service.

Transit System Planning: Users and Strategies				
Service	Who uses the service and where do they go?	Description	Status of Service Planning	Supporting Plans and Policies
Call and Ride Bus	Lyons residents traveling to any destination within Lyons or to Longmont.	Shuttle bus with ADA accessibility, a hotline to schedule trips, and a bus dispatcher.	Service is currently provided by Special Transit in Lyons 10:30 and 1:00 (Tuesday and Friday) Wednesday to Longmont (minimum of 3 people).	<i>Boulder County Transit Services Action Plan</i>
Regional Bus Service (Y)	Lyons and Boulder residents traveling between the two communities.	Regional bus with ADA accessibility and fixed route schedule.	Service is currently provided four times daily by RTD.	<i>Boulder County Transit Services Action Plan</i> <i>RTD Operations Plan</i>

In the coming years Lyons will need to make critical decisions about the roadway network in response to continued heavy use due to commuter and tourist traffic. The community voiced interest in making Lyons a more walkable and bicycle-friendly community, but motor vehicles are a critical component of residents' travel. The table below provides details about the needs of the various groups that utilize Lyons' road network.

Automobile Circulation: Users and Strategies				
User Groups	Who is driving and where are they going?	Minimum Infrastructure Required	Current Level of Service (LOS)	Supporting Plans and Policies
Commuters originating in Lyons	Workers who are leaving homes in Lyons and traveling to other communities for employment.	Arterial roadways and State highways that connect to adjacent communities.	Arterial roadways operate at 35% of their maximum daily capacity during non-event days	<i>Boulder County Comprehensive Plan</i> <i>CDOT State Highways Plan</i>
Commuters and visitors originating in other communities	Workers who are traveling to Lyons for employment.	Arterial roadways and State highways that connect to adjacent communities.		<i>Boulder County Comprehensive Plan</i> <i>CDOT State Highways Plan</i>
	Workers who are traveling through Lyons for employment.	Public parking and event management.		Parking Ordinances
	Visitors and tourists coming to Lyons for recreation, shopping, dining, concerts, etc.			
Local travelers	All trips that begin and end in Lyons for all purposes	Local roadway networks that are well connected		<i>Transportation Chapter Lyons Comprehensive Plan</i>



APPENDIX B -- Implementation Plan



APPENDIX C -- Community Portrait



Community Description

Lyons is a small community built upon the Lyons sandstone formation and developed around the confluence of the North and South St. Vrain Rivers descending from the Rocky Mountains. Our town of approximately 2,000 people is a hub of outdoor recreation, music, dance and fine arts. Many of these activities and parts of our 150 year history are depicted in our Town mural, created by our local artists and displayed on the walls of our visitor center in Sandstone Park. Lyons residents enjoy easy access to urban amenities, but relish the ability to retreat to a community where the stores are owned by local people. In Lyons, the entire town can be thought of as the neighborhood and these neighbors treat one another as friends, on a first name basis, and each cares about each others' well being.



History of Lyons

Population growth in the mountain areas around Boulder began to boom when new gold camps drew thousands of people into the area. Although Lyons never had gold mines, by the 1860s, many discouraged miners were leaving the mountains to settle into farming along creeks like the St. Vrain. The area near present-day Lyons had good flat bottom land, plenty of water and a pleasant climate. In 1880, Mr. E.S. Lyon from Connecticut settled in the area to improve his health. His 160 acres contained durable salmon-red sandstone, which was much in demand for building at the time. He returned east to sell shares and two years later, the new quarry town was platted, but not properly recorded at the Boulder County Clerk and Recorder's Office. Lyon and two partners, Hiram Sawyer and Griff Evans, formed two companies that year – the Evans Townsite Company and the Lyon Rock and Lime Quarry Company. Within three years of its founding, Lyons had a narrow gauge railroad, extended by the Denver, Utah and Pacific Railroad to haul out sandstone.



The scale of quarrying expanded that same year (1885), when Mr. Lyon's interests were bought out by an English company, which then sold to Hugh Murphy of Omaha. The Union Pacific was persuaded to extend a standard gauge to Lyons (which was built in 1894) and stone was then shipped to Omaha, as well as to Denver. Buildings have been identified throughout the Midwest made of the distinctive Lyons sandstone. During this period, about 1,000 tons per day were quarried in Lyons, most of it by hand or using simple machinery. Hand cutting, called "plug and feathering," gave an nice "bulging" look to the finished rock which may still be seen in older buildings in Town. The main spur of the railroad extended into what is now Meadow Park; another spur went north up Second Avenue to the main quarries. Other quarries run by the University of Colorado were later developed on the southwest end of Town. A second town site for quarrying, called Noland, was located on the saddle at the top of Stone Canyon. A railroad spur went up the canyon to Noland and Beach Hill, north of Lyons, to haul out sandstone and bring in water which was stored in huge cisterns, still visible at the site.

Lyons officially became a town in 1881, after Thomas G. Putnam bought and resurveyed the town in 1885. Although he was a surveyor, his failure to properly establish section corner monuments left a great deal of confusion over rights-of-way and property lines, leaving problems that persist today. The Town was finally platted in 1894. As cement began to replace stone as a building material in the early part of the century, employment opportunities in the Town were reduced. The population fell to half its boom size, but because Lyons had never experienced the huge growth of mining towns, like Gold Hill or Jamestown, its subsequent depopulation left the town largely unchanged.

And so it stayed until growth in Boulder County in the 1960s brought new residents, particularly commuters to employment opportunities in Longmont and Boulder. Today some quarrying continues, although the railroad spurs have been removed. Nonetheless, Lyons' quarrying past remains a source of pride for residents, and the impact of quarrying can be seen in most buildings and art in Town. It is also integrated into the Town's infrastructure and signage. Lyons is still a quiet town between the mountains on the west and the rolling farmlands to the east.

The Lyons Historical Society was formed in 1973 to save the old town railroad depot. This building was purchased through donations and restored as the Lyons Depot-Library. The old school building that was built in 1881 is restored and is now the "Lyons Redstone Museum." In all there are fifteen designated Historic Landmark sites in the Lyons Historic District. The district was officially designated by the Colorado Historical Society and the United States Department of the Interior on April 29, 1980.





Population

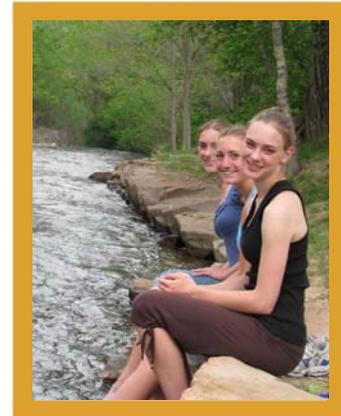
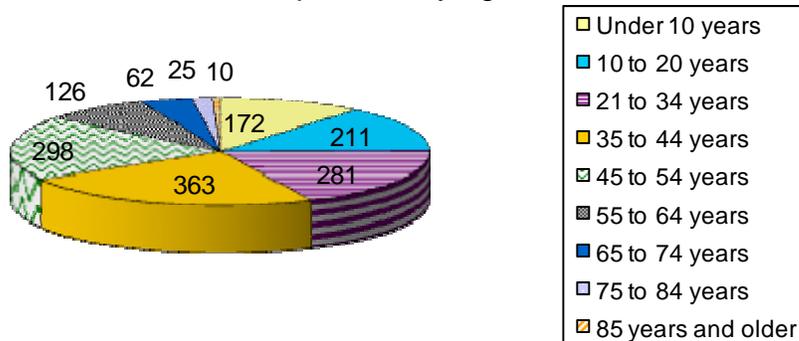
Lyons' population in 2000 was 1,585 and grew to 1,915 by 2009, an increase of 21% (Sources: U.S. Census 2000, State Demography Office, 2007).

Age

Lyons median age has risen from 37.5 in 2000 to 41 in 2009, and is well above the State median age of 34. Nearly half of the population is aged 25-54; with the largest cohort being 35-44 year-olds (15.7%). Claritas, a demographic data vendor, projects that the median age will rise to 44.6 by 2014 as the number of residents aged 55 and over grows to encompass 29% of the total population, while the percentage of young people aged 0 to 24 declines from 28% in 2009 to 24%. The Colorado Department of Local Affairs predicts that Boulder County will continue to age faster than the State, with the population of people aged 70 to 79 is projected to increase 70% between 2010 and 2030 and the population of people aged 80 and above is projected to increase by 63%. This will present opportunities and challenges for the Town. There may be larger number of healthy, active, civic-minded adults who will be available to contribute to the community. There will also likely be a growing demand for affordable housing, health care, transportation and other community services.

Lyons Residents Aged 60 +		
Year	Number	Percent of Total Population
2000	144	9%
2009	247	14.5%
2014	340	19%

2009 Population by Age



Land Uses

The following charts illustrate the existing land uses within Lyons town limits and the conceptual land uses for the physical growth and development of land within its planning area. These land use categories are generally consistent with the Town's zoning classifications: Agriculture (A-1 and A-2), Parks and Open Space (POS), Municipal Facilities (M), Estate Residential (E and EC), Low Density Residential (R-1), Medium Density Residential (R-2, R-2A, R-3), Commercial (B, C, CD), Employment Area (CEC and LI), Commercial Entertainment (CE-1), Light Industrial (LI), General Industrial (GI). Note that Light Industrial may be appropriate in both the Light Industrial and Employment Area categories. Transportation and Infrastructure includes public right-of-way for streets and sidewalks.

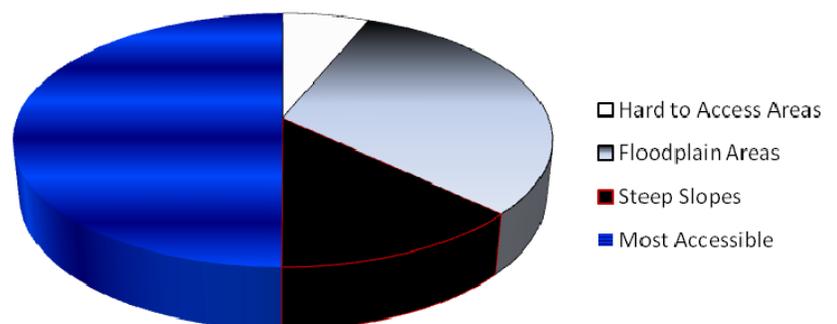
Existing Land Uses in Town Limits		
Land Use	Acreage	Percent of Total
Agriculture	121	15%
Parks and Open Space	217	27%
Municipal Facilities	45	5%
Estate Residential	32	4%
Low Density Residential	259	35%
Medium Density Residential	24	3%
Commercial	28	4%
Employment Area	0	0%
Commercial Entertainment	15	2%
Light Industrial	2	0.2%
General Industrial	1	0.1%
Transportation and Infrastructure	66	8%
Total	809	100.0%

Land Uses in 2010 Lyons Planning Area		
Land Use	Acreage	Percent of Total
Agriculture	1,165	35%
Park and Open Space	395	12%
Municipal Facilities	45	1%
Estate Residential	645	19%
Low Density Residential	303	9%
Medium Density Residential	24	0.7%
Commercial	28	1%
Employment Area	710	21%
Commercial Entertainment	15	0.4%
Light Industrial	2	0.1%
General Industrial	1	0.03%
Transportation and Infrastructure	319	9%
Total	3,651	100.0%

Note: Charts based on available parcel data.

The acreages in the above charts may be somewhat deceiving, as they include constraints such as floodplains, wetlands and steep slopes which may render some properties undevelopable. For example, of the 710 acres in the Employment Area, 50% of the land has some constraint: 44 acres (6%) are hard to access, 220 acres (31%) are in the floodplain and 92 acres (13%) contain steep slopes.

Employment Area Constraints



OPPORTUNITIES, CHALLENGES AND TRENDS

- Over the past fifty years, most development has occurred in low-density development (larger single-family lots with lawns) with an emphasis on cars and little consideration for other transportation modes. Although the U.S. population increased 17% between 1982 and 1997, the amount of urbanized land increased by 47%. According to the Environmental Protection Agency, this has resulted in decreased air and water quality, habitat and farmland loss, growing asthma and obesity rates and abandonment of developed sites for new sites. Now, there is a concerted effort to protect natural areas, reuse previously developed land, use land more efficiently and increase the density (number of homes and/or businesses on a property) of developments to reverse these trends. There is a strong emphasis in this plan on promoting walkability, mixed uses (complementary uses located close together) and good access to parks and open space.
- The National Center for Public Policy Research found that home price inflation is greater in areas that restrict growth, which disproportionately impacts poor, minority families, and young people, fewer of whom own homes. This increases sprawl, as these families move further out to find affordable housing. They cited Boulder County as an area that exemplifies this trend. Lyons receives some of the impact, as its distance from employment centers makes Lyons housing prices generally lower than in Boulder.
- The Front Range population has increased from 330,000 in 1900 to 3.5 million in 2000 and it is projected to grow to 6.1 million by 2040. In addition, the Brookings Institution projects that more than half of the built environment in 2040 will have been constructed since 2007. Boulder County's open space program has essentially created an urban growth boundary for Lyons. Going forward, it may be beneficial for Lyons to encourage smaller lots, higher densities and a variety of land uses and housing types to decrease reliance on cars, help improve public health and limit dramatic increases in the cost of housing and public services.
- There is a growing interest across the United States in revitalizing downtowns and moving away from generic malls and developments. People are no longer simply looking for a product, they are searching for an experience, and they want to reconnect with real places. Lyons has an opportunity to capitalize on this trend with its efforts to improve downtown.

