



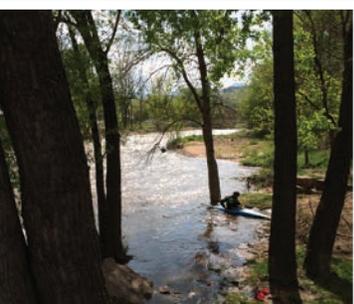
Town Of Lyons

# PARKS FLOOD RECOVERY PLANNING PROCESS

Final Planning Report

*Bohn Park Plan | Lyons Valley River Park Plan | Trails Plan, Park Connectivity & Recreation Opportunities |*

*Operations & Maintenance Analysis*



March 21, 2016

Prepared By:

**DHM DESIGN**



**TOWN OF LYONS, COLORADO  
RESOLUTION 2016-36**

**A RESOLUTION APPROVING AND ADOPTING THE FINAL PLANNING REPORT OF THE TOWN OF  
LYONS PARKS FLOOD RECOVERY PLANNING PROCESS**

**WHEREAS**, the Town of Lyons (the "Town") suffered substantial damage in the September 2013 flood, and continues the steady recovery from such flood; and

**WHEREAS**, the Town, with the assistance of DHM Design and S20 Design and Engineering, facilitated completion of the Lyons Parks Flood Recovery Planning Process ("Planning Process") in November 2015; and

**WHEREAS**, the Planning Process utilized the Lyons Recovery Action Plan and other existing Town planning documents and incorporated information about proposed improvements, amenities, and facilities that were developed and accepted by the public through public meetings and comments gathered on a project web site as well as comment cards provided at each meeting; and

**WHEREAS**, as a result of the Planning Process, Town staff and consultants have developed a Final Planning Report of the Town of Lyons Parks Flood Recovery Planning Process ("Report"), which contains plans to restore and enhance Bohn Park, Lyons Valley River Park (McConnell Ponds), and Corridor Trail areas; to develop a comprehensive Trails Plan and other plans for designated park areas and other associated public lands; to develop concepts for potential use of properties acquired through the flood buy-out program; and to develop a plan to operate and maintain Town parks, trails, facilities, and amenities consistent with a related financial analysis; and

**WHEREAS**, the Bohn Park Flood Recovery Plan was approved by the Board of Trustees on November 30, 2015, and is currently in the final stages of design; and

**WHEREAS**, Town staff and consultants presented the Report to the Board of Trustees to ensure that it is consistent with the Board's vision for the long-term design, use, operation, maintenance, and funding of Town parks, trails, facilities, and amenities; and

**WHEREAS**, pages 48-53 of the Report, which contains concepts for potential use of properties acquired through the flood buy-out program under the heading, "Acquisition Properties/Recreation Opportunities," are not an integral part of the plans developed from the Planning Process and therefore are not included in this approval; and

**WHEREAS**, the Board of Trustees desires to approve and adopt the Final Planning Report of the Town of Lyons Parks Flood Recovery Planning Process, excluding the "Acquisition Properties/Recreation Opportunities" section found on pages 48-53 of such Report.

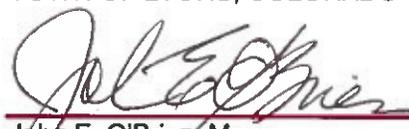
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, THAT:

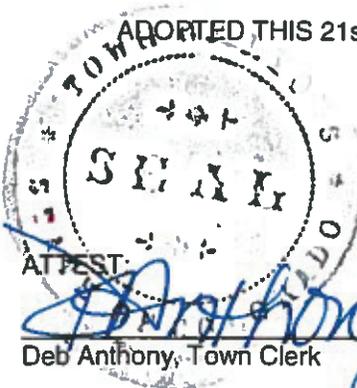
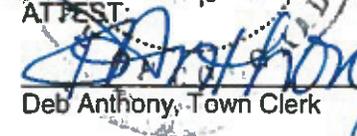
Section 1. The Board of Trustees hereby formally approves and adopts the Final Planning Report of the Town of Lyons Parks Flood Recovery Planning Process, excluding the "Acquisition Properties/Recreation Opportunities" section found on pages 48-53 of such Report.

Section 2. This resolution shall be effective upon its adoption.

ADOPTED THIS 21st DAY OF MARCH 2016.

TOWN OF LYONS, COLORADO

  
\_\_\_\_\_  
John E. O'Brien, Mayor

  
ATTEST:  
  
Deb Anthony, Town Clerk



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# Acknowledgements

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## Board of Trustees:

John O'Brien, Mayor  
Connie Sullivan, Mayor Pro Tem  
Barney Dreistadt  
Daniel Greenberg  
LaVern Johnson  
Jim Kerr  
Dawn Weller

## Town of Lyons Parks:

Dave Cosgrove, Director of Parks & Recreation  
Sloane Nystrom, Parks Project Manager  
Victoria Simonsen, Town Administrator  
Jim Blankenship, Town Engineer

