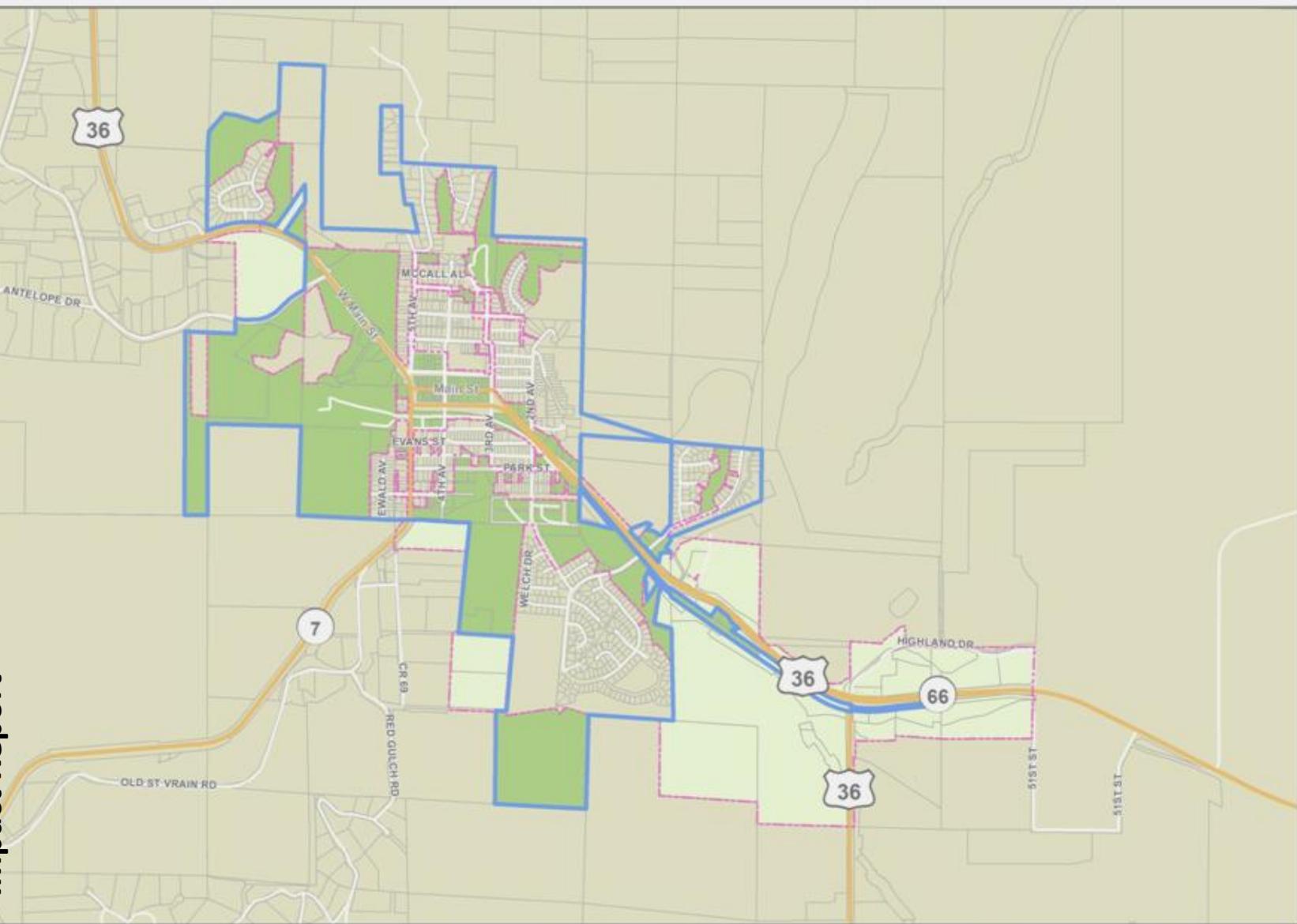


# Lyons Area

## Conditions Survey, Urban Renewal Plan and County Impact Report



Presented to:

Lyons Urban Renewal Authority (LURA)

23 November 2015



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Suite A3-104  
Centennial, CO 80112-4411  
Ph: 303.4585800  
[www.rickercunningham.com](http://www.rickercunningham.com)