COMMUNITY INSIGHTS

While people who participated in the Comprehensive Plan process generally do not want to see a lot of growth in Lyons, they do support extending the Town boundaries and planning area, particularly along the eastern Highway 36 corridor. The majority may be ready to repeal the requirement of a citizen vote of approval for all private annexations greater than five acres. Following are some of the recommendations from the planning workshops:

- Promote diverse housing by allowing more density near downtown;
- Extend Lyons' planning area to encompass the land between Town limits and Boulder County open space, since the Town provides some services to many of these areas already;
- Encourage development in the eastern Highway 36 corridor that does not compete with downtown to help strengthen Lyons' revenues and to improve the appearance of that area; and
- Emphasize connections to the St. Vrain River and community destinations.

"[I want] a small town, surrounded by open space, accessible to community members and to visitors, with a focused downtown that has businesses and facilities to meet the everyday shopping and service needs of community residents and tourists, and with social gathering places for conversations, meetings, and entertainment [activities]. A town with honest government and excellent schools, and where people feel safe."

"[I appreciate] the natural beauty, walking to the Town center (library, restaurants, post office, services) and easy access to trailheads/parks."

"[I like] the small town character, slow growth with conscientious development that protects open space and our environment."

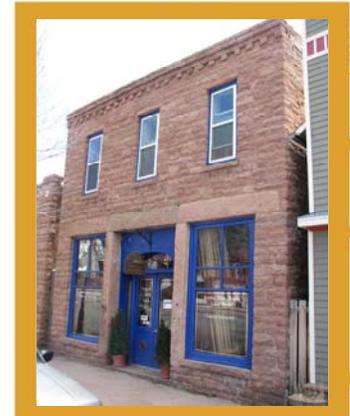
"[I want Lyons to be a town where] commercial/residential buildings are dense and quaint and the historic character is preserved. [I want a] walking town with high quality restaurants/shops/entertainment options that have a national reputation and draw people from all over to visit. [It should] still be safe for kids and a great place to raise a family for a diversity of incomes. [It should be] stable [with a] vibrant economy and local (anchor) businesses that are intact such as the family-owned quarries."



EXISTING CONDITIONS

Downtown

- Multi-story buildings and location make downtown buildings ideal for mixed-use development.
- Downtown possesses a mix of housing including clusters of multi-family apartments and condominiums, co-housing and senior housing.
- Most buildings have a combination of brick, sandstone and wood with large store-front windows, prominent entrances, projecting signs and awnings.
- Streets are well-lit, form a grid-like pattern and have on-street parking and generally have defined pedestrian crossings. Sidewalks are more prevalent and well-kept downtown compared to other neighborhoods.
- Sandstone Park is an important location for cultural activities.



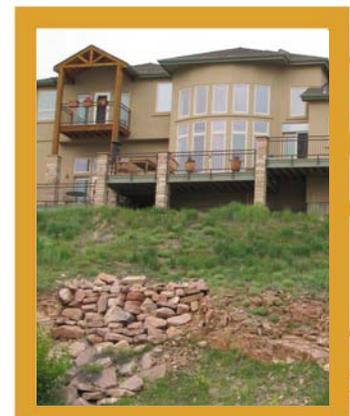
North Old Town

- Contains primarily single-family homes with some apartments and condominiums interspersed in the neighborhood.
- Homes vary in architectural style, age, color and lot size.
- Homes often have large patios, detached garages and multiple-planed roofs.
- Streets are generally interconnected, tree-lined and walkable. However, some sidewalks are in a state of disrepair and landscaping can be sporadic.



Steamboat Valley/Hillside Properties

- Contains virtually all single-family homes with some open space and park land.
- Homes are relatively large, new and are constructed on sizable lots. The architecture is predominantly modern but also integrates sandstone into the landscaping and overall design of the properties.
- Winding streets do not connect to the Town's grid. Sidewalks are inconsistent but well-kept since most infrastructure was recently developed.



Eagle Canyon/Apple Valley

- Predominantly relatively new single-family homes on large lots surrounded by open space and steep terrain.
- Unique mix of architectural styles and color themes.
- Major neighborhood streets connect to Highway 36 and then curve through the steep terrain and connect to cul-de-sacs. Sidewalks are inconsistent and do not link to Highway 36 (which leads back into the core of Town).

East Highway 36 Corridor

- The land uses includes light industrial/retail (such as Madhava Honey and the Phillips Stone Company), varying types of retail (such as the Jerky Hut and the Anchorage), the old Longmont water treatment buildings and a mix of single-family homes.
- The architecture is generally auto-oriented and varies from one building to the next.
- The streetscape is not cohesive - buildings front Highway 36, frontage roads and neighborhood streets.
- The thoroughfare is auto-oriented but many bikers use the corridor. The corridor is not particularly safe for pedestrians and it can be challenging to cross the highway. A trail on the south side of Highway 36 terminates near the intersection with Foothills Highway.



Stone Canyon

- Consists of all single-family homes built within the last ten years.
- Has relatively uniform lot sizes, typically about ¼ of an acre.
- Streets are more curvilinear, some cul-de-sacs and limited connection to other neighborhoods.



River Park Area

- Abuts downtown and encompasses a mix of uses including: single-family homes, multi-family homes, Bohn Park and some commercial uses.
- The neighborhood includes an eclectic mix of architectural styles and the homes vary significantly in size and age.
- Although the neighborhood is generally walkable and safe, sidewalks are inconsistent and can be in a state of disrepair. Streets begin to connect to the grid, but the river forms a significant barrier.



Lyons Valley Park

- Mainly consists of single-family homes with clusters of multi-family homes.
- Buildings are relatively new but vary on architectural designs, colors, landscaping, etc.
- Surrounds Lyons Middle Senior High School and abuts river with a park and trail connection.
- Single-family homes have a variety of porch sizes that face toward the street, attached, projecting garages and a variety of roof articulations and planes. Multi-family homes face a community green space with alleys and detached garages.
- Wide streets have well-kept, attached sidewalks. Streets are curvilinear with cul-de-sacs and limited connection to other neighborhoods.



OPPORTUNITIES, CHALLENGES AND TRENDS

- The highway is both an opportunity and challenge facing the community. The thoroughfare brings numerous tourists, residents and travelers into and through Lyons on a regular basis. Lyons is an important base for mountain activities and amenities but also serves as a bedroom community for Longmont and Boulder and the highway is a major driving force toward making this possible. At the same time, the highway severs downtown, creates a dangerous crossing for bicyclists and pedestrians, and does little to encourage people to stop or show downtown.
- Streets play a major role in the Town's image. For example, traffic congestion and speeds, the appearance of adjacent buildings and signage, the ability to walk and/or bicycles and landscaping all contribute to the way the community feels. There are several strategies for enhancing the street system to encourage people to walk and explore the community.
- The existing diverse architectural styles span a range of tastes and time periods and the traditional use of sandstone are unique and embody the quality in construction, craft and style that the community seeks to emulate. Although some of the most visible buildings to visitors are in need of repair, several business have made concerted efforts to improve their appearance.
- There is a growing emphasis on placemaking, or creating inviting public spaces with community involvement that encourage social interaction. According to the Project for Public Spaces, "Placemaking is not just the act of building or fixing up a space, but a whole process that fosters the creation of vital public destinations: the kind of places where people feel a strong stake in their communities and a commitment to making things better. Simply put, placemaking capitalizes on a local community's assets, inspiration and potential, ultimately creating good public spaces that promote people's health, happiness and well being. To this end, the Town is investing millions of dollars in improving the streets, sidewalks and landscaping to strengthen downtown as a key Lyons destination.

COMMUNITY COMMENTS

The majority of survey respondents moved to Lyons because they like its small-town character. They rated Lyons' quality of life highly and generally agree that Lyons is a good place to live, raise children and to retire. Most respondents feel the community is open and accepting of all people.

"Lyons has potential to be a vibrant and thriving community, and maintaining the character of Lyons should not mean it doesn't develop or improve businesses and new housing. The physical environment and history of Lyons are anchors in defining its character, and while the people who inhabit the Town may change over time. That only enhances the appeal and the character of the community. We welcome progressive change and growth, as long as it's done with good taste and consideration for maintaining the physical beauty of the area in which we live."

"[I like] the unique diversity of people and the fact that there are many professionals represented with a common family-oriented mindset."

"[I like] the small town charm, solid community, a good mix of young, middle aged and elder population, access to trails, the quiet, the funkiness and not being part of the Boulder bubble."

"I call Lyons my oasis. I love the 'feel' of Lyons. The town helped me raise my kids and loved me and my kids. I like the community involvement, almost everything [about Lyons]."

"Having so many store fronts for sale on Main Street does not bode well for the community. I would also like to see stiffer policy on littering and junk compiling on peoples' property. It would make the neighborhoods look more appealing and decrease litter."

"[I like] the intimacy of a small community and all of the opportunities to connect with each other. I like that every person can really make a difference if they choose to do so."

"I like that Lyons] is a self-contained and almost self-sustainable town and that people are quirky and open-minded. [I like that] it's not as uptight as urban living and people still intermingle."

"I like the small town character of Lyons. The town leaders and other members work very hard to create a community here. The annual events and traditions add to this sense, they feel sincere and not contrived. The town's location is unique, close to recreational amenities, a national park, and city services (Boulder) without being another generic suburb."

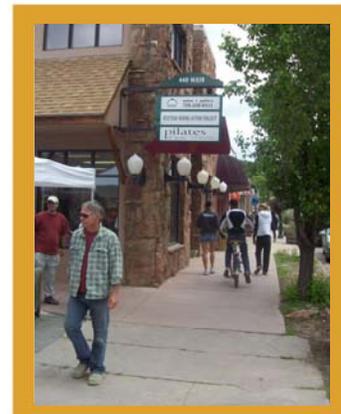


EXISTING CONDITIONS

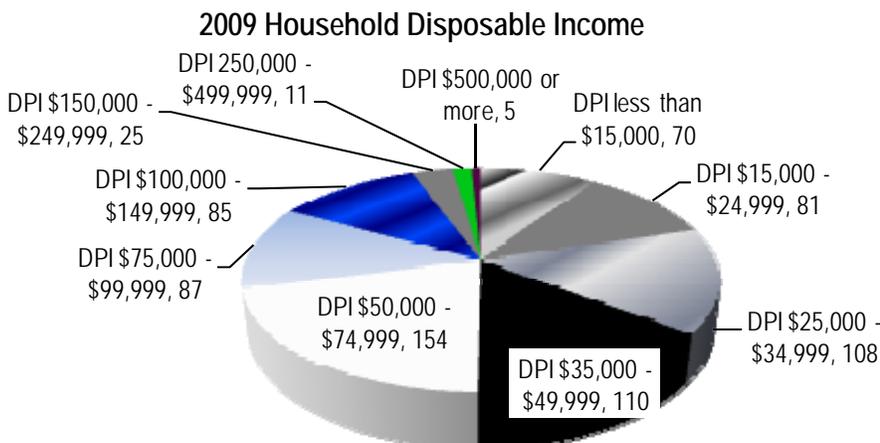
Income Comparison

	Lyons	Nederland	Colorado
March 2009 Unemployment Rate	2.80%	6.10%	7.9%
2009 Average Household Size	2.31	2.17	2.53
2009 Number of Households	736	615	
2009 Median Household Income	\$61,814	\$59,530	\$56,009
2009 Average Household Income	\$83,319		
2009 Median Home Cost	\$251,950	\$281,470	\$117,200

Sources: 2000 U.S. Census, Colorado Department of Labor, Claritas, Sperlings Best Places



In 1999, 23% of households earned less than \$25,000 and 20% of households earned more than \$100,000. During this time, the income bracket with the largest number of households was \$50,000 to \$74,999 (21%). According to Claritas, in 2009, the middle income bracket was growing: 20% of households earned less than \$25,000, 17% of households earned over \$100,000 and the largest income bracket was \$50,000 to \$74,999 (21% of all households). Average household income rose from \$66,289 in 1999 to \$83,319, with total available income of over \$61 million. Lyons' income levels likely exceed the State average due to Lyons residents' high educational attainment levels — thirty-seven percent of the population possesses a college degree or greater (13% have an advanced degree). While housing costs are relatively reasonable for Boulder County, Sperling's Best Places estimates Lyons' cost of living is 13.81% above the U.S. average, which is significantly less than neighboring Boulder's 40.21%, but well above Longmont's 0.78% estimate.