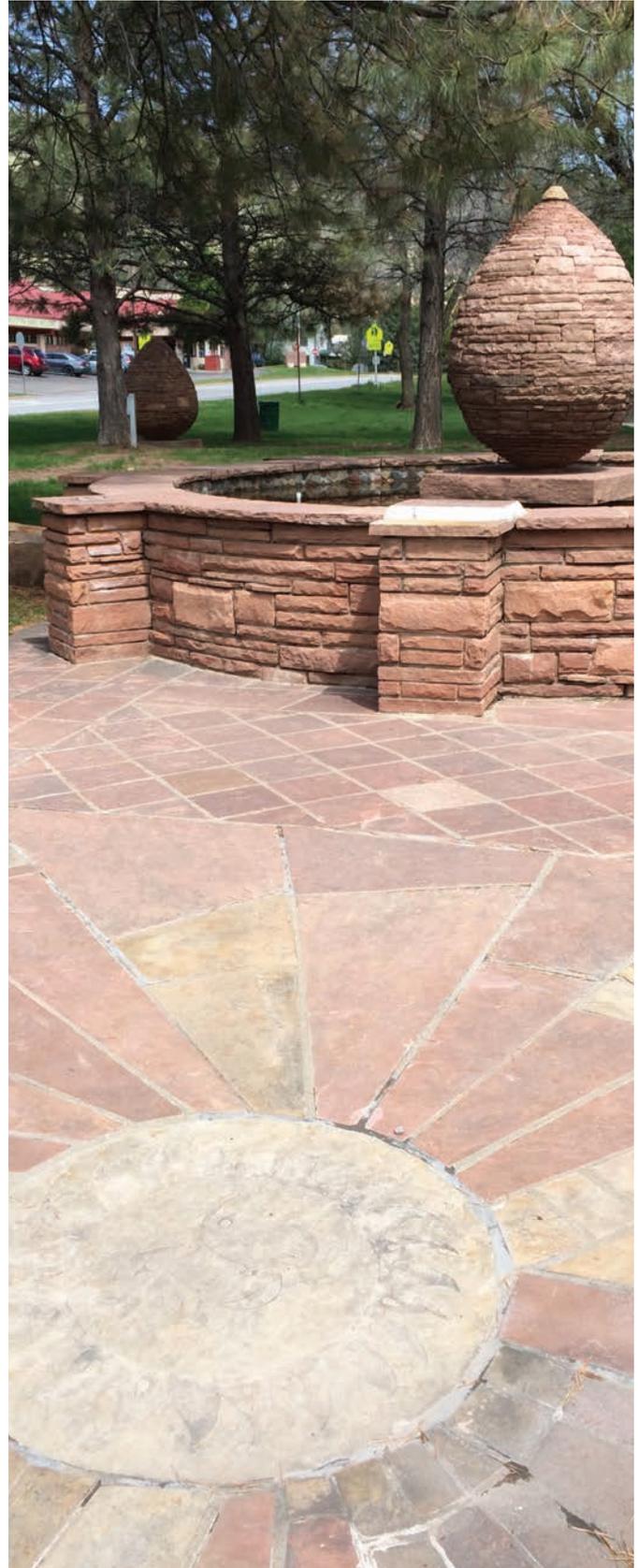
## Design Consultant Team:

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Garrett Graham, Design Assistant

S2O Design  
Scott Shipley, Whitewater Engineer  
Nathan Werner, Whitewater Engineer

Ballard\*King  
Ken Ballard, Operations & Maintenance

Icon Engineering  
Craig Jacobson, FEMA / Floodplain Compliance



## Background / Introduction



In the early morning hours of September 12, 2013, following several days of record rainfall totaling an astonishing 17 inches of rain, the North and South St. Vrain Creeks, the confluence of which occurs in Bohn Park in Lyons, flooded their banks.

Stream flows within the Town of Lyons crested above 26,500 CFS easily surpassing the previous record set in 1941. This is incredible considering typical stream flows for the St. Vrain average 67 CFS (USGS Data) for the month of September. With roads and bridges washed out or under water, the 2,050 residents of the Town of Lyons were cut off from the world and isolated on six different 'islands'. The entire Town of Lyons began evacuation on September 13, 2013 with the assistance of the National Guard. Every household and business was impacted as a result of flood water, heavy rain, and/or destruction of infrastructure. All services including roads, bridges, access, water distribution, sewer collection, gas, electric, telephone, cell phones, cable, internet, gas stations, groceries, businesses, fire protection, law enforcement, bus service and ambulance were all simultaneously unavailable for a period of time ranging from six to twelve weeks depending on the extent of the damage and ability to get services back online.

It is estimated that Lyons has sustained damages totaling nearly \$50 million, including \$5 million in temporary measures and \$45 million in permanent work, which does not include insured public buildings or restoring the stream channel. This is staggering for a small community that typically operates on an annual budget of about \$1 million.

Lyons parks system was absolutely decimated. Nearly all community parks and facilities were affected in some way. It is estimated that of the 80 acres of developed / in-development community park land, 39 acres were severely impacted. Unfortunately, the 39 acres impacted housed most of Lyons' major park facilities. The other 40 were acquired for future development and housed only a few facilities and amenities.