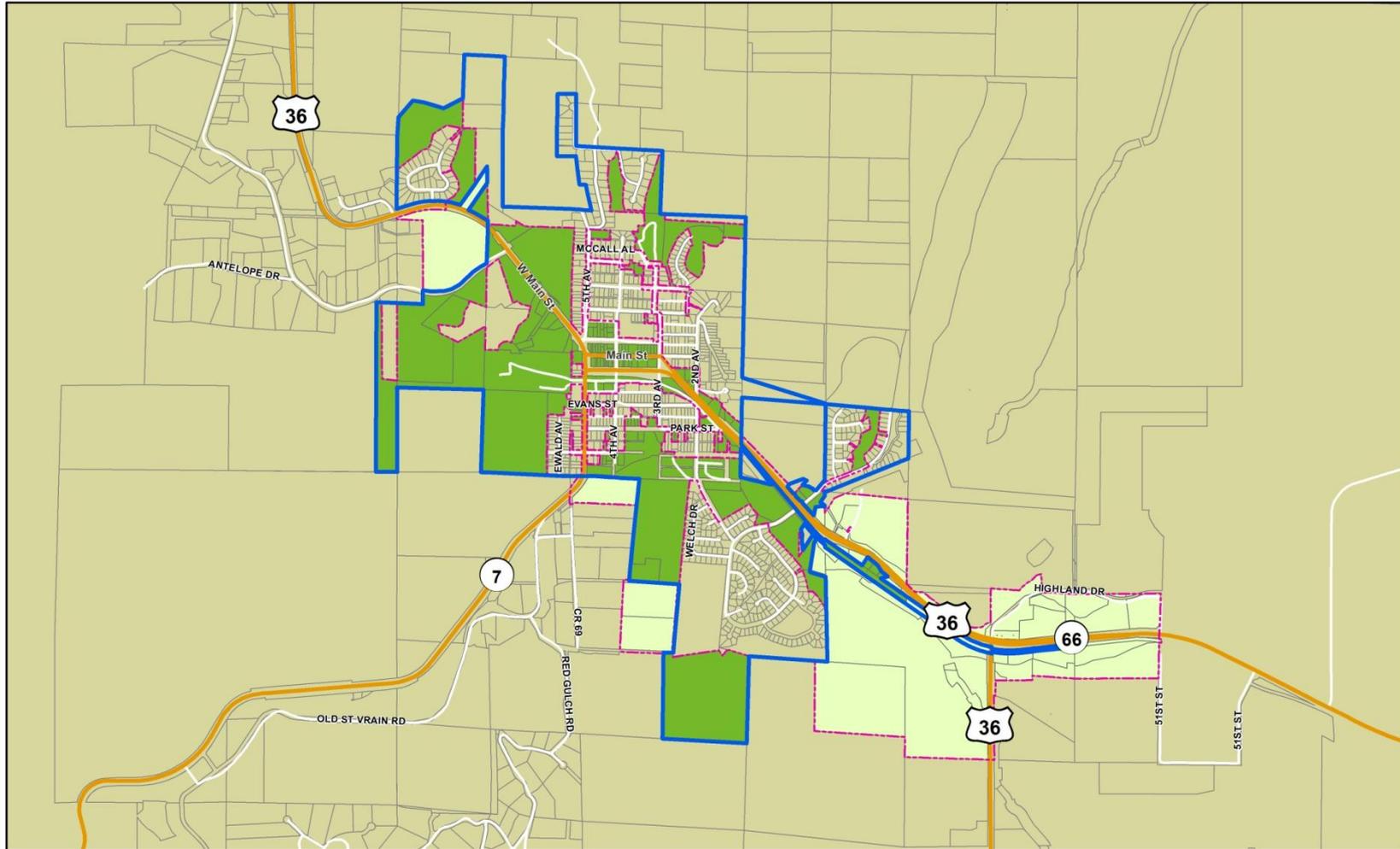
# Procedure for Creating Urban Renewal Area

- Determine survey area boundaries
  - Notify property owners within boundaries
  - Verify presence and location of “blighted” conditions (field survey)
  - Prepare **conditions survey**
  - Present survey findings to urban renewal entity and council for acceptance \*
  - Define boundaries for urban renewal area (may be the same as conditions survey boundary)
  - Complete market assessment in order to develop assumptions for impact report
  - Together with stakeholders – define future role of area in community
  - Prepare **urban renewal plan**
  - Quantify (tax increment finance – TIF) potential within area
  - Complete county **impact report**, and other impacted taxing bodies (latter optional)
  - **Present urban renewal plan to urban renewal entity for referral to council for adoption**
  - Work with owners and developers to advance redevelopment/reinvestment
  - Implement plan
- \* Presentation to Board may occur in conjunction with presentation of final urban renewal plan

# Survey Area Boundaries

... 222 legal parcels

.... 665 acres and adjacent rights-of-way



0 0.25 0.5  
Miles

Lyons Municipal Boundary

Survey Area Boundary

Survey Area Parcels Within Municipal Boundary

Survey Area Parcels Outside of Municipal Boundary

N  
Date: Wednesday, November 04, 2015

# Conditions Survey Findings

## Lyons Area, Conditions Survey, Fall 2015

Conditions bolded and in red are specifically present.

- a. Deteriorated or **deteriorating structures (dilapidated structures, fencing)**
- b. **Defective or inadequate street layout (lack of access, deficient curb cuts)**
- c. Faulty lot layout in relation to **size, adequacy, accessibility, or usefulness (remnant parcels, lack of access, deficient curb cuts)**
- d. **Unsanitary or unsafe conditions (inadequate non-vehicular movement)**
- e. **Deterioration of site or other improvements (roadway and sidewalk paving, graffiti)**
- f. Unusual topography or **inadequate public improvements or utilities (water, wastewater, storm drainage)**
- g. Defective or **unusual conditions of title** rendering the title non-marketable **(well heads)**
- h. Conditions that **endanger life** or property by fire or **other causes (floodway)**
- i. **Buildings (and properties)** that are **unsafe** or **unhealthy** for people to live or work in
- j. **Environmental contamination** of buildings or property **(mitigation and remediation)**
- k5. Existence of health, safety, or welfare factors requiring **high levels of municipal services (medical assistance, traffic incidents)** or substantial **underutilization or vacancy of buildings, sites, or improvements**