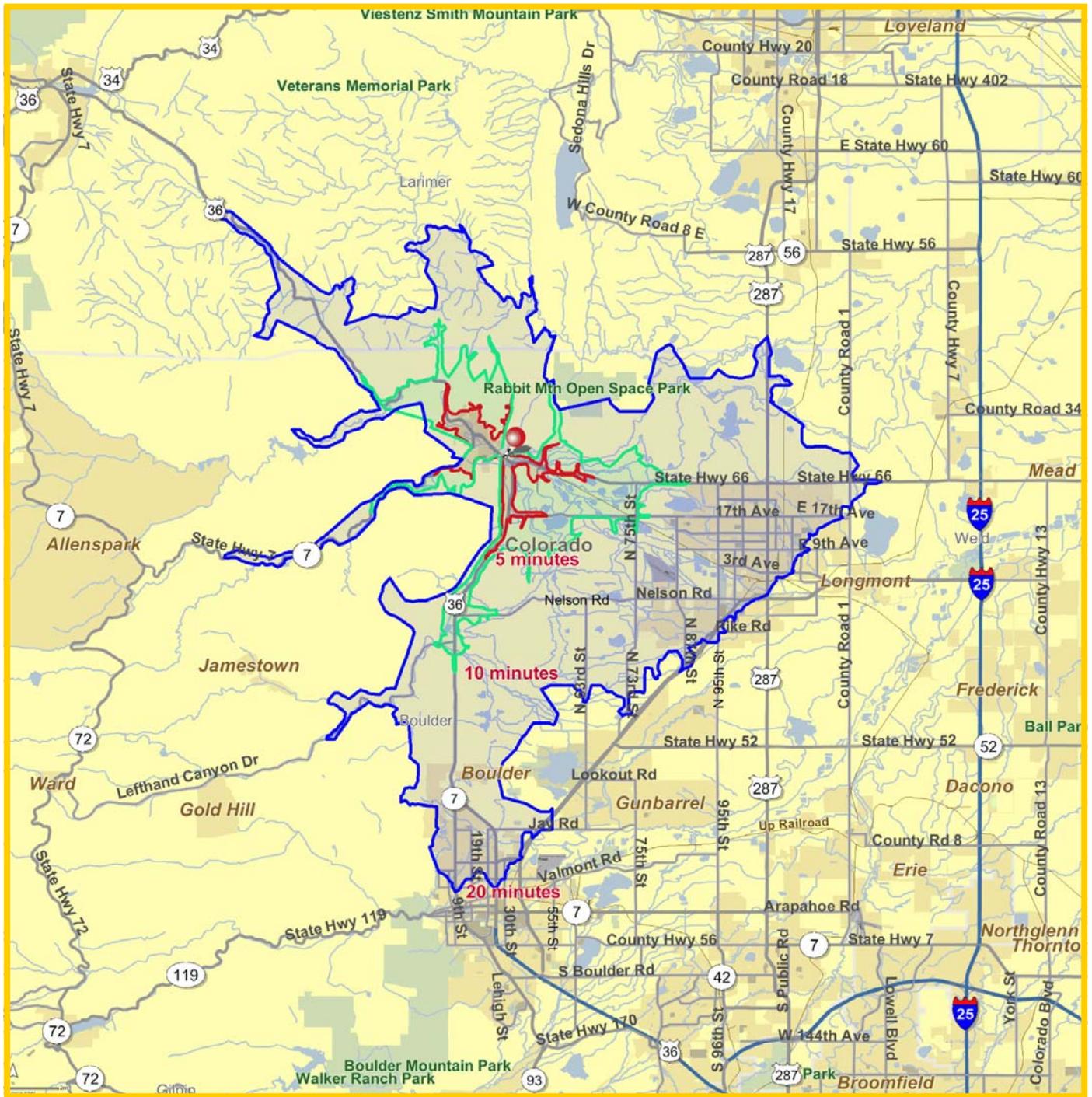


Retail Leakage

The following table estimates retail categories which may have the potential to capture more sales revenue. The 5-minute drive time is essentially calculated from the Black Bear Inn, as the project team wanted to include both downtown Lyons and the eastern Highway 36/66 corridor. As evidenced in the table below, the population is not large enough to support a significant amount of retail. It is also important to note that while sales leakage is occurring in non-essential retail goods and services such as furniture, electronics, appliances and clothing, retailers in these categories typically require locations near large, dense population bases in regional retail formats such as malls and "lifestyle centers."

Estimated Balance Between Retail Sales and Retail Expenditure Potential: 5 Minute Drive time					
Industry Group	Demand (Retail Potential) in Dollars	Supply (Retail Sales) in Dollars	Retail Gap in Dollars	Leakage/ Surplus Factor	# of Businesses
Motor Vehicle & Parts Dealers	6,672,145	366,872	6,305,273	89.6	0
Furniture/Home Furnishings	908,675	419,518	489,157	36.8	2
Electronics and Appliances	937,025	63,629	873,396	87.3	1
Bldg Materials, Garden Equip	901,618	284,272	617,346	52.1	1
Food & Beverage Stores	4,905,045	1,755,840	3,149,205	47.3	3
Health & Personal Care Stores	834,717	540,654	294,063	21.4	2
Gasoline Stations	3,070,899	1,751,766	1,319,133	27.4	1
Clothing & Clothing Accessories	988,429	182,585	815,844	69.1	1
Sporting Goods, Books, Music	854,625	1,015,254	-160,629	-8.6	4
General Merchandise	4,401,393	7,373,228	-2971,835	-25.2	1
Miscellaneous Retailers	775,067	854,177	-79,110	-4.9	9
Nonstore Retailers	508,422	8,889,771	-8,381,349	-89.2	1
Food & Drinking Places	4,495,663	7,254,996	-2,759,333	-23.5	12
Summary Demographics:					
2008 Population	1,944				
2008 Households	838				
2008 Median Disposable Income	\$52,938				
2008 Per Capita Income	\$39,687				
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand estimates the expected amount spent by consumers at retail establishments.					
Source: ESRI and info USA					

Retail Trade Area (5-, 10- and 20-Minute Drive times)



Source: ESRI

As the drive time expands to encompass portions of Longmont, Boulder and the residential areas west of Lyons, both the number of businesses (competitors) and retail potential increase, although the median disposable income has dropped slightly. Note that the grocery store market is saturated, although there is a potential demand for specialty food stores.

Estimated Balance Between Retail Sales and Retail Expenditure Potential: 20 Minute Drive time					
Industry Group	Demand (Retail Potential) in Dollars	Supply (Retail Sales) in Dollars	Retail Gap in Dollars	Leakage/ Surplus Factor	# of Businesses
Motor Vehicle & Parts Dealers	307,919,463	210,224,017	97,695,446	18.9	59
Furniture/Home Furnishings	42,075,341	17,814,171	24,261,170	40.5	31
Electronics and Appliances	42,841,196	17,020,563	25,820,633	43.1	63
Bldg Materials, Garden Equip	40,150,636	28,400,499	11,750,187	17.1	54
Food & Beverage Stores	219,126,157	294,478,988	-75,352,831	-14.7	78
Grocery Stores	193,617,220	266,679,816	-73,062,596	-15.9	30
Specialty Food Stores	4,557,263	3,492,901	1,064,362	13.2	21
Beer, Wine & Liquor Sales	20,951,674	24,306,271	-3,354,597	-7.4	27
Health & Personal Care Stores	36,893,216	24,612,708	12,280,508	20.0	41
Gasoline Stations	140,175,846	94,545,227	45,630,619	19.4	24
Clothing & Clothing Accessories	45,592,402	27,253,223	18,339,179	25.2	47
Sporting Goods, Books, Music	38,784,407	27,314,105	11,470,302	17.4	69
General Merchandise	200,124,183	211,105,383	-10,981,200	-2.7	20
Miscellaneous Retailers	34,599,795	21,922,480	12,677,315	22.4	123
Nonstore Retailers	21,628,105	21,102,634	525,471	1.2	9
Food & Drinking Places	202,962,392	187,322,497	15,639,895	4.0	225
Summary Demographics:					
2008 Population	99,998				
2008 Households	39,729				
2008 Median Disposable Income	\$54,472				
2008 Per Capita Income	\$35,291				
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand estimates the expected amount spent by consumers at retail establishments.					
Source: ESRI and infoUSA					

Types of Tourists

A diverse range of tourists pass through Lyons throughout the year. The summer months are most popular. The following are the most common types of tourists coming to or passing through Lyons to other regional destinations.

- **Devoted bicyclists** come from regional communities such as Longmont or Boulder and seek an intense ride that requires a high level of physical fitness and experience. They ride along the St. Vrain River, up to Estes Park or along Highway 66 toward Longmont for long distances.
- **Passive bicyclists** also come from regional communities such as Longmont or Boulder but also reside in Lyons or near Town limits and bicycle shorter distances for pleasure, to acquire service in Town and for exercise purposes.
- **Mountain bikers** visit Lyons to ride the Heil and Hall Ranch trails and the bicycle park in Bohn Park.
- The **fishing community** visits Lyons to fish along the St. Vrain River which has some of the region's best trout fishing, to buy custom-made fly rods, and to obtain services en route to other fishing destinations west of Town.
- Avid **historic preservation enthusiasts** come to Lyons to take the historic walking tour or drive-by tour of the Lyons Historic District (15 sandstone buildings built at the turn of the century are designated as an Historic District), learn more about their own family history if they grew up in town or are related to town founders or find out more about the quarrying industry. The history of the Lyons area is portrayed in the Lyons Redstone Museum (the Town's 1881 schoolhouse) by displays, photos and genealogy.
- **Musicians, artists and fans** congregate in Lyons to listen to and perform music including bluegrass, folk and rock or to enjoy the Lyons Outdoor Market or Good Old Days. Square dancers come from near and far to enjoy the fun and fellowship of the Red Rock Ramblers Summer Saturday Night Square Dances that have prevailed in Lyons since 1958.
- **Rock climbers** come to Lyons to boulder and utilize climbing routes in and near Town.
- **Kayak enthusiasts** come to Lyons to compete in the Outdoor Games or to enjoy the Lyons Whitewater Park.
- **Wildlife enthusiasts** visit Lyons to observe birds, fish and other wildlife in and adjacent to Town or stop in Lyons enroute to Rocky Mountain National Park.
- **Hikers** are attracted to Heil Ranch, Hall Ranch, Rabbit Mountain and other publically-owned open space.
- **Picnickers** from throughout the region are attracted to Lyons parks.

Lyons Visitor Center

The Lyons Visitor Center (built in 1989) welcomes over 25,000 visitors per year. The sandstone building is located in the heart of town at Sandstone Park and provides important information in the forms of maps, flyers, guidebooks, etc.

OPPORTUNITIES, CHALLENGES AND TRENDS

The following information is based on Urban Economists Gruen Gruen + Associates' *Analysis of Potential Market Opportunities and Demands*.

- The Town is currently engaging in a marketing campaign to develop a “brand” for the community that will capitalize on Lyons’ many assets, including its proximity to the St. Vrain River, historic buildings and mountain setting that provide Lyons with an authentic and unique physical character and sense of place.
- Lyons has numerous assets that attract people to the area.
 - Lyons has established a reputation for music (Planet Bluegrass Ranch hosts the Rocky Grass Academy and Festival and the Rocky Mountain Folks Festival and many local restaurants often provide live music).
 - It is a destination for outdoor recreation (it is surrounded by public open space, bisected by the St. Vrain River, boasts a BMX/mountain bicycle pump park, is home to the Lyons Outdoor Games, etc.).
 - Special events such as Good Ol’ Days, Spooktacular Halloween Parade, Parade of Lights/Fireworks and Red Rock Ramblers’ summer square dances also bring people to the community.
 - Several Lyons businesses have significant reputational value or goodwill which attracts visitors downtown. These include, for example, Oskar Blues, a microbrewery brewpub with frequent live music, South Creek, Ltd., a maker of custom bamboo fly fishing rods, and Red Canyon Art Company, which features works of Colorado artists.

However, downtown does not currently possess a sufficiently large and magnetic restaurant, cultural and entertainment base that would help generate demand for retail, services and office uses and attract visitors from Longmont and Boulder as well as seasonal visitors.

- Lyons’ population and employment base is not large enough to support significant amounts of retail, office or other commercial uses. However, the relatively high daily traffic volume that passes through town between May and October as people head to Rocky Mountain National Park may provide the opportunity to capture some additional demand for goods and services.

The visitor- or sales-spillover between retail, service and restaurant uses in town appears to be relatively limited. For example, only 4% of the 143 respondents to the downtown Merchant Survey that was conducted as part of this planning process came from another local business prior to entering the merchant participating in the survey.



Note however, that the survey was conducted during the off-season. It may be worthwhile to investigate this further in the peak tourist season.

- The Town is investing millions of dollars in improving the appearance and walkability of downtown, which may entice travelers to stop and visit. Some merchants are also making improvements to their buildings. For example, there is a new sushi restaurant and a Montessori school in newly renovated buildings, Steamboat Valley Natural Foods Store is expanding and a nearby vacant lot has been cleaned up to make room for the Lyons Outdoor Market. This may inspire other building owners to improve some of the poorly maintained spaces downtown.
- Low rents and limited internal competition do not motivate some tenants to be as productive and innovative as might be the case if they faced higher rents and more competition. The inconsistent operating hours is an example of the effects of low rents (and potentially low customer demand). On the positive side, the low rents could permit the formation of unique stores and food uses operated by local entrepreneurs.
- Longmont contains a large supply of available industrial and flex space (over 1,000,000 square feet of space available for a vacancy rate of 18%) at relatively low rents. Boulder also has a large supply of office space in a variety of classes of space at varying rents. However, there are a relatively high number of residents who work at home (nearly 10%). This suggests that there may be an opportunity to attract smaller office or live-work arrangements downtown to serve local entrepreneurs, which could create additional spillover demand for retail stores and restaurants.
- The top factors that many employers use to evaluate where to locate include: access to a trained or trainable workforce, the area's quality of life, the quality of the education system, the cost of doing business (taxes, utilities, labor, etc.), easy access to a good transportation system and the regulatory climate. Lyons performs well in many of these categories: both Lyons and Boulder County residents are highly educated, it is in a scenic setting with ample cultural and recreational opportunities, the school system is excellent, the cost of living is relatively reasonable compared with Boulder, and its location on Highway 66 allows for easy access to Boulder, Denver, Fort Collins, Estes Park and several regional airports. However, some people perceive Lyons as not being business friendly and have complained about high property tax and water fees.
- Technology is becoming an increasingly important component of successful economic development. The Ohio State Science and Technology Institute found that regions must have the following attributes to compete in the new technology-based economy: an intellectual infrastructure based on proximity to universities and research enterprises; mechanisms for transferring knowledge from one individual or company to another; physical infrastructure that includes high quality telecommunications systems and affordable high speed internet connections; a highly skilled and educated workforce; and sources of risk capital. The technology-based economy also benefits small towns and businesses who can utilize the internet, satellite imagery, and faster shipment and communication to more readily compete with larger cities. This trend is evident in Lyons, which already has a variety of successful entrepreneurs who derive revenues from sales via the internet. For example, a frame shop and bicycle store depend heavily on internet sales during the winter months when seasonal visitation is reduced.