Prior to the 2013 flood, Bohn Park specifically offered users a multitude of recreational opportunities including multi-use trails, ball parks, basketball courts, the Lyons dirt jump skills park, community gardens, and an off-leash dog park. Likewise, Lyons Valley River Park was a connection to the St. Vrain Corridor Trail, McConnell Pond recreation & access, loop trails, whitewater park, swimming hole, Black Bear hole, public art, drive-up access, and October / November hole. These park areas and trails suffered severe loss as a result of the flood damage. The following is a synopsis of Lyons park damage caused by the flood event:

- Infrastructure to parks was washed away; water, sewer, gas and electric all have to be replaced at nearly all park facilities.
- Athletic fields were buried under feet of cobble and debris. Irrigation provided to five of Lyons six athletic fields and most other irrigated portions of parkland was either gone or no longer functional.
- Shelter facilities had been washed away and/or were flooded and no longer usable, including an historic WPA shelter located in Meadow Park.
- Additional park features that are damaged or lost to flood damage include, among others: 14 whitewater features, 2 ponds, 2 pedestrian bridges, volleyball court/ice rink, batting cage, dog park, several parking lots, tent and RV camping facilities, picnic areas, 2 playgrounds, community garden, sheds and storage facilities, numerous benches, bleachers, signage and other park amenities that are associated with these park facilities.

The Town of Lyons Parks Department played an integral role in the development of the Town of Lyons Parks Flood Recovery Planning Process, acting as both, project managers, public outreach liaisons and plan reviewers. Based on both the recommendations of the LRAP Plan (Lyons Recovery Action Plan) and the goals set by previous planning efforts, the Town hired DHM Design a consultant firm to assist in the creation of a Parks Flood Recovery Plan for each of the following properties:

### 1. Bohn Park

Bohn Park is Lyons' largest and increasingly popular park. Prior to the flood it was not uncommon to see the park filled throughout the day with anywhere from 200 to 400 residents and visitors on any given weekend during the summer months. Consisting of 52 acres, Bohn Park was home to most of Lyons major athletic facilities. Prior to the flood it was home to two baseball/softball fields, batting cage, playground, multi-use soccer field, concession stand, whitewater features, picnic areas, shelters, restrooms, Lyons Dirt Jump Bike Skills Park, Bohn Bark Dog Park, Lyons Community Garden, and a multi-use sport court.



Lyons being only a mile square, residents and visitors alike can easily access the park using either the

St. Vrain River Corridor Trail, one of Lyons main trails which intersects the park, or the main entrance off of Second Avenue, one of the town’s main collector streets. Parking for existing facilities and town special events exists at Bohn Park. Connecting sidewalks and trails from adjacent neighborhoods, the downtown district, and the neighboring Middle/Senior High School lead people to Bohn Park easily and most are just a few minutes away. Recently, Lyons worked with Boulder County Parks and Open Space to create a trail link to Heil Valley Ranch Open Space via the Picture Rock Trail and many residents and visitors utilize Bohn Park and its amenities before and after their journey. Bohn Park is ideally located in southwest Lyons and is easily accessible by car and foot because it is:

- Within easy walking distance (3 blocks) of downtown
- Adjacent to Lyons Middle/Senior High School (the Town and the St. Vrain Valley School District have a Joint Use Agreement for the sharing of facilities that allows the coordination of programming for the amenities at the school and Bohn Park)



- Adjacent to Boulder County open space

## 2. Lyons Valley River Park

“Go outside and play.” That old saying will take on new meaning with the creation of Lyons Valley River Park. Professionally-designed water courses will challenge kayakers of all skill levels. Walkers and hikers will delight in newly groomed trails and paths. Regional cyclists will avoid vehicle traffic as they ride west to Lyons and Boulder County’s nearby open space properties. Lyons families and fresh air seekers young and old will enjoy innovative playgrounds, comfortable picnic pavilions and learn informative details about Lyons by simply strolling the St. Vrain River Corridor Trail. Strategic plans to direct foot and water traffic away from sensitive areas will protect wildlife and riparian areas. The Town of Lyons is looking forward to working with the community and stakeholders to plan for and complete a multifaceted, river-focused, recreation project along the St. Vrain River, known as the Lyons Valley River Park (LVRP) which includes an extension to the GOCO-funded and award winning St. Vrain River Corridor Trail. LVRP is located on a 15-acre parcel along the banks of the St. Vrain River on the east side of Lyons. The primary goals of the Lyons Valley River Park project will be to provide for:

- Recreation: Increasing recreational opportunities in Lyons is the number one goal of the Lyons Valley River Park project. Providing and extending pre-existing trails, adding additional whitewater park features, interpretive discovery areas, pavilions, inclusion of an exercise loop, a new flat water recreational site on ponds, numerous picnic areas and a playground featuring natural elements are conceptual featured in the current LVRP plan.

These components should be designed to improve safety and enhance recreational access to the river and focus on drawing regional visitors to the St. Vrain River, while restoring and preserving sensitive wildlife habitat.

- Connectivity: Lyons is a recreation destination for mountain and road cyclists. Most of these riders come to Lyons along Highway 36 from Boulder or Highway 66 from Longmont. Both Boulder and Longmont are pursuing plans to connect to Lyons along purpose-built biking paths.

This project should provide for an off-road connection for cyclists from the Hwy 36/66 intersection that is safer and direct these visitors through a scenic river corridor. This effort will be exciting because it marks the first step in creating regional trail connections to Boulder and Longmont.

- Restoration and Interpretive Education: For many decades, the St. Vrain River has been ignored at best and abused at worst, by its stewards. This project should focus on the restoration and preservation of the vital habitat and ecological diversity of the St. Vrain River and its wetlands. These restoration efforts will be used as an educational opportunity through interpretive elements that act to teach and foster river stewardship and environmental awareness.
- Lyons Valley River Park will provide a uniquely cohesive recreational opportunity. It will be an opportunity that showcases Lyons' identity as a river town and an overall recreation destination. It is also an opportunity that, through our trail connections to Boulder and Longmont, routes the majority of our active visitors through this corridor parkland and the Town of Lyons.