# Conditions Survey Findings

## Roadway and Infrastructure Conditions

Location	Curb & Gutter	Paving	Curb Cuts	Striping	Lighting	Sewer Line	Water Line	Other
Prospect Street -- 4th to 5th Ave		X		X				
Park Street -- 2nd to 3rd Ave		X		X		X	X	
Evans Street -- 3rd to River		X		X		X	X	
Stickney Street -- 3rd to 4th		X		X		X	X	
Stickney Street -- 4th to 5th		X		X		X	X	
Longs Peak -- 3rd to End	X	X		X		X	X	
2nd Ave -- SVC Bridge to Park St		X		X				
2nd Ave -- Hwy 36/66 to Old Main		X		X				
2nd Ave -- Old Main to High St		X		X				
2nd Ave -- High St to 1st Ave		X		X				
3rd Ave -- Park Dr to Evans St		X		X			X	
3rd Ave -- Evans St to Railroad Ave		X		X			X	
4th Ave -- Broadway to Main St	X	X		X				
5th Ave -- High St to Stickney St		X		X				
Eagles Nest Dr -- Eagle Canyon to End	X	X		X				
Eagles Canyon -- Entry to Eagles Nest Dr	X	X		X				
Prospect St -- 5th Ave to End	X	X		X				
Meiley St -- 5th to Ewald		X		X				
Park Dr -- 4th to 5th Ave		X		X				
Park St -- River to 5th Ave		X		X				
Evans St -- 3rd to Highway		X		X				
Seward St -- 3rd to 4th Ave		X		X				

Source: Town of Lyons 2012-2016 Capital Improvements Plan.

# Conditions Survey Findings

## Accidents and Criminal Incidents

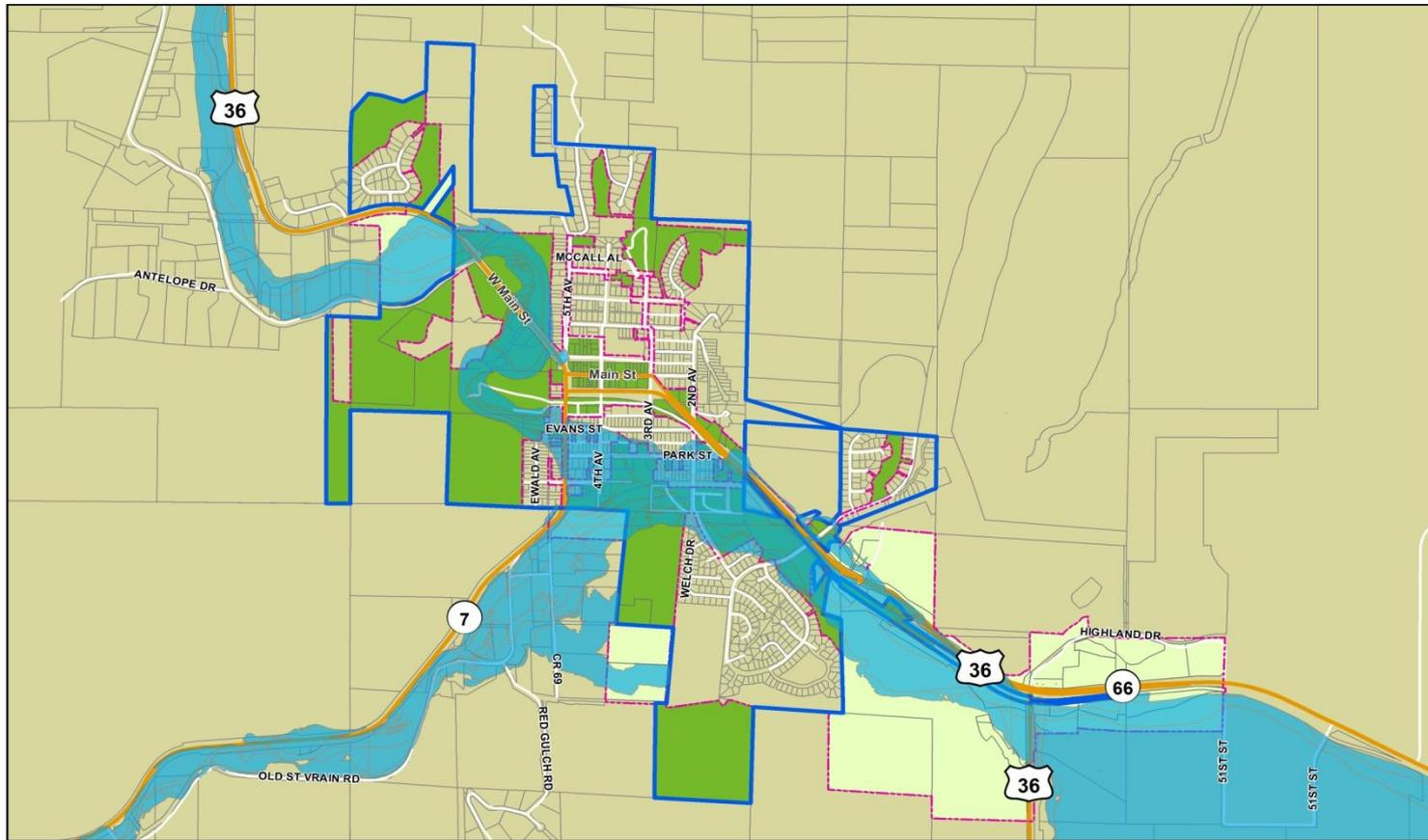
Type of Incident	Total Incidents					
	2010	2011	2012	2013	2014	2015 YTD
<b>Fire/Flood</b>						
Agricultural	0	1	0	0	0	0
Structure	4	1	1	2	1	1
Vehicle	1	1	2	1	0	0
Warning	0	0	5	0	0	0
Wildlands	1	4	5	4	1	1
Other	1	0	0	0	0	1
Hazardous Materials	0	0	0	1	0	0
Flood Report	0	0	0	2	0	0
<b>Subtotal Fire/Flood</b>	<b>7</b>	<b>7</b>	<b>13</b>	<b>10</b>	<b>2</b>	<b>3</b>
<b>Traffic</b>						
Accident Unknown	14	15	10	9	11	2
Traffic Complaint	1	2	0	0	1	0
Traffic Offense	17	17	32	32	35	27
DUI	21	24	17	25	26	22
<b>Subtotal Traffic</b>	<b>53</b>	<b>58</b>	<b>59</b>	<b>66</b>	<b>73</b>	<b>51</b>
<b>Criminal</b>						
Arson	4	3	1	2	0	1
Assault	15	7	11	1	9	8
Burglary	16	16	7	10	15	10
Child Abuse/Pornography	1	1	0	2	0	1
Criminal Mischief	15	16	21	12	10	12
Criminal Trespass	14	21	6	5	6	13
Felony Menacing	2	2	2	3	1	4
Harassment	10	14	16	8	11	10
Improper Sexual Contact	0	1	1	0	0	1
Kidnapping	0	1	1	0	0	0
Other Felony	4	0	1	3	1	2
Robbery	0	0	0	1	1	0
Sex Assault	5	2	2	2	1	1
Theft	23	32	25	32	16	11
Weapons Violation	2	1	3	0	0	0
<b>Subtotal Criminal</b>	<b>111</b>	<b>117</b>	<b>97</b>	<b>81</b>	<b>71</b>	<b>74</b>
<b>Subtotal Fire/Traffic/Criminal</b>	<b>171</b>	<b>182</b>	<b>169</b>	<b>157</b>	<b>146</b>	<b>128</b>
<b>Town Total -- All Incidents</b>	<b>422</b>	<b>457</b>	<b>411</b>	<b>387</b>	<b>427</b>	<b>349</b>
<b>Fire/Traffic/Crim % of Total</b>	<b>41%</b>	<b>40%</b>	<b>41%</b>	<b>41%</b>	<b>34%</b>	<b>37%</b>