- The current recession has led to changes in lending and consumer behavior that will largely impact how land is developed. “Consumer preferences will become a much more significant part of the development process going forward, irrespective of whether this consumer is an office user, retail tenant or home buyer or renter. Pre-architectural studies, which measure consumer trade-offs and willingness to pay as the primary means to identify highest and best use, will once again predominate. The financial sector will no longer lend unless it is convinced the project will be feasible, and feasibility will no longer be assured by the granting of approvals.” (Source: Gruen Gruen + Associates)
- Despite bailout funding, most municipalities will have to cut expenditures going forward. “In deciding on budget cuts and increases, municipalities need more than ever to be attuned to consumer preferences. An understanding of the changes in preferences about our housing, community and general consumption expenditures will also be important if future plans are not to be based on what we see in the rear view mirror.” (Source: Gruen Gruen + Associates)
- The economic downturn is changing consumer behavior. Going forward, the US economy may not have as strong an emphasis on mass consumption. “For too long, the entire economy has depended upon Americans spending beyond our means, with China's saving economy being the lender of choice. Private investment continued to be relatively anemic, while government investments in our roads, bridges, public transit, clean energy, research and education were too limited to keep us competitive with the rest of the world. Perhaps this economic downturn will be a wake up call to encourage us to spend less, save more and pay higher taxes, enabling both business and government to step up the pace of modernization.” (Source: Gruen Gruen + Associates)
- Collaborative Economics, an organization that helps civic leaders enhance their communities, suggests that, “the new economy values vital centers with a choice of living options in a place where natural systems are preserved and yet accessible. Companies will seek locations that provide a variety of housing types in compact and sustainable communities, surrounded by nature.” Lyons possesses many of these amenities and its proximity to Boulder and Longmont could further impact a company's decision to locate in Lyons.

COMMUNITY COMMENTS

The majority of survey respondents desire more dining, shopping and job opportunities within Lyons. Respondents believe the Town is heading in the right direction but also believe that the Town can do more to promote economic development and support local businesses. Most survey respondents eat and/or drink regularly in Town but tend to shop for most goods in Boulder and Longmont because there is a broader selection of items at lower prices.

Survey respondents believe the best ways to raise revenue to maintain Town services is to promote commercial development, seek to annex additional commercial properties and to raise the sales tax. Respondents believe that the economic development initiatives should be geared toward attracting new commercial businesses, expanding existing businesses and increasing tourism.

The top attractions that residents take visitors to include: Meadow Park, Bohn Park and other recreational amenities (St. Vrain River, trails, open space); Oskar Blues and Planet Bluegrass; festivals and parades; and an assortment of downtown shops, galleries and restaurants.

Workshop participants gave the following suggestions for making downtown “more of a thriving, cultural, economic and civil center of the community:”

- Enhance the Town's appearance — uniform awnings, more landscaping, enforce codes.
- Hold more events downtown — sidewalk sales, rotating public art, live music, street fairs, etc.
- Increase the number of restaurants downtown and provide more options for sidewalk and rooftop dining.
- Redevelop Odd Fellows Hall.
- Move Town Hall, add a community center (that includes Town Hall, a library and amenities for teens) and attract a grocery store to the old Town Hall site. Move the elementary school to Bohn Park so kids are by open space and the river.
- Enhance the river, provide more opportunities for people to use and connect with it (e.g., turn the former Ideal Cement Company site into a kicking off point for fly fishing).
- Allow two-way traffic on Main Street, develop the Broadway frontage, improve parking and add more street vegetation. Close Main and make Broadway two-way and add an interactive water feature with seating, public sculptures and art. Make streets more walkable and add pedestrian-friendly signage.
- Encourage businesses that cater to healthy lifestyles and serve the bikers and kayakers already coming to town.

COMMUNITY COMMENTS

"[I want] a town that is self-sustainable, thriving and resilient to economic and environmental ups and downs. A town that has diverse economic growth from retail to small businesses to light industry. A focus on the community needs - a place where citizens can shop for basic needs, work in Town at established businesses or from the comfort of home in a high tech Town with wireless internet/phone services."

"I see a small town full of small businesses that thrive and many seasonal events that bring in revenue. It seems one positive about events bringing in revenue for a town like Lyons is that it allows the Town to keep the same feel and does not change the long-term demographic."

"I hope to leave Lyons as a place that would be a Front Range as well as national destination where visitors feel welcomed and use Lyons as a jump off point to explore the local area and surrounding mountains."

"The shops in Lyons can and should serve tourists and visitors and residents only incidentally. Lyons is not large enough and should not strive to compete for necessities such as groceries, clothes and large hardware. As a bedroom community, most residents will shop where they work. Lyons should focus on restaurants and some entertainment (music) that will serve both residents and visitors."

"[I want Lyons to be] a small, peaceful town full of places that bring in visitors who are interested in music, bicycling and other recreational activities."

"Stores are not open with consistent hours. Streets and sidewalks are in need of improvement."

"I love the charm and location of Lyons and easy access to all things outdoors and city life. [I love] the absence of all big box/main stream stores and restaurants which is very appealing. Being a part of a town with family-owned businesses makes it a more personal place to live and provides a nice relaxing pace. It also inspires entrepreneurs and ideas."



EXISTING CONDITIONS

Public Infrastructure

Treated Water Service

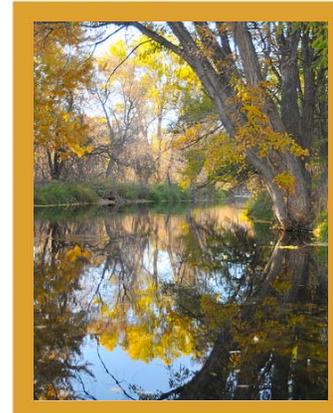
City of Longmont Capacities for the 2008 Water Year	
Average Day	308,267 Gallons Per Day
Maximum Day	736,485 GPD
Source: Town of Lyons	



Longmont provides operation and maintenance services for the mechanical portions of the pump station. Lyons is responsible for the operation of its water distribution system. The City of Longmont has mentioned that in the future, Lyons may want to consider assuming full responsibility for the pump station.

Raw Water Dedication Requirement

Lyons must contribute 500 units of the Colorado-Big Thompson project plus 1 unit for each new service connection.



Wastewater Service

Lyons Wastewater Treatment Plant	
Peak Demand	230,000 Gallons Per Day
Average Daily Demand	200,000 GPD
Capacity	400,000 GPD
Source: Town of Lyons	



The Lyons Wastewater Treatment Plant should have adequate capacity to service all of the 2010 Lyons Planning Area.

Lyons Services	
Service	Provider
Police	Boulder County Sheriff's Department
Fire	Lyons Fire Protection District
Recreation	Town of Lyons
Library	Lyons Depot Library (Town of Lyons)
Ambulance	Lyons Fire Protection District and Pridemark
Trash	One Way Trash and Western Disposal
Electricity	Town of Lyons
Natural Gas	Xcel Energy
Cable TV	Satellite and Champion Cable
Phone	Qwest
Water	Town of Lyons/City of Longmont/
Wastewater	Town of Lyons
Source: Town of Lyons	

OPPORTUNITIES, CHALLENGES AND TRENDS

- The current wastewater plant is adequate for current community needs. However, many people feel that it creates an eyesore and odor problems. In addition, a portion of the plant is located in a floodplain making it extremely difficult if not impossible to expand the plant in the future. Going forward, the Town may need to conduct a study to determine the feasibility of relocating the wastewater treatment plant or piping its wastewater to Longmont.
- Many Lyons residents and business owners have expressed concern that water costs and tap fees are unreasonably high. The Town will need to educate community members about options for water service and describe efforts to optimize utility service provision.
- The Town needs to review the *Long Range Water Plan* and the *Master Wastewater Plan* and update the plan as necessary based on the changes to Lyons' planning area and Boulder County's recent open space purchases. The update should include a capital improvement plan to help the Town identify, prioritize and budget for necessary improvements.
- The Town's *Master Drainage Plan* does not always reflect the Town's existing conditions. For example, several storm sewers coming from the north part of Town would require blasting to construct them. While it is challenging to find the resources to update this plan, it is important that the Town consider prioritizing improvements and evaluate the need to implement storm drainage fees.
- The Town is evaluating opportunities to generate or obtain a portion of electrical services from renewable resources.

COMMUNITY COMMENTS

Quality of life and safety are highly rated by survey respondents and consistently brought up by workshop participants as important elements of the community. Most survey respondents were generally satisfied with the quality of water, electrical and sewer services and are pleased with the quality of recreation programming, police service and snow removal. However, many survey respondents consider the cost of water service to be too high.

Overall workshop participants and survey respondents were pleased with the Town's performance. They appreciate the opportunities to become involved in Town issues and generally think the Town does a reasonable job of listening to citizen input and providing important information.

"Right now Lyons has a chance to pick the direction it is going to go in and the next phase of its existence. I think we could become a model town of environmental and economic sustainability. We all love Lyons and need to move beyond the bickering so we can get something done. We all want to maintain the quaint, small town, historic character. But we need to improve the ability of people to live, work and thrive here."

"[I appreciate] the feeling that my voice and my actions matter, that they play a larger proportional role than they do in a larger town and the ability to make a difference."

"An updated Town Hall/ community center/library/ historical museum and visitor center would be an extraordinary addition to the Town now and in the future."

"[I'm frustrated by] the very high cost we pay for water, sewage and electricity. We pay more than double what we paid for these services in Boulder and surrounding communities."

"[I appreciate the] progressive ideas for improvement."

"The town leadership can do a better job of being more actively inclusive of all residents. They should "campaign" and introduce themselves during Town events instead of limiting [themselves] to socializing with residents they already know, regardless of election cycles. The town is small, it's not that hard to be more proactive about getting to know as many residents as possible."

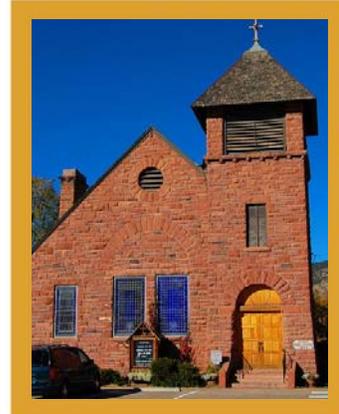
"I would like to have a community center where residents can gather socially."



EXISTING CONDITIONS

St. Vrain Valley School District Re-1J

Lyons Elementary School and Lyons Middle/Senior High School are members of the St. Vrain Valley Re-1J School District. The District operates 44 schools with more than 24,000 students over a geographic area of over 411 square miles. Both the elementary and middle/high schools and school district as a whole have scored higher on Colorado State Assessment Program (CSAP) and Colorado State ACT testing than the State average each of the past three years (Source: Colorado Department of Education, 2009). Since 2004, overall CSAP scores have increased on 89% of tests given, 96% of District targets have been met in student achievement, the graduation rate of seniors is 89.6% and 28% of all juniors and seniors took at least one Advanced Placement (AP) course. This success may be partially attributed to internal stability as nearly half of the District's teachers have taught within the District for five or more years (Source: St. Vrain Valley School District).



Local Schools

Lyons Montessori

Lyons Montessori has approximately 38 students (with 20 on the waiting list) and five teachers and is expected to expand in 2010. The program is application-only and strictly conforms to Montessori teaching values and activities.

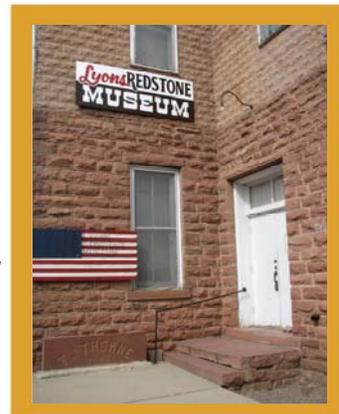


Lyons Elementary School

Lyons Elementary School is attended by 275 students, has 9 full-time and 9 part-time teachers, and is supported by an additional 16 staff members. Lyons Elementary School was given a "high" rating for overall academic performance on state assessment for 2007-2008 CSAP results (Colorado Department of Education, 2009).

Lyons Middle/Senior High School

There are 444 students in 6th-12th grade at Lyons Middle/Senior High School, 24 full-time teachers and 2 part-time teachers in addition to 17 other staff members. Lyons Middle/Senior High School was given an "excellent" rating for overall academic performance on state assessment for 2007-2008 CSAP results. Ninety-two percent of students participate in extra-curricular activities and 25% of students are members of the school's award-winning band program with 12% participating in the award-winning choir program. The school offers five Advanced Placement classes and 2-way audio/video distance learning with Aims Community College (Source: Colorado Department of Education, 2009).



School Statistics

School Statistics			
	Lyons	Nederland	Colorado
School Expenditures	\$5,976	\$6,037	\$6,080
Pupil/Teacher Ratio - Elementary	19	14	14
Pupil/Teacher Ratio - Middle/High School	18	13	
Students per Librarian - Elementary	719	451	440
Students per Librarian - Middle/High School	444	379	
Students per Counselor	479	451	559

Source: Colorado Department of Education, 2008



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Proximity to Higher Education Facilities

- Boulder is approximately 20 miles southeast of Lyons and has the University of Colorado, Naropa University and the Boulder College of Massage Therapy.
- Longmont is approximately 15 miles east of Lyons and has Front Range Community College and Longmont Free University.
- Fort Collins is approximately 45 miles from Lyons and has Colorado State University, Front Range Community College, the Institute of Business and Medical Careers, the University of Phoenix and College America.
- Greeley is approximately 40 miles east of Lyons and has the University of Northern Colorado, Aims Community College and the Institute of Business and Medical Careers.