The current master plan vision for Lyons Valley River Park Project has many different, complementary components. When these components are combined, the result is an attractive and interactive natural river corridor park that offers a variety of recreational and educational activities.

### **3. Trails Plan, Park Connectivity**

- Develop a comprehensive Trails Plan-based on current trails, master plans, and new opportunities given the flood event, solicit public input to develop a comprehensive trail plan to ensure maximum connectivity to parks, neighborhoods, schools, downtown district and local businesses, local transit, regional trail connections, and other critical access points.

### **4. River Restoration Plans Within Each Park Site**

- Develop a River Restoration Plan for designated park areas and public lands including Black Bear Hole and other "pocket parks".

### **5. New Recreation Opportunities For Potential Flood Acquisition Properties**

- Address concepts for new opportunities for potential flood acquisition properties-Park Development Opportunities/Stream Access and Restoration/Trail Connections and Alignments/Recreational Opportunities/Etc.

### **6. Operation And Maintenance Plan / Financial Analysis Of Proposed Park Improvements**

- Given the flood event and magnitude of the recovery efforts, develop strategies for best practices for operations and maintenance, new maintenance standards for all parks/facilities/amenities, budget requirements and availability to meet desired outcomes, staffing requirements and availability to meet desired outcomes, cost of required services based on planned amenities, facility management requirements, expense vs. revenue analysis for proposed parks/amenities, and overall cost benefit analysis for major parks and associated amenities.



# Planning Process



The primary goal of this Parks Flood Recovery Planning Process is to provide guiding documents that will serve as land use development plans for these park areas and recreational opportunities as the Town of Lyons continues with their recovery. The general objectives of the plans are:

1. To utilize the recreational uses and amenities identified by previous planning efforts, previous master plans and the LRAP (Lyons Recovery Action Plan) to create plans which specify locations for park features identified. These plans address access and connection to the targeted user group as well as connection to the larger Lyons parks and trail network.
2. To create well-informed plans supported by the community. A comprehensive public process was used to inform and engage the public to ensure community needs and objectives are being met. The process included, 9 public meetings organized at Roger's Hall, and stakeholder meetings. Written communications, Board of Trustee updates and event fliers were published to assist with building awareness.

Community outreach included creative ways to engage all members of the community. Community input and feedback was collected, reviewed and incorporated into creating planning documents that are community driven, resilient and sustainable.

3. To develop construction estimates for future construction of each of these parks.
4. To develop Operation and Maintenance Plan / Financial Analysis of proposed park improvements.

The focus of this planning document is to address the following major areas through an extensive public outreach process outlined in further detail in this document:

1. Develop a plan to restore and enhance Bohn Park
2. Develop a plan to restore and enhance Lyons Valley River Park, McConnell Ponds, and Corridor Trail areas
3. Develop a comprehensive Trails Plan
4. Develop a River Restoration Plan for designated park areas
5. Address concepts for new opportunities for potential flood acquisition properties
6. Develop an Operation and Maintenance Plan / Financial Analysis of proposed park improvements.



## Well-Thought Out and Organized Flood Recovery Plan

In August of 2015, the Town of Lyons began developing flood recovery planning documents for their parks. The parks plans provide the following information:

- A background and introduction to the project
- An inventory and analysis of the site
- A review of past master planning efforts that have been completed
- Guiding Principles
- Planning and public outreach process
- Feedback and opinions from the community
- An overall community context and regional connections analysis
- A review of design alternatives and features within each park
- A presentation of final master plan graphics with precedent images to portray character

The consultant worked closely with the Town of Lyons Parks Department for the creation of the Master Plans.



## Project Management and Coordination

The design team met with the Town of Lyons to review the guiding principles and goals developed in prior studies along with additional goals and objectives.

An initial kick-off meeting was held with the Town of Lyons to clarify the work program, review the project schedule, and establish responsibilities during plan development. At the initial project kick-off meeting expectations and goals for the project were set in order to efficiently utilize resources and develop plans that are of high quality. Additionally, each park site was toured to determine any existing conditions and information to be included in site surveys, which were provided by the Town. The site visits informed site opportunities and constraints which were considered in the development of the plans.

The major challenges and opportunities the Town faces were also discussed during the kick-off meeting as preparation for public engagement and data collection. Supporting vision and mission statements developed during the previous planning efforts were reviewed with the Town.

The flood recovery planning process for Lyons relied heavily on an extensive public outreach process where Lyons residents had the opportunity to communicate their ideas of what amenities they would like to see in their parks.

The kickoff meeting on August 5th, 2015 at Roger's Hall in Lyons introduced the goals of the project, project timeline, how the project would be building upon previous planning efforts and explained the extensive public outreach / input process that would take place for the duration of the project. As well as being a kickoff meeting for the project, this meeting's focus was specifically on the planning and re-building of Bohn Park.