Source: Town of Lyons.



# Conditions Survey Findings

## Flood Zone



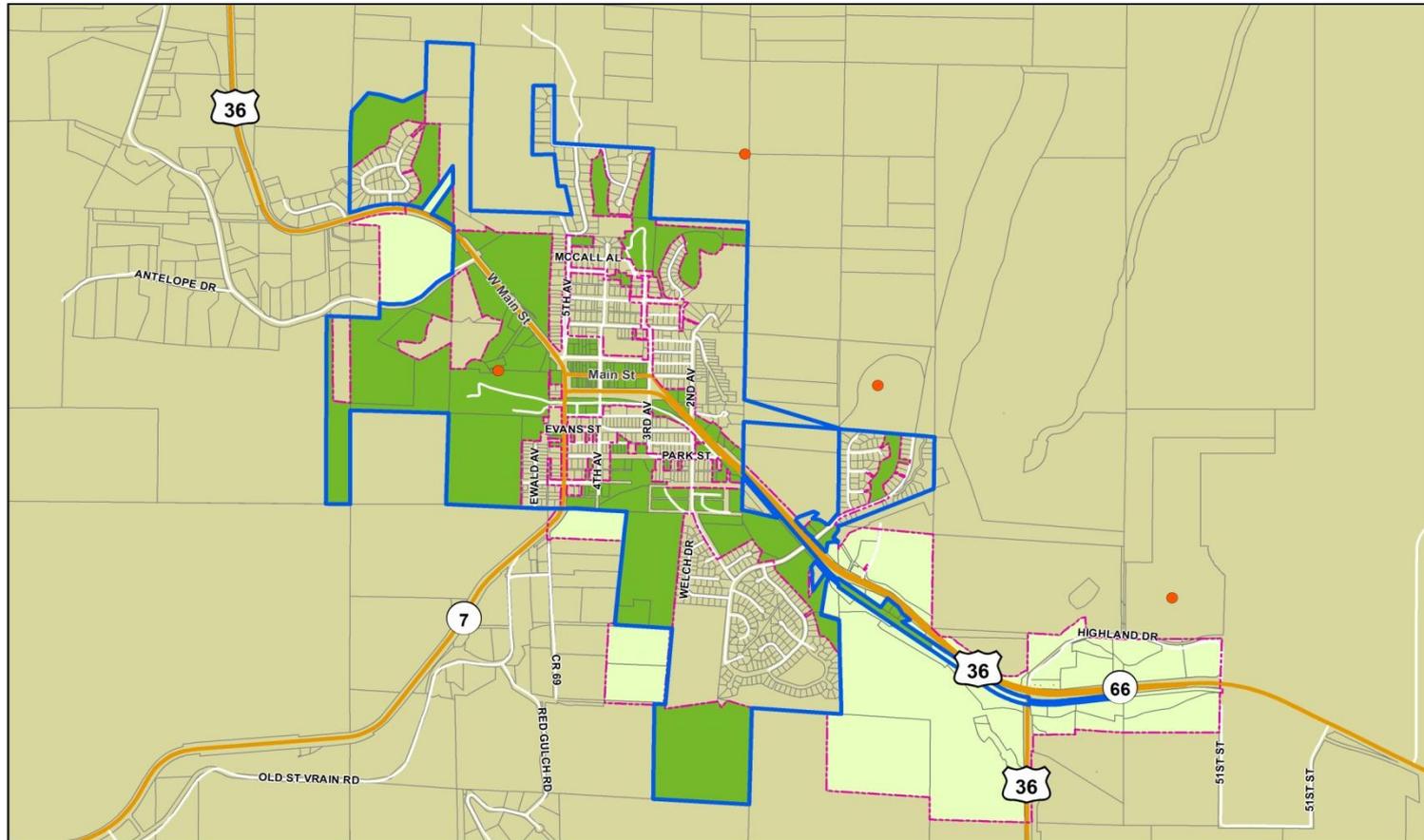
N  
Date: Wednesday, November 04, 2015

0 0.25 0.5  
Miles

- Lyons Municipal Boundary
- Survey Area Boundary
- Floodplain
- Survey Area Parcels Within Municipal Boundary