Lyons Depot Library

The Lyons Depot Library (formerly a train depot slated for demolition) is an important civic amenity that is heavily used by Lyons citizens.

- The library is about 1,200 square feet and contains 1,253 linear feet of books. Colorado Public Library Standards recommend a minimum of 5,000 square feet for a library to meet enhanced to comprehensive standards.
- As of 2005, the library had 15,323 books and serial volumes and nearly 1,500 videos and 1,500 copies of audio materials (Source: National Center for Education Statistics - Public Libraries Survey, 2005).
- In 2005, the library was visited approximately 10,270 times and material was checked out nearly 23,000 times (Source: National Center for Education Statistics - Public Libraries Survey, 2005).
- The library's legal service area includes 1,600 people and provides 0.75 square feet of service per person, 31% of what is needed to meet enhanced to comprehensive standards.
- The Friends of the Lyons Depot Library, a non-profit corporation was formed in 1992 to: maintain an association of persons in the Lyons area interested in books and libraries; publicize the services, facilities and needs of the Lyons Depot Library; solicit and receive gifts and donations for the library; develop the library as a cultural center for the community and to do and engage in lawful activities that further the corporation's purpose.

Lyons Historic Character

The distinct red sandstone of the Rocky Mountain foothills has been identified with Lyons since its inception in 1891. Quarries brought an influx of families to the area that produced materials for some of Colorado's most prominent structures such as the Buell Theater in Denver and many of the University of Colorado's signature buildings. The stone is engrained in many of Lyons' historic and modern buildings, streets, paths, etc. The unique red sandstone were used by skilled local craftsmen to construct residences, the old schoolhouse, commercial buildings, the train depot and churches (Source: *LyonsFirst Guide Book*, 2007). Today, 15 buildings in Lyons are recognized as federal or State properties of historical significance.



© Joseph Lekarczyk

The community formed the Lyons Historical Society (LHS) in 1973 to preserve historic properties valued for their architectural merit, continuing function as operational modern buildings, and their impact as components of Lyons' civic identity. The LHS continues to support historic preservation by providing Lyons historic buildings walking/driving tours, operating the Town's old schoolhouse as the Lyons Redstone Museum and by sharing historic local videos and books, and tracking family histories in the community.

Lyons Redstone Museum

Lyons Historical Society (LHS) Leads Effort to Save Old Schoolhouse

In 1978, the LHS came together to save Lyons' original schoolhouse constructed in 1881. The building served as Lyons' elementary school until 1978 when it was set to be demolished. The LHS recognized the importance of the building, both for its architectural merit and its contribution to the character of the community. The LHS allied with the Town and School District to save the building and after a two year battle, the building was conserved and transformed into the Lyons Redstone Museum, which opened in 1979 and is open to the public daily June through September.

Source: Lavern Johnson



The Lyons Redstone Museum is in its 32nd year of operation by the Lyons Historical Society. It is open to the public daily June through September. Much like the old train depot, the Redstone Museum, constructed in 1881, was also threatened with demolition. The Town, St. Vrain School District and the Lyons Historical Society saved the building with a three-way lease in 1977 to preserve the structure. The Town supports the museum with a grant each year and the museum's volunteers diligently work to obtain new grants (such as a \$93,272 grant for a roof replacement from the State Historical Fund) to improve the building and enhance services. The museum tracks the genealogy of past and present residents and sells historic books about Lyons and gifts. The four rooms are dedicated to a variety of displays, photographs and genealogy.

Community Events

Sample of Lyons Community and Cultural Events	
Event	Description
Arbor Day Festivities	Annual tree-planting and presentation by the Colorado State Forest Service.
Duck Race	Annual race to benefit both the Lyons Parks, Recreation and Cultural Events Department and local Boy Scouts. Prizes are awarded for the first ducks crossing the finish line on the St. Vrain River.
Folks Festival	Three day folk music festival held annually each summer.
Lyons 5K River Run	Annual race during Good Old Days along the St. Vrain River.
Lyons Good Ol' Days	A weekend-long festival including arts and crafts, music, kids' activities, food, sports tournaments, etc.
Lyons Holiday Bazaar	Annual hand-made arts and crafts bazaar to benefit the Lyons Depot Library.
Lyons Outdoor Games	Annual celebration of mountain sports such as kayaking, mountain biking, etc. and includes live music, exhibitions, food, competitions, etc.
Lyons Studio Tour	Local artists open their homes, studios and gardens for this free annual two-day event in the spring.
Taste of Shakespeare	Annual Shakespeare play held each summer in Sandstone Park.
Lyons Spooktacular Halloween Parade	Annual costume parade, downtown trick-or-treating, community dance and hay rides.
Old-Time Community Dance	Monthly community dance with a band held at Odd Fellows Hall.
Parade of Lights and Fireworks Show	Annual event featuring a parade, fireworks show and live music in Sandstone Park.
Red Rock Ramblers Summer Square Dances	Square dances held every Saturday night during the summer in the Lyons Elementary School gym.
Rocky Grass Academy and Festival	The Academy offers music classes with professional musicians including song writing, instrument techniques, and vocal coaching prior to the three day Rocky Grass Festival.
Stone Cup Pie Bake Sale	Annual pie bake off to benefit the Parade of Lights.
The Song School	Annual four day song writing program where participants take workshops in performance, vocals, guitar, music business, and specialized topics.

OPPORTUNITIES, CHALLENGES AND TRENDS

- Many people have expressed their interest in constructing a new/expanding the existing library. While it may be challenging to clear financial hurdles, some believe that an improved library could strengthen downtown, provide economic benefits and enhance Lyons' quality of life. Multiple ratings groups including *Best Place to Live* and *Best Places to Raise Your Children* consider how many "books per capita" a community has. (Source: Economic Benefits and Impacts from Libraries in the State of Florida, 2000)
- Colorado Public Library Standards recommend a minimum of 5,000 square feet for a library to meet enhanced to comprehensive standards. (The library is about 1,200 square feet and contains 1,253 linear feet of books.)
- According to the National Center for Education Statistics, the square footage per capita in a library should equal a minimum of 1.32 for enhanced services or 2.42 for comprehensive services in a community of Lyons' size. (The Lyons Depot Library provides 0.75 square feet of service per person.)
- Heritage tourism is on the rise. Lyons may be able to capitalize on its interesting history and historic structures by building on existing community activities that celebrate the area's history, enhancing and publicizing the museum the historic walking tour and by finding new ways to engage people through interactive signs and exhibits.
- Historic preservation and eco-friendly design can go hand in hand. Buildings can receive historical preservation tax credits even if they incorporate green design features such as high-efficiency windows, solar paneling, water conservation features, etc. as long as the building retains its historical integrity.
- Since 1976, the Federal Historical Preservation Tax Incentives program has quietly played a major role in real estate development involving historical landmark properties. The IRS Code, at Sections 38 and 47, includes provisions for the "historical rehabilitation credit" which can be utilized in connection with "qualified rehabilitation expenses" for renovations of "certified historical structures." This Historic Tax Credits program has spurred the redevelopment of more than 30,000 historical properties in the United States. Over \$30 billion in rehabilitation dollars have been associated with these projects, providing approximately \$6 billion in tax credits for investors. (Source: American Bar Association)
- Historic preservation benefits communities in numerous ways. It helps the economy by increasing property values and attracting heritage tourists. It enables community members to learn about their local heritage and instills pride in the City. It promotes the reuse of facilities and may divert waste from landfills by preventing historical structures from being demolished.
- The high level of participation in community organizations, events and with the schools has grown over the past several years. Maintaining and strengthening the relationship among citizens, community organizations and the schools may enhance the cultural opportunities in Lyons.
- Boulder County is ranked among the top ten in the United States in terms of residents that have at least a bachelor's degree. In addition, the St. Vrain Valley Re-1J School District's graduation rate exceeds Colorado's overall rate. However, the gap between those who are highly educated and those who are not is growing. On average, people without a high school education make 53% of the salary of residents with a bachelor's degree.

COMMUNITY COMMENTS

Most survey respondents and workshop participants want to preserve and enhance Lyons' welcoming culture. Workshop participants and youths said that they feel welcome in the community and think that the friendly atmosphere contributes to Lyons' small-town feel. Numerous people said that Lyons' culture encourages public involvement and participation in community activities.

The quality of schools is very important to Lyons residents and was reiterated throughout the workshops. Most survey respondents rated the quality of schools highly. The schools' reputations were chosen as the fifth most popular reason for people to move to Lyons. The majority of respondents think that preserving excellent schools for future generations is important.

Survey respondents and workshop participants feel that there is an adequate base of cultural activities in Lyons but that there is significant room for expansion and improvement. They'd like to see existing festivals continue to grow and more community events.

"[We need to work with the] new generation and not forget the importance of what was [and develop] a healthy new respect for the past."

"[I like] the confluence of two rivers, parks, a community garden, a chance to establish a sustainable, self-reliant economy, all of the arts, music and poetry, the community dance, the canyons and open space, all of the cafes, and the commitment of residents to serve the town, and proximity to my children and grandchildren."

"[I don't like] the lack of a 'real' library. [I want] a library that is an information hub for residents and Town officials."

"I like Lyons' physical beauty, but most of all I love running into friendly people wherever I go."

"[I like] the abundance of music and art."

"I want to maintain the flagstone look that we're known for. Maybe a recycle art contest that is displayed on weekends and more summer use of Sandstone Park. I'd like to see artists and paintings in Sandstone Park (a Paint in the Park Day for example). I'd like all of Lyons to have a huge garage sale day or weekend-long garage sale. How about showing a movie in the park some night? A restaurant tasting day or a wine tasting event. A beautiful dog contest on the stage. Some jazz or classical music. We really need new art on the triangle corner where the other art was! A unicycle/tandem or decorated bikes parade."



EXISTING CONDITIONS

Environmental Features

Refer to the Environmental Features Map for the general location of critical wildlife areas, wetlands, water bodies, floodplains and areas with steep slopes.

Natural and Scenic Resources

Lyons lies within the foothills of the eastern flank of the Rocky Mountain Front Range near the junction of the Great Plains and the Rocky Mountains. The combination of water, vegetative cover and variety of landforms in the area provides habitat for nearly 300 species of wildlife, including mountain lions, bear and a myriad of song birds. Much of the land surrounding the Town is managed for conservation by public agencies and is relatively free from human development.

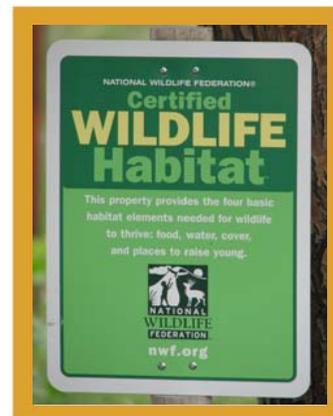
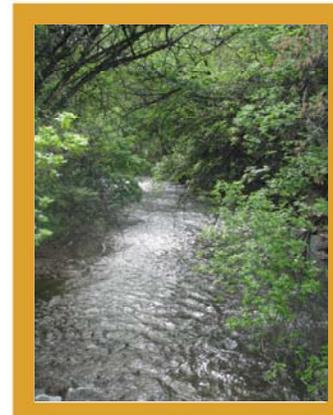
The majority of the Town is within the St. Vrain River Valley that extends from east to west. The St. Vrain River supports mature stands of cottonwood and willow as well as associated shrub understory. In addition to supporting wildlife (including brown trout, northern leopard frogs and western painted turtle), this zone helps filter surface runoff before it enters waterways, stabilizes creek banks, and reduces the impact of flooding by slowing the flow of water.

Open rangeland comprises a large percentage of the vegetative cover in the vicinity of Lyons. Much of this occurs on lower elevation slopes and meadow areas, and is characterized by native grasses, sagebrush, and rabbit brush. Grasslands furnish habitat for pronghorn antelope, mule deer and prairie dogs. The presence of smaller mammals, such as rabbits, gopher and prairie dogs, attracts predators that include eagles, raptors, foxes and coyotes. These areas provide important food and cover during winter season for many wildlife species, including elk and grouse.

Among Lyons' unique natural landforms are bluffs and massive rock outcrops that form natural physical barriers. Areas, such as Corona Hill near Meadow Park are of special concern due to cliff-nesting raptors, such as golden eagles and prairie falcons.

Recycling

Western Disposal Services offers an official recycling program for residents and businesses. Lyons also participates in Ecocycle. A drop-off center is located next to the Lyons Depot Library and is open 24 hours.



Lyons Carbon Dioxide Data

Lyons Carbon Dioxide (CO2) Data 2008				
Household CO2	Full Prior Year Data (Lbs CO2)	Partial Prior Year Data (Lbs CO2)	Partial Current Year Data (Lbs CO2)	Percent Change*
Household CO2	4,707,061	1,324,801	1,180,155	-11%
CO2 with Flights	5,828,961	1,805,455	1,597,197	-12%
Offsets Purchased	91,023	66,876	89,493	34%
CO2 Footprint	5,737,938	1,738,579	1,507,704	-13%
CO2 Footprint per Person	31,355	9,500	8,239	-13%
Source: Lyons Green Heart Institute, 2009				
*Average number of months = 7				

OPPORTUNITIES, CHALLENGES AND TRENDS

- Capitalize on the passionate citizenry and organizations in Lyons that promote eco-friendly programs and initiatives and a “green” lifestyle.
- Continue to preserve and enhance wildlife habitat along the rivers and in the flood zones. Partner with local volunteer and interest groups and government agencies to connect wildlife corridors and create habitat.
- Continue to capitalize on the Town’s proximity to Boulder County’s 94,000 acres of designated open space with trail connections, etc.
- Recycling of solid waste is time consuming and messy, but needs to be encouraged to reduce the impact on landfills.
- Renowned Economist Richard Florida reported that environmental quality ranked as the most important amenity in high technology workers’ choice of location, above housing, cost of living and good schools.