## Work Plan & Schedule

A draft process and timeline to facilitate the Master Plans' review by the Town Board of Trustees was prepared with dates and milestones as follows:

- **7/29:** Initial Meeting with Town of Lyons and Project Team
- **8/5: Public Meeting 1** - Bohn Park Project History & Background, Initial Public comment
- **8/12:** Environmental Assessment / Floodplain Assessment with Town of Lyons, DHM Design, S2O Design, & Icon Engineering
- **8/12: Public Meeting 2** - Lyons Valley River Park - Project History & Background, Initial Public Comment
- **8/19: Public Meeting 3** - Trail Planning, Park Connectivity & Rec Opportunities - Project History & Background, Initial Public Comment
- **8/21:** Lyons Parks Operations & Maintenance meeting with Town of Lyons, DHM Design, S2O Design, & Ballard\*King
- **9/3: Public Meeting 4** - Bohn Park Draft Concept - Public Input & Discussion
- **9/10: Public Meeting 5** - Lyons Valley River Park Draft Concept - Public Input & Discussion
- **9/14:** Review of final direction for Bohn Park Preferred Alternate with Town of Lyons
- **9/17: Public Meeting 6** - Bohn Park Plan - Wrap Up
- **9/18:** Lyons Parks Operation & Maintenance Analysis Meeting with Town of Lyons, DHM Design, S2O Design, & Ballard\*King
- **9/28:** Planning Documents revised and reviewed by Carroll Residence
- **10/2:** Planning Documents revised and reviewed by Carroll Residence
- **10/8: Public Meeting 7** - Trail Planning, Park Connectivity & Recreation Opportunities Plan - Review
- **10/15: Public Meeting 8** - Lyons Valley River Park Plan - Wrap Up
- **10/21:** Lyons Parks Operation & Maintenance Analysis Meeting with Town of Lyons, DHM Design, S2O Design, & Ballard\*King
- **10/29: Public Meeting 9** - Lyons Parks Flood Recovery Plan - Presentation of Final Plans
- **11/16: Board of Trustees Meeting** – Work session to review Plan Updates and Operation and Maintenance Analysis
- **11/30: Board of Trustees Meeting** – Review Bohn Park Planning Document for approval

# Guiding Principles

## Restore & enhance mid & Eastern Corridor recreation & natural areas



**P&R 1.3-1**



Implement mid and Eastern River Corridor Plan with facilities, trails, natural areas, and other amenities that are safe and consistent with floodplain regulations.

**Responsible Party:** PRC  
**Key Partners:** SRTF / Town Staff / EB  
**Cost Estimate:** \$5  
**SFC Recommendations:** ■



**P&R 1.3-2**



Design and implement the mid and Eastern Corridor plan.

**Responsible Party:** Town Staff  
**Key Partners:** PRC, EB, SRTF  
**Cost Estimate:** \$555  
**SFC Recommendations:** ■





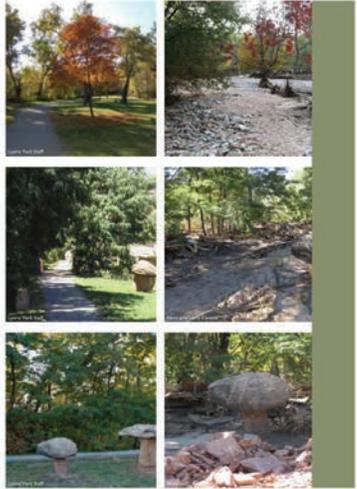
The following information is for P&R 1.3.1 & 1.3.2

### Project Description

Restore the Eastern River Corridor and natural areas between the 2nd Avenue Bridge and US Highway 36. Create a balanced approach to natural and recreational areas along the river. Restore river recreation access for fishing, tubing, wading, dogs, and rebuild the kayak river structures at the Blackbox, October, and November holes. Create a riverside path that connects to the existing Town rail bed, which will be converted to a new multi-use trail.

### Scope of Work

- Secure funding commitments
- Work with professional to design the following improvements:
  - Restructure the river banks to sustain spring run-off and



Previous planning efforts, both pre-flood & post-flood, were relied upon as a guide for flood recovery efforts concerning the re-building of Lyons' Parks, including this effort:

- Parks, Open Space & Trails (P.O.S.T.) Plans 2000 / 2008
- Lyons Recovery Action Plan (L.R.A.P.)
- Town Comprehensive Plans / Goals
- St. Vrain Watershed Master Plan
- 2008 Bohn Park Master Plan
- 2012 Lyons Valley River Park Master Plan

## LRAP GOALS

### 1. Resident Driven

The planning effort needs to place immediate and dedicated importance to the public process. Connecting the community with the outdoors, and the river were important components during the visioning process. The flood recovery plans emphasize that the Town of Lyons parks are top of the line recreational sites. All programmed features from natural play; organized play; restoration and preservation of open spaces; and active park development considered the importance of the natural resources in the community. All goals, guiding principles, park recommendations and park concepts (both draft and preferred) need to be reviewed with the community and feedback needs to be received.

### 2. Sustainable

#### • Low Impact Development and the Integration of Local and Regional Materials

The master plans incorporate sustainable design strategies within site and landscape design to promote physical, emotional and social values within the landscape. By designing beautiful places that incorporate opportunities for sustainable design, utilizing local and regional materials and xeriscape design principles the parks maintain an attractive appearance. The designs balance impacts on resources and adaptability over time.

## Restore & enhance Lyons Valley Park & McConnell Ponds

**STR 2.2.1**



Restore and enhance Lyons Valley Park and the McConnell ponds to provide a variety of wildlife habitats, recreational uses, and flood mitigation benefits.