- Survey Area Parcels Outside of Municipal Boundary

# Conditions Survey Findings

## Oil and Gas Well Heads



0 0.25 0.5  
Miles

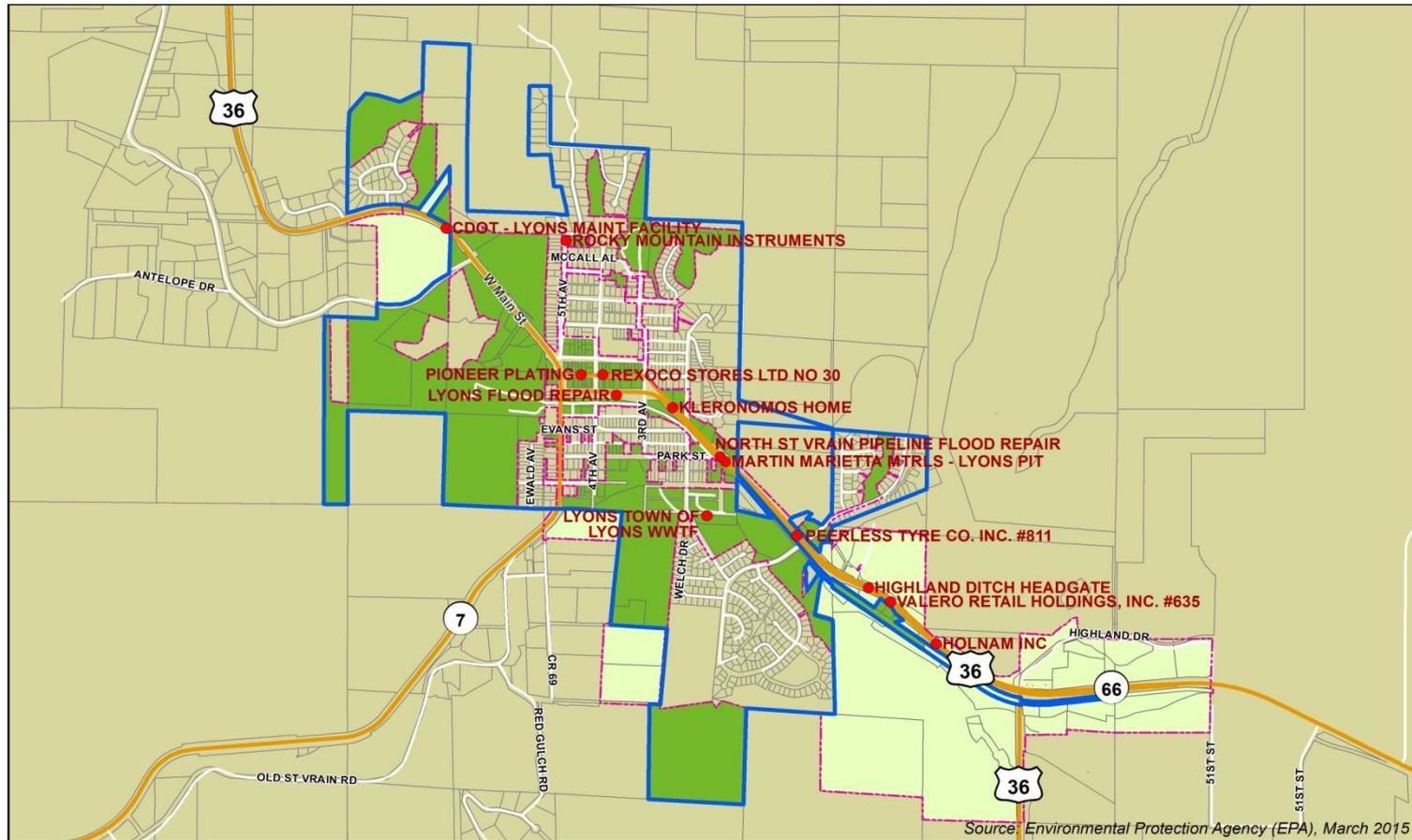
● Wells

▭ Lyons Municipal Boundary  
▭ Survey Area Boundary

▭ Survey Area Parcels Within Municipal Boundary  
▭ Survey Area Parcels Outside of Municipal Boundary