COMMUNITY COMMENTS

Many residents moved to Lyons to enjoy the natural amenities that frame the community. There is growing interest from residents and business owners to promote environmental sustainability. The creation of the Lyons Sustainable Futures Commission, Transition Lyons and the Lyons Green Heart Institute are evidence of this burgeoning interest as is the high rate of recycling, composting, etc. practiced by residents.

- A majority of survey respondents consider the community's visual attractiveness, air quality, drinking water quality, recycling programs, conservation efforts and overall quality of the environment to be "good" or "very good."
- Although less than half of survey respondents are aware of the Lyons Green Heart Community Initiative, there are many that want to participate and/or learn more about what this effort entails.
- A vast majority of survey respondents already recycle, compost, grow some of their own food, attempt to limit car use, limit water use in landscaping and use energy-efficient lighting.

"We are facing a global environmental crisis. Let's be leaders in sustainability and in reducing our impact on the environment."

"My personal opinion is that Lyons can become an even more amazing town by utilizing natural resources, renewable energy, and keeping the chain stores and restaurants out."

"[Lyons is special because] it's located at the base of Rocky Mountain National Park, the surrounding hills of red rock, the small town character and charm, and the St. Vrain River. I am also drawn to a community that is aware and hopeful of implementing and supporting sustainable projects."

"[I love] the rivers, mountains, parks, the small town with artistic, musical, and creative people who are environmentally aware."

"We in Lyons are dedicating our sustainability towards:

- Phasing out waste, phasing in composting, reuse and zero waste,
- Trading consuming for producing,
- Becoming carbon neutral,
- Connecting living systems.

Life cycle measurements (metrics) will track:

- The crossovers of our ailing and reviving economy to green businesses,
- Water usage and water quality, non-renewable and renewable energy,
- Money and parallel currency,
- Our ability to grow our food year round, eat and travel within 100 mile radius,
- Our mobility and ability to get around Lyons by foot or bicycle,
- Sending leveraged money out into the multinational community, and
- Reducing light and noise pollution."

Environmental Features Map

Environmental Features Map

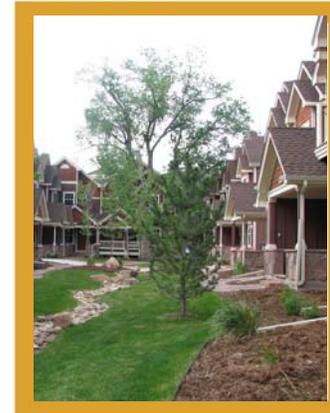


EXISTING CONDITIONS

Housing Trends

Although housing prices are falling steadily nationally, the Lyons housing market has remained relatively attractive to buyers. Lyons had 686 housing units in 2000 of which 98% were occupied (Source: 2000 U.S. Census). 118 new housing units were added to Lyons' housing stock between 2000 and 2007, an increase of nearly 16%. Despite this increase, the vacancy rate in 2007 remained low at 4.73%, the second lowest of all major Boulder County municipalities (Source: State Demography Office, 2007). The average household size dropped slightly from 2.4 to 2.31 people per household between 1999 and 2009 (Source: Claritas).

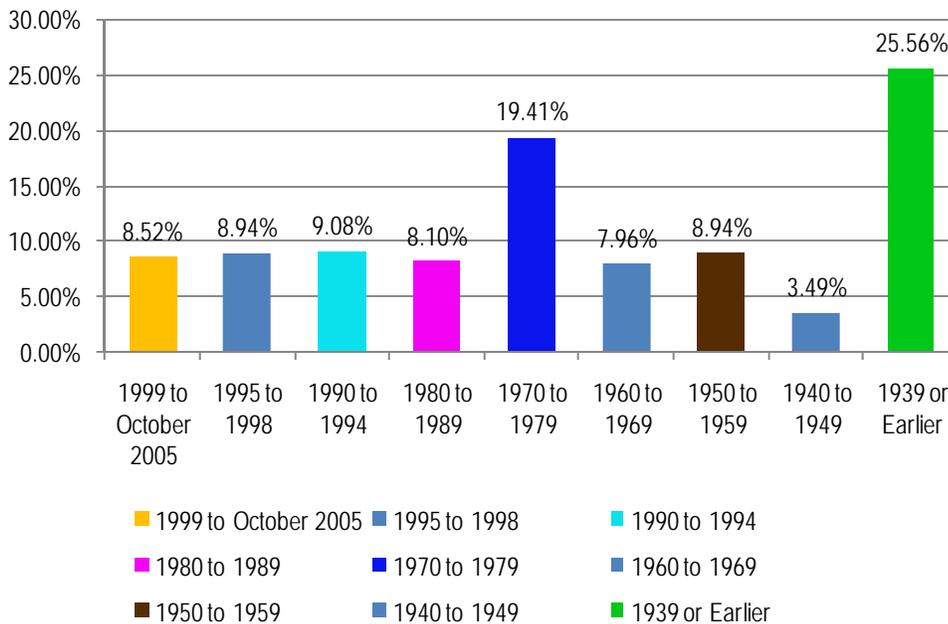
Forty-nine percent of Lyons' 2000 population (1,453) lived in a different house in 1995 (Source: 2000 U.S. Census). Of these 714 people, 291 (20% of the total population) migrated to Lyons from a different county. 382 people (26% of the total population) migrated to Lyons from within Boulder County. Newer residents will have a unique perspective on the community and bring their own set of expectations and aspirations to Lyons compared to those who have lived in Lyons for a longer time span.



	Housing Data		
	Lyons	Nederland	Colorado
Median Home Age	32 years	32 years	27 years
Median Home Cost (4/09)	\$251,850	\$281,470	\$229,020
Home Appreciation (2009)*	-15.2%	-7.1%	-4.2%
Homes Owned (10/07)	70.34%	56.75%	62.46%
Vacant Homes (10/07)	4.73%	10.2%	8.36%
Homes Rented	27.81%	33.53%	28.56%

Source: Sperling's Best Places, 2009

Age of Lyons' Housing Supply



Source: Sperlings' Best Places 2009

OPPORTUNITIES, CHALLENGES AND TRENDS

- Due to Lyons' topographic constraints, the limited amount land available for development, and the realities of the real estate market, it will be challenging to maintain a supply of affordable homes in Lyons. The community's affordable housing stock, particularly rental housing, may decline due to neighborhood changes and market pressures. Rental housing is the only housing choice for many low-income families. Boulder County exemplifies the effect that restricting the supply of land for development can have on real estate values: the average size of new homes in the county rose from 2,881 square feet in 1990 to 6,290 square feet in 2006.
- The fastest growing category of households in the U.S. include young professionals, empty nesters, single parents, couples without children and senior citizens. In fact, Americans over the age of 65 will compose 20-25% of the U.S. total population by 2030 after representing only 12% of the total population in 2000. These groups tend to prefer smaller, low-maintenance homes that are close to community services, have opportunities for social interaction and are designed to address the physical limitations of aging (Rocky Mountain Land Institute).
- Communities have become economically segregated as upper- and middle-income households have migrated to homogenous housing developments in the suburbs.
- Energy-efficient home design and eco-sensitive housing construction are growing in popularity as homeowners and renters seek to minimize their carbon footprint, maintain indoor and outdoor air quality, and reduce energy costs. A realtors' survey asked prospective homebuyers if they would rather live in a large-lot neighborhood where they would depend entirely on their cars to get around or live in a compact neighborhood with easy walking and biking access to schools, shops and restaurants. Sixty percent chose the compact neighborhood (Source: The Group Realty).
- Builders are amending and expanding their home designs to make them more universally accessible, flexible and attractive to aging baby boomers. The net worth of this age group is five times greater than the average net worth of all U.S. citizens (Source: The Group Realty).

COMMUNITY COMMENTS

- Over one-third of the 227 survey respondents moved to Lyons because the housing was affordable. There is general consensus that the Town needs to take efforts to encourage affordable housing in the area.
- Workshop participants and survey respondents generally do not want to expand the town limits to allow for additional residential growth. They would prefer to diversify Lyons' housing supply by finding ways to build more homes (such as apartments, mixed-use buildings and affordable housing) near downtown.
- Suggestions for increasing the amount of affordable homes in the area included: provide incentives for people to develop affordable housing, find areas for apartments (through annexation if necessary), allow mother-in-law units, carriage houses, multi-family homes and accessory homes throughout Town and ensure there are good sidewalks to improve residents' mobility.

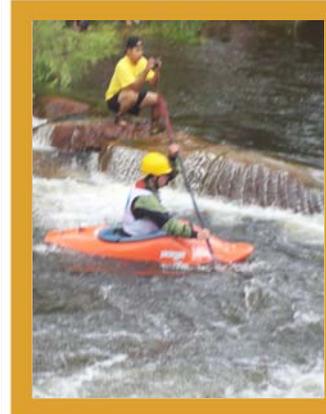
"[I would like Lyons to have] minimal sprawl and cookie cutter houses. [I would like] housing that is somewhat affordable (like Longmont)."

"Our children and grandchildren can't afford to live here now and have all left. The time is rapidly approaching when we won't be able to afford to live here any longer and will be forced out."



EXISTING CONDITIONS

Lyons Parks		
Name of Park	Amenities	Size
Bohn Park	Multi-use soccer field, 2 baseball/softball fields, the Lyons Dirt Jump Skills Park for bicycles, a playground, community garden, multi-use trails, a basketball court, a shelter house and restrooms, 14 picnic tables, an off-leash dog park, and a fishing ramp accessible to the handicapped.	40 acres
Lyons Whitewater Park	Kayaking and water tubing park with a series of beginner to intermediate drop structures (8).	1/4 miles in length
Meadow Park	Ice skating rink/volleyball court, 2 shelters, RV parking/tent camping, playground, restrooms, youth baseball field, horseshoe pits and access to the St. Vrain River and Lyons Whitewater Park.	7 acres
Kurt Carlson Skate Park	Half pipe, 2 quarter pipes and a fun box.	0.42 acres
Sandstone Park	Features the Lyons Visitor Center and restrooms, Raul Vasquez Community Stage for concerts, and a picnic area.	1.75 acres
Lyons Valley River Park	Yet to be fully developed, this park will consist of filtering ponds, multi-use paths, interpretive trails, and a shelter facility.	15.3 acres
Steamboat Valley Playground	Playground	
	Total acres of park land in Lyons	64.47 acres
Sources: Lyons Chamber of Commerce, <i>Town of Lyons 2007 Parks, Open Space and Trails Plan</i> , Town of Lyons and Boulder Outdoor Center.		



Park Level of Service

Lyons has five developed parks and one planned park within Town limits. Each park is within walking and/or bicycling distance of most residents. The Colorado Office of Smart Growth funded the *Small Community park and Recreation Planning Standards* to help small communities devise their park dedication requirements. This study recommends 14 acres of park space per 1,000 residents. Lyons currently has nearly 37 acres of park space per 1,000 residents.

Open Space

Name	Amenities	Size	Ownership
Lyons Valley Greenbelt	Town open space	49 acres	Town of Lyons
Steamboat/Sierra Roja	Town open space	8 acres	Town of Lyons
Stone Canyon	Town open space	10 acres	Town of Lyons
Russell Subdivision	Town open space	17.5 acres	Town of Lyons
Eagle Canyon	Town open space	20 acres	Town of Lyons
Hall Ranch	Over 12 miles of multi-use trails and a group shelter, which can accommodate up to 50 people.	3,206 acres	Boulder County
Heil Valley Ranch	1.3-mile Lichen Trail which is open only to pedestrians, the 2.5-mile Wapiti Trail, 3-mile Wild Turkey Trail, 5.5-mile Picture Rock Trail and the 2.6-mile Ponderosa Loop Trail which are all open to hikers, mountain bikers and equestrians. There is also a group shelter which can accommodate up to 25 people.	4,923 acres	Boulder County
Rabbit Mountain	5 miles of multi-use trails and picnic tables are available for visitors.	2,888 acres	Boulder County
Button Rock Preserve	5.5-mile trail loop takes hikers (dogs allowed) to Ralph Price Reservoir where fishing is permitted.		City of Longmont
Arapaho and Roosevelt National Forests	Numerous activities including camping, picnicking, wildlife viewing, hiking, mountain biking, boating, kayaking, skiing, snowboarding, snowmobiling, rock climbing, fishing, hunting, horseback riding and dirt bicycle and all terrain vehicle riding and scenic driving.	1.5 million acres	United States Forest Service
Sources: Lyons Chamber of Commerce, Town of Lyons Parks, Open Space and Trail Plan, Town of Lyons			

Park and Open Space Dedication Requirements

All properties to be divided by a major subdivision process must dedicate fifteen percent (15%) of the total land area of the subdivision for parks, recreation facilities and open space to serve existing and future residents.

Recreation

The Lyons Department of Parks, Recreation and Cultural Events is responsible for maintaining community and regional parks, ball fields, trails, Town-owned open space, river corridors through town parks and associated rights-of-way along trails and parks. Although the Town does not have an indoor recreation center, Lyons Elementary School has a gymnasium and outdoor play areas that citizens and community organizations often use for events. Lyons Middle/Senior High School has a large gymnasium, cafetorium (stage, meeting space, cafeteria connected to the school kitchen), and ball fields that are also used by citizens and community organizations for a wide variety of uses.