**Responsible Party:** SRTF  
**Key Partners:** Town Hall / EB / PRC  
**Cost Estimate:** \$55  
**SFC Recommendations:** ■

**Project Description**  
 This project would develop two large ponds and associated wetlands on either side of McConnell Bridge to replace the three ponds that were lost during the September floods.

**Project Benefits**  
 More ponds and wetlands allow wildlife to thrive in Lyons, slow the flow of water, improve water quality and help prevent damage from future floods. The ponds are also important recreational amenities for Lyons residents

and visitors, especially kayakers and other fresh water sporting enthusiasts. The ponds were home to a number of unique native flora and fauna, and restoring them will have distinct ecological benefits as well.

**Scope of Work**

- Excavate and remove sediment and rock
- Design pond banks to prevent erosion
- Create access points to the ponds for boat or kayak launch site
- Reinstatement the flat water slalom course
- Install bioswales across the contours of the banks
- Replant native vegetation using xeriscaping landscape techniques
- Install floating habitat islands which would provide refuge for a variety of wildlife
- Restock with native fish species

**Possible Resources**

- Great Outdoors Colorado
- Trout Unlimited
- American Whitewater
- National Audubon Society
- FEMA
- Town of Lyons Ecology Board




Additionally, the goal of a systematic approach to define, develop, enhance and restore landscapes to improve ecosystems, community benefits and economic performance was a priority.

• **Maintainability**

Park elements, materials, and finishes are affordable, sustainable, and maintainable for years to come. The landscape types are attractive, appropriate for our climate, disease and insect resistant, and designed for appropriate water use.

**3. Resilient**

The planning process needs to consider resiliency in the planning knowing that the parks received total devastation during the floods of 2013. Plans need to address protecting park features and managing the floodplain to avoid significant loss during flood events and balancing initial costs with level of protection needed.

**Bohn Park Guiding Principles from LRAP**

Town of Lyons LRAP Goals for Bohn Park:

**GOAL 1 – Provide Safe Places for Recreation**

• **Objective 2:** Restore and Enhance Bohn Park

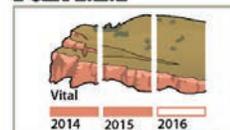
- Ensure recreation facilities, trails, natural areas and other amenities are safe and consistent with floodplain regulations.
- Restore/augment river access
- Incorporate trail connections and loop trails
- Restore active/athletic uses
- Use 2008 Bohn Park Master Plan as guide for improvements (e.g., skate park, etc.)
- Restore/replace picnic shelter and increase its size
- Consider natural areas/ wetlands
- Accommodate festivals/ special events
- Consider adding public art, especially along trails

• **Objective 3:** Increase trail connectivity & enhance trails along the river corridor.

- Develop trail master plan (create access for kayak/ river use along river trail, build on existing regional trail plans, create safe crossing for pedestrians/ bikes, etc.).
- Repair former trails and assets (bridges, drainage structures, etc. including a priority on trail/bridge access from Bohn Park to downtown across the river).
- Implement regional trail connections through partnerships.
- Restore existing pedestrian bridges, trails, drainage structures, etc.
- Rebuild and restore existing multi-use pathways
- Expand the trail system into surrounding communities and open space

**Restore & Enhance Bohn Park**

**P&R 1.2.1**



Ensure recreation facilities, trails, natural areas and other amenities are safe and consistent with floodplain regulations.

**Responsible Party:**

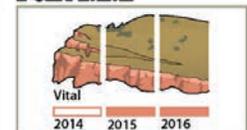
Town Staff

**Key Partners:**

PRC / SRTF

**SFC Recommendations:** ■

**P&R 1.2.2**



Design and implement the revised Bohn Park master plan.

**Responsible Party:**

PRC

**Key Partners:**

Town Staff / SRTF / EB

**Cost Estimate:** \$\$\$\$

**SFC Recommendations:** ■



## Town of Lyons Comprehensive Plan Goals

- Balance the quality of life benefits that parks, trails and open lands contribute to the community with fiscal responsibility.
- Objective 1.1: Make the parks, trails and open space system more self-sustaining and efficient and an even more important part of the Lyons brand-“a recreation destination”.
- Re-establish and expand revenue-generating activities/opportunities/amenities to support park maintenance and operations. i.e. Camping and parking, special events, shelter rentals, permitting fees, concessions, rentals, etc.

## Town of Lyons 2008 Bohn Park Master Plan Goals

- Dog Park or open space with Frisbee golf
- Town Option
- Trail connections
- Picnic shelters
- Multi-use area/ overflow event parking/ Frisbee golf
- Community gardens
- Sand volleyball
- Tennis courts
- Multi-use play courts
- Zero-depth spray pad
- Playground
- Restroom building
- River access points
- Skate park

- Unpaved trailhead parking
- Shelter/ concessions
- Picnic area
- 3 baseball fields
- Multi-use sports field

## Lyons Valley River Park Guiding Principles

Town of Lyons LRAP Goals for Lyons Valley River Park:

### GOAL 1 – Provide Safe Places for Recreation

- **Objective 3:** Restore and Enhance Mid and Eastern River Corridor
  - Implement mid and Eastern River Corridor Plan with facilities, trails, natural areas, and other amenities that are safe and consistent with floodplain regulations
  - Restructure the river banks to sustain spring run-off and future flood events
  - Restore access, river structures and features to support kayaking, fishing, dogs, and wading recreational activities
  - Create separate low impact zones along the river corridor to provide fishery habitat and quality fishing
  - Create a natural wildlife area with native plants for passive recreation including trails and signage to describe wildlife, plants, and historical images of the post flood devastated landscape
  - Create a riverside trail that connects to the existing Town rail bed
  - Convert Town rail bed to multi-use trail

## Town of Lyons 2012 Lyons Valley River Park Master Plan Goals

- St. Vrain Corridor Trail Expansion
  - Trail extension to Hwy 36
- Large loop trail – fitness loop
  - Creation of fitness loop trail with 10 fitness stations
  - Low maintenance equipment
  - Child through adult level fitness stations
  - Trail signage
  - Exercise signage and workout recommendations
  - Trail improvements
- Educational opportunity – interpretive loop
  - Install 7 interpretive stations with a children’s play element
  - Interpretation stations include interactive as well as informative based information
  - Interpretation will highlight St. Vrain corridor and its role in the ecosystem
  - Install trails on west side of loop trail, ADA
  - Minimal impact trails and interpretation on the east side of the loop trail
- Natural outdoor play area
  - Low maintenance child-specific natural play area
  - Zero-depth water feature
  - Use of native plants and natural materials
  - Variety of different sized and shaped boulders
  - Large boulder structure

- Outdoor classroom and picnic area
- Multi-use trails around and throughout play area, including ADA access
- Whitewater Park
  - Eco-friendly whitewater park
  - Update, improve, extend October Hole
  - Extend whitewater park past Highlands Ditch Dam
  - Improve in-stream fish passage and habitat
  - Improve river access, including ADA access
- Pond Recreation and Access
  - Develop safe pond access points, including ADA access
  - Provide access points for fishing
  - Provide access points for aquatic recreation
  - Provide a variety of picnic areas
  - Install interpretive areas
  - Restore riparian habitat
  - Restore aquatic habitat
  - Protect wetlands



## Trails Guiding Principles

### Town of Lyons LRAP Goals for Trail Enhancements:

#### GOAL 2 – Increase Trail Connectivity and Enhance Trails along the River Corridor

- Develop trail master plan (create access for kayak/river use along river trail, build on existing regional trail plans, create safe crossing for pedestrians/bikes, etc.).
- Repair former trails and assets (bridges, drainage structures, etc. including a priority on trail/bridge access from Bohn Park to downtown across the river).
- Implement regional trail connections through partnerships.
- Restore existing pedestrian bridges, trails, drainage structures, etc.
- Rebuild and restore existing multi-use pathways
- Expand the trail system into surrounding communities and open space

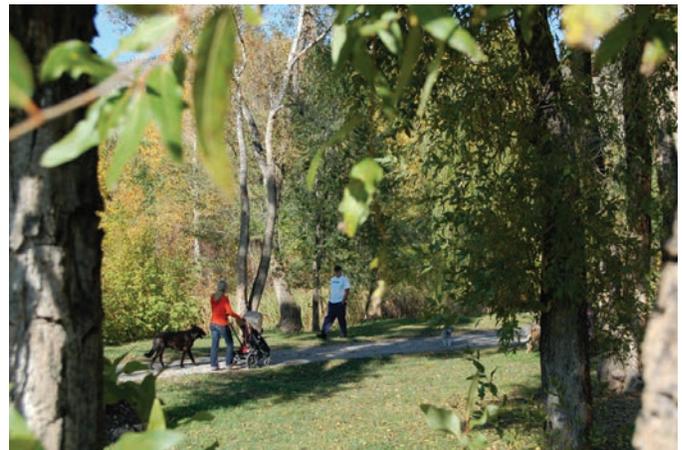


## Funding Sources

Funding sources were reviewed with the public to align interests and goals with available funding and funding requirements. Reimbursement, prioritization of projects and cash flow were factors that impact the ability to complete these projects. Following is a list of funding sources identified for Parks Flood Recovery.

- FEMA PW20 & PW35
- Town Insurance - CIRSA
- Colorado Water Conservation Board - CWCB
- Community Development Block Grant - CDBG
- Donation and In-Kind Resources (i.e. - Can'D Aid, Colorado Rockies)
- Colorado Parks & Wildlife
- LWCF - State Trails
- Various other sources

The schedule / timeline of the flood recovery planning process was presented to the public outlining the 9 public meetings that would be taking place between August 2015 and October 2015 at Roger's Hall and the topics that would be presented at each meeting. Project information cards were distributed to attendees that contained information for location / time / date of future meetings, web address of project website, and other pertinent information that pertained to the project.



# Initial Planning Process



## Data Collection

The planning team's goal was to gain a deep understanding of the Town of Lyons' existing conditions, opportunities & challenges, and an assessment of flood damages based on FEMA PW's, conversations with the Town and stakeholders, previous planning studies, assessments and field observations. In this process, the planning team collected various data through land survey data, ecological / floodplain site assessments, and other documents necessary and helpful to the planning process.