# Conditions Survey Findings

## EPA Monitored Sites



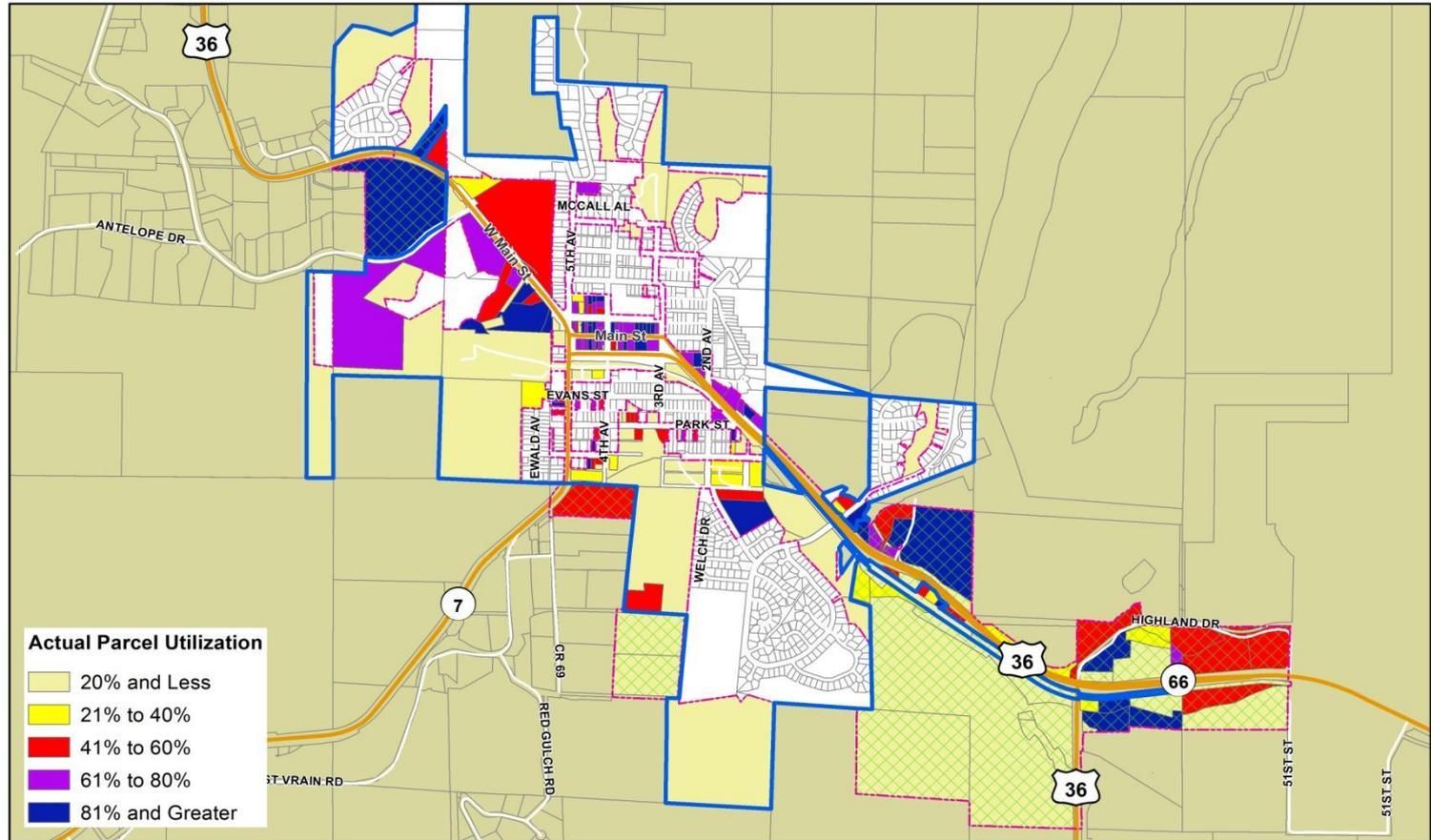
Date: Wednesday, November 04, 2015



- Lyons Municipal Boundary
- Survey Area Boundary
- Survey Area Parcels Within Municipal Boundary
- Survey Area Parcels Outside of Municipal Boundary
- EPA Sites