The Recreation staff oversees programming and scheduling to provide sports, programs, fitness classes, and leisure activities to various age populations in order to promote the development of lifetime skills, enhance physical well-being and quality of life and provide social interaction among participants. This includes a number of special events and cultural events that take place throughout the year (See the Community and Cultural Events Table on page 61).

OPPORTUNITIES, CHALLENGES AND TRENDS

- Boulder County is working to create a 13-mile, soft surface multi-use trail from Boulder Reservoir to the intersection of Highways 36 and 66. Boulder County officials estimate the trail could bring 40,000 hikers, bikers and equestrians to Lyons each year. The trail will ultimately connect to Heil Valley Ranch, Hall Ranch, Rabbit Mountain, the Longmont Greenway Trail System and Carter Lake (Source: Daily Camera, 2009).
- There is an opportunity to develop and enhance connections to Boulder County open space and trails to Town-owned and maintained recreation amenities.
- There is an opportunity to continue to highlight the St. Vrain River as a recreational draw to attract a range of users (anglers, kayakers, tubers, wildlife enthusiasts, hikers, etc.) and to make Lyons a regional destination for outdoor recreation.
- The Center for Disease Control discovered that youth are spending increasingly long amounts of time without supervision, meaning accessible recreation amenities that offer diverse activities will become even more critical for social and physical development.
- The National Recreation and Park Association found that an active and healthy lifestyle correlates to accessibility to parks. Tangible benefits to people that actively use parks reduces the health risks associated with heart disease, high blood pressure, depression and anxiety and becoming overweight or obese.

COMMUNITY COMMENTS

Lyons' parks, trails, open space and recreation network is highly valued by residents and business owners. It's an important source of pride but also a source of revenue for the Town because these recreational amenities may attract visitors who may spend money in the community. In addition to existing facilities, residents have expressed interest in a swimming pool and recreation center.

- A majority of survey respondents chose availability of recreation amenities, parks, trails and open space as a reason why they moved to Lyons. It placed a close second to "like the small-town character."
- Survey respondents rated the availability and diversity of recreation opportunities very highly.
- The quality and accessibility of Lyons' parks were rated highly by survey respondents and emphasized by workshop participants as an important draw to the community.
- The quality and quantity of recreation programs was rated fairly highly, but some respondents felt that the quantity of recreation programming offered could be improved.
- Survey respondents generally felt that Lyons is walkable and bikeable. Both survey respondents and workshop participants emphasized the importance of continuing to improve the community's sidewalks, trails and bicycle paths.

"[I appreciate] the open space, equestrian trails and Sandstone Park."

"[I'd like to] extend the trail system to connect with Longmont and Boulder and a seasonal water feature play park for little kids."

"[Lyons] lacks indoor recreation [opportunities] for adults and children."

"[I love] the parks, trees and scenery, it's a place to escape from Boulder and cities."



EXISTING CONDITIONS

Motor Vehicle Circulation

Highway 36 is the major east-west thoroughfare through Lyons that connects to Interstate 25. In downtown Lyons this highway is a one-way couplet that is split between Broadway Street (eastbound) and Main Street (westbound). Highway 36 experiences significant fluctuations in daily traffic volumes during different peak seasons. At this time, the only traffic counts available for Highway 36 are from Colorado Department of Transportation's count program. This program is not equipped to capture seasonal traffic peaks and the data should be used for general planning purposes only. According to 2008 CDOT Annual Average Daily Traffic (AADT) counts; Highway 36 has approximately 14,500 vehicles per day (Broadway & Main combined). Based on data published by the American Association of State Highway and Transportation Officials, the average daily capacity for a four lane arterial facility is approximately 40,000 vehicles per day. This data suggests that Highway 36 is operating with a volume to capacity ratio at approximately 0.36 in downtown Lyons. This indicates that the thoroughfare is generally operating at or below the design capacity of the roadway on a daily basis. Based on feedback from the community there appears to be peak traffic hours during peak travel seasons that operate near the design capacity. However, traffic counts were not available at the time of this study to document this feedback.

Highway 7 is a north-south thoroughfare through Lyons that connects to Nederland and Estes Park. Highway 7 experiences significant fluctuations in daily traffic volumes during different peak seasons. At this time, the only traffic counts available for Highway 7 are from Colorado Department of Transportation's count program. This program is not equipped to capture seasonal traffic peaks and the data should be used for general planning purposes only. According to 2008 CDOT Annual Average Daily Traffic (AADT) counts; Highway 7 has approximately 4,100 vehicles. Based on data published by the American Association of State Highway and Transportation Officials, the average daily capacity for a two lane arterial facility is approximately 10,000 vehicles per day. This data suggests that Highway 7 is operating with a volume to capacity ratio of 0.41 in Lyons. This indicates that the thoroughfare is generally operating at or below the design capacity of the roadway on a daily basis. There could be peak traffic conditions during peak seasons that operate closer to the design capacity. However, traffic counts were not available at the time of this study.

Lyons also has a series of local and collector streets that form the street network for the community. There is a grid network in downtown that quickly



transforms into a sporadic pattern in the lower density residential areas outside of downtown. They generally form a grid-like pattern in the core of Town starting at Stickney Avenue to the north, south to the South St. Vrain River. The grid starts on the west side of Town at South St. Vrain Drive/Fifth Avenue but begins to break apart east of Second Avenue, due to the steep slopes in the area.

Walking

Most destinations in Town are within a 10-minute walk of downtown with the exception of outlying subdivisions along the perimeter of the town limits. The mild climate in Lyons and closely spaced destinations make walking an important transportation mode and active living component. Efforts in the downtown are currently underway to improve the walking environment, and emphasis near schools has been encouraged in previous planning efforts. However, the existing neighborhoods that are within walking distance to downtown have a minimal level of pedestrian amenities and the presence of sidewalks is inconsistent. Sidewalks that are present are narrow and many of the deteriorating sidewalks do not meet ADA-accessibility requirements. There is also a need for improved crossing treatments near schools, commercial areas, and arterial intersections.

Bicycling

Bicycling is an important transportation mode and recreation activity in Lyons. Approximately 40% of survey respondents reported that they bicycle at least once per week. In addition, respondents also consider Lyons a destination for both road and mountain biking. The current plans for improving the bicycle network are outlined in the Trails and Open Space Master Plan. This Plan includes a series of off- and on-road bicycle facilities that will accommodate a wide range of skill levels. Implementing this plan in conjunction with a “complete streets” program (streets designed for auto, bikes and pedestrians) will be critical to maximizing available funding from local, regional, state, and federal programs.

Transit

Lyons is part of the Regional Transportation District (RTD) and receives bus service to adjacent communities. The Y Route runs from Lyons to Boulder five times each direction, Monday through Friday. The non-profit organization Special Transit operates a call and ride service for a small fee (although reduced fare and no fair options are available to those in need) that is available to all Lyons residents Tuesdays and Fridays from 10:30 a.m. to 1:00 p.m. Morning, afternoon and all day trips to Longmont are available every Wednesday if at least three people call to reserve a ride. The riders may choose up to three different destinations in Longmont. As part of the outreach for this project participants identified the need for expanded transit services to adjacent communities such as Estes Park, Longmont, and Boulder.

Commuter Mode and Data			
	Lyons	Nederland	Colorado
Commute Time (minutes)	28	36	27
Auto (alone)	71.0%	54.9%	75.7%
Carpool	12.8%	21.8%	12.1%
Mass Transit	2.0%	11.3%	3%
Work at Home	7.9%	5.9%	5.1%
Source: Sperling's Best Places, 2008			

OPPORTUNITIES, CHALLENGES AND TRENDS

- Special Transit and RTD service is an important part of Lyon's transportation network. Over time, service can be expanded to include weekends and more service during weekdays. Strategic services for visitors, events, and major regional destinations are emerging transit markets for Lyons.
- Highway 36 is an important thoroughfare that serves a wide range of economic development and multimodal transportation objectives. In the future, decisions about roadway capacity, walkability, bicycle connections, and commerce will need to be balanced.
- Highway 36 is a significant barrier for people trying to move north and south across Lyons. It can be very challenging to cross the street as a pedestrian or bicyclist, it is less than ideal for commuting cyclists and the environment along Highway 36 can be noisy, distracting and dangerous. The key is to mitigate the negative impacts of Highway 36 and reassert the street's importance as the community's Main Street which should provide opportunities for residents and visitors to work, shop, relax and learn in a safe, pedestrian- and bicycle-friendly environment.
- Daily traffic counts during certain times of the year are approximately 15,000 vehicles per day on Highway 36. The highway appears to experience peak periods of travel that are at or near the highways' design capacity. As more people visit the region's recreation amenities motor vehicle traffic will likely increase. In the future it will be important to move through vehicle trips efficiently, but in a manner that also encourages other economic development and "placemaking" objectives. The ability of residents to easily move around the community by all modes of transportation must also be a major consideration in all transportation planning efforts for Highway 36 in the future.
- All streets projects should address all modes of travel to build "complete streets". This trend is not limited to major arterials or regional thoroughfares. Neighborhood streets need to provide facilities for bicyclists and pedestrians as appropriate to the adjacent land uses.
- In the future, the proportion of seniors living in Lyons will likely increase and will require diverse transportation options. Some seniors will need access to local services without an automobile, need special transportation services, or look for opportunities for group trips. This will create a need for shuttles, car-sharing, and safe walking and bicycling environments.
- Lyons should continue to work with RTD to provide mass transit to regional destinations. Over time, service can be expanded to/from Boulder and possibly broadened to include Estes Park.
- Rocky Mountain National Park and other destinations west of Lyons will continue to provide challenges and opportunities for economic development and multimodal transportation planning in Lyons.

COMMUNITY COMMENTS

- The vast majority of workshop participants and survey respondents felt that overall traffic volumes and ease of driving in Lyons are acceptable. Lessening traffic congestion and increasing parking downtown were not considered problematic.
- Survey respondents and workshop participants rate improving Lyons' pedestrian- and bicycle-friendliness as a top priority. Most survey respondents consider Lyons a walkable and bikeable community, but think the Town's walking and bicycling environment can continue to be improved. They want more trails systems that connect the community through downtown to draw people into downtown and to allow for residents to safely move between regional trails and their neighborhoods. They also want consistent sidewalks throughout Town and more opportunities to cross Main Street and Broadway safely.
- Other top priorities of workshop participants and survey respondents include: improving bicycle access through the eastern Highway 36 corridor and along the St. Vrain River; expanding RTD service to Boulder and possibly Longmont; and investigating alternative routes for the highway through downtown.
- Major concerns voiced by workshop attendees and survey respondents primarily focused around safety. Generally, workshop participants want the speed limit lowered for traffic coming into Town from the east to increase pedestrian and bicyclist safety. There is also significant support to install a traffic light at McConnell Drive and Highway 36 and to add more crossing along Highway 36.
- There are some confusing intersections in Town, notably the Highway 7 and 36 intersection and the two intersections that frame downtown at 2nd Avenue and South St. Vrain Drive.

"Need better RTD service. Add noonish run both ways and weekend service. [We also need] a new signal at Highway 36 and McConnell Drive."

"[I would like] a town with a network of bicycle- and pedestrian-friendly paths/sidewalks that connect the community to benefit everyone. [I want] businesses that thrive on residents and passers-by. [I'd like] an RTD line that commutes on the weekend transports to Longmont."



APPENDIX D -- Design Fundamentals

Sustainable Design and Development Principles

The Town strongly encourages all new development or redevelopment to follow these principles to the extent practicable.

Build for Everyone

- Design neighborhoods, buildings and public spaces to be usable by as many people as possible, regardless of age, ability or circumstance. Follow universal design principles which strive to be all-purpose solutions that help everyone and recognize the importance of aesthetic appearance.
- Create a flexible design that allows for updates and changes over time to ensure long-term viability and to promote individuality.
- Every neighborhood should have a variety of housing types and a mix of land uses. The goal is to design a strong neighborhood structure that can accommodate a range of uses and be flexible enough to adapt to change over time. For example, the size, type of unit and cost of residences should be diverse enough to allow residents to live in the area as their needs change.

Fit within and Enhance the Environment

- Inventory the property's natural characteristics (soils, topography, hydrology, vegetation) prior to the site design so that physical features and views are integral part of the development.
- Work with the Colorado Division of Wildlife and Town-approved ecologists to design projects to minimize impacts to/potential conflicts with wildlife and to enhance habitat.
- Minimize the development's footprint. Preserve existing drainage patterns, minimize grading and impervious areas (building envelope, size of parking lots, roads, etc.).

Create Inviting Public Space

- Design projects to connect people to nature. Integrate natural features and amenities into the development and ensure that users have access to these amenities.
- Establish welcoming public spaces and destinations that encourage social interaction, appeal to people of all ages, interests and backgrounds and promote environmental sustainability.
- Public spaces such as parks, civic buildings and gateway landscapes should be highly visible from the public realm.

Smart Street Design

- Every new street should be designed considering: the experience of the people who will use the streets, landscape features, vegetation, topography and adjacent land uses.
- Streets must be multi-use, safe, functional and attractive.
- Streets should contribute to the Town's interconnected street pattern to disperse traffic, encourage low speeds and keep traffic moving.

Encourage Walking and Biking

- Shade trees, landscaped medians and public art should be included in streetscape whenever possible.
- Sidewalks should be universally-accessible, well buffered from traffic and have sufficient shade.
- Blocks should typically be 400 to 600 feet long.
- Local streets near schools should have traffic calming features to increase safety for young pedestrians and bicyclists.
- Sidewalks should also help enable people to cross streets with ease by including bulb outs, islands, raised crosswalks, etc.
- Provide a safe, convenient, well-defined bicycle network for both experienced and novice cyclists.

Build to Create Enduring Value and Beauty

- Foster distinctive architecture and a strong sense of place. All developments and buildings shall enhance Lyons' character through deliberate consideration of building materials, architectural details, colors, building massing and relationship to the street and sidewalk. Standardized architecture and repetitive designs that may be found in other communities should be modified as necessary to complement Lyons' character.
- Preserve and restore significant historic structures and features when feasible.
- The site design, landscaping and architecture of public buildings should express the structure's permanence and importance, contribute to Lyons' identity and be easily accessible by automobile, bicycle, bus and foot.

Conserve Natural Resources

- Reduce water use by using native plants and Xeriscape design techniques, capitalizing on rainwater for irrigation and using efficient irrigation systems and plumbing fixtures.
- Preserve natural drainage and design stormwater improvements as landscape amenities to enhance the project, slow stormwater runoff, capture water pollutants, prevent erosion and minimize impervious surfaces.
- Limit development in the floodplain, along riparian corridors and near significant wildlife habitat.
- Consider each building's solar access and encourage energy conservation measures (e.g., use landscaping to provide summer shade and wind protection, minimize heat islands, construct energy-efficient structures).
- Promote the use of rapidly renewable materials and regional materials in building construction and renovation to save resources and to support local businesses.
- Encourage the reuse of existing buildings, mechanic systems, plumbing fixtures, etc. to extend the lifecycle of the building, showcase Lyons' historic character and to reduce energy use in the transport and construction of a new structure.
- Support ecologically-sensitive construction waste management techniques to help prevent demolition and construction debris from disposal in landfills and to promote their reuse for another purpose.

Design Opportunities

Celebrate the St. Vrain River

Draw people toward the St. Vrain River by enlivening areas along the waterway such as Fourth Avenue, Lyons Valley Park, and the Second Avenue/Park Street intersection to enhance the Town's appearance and direct people to key destinations.



- Although the bridge is attractive, the guard rail and fence are not. People who have not been to Lyons may not know that it is only a short walk to Bohn Park from here.
- Safety precautions are plentiful, but do not appear very safe or permanent.



- Extend the Bohn Park gateway design north toward downtown to draw attention toward the river. Incorporate wayfinding signage into the design to help direct users to Bohn Park.
- Use of flagstone honors community's past and serves as a stronger, more permanent safety precaution than the chain link fence.
- Transform the barrier in the middle of the bridge into an inexpensive artistic expression such as a "peace pole."

Wayfinding and Streetscape Enhancement

Fourth Avenue is a north-south neighborhood street that connects Sandstone Park to the river. Across the river, Fourth Avenue extends for three blocks to Bohn Park. From Main Street or Broadway it is challenging to see the river or know that there is a park a short distance from the bridge. Harness the local artistic talent to create inexpensive wayfinding items that intrigue people to explore Lyons.



- The street is not attractive nor is there any signage to orient people.
- Existing sidewalk is one foot wide.
- The right-of-way is not being used to its full potential.



- Work with local artists to design a simple pathway that draws people to the river and Bohn Park.
- Use public right-of-way for wayfinding and artistic expression. In this example, a series of guitars commemorating Lyons' musical culture designed by local artists enhances the community's character.



- After crossing the Fourth Avenue bridge, there is no consistent sidewalk to Bohn Park or directional signage.



- Continue the inexpensive pathway art south toward Bohn Park.
- Simple signage helps direct users.

DESTINATION AND FOCAL POINT DESIGN OPPORTUNITIES

Lyons Destinations

Workshop participants identified the areas they consider key destinations in Lyons. The destinations are generally clustered around and within walking distance of downtown. Consider devising a wayfinding system to highlight these key destinations.



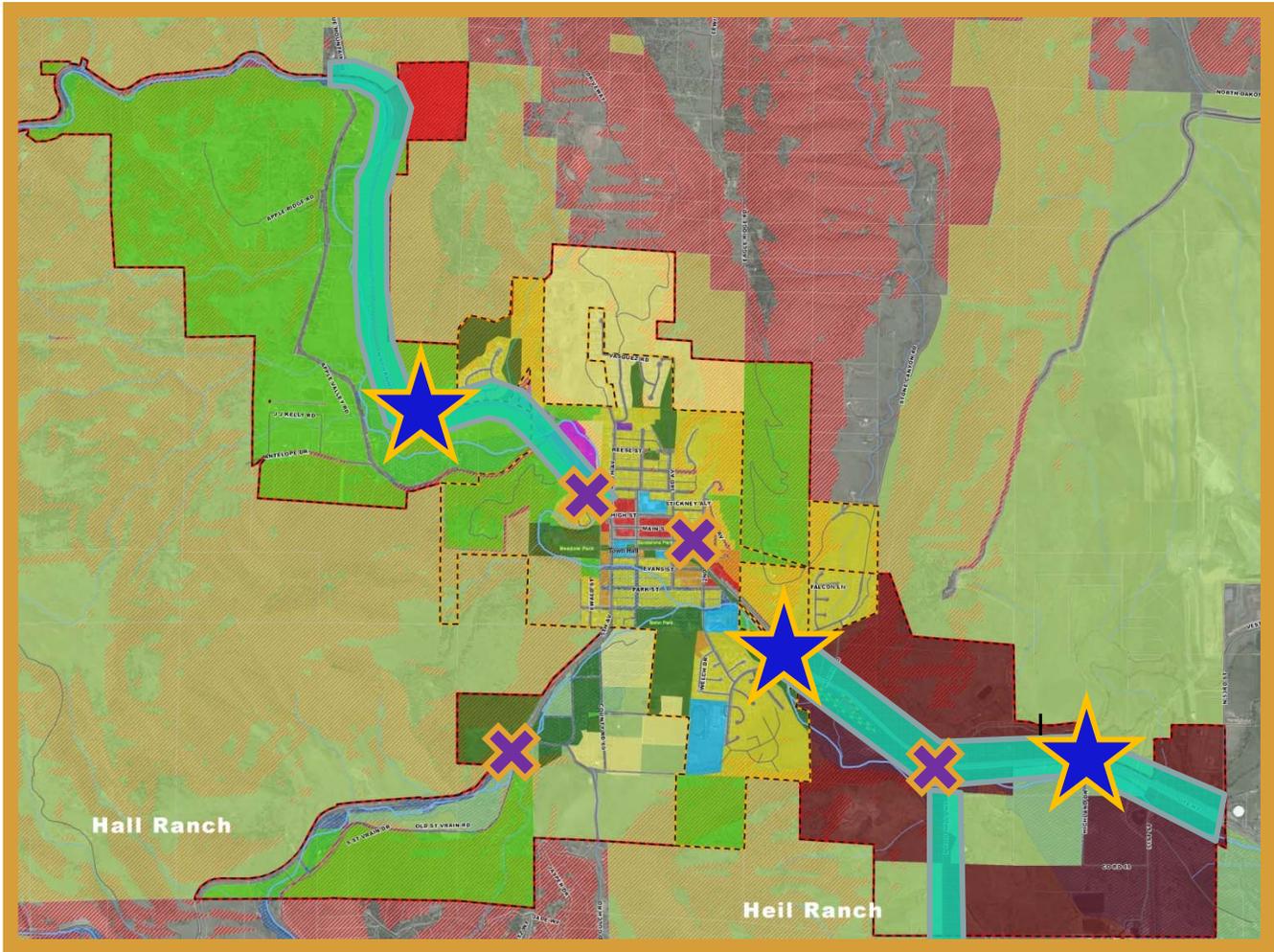
Catalyst Development Site

The site's proximity to downtown, Meadow Park and Planet Bluegrass makes it a natural fit for a catalyst mixed-use project. Its location at the intersection of major thoroughfares, backed by the foothills enables it to act as both a terminus of downtown and a gateway from the west.



GATEWAY DESIGN OPPORTUNITIES

Lyons Gateways Map



Iconic gateways are meant to welcome visitors in a visually stimulating and appealing way such as major sculptures, murals, physical gateways, etc.



Subtle gateways help transition visitors into the of the community core such as cohesive landscaping along right-of-ways, welcome signs, small sculptures, etc.



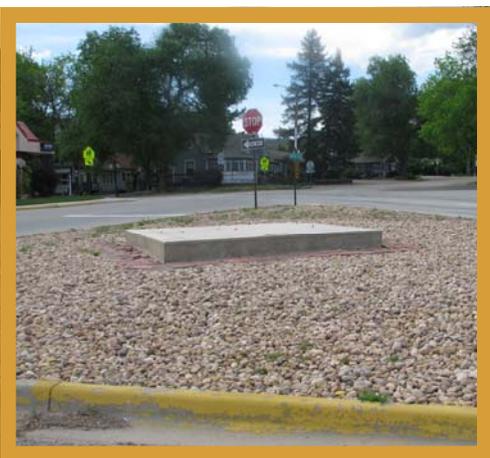
Major entry corridors into Lyons include Highway 36 from Boulder to the south, Highway 66 from Longmont to the east, Highway 36 from Estes Park to the west, and Highway 7 from Allenspark to the west.

Iconic Gateway Examples



- Large, symbolic gateways frame the community and welcome visitors to Town.
- Integrate local artists into the design process to showcase the community's unique character.

Subtle Gateway Examples



- Transform public infrastructure into visually appealing spaces that entice visitors, leave a positive impression, and showcase what makes the Town unique using local artists and emphasizing the community's culture such as the music symbol sculpture above.
- Landscaping and banners along rights-of-way can frame the community's boundaries and help with wayfinding.



APPENDIX E -- Planning Process and Public Involvement

Planning Process and Public Involvement

The development of the *Lyons Comprehensive Plan* was a community-driven effort. The Planning Team (Civil Resources and PlaceMatters) worked with Town Staff and the Planning and Community Development Commission to include Lyons' youth and adults, employers, employees, and elected and appointed officials to ensure that everyone had the opportunity to express their opinions and to make certain that the community's ideas would become the heart of this plan. The community engagement process included:

- A **website** dedicated to informing citizens about the comprehensive plan, upcoming events, workshop results and to obtaining their feedback on community priorities, draft goals and strategies, the land use map, etc.
- A **community survey** was mailed to 1,000 citizens living within Town limits and was also made available on the project website. A total of 230 survey responses were received. Refer to Appendix E to see the survey results.
- A **merchant survey** was placed at approximately ten local businesses for a week. The Town received 143 responses, which were incorporated into Urban Economists Gruen Gruen + Associates' *Analysis of Potential Market Opportunities and Demands*.
- A **Youth Input Campaign** that integrated students of all ages in the planning process. The Planning Team met with the Lyons Middle-Senior High School yearbook class and developed a youth survey that was distributed at Lyons Middle-Senior High School and received 39 responses (see Appendix E for the results). In addition, the Planning Team developed activities for youths during the Tracking Our Future Workshop. Youths under the age of 10 wrote stories about why they love Lyons, answered questions about their community on video, and drew what they would like to see in Lyons on top of photographs of Town. Older students worked through the same mapping exercise as adults during the Tracking Our Future Workshop.
- A **Citizen Advisory Committee (CAC)** to provide feedback throughout the Comprehensive Plan update process. The CAC represented different facets of the community, i.e. business owners, local economic development experts, sustainability activists, developers, library supporters, chamber members, parks enthusiasts, art and music aficionados, etc. The Planning Team met with the CAC three times (in addition to the three public workshops) during the process and the CAC reviewed and commented on the draft plan.
- The **"I'm In" Workshop** during which attendees used keypad polling technology to answer questions in the *Community Attitude Survey* and share their opinions on land use, critical issues and opportunities facing Lyons in the future, and what elements contribute to Lyons's unique character. Participants then grouped around tables to review some of the goals from the *1998 Plan* and to discuss important issues in the community and how to resolve them.



- The **Tracking Our Future Workshop** started with a summary of the community survey results and Community Values and Vision Workshop results. Then Fehr & Peers Transportation Planner Carlos Hernandez showed workshop attendees methods that other Colorado communities are using to work with the Colorado Department of Transportation (CDOT) to enhance their highway systems in a way that improves their downtowns. Next, participants gathered into small groups and discussed an overall vision for the community. They considered Lyons' top issues and worked together to craft a cohesive vision for the community's future. They drew suggested changes and ideas onto a map and also wrote potential strategies and policies to implement the group's vision for Lyons' future. Throughout the exercise, participants carefully considered how to: enhance downtown and Lyons' economy, address transportation issues related to Highway 36, how to preserve Lyons' character and how to develop remaining open land in a way that would enhance the community's character but also provide critical employment opportunities and services to residents and visitors. Refer to Appendix E for details.
- The **Community Futures Workshop** was the culmination of all of the input received from the youth input process, community survey and the two workshops. The Planning Team presented the results of the Tracking Our Future Workshop and used the criteria developed in the first workshop to create a "Synthesis Land Use Plan in which they analyzed the map to ensure that it fit with community's priorities. Next, participants used keypad polling to approve every aspect of the map, the draft guiding principles, and potential community slogans and logos.





APPENDIX F -- Parks, Trails, Open Space Master Plan Adoption Resolution



APPENDIX G -- Summary of Changes to Document After March 22, 2010

March 30, 2010

1. Grammatical corrections
2. Updated the *2010 Land Use Plan — Description of Land Uses* in Appendix A to reflect the change on the *2010 Land Use Map* from Estate Residential to Agricultural.
3. Updated the Land Use Charts on page 38 to reflect the revisions to the *2010 Land Use Map*.