# Conditions Survey Findings

## Parcel Utilization



Date: Wednesday, November 04, 2015

0 0.25 0.5 Miles

Lyons Municipal Boundary

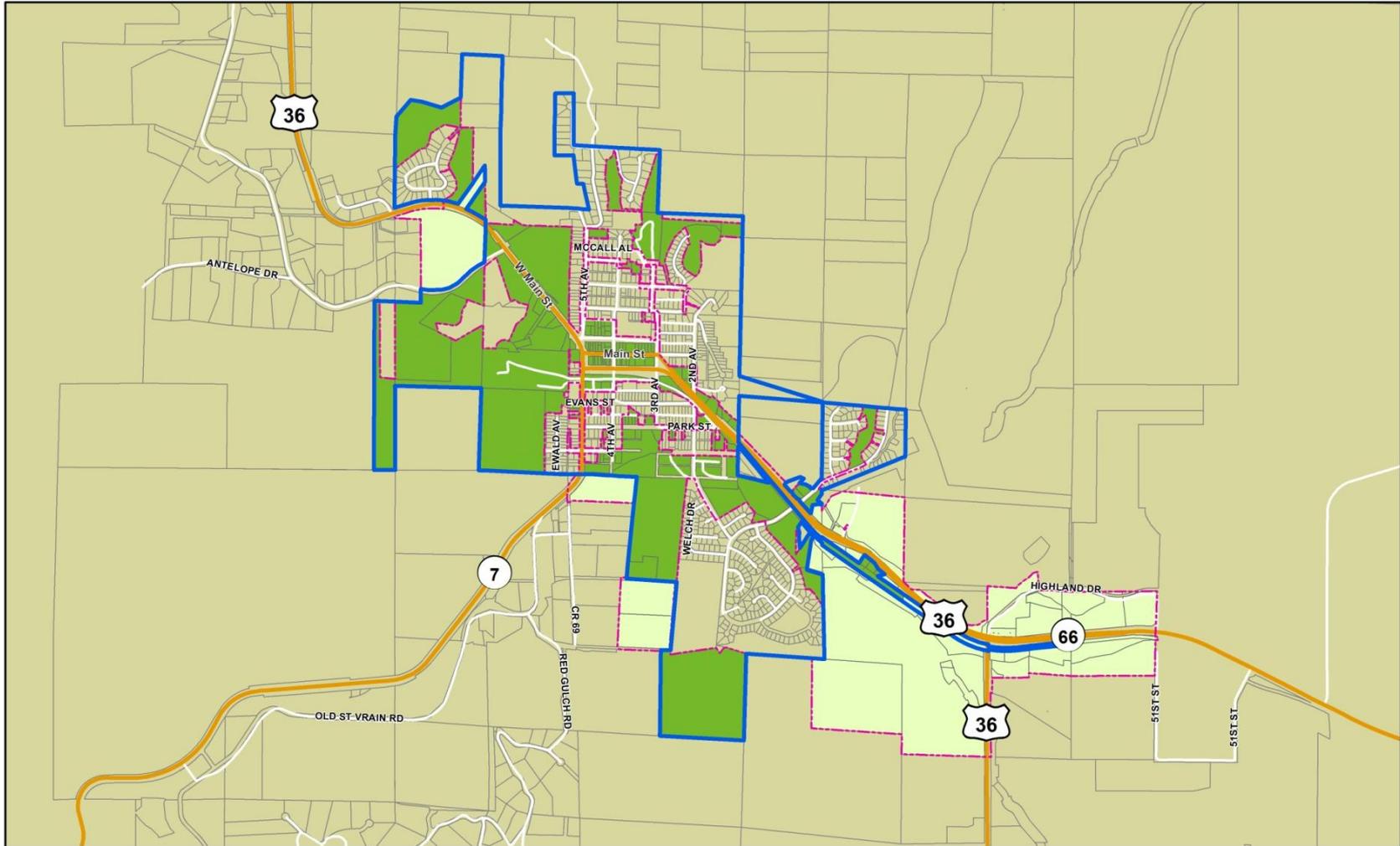
Survey Area Boundary

Survey Area Parcels Outside of Municipal Boundary

... 175 legal parcels

# Plan Area Boundaries

.... 417 acres and adjacent rights-of-way .. **only parcels within the existing municipal boundaries**



N  
Date: Wednesday, November 04, 2015

# Major Plan Elements

- Town of Lyons Comprehensive Plan, 2010 references and Lyons Recovery Action Plan, 2014
- Plan objectives (informed by Comp Plan “guiding principles”)
- Design and zoning control remains with PCD Commission
- Capture of tax increment (property, sales, use ...)
- Power of eminent domain
- One plan area vs. multiple
- One tax increment financing (TIF) district vs. multiple
- Commencing the collection of TIF with adoption of the urban renewal plan
- Urban renewal projects as identified

# Plan Vision (conformity with Comp Plan)

As per the **Comprehensive Plan** - it is intended to be 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.* **Items bolded and in red will specifically be advanced.**

Based on an expressed focus on becoming a “greener,” more sustainable community and in **strengthening Lyons' economy** -- the Town's Economic Development Council (EDC) expressed the following vision, “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.” To this end, 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 in that area and outlined *the importance of incorporating gateway areas in the Highway 36 corridor into the community plan.*

# Plan Guiding Principles

(conformity with Comp Plan)

As per the **Comprehensive Plan** –

While an overriding goal of the **Plan** is to facilitate investment in the **Area** sufficient to fund public improvements, particularly those that serve to mitigate conditions of blight, in order to effectively advance local objectives, development within its boundaries will need to reflect intentions expressed in the general plan for the community. **Items bolded and in red will specifically be advanced.**

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

# Plan Guiding Principles cont'd

## 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, 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.**

# Mitigating Factors of Blight

As described in Section 4.0 of this **Plan**, 11 qualifying conditions of blight are present within the **Area**, for which the following representative **Urban Renewal Projects** and undertakings (by factor) will remedy through completion of these improvements and actions: (**items bolded and in red should be priorities**).

- (a) **Slum, deteriorated, or deteriorating structures** -- **repairs** to commercial structures, facades, fencing and ancillary structures; and, **demolition** of the same;
- (b) **Predominance of defective or inadequate street layout** -- **curb and gutter**, and driveway enhancements; **pedestrian, bicycle and trail connections**; and **safety improvements**;
- (c) **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness** -- vehicular access and other roadway improvements, pedestrian and safety improvements, acquisition and **consolidation of parcels**;
- (d) **Unsanitary or unsafe conditions** -- **enhanced lighting** within public rights-of-way, **pedestrian improvements within public spaces**; and, any required **off-site improvements** deemed reasonable and for the **public benefit**;

# Mitigating Factors of Blight

- (e) **Deterioration of site or other improvements** -- **paving and parking improvements**, and landscaping;
- (f) **Unusual topography or inadequate public improvements or utilities** -- grading to improve drainage and developable acres; **completion of onsite roadways, utility lines**, and **infrastructure** including water and wastewater, and increase infrastructure capacity; undergrounding of non-region-serving utility lines; as well as, other offsite improvements which impact development within the property;
- (g) **Defective or unusual conditions of title** rendering the title nonmarketable -  
- mitigation of impacts associated with the presence of underground wells, and infrastructure within existing pipeline and utility easements;
- (h) The existence of **conditions that endanger life or property by fire or other causes** -- vehicular and non-vehicular roadway improvements, **flooding mitigation**, funding for the **cleanup of environmental contaminants**;
- (i) **Buildings (and sites)** that are unsafe or **unhealthy for persons** to live or work in because of building code violations, dilapidation, deterioration,

# Mitigating Factors of Blight

defective design, physical construction, or faulty or inadequate facilities -- see remedies under Factor a above;

- (j) **Environmental contamination of buildings or property -- removal of environmental contaminants;** and
- (k5) The existence of health, safety, or welfare factors requiring **high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings,** or other improvements -- participation in eligible expenses (as per the Statute) that make development in the **Area** feasible.

# Action Plan References

## **Arts, Culture and Historic Preservation**

ACH 1.1.1: Create a live-work development that can provide affordable housing for artists, as well as a space to incubate their trade and business.

## **Economic and Business**

BIZ 1.1.1: Obtain funds to help regenerate the economy of the Town of Lyons and its immediate surroundings by helping businesses recover from significant losses.

BIZ 1.2.1: Enhance Lyons' curb appeal by encouraging new buildings downtown to incorporate native Lyons building materials and architectural elements that fit with historic buildings downtown.

BIZ 1.3.1: Explore ways to communicate that Lyons is a business-friendly community and open for business.

BIZ 2.2.1: Work with the Lyons Historical Society to develop and promote cultural heritage tourism related to Lyons' historic buildings and sites.

# Action Plan References cont'd

## **Housing**

HOU 1.3.1: Encourage the development/construction of housing that is affordable by: a) virtue of the lot size, regulatory incentives, construction methodology and material usage, density; b) the use of financial subsidies and volunteer contributions.

HOU 1.3.2: Encourage the development/ construction of manufactured housing (including prefabricated, modular, and mobile homes).

HOU 1.3.3: Encourage the construction of alternative and sustainable housing developments with different ownership models.

## **Infrastructure**

INF 2.2.1: Develop and implement a capital improvement and maintenance plan for Lyons' transportation system that considers emergency and normal operating conditions, future land use, collector connections, street master plans, street connections and multi-modal transportation.

# Action Plan References cont'd

## **Parks & Recreation**

P&R 2.1.2: Repair former trails and assets (bridges, drainage structures, etc. including a priority on trail / bridge access from Bohn Park to downtown across the river).

P&R 2.1.3: Implement regional trail connections through partnerships.

## **Public Facilities**

PUB 1.4.1: Evaluate the options for a centrally located town municipal facility and either rehabilitate, remodel and flood proof the existing facility, or construct a new facility as either a standalone facility or as part of a new multi-use community building.

PUB 1.4.2: Inventory and analyze Town-owned real estate and real property to ensure the highest and best use. Develop a strategic plan for the use of underutilized Town-owned properties.

# Action Plan References cont'd

## **Stream**

STR 1.1.1: Re-vegetate the North, South, and combined St. Vrain Creek Corridor in Lyons.

STR 1.1.2: Improve Riparian Habitat and Bank Stabilization from the Confluence to McConnell Bridge.

STR 1.1.3: Restore and improve North, South and combined St. Vrain corridor in Lyons.

STR 2.1.2: Mitigate Highway 36 CDOT bridges near the Planet Bluegrass property.

STR 2.1.3: Mitigate channelization of the North St. Vrain from 5<sup>th</sup> Avenue to the confluence area.

# Development Impacts

	Sq Ft/ Units
<b>New Redevelopment:</b>	
Residential	150
Retail/Service	25,000
Office/Employment	50,000

## Summary Impacts to Boulder County

### Property Tax Revenue

**Property Tax Base** in the **Area** is approximately **\$862,000**

During 25-year statutory period, **County's share of property tax revenue -- approximately \$5.1 million over the 25-year period, or \$204,000 annually** (on average) adjusted for general reassessments .. after 25-year period ... County's share of property tax revenues will increase to approximately **\$382,900** on an **annual** basis

### Sales Tax Revenue

**Sales Tax Base** in the **Area** is approximately **\$723,000**

Based on the **proposed development program**, the **Area** is projected to generate approximately **\$8.6 million in sales tax revenue for the County over 25-year period .... approximately \$6.7 million from the existing base** and approximately **\$1.9 million** will be generated from **new redevelopment** ... following **full build out of Area County's share** of sales tax revenues is projected to be approximately **\$420,200** on an **annual** basis

### Net Impact to County

**Net Impact to County** over **25-year** tax analysis period ... **property and sales tax revenue**, is estimated to be a **surplus** of approximately **\$11.1 million**

# Next Steps

- Planning and Community Development Commission consider Urban Renewal Plan consistency with the Comp Plan **(Dec 14)**
- Board of Trustees Consider Making a Finding of Blight and Adopting Urban Renewal Plan – Public Hearing **(Dec 21)**