### Inventory and Analysis Documents:

- Land Survey
- Flood Acquisition Properties Map / Buyout Plans
- Meadow Park Phase 2 Documents
- Main Street Phase 2 Documents
- 2008 Bohn Park Master Plan
- 2000 Parks, Open Space & Trails Master Plan
- 2012 Lyons Valley River Park Master Plan
- 2014 CPAT Presentation
- Lyons Recovery Action Plan
- Before & After Flood Photo Documents
- FEMA PW-35 Worksheets
- BOCO Regional Trails Map 2015

### Inventory and Analysis of the Sites

With a thorough understanding of the field conditions based on site tours with Town staff and available photography from the flood damages, initial inventory and analysis maps were created based on the programming and guiding principles identified by the community, Town, and previous planning documents. Items of concern with park features, trail design, national ADA and AASHTO standards, and other items and critical issues identified during program development were reviewed.

A feasibility analysis for all park sites, including impacts to property, wetlands and vegetation, grading, floodplains, costs, construction access and other items were completed.

The planning team assisted with review of opportunities to minimize or avoid wetland impacts for all conceptual park and trail alternatives. After touring the park sites with the Town, the planning team prepared a Preliminary Ecological Assessment, Preliminary Flood Impact Assessment & FEMA Compliance memorandum, reviewing alternatives and offering solutions that aided in the enhancement of riparian and wetland habitat.

Total Devastation of Parkland and Park Facilities for Bohn Park, Lyons Valley River Park, Trails and Whitewater Recreation culminated in over \$14 Million in damages. This information is based on FEMA PW20 & 35.

## Pre-Flood Inventory

Prior to the 2013 flood Bohn Park offered users a multitude of recreational opportunities including multi-use trails, ball fields, basketball courts, the Lyons Dirt Jump Skills park, community gardens, and an off-leash dog park. The following is a pre-flood inventory of Bohn Park facilities:

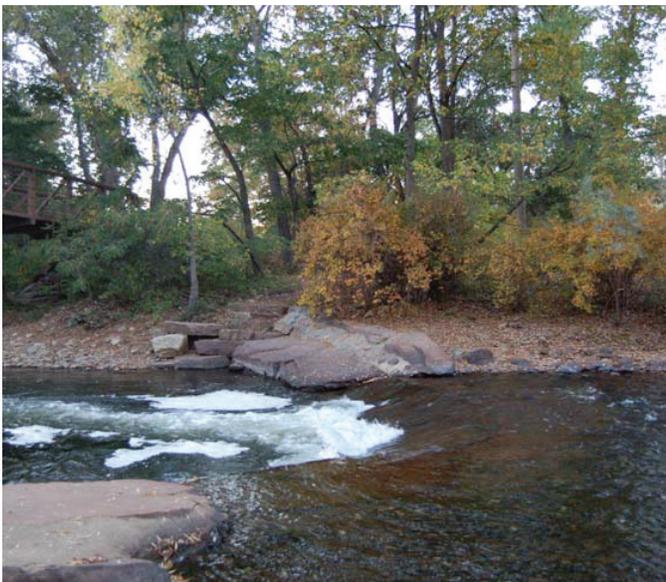
### Bohn Park Pre-Flood Inventory

- 2 Baseball Fields
- Bleachers
- Batting Cage
- Playground
- Miller Memorial
- Restrooms & Shelter House
- ADA Fishing Area
- Score Box
- Picnic Areas
- Tennis court
- Parking
- Event/ Festival Parking
- Bike Pump Track
- Multi-use Sports Field
- Restrooms
- Concessions
- Trail Connections
- 5 Drop Structures
- Dog Park
- Signage
- Walls
- Landscape/ Irrigation



## Lyon's Valley River Park Pre-Flood Inventory

- St Vrain Corridor Trail
- Pond recreation and access
- Loop Trails
- Whitewater park
- Swimming Hole
- Black Bear Hole
- Public Art
- Drive up access
- October/ November Whitewater features



## Post-Flood Inventory

After 2013 Flood more than 75% of trails were damaged or destroyed. This includes the destruction of the St. Vrain Corridor Trail, which was the major source of connectivity between the town and its neighborhoods, schools, parks, and businesses.

### Post-Flood Bohn Park Major Damages:

- 4th Ave. pedestrian bridge moved on foundation-has been removed for river work.
- Trail to Hwy 7 destroyed-South St. Vrain Corridor Trail through Bohn no longer in existence
- Picnic areas, grills, memorial benches, Miller Memorial, parking lots, retention ponds all destroyed
- Bohn Baseball/softball field, batting cage, dugouts, fences, severely damaged
- Vasquez Little League baseball/softball field destroyed
- Bohn Park St. Vrain whitewater features destroyed, including ADA fishing structure
- Landscaping and irrigation system destroyed
- Damage to park host site and playground area
- Signage and fencing damage
- Landscape/ irrigation



**Post-Flood Lyons Valley River Park Major Damages:**

- The Eastern river corridor has been devastated.
- The whitewater park structures have been removed.
- The river and adjacent terrain has been dredged clean of most all soil, trees, shrubs, grasses and forbs.
- The commercial area is under a continued threat of future flooding.
- The McConnell Ponds were breached and completely destroyed



## Preliminary Ecological Assessment

As an integral portion of the Lyons Parks Flood Recovery Planning Process, DHM Design completed a preliminary environmental assessment of the project area in order to fully inform the planning process project of the opportunities and constraints of the natural resources and ecological conditions which are found within the project area. This assessment was completed by performing on-site investigation and analysis, reviewing baseline data provided by a variety of resources, communicating directly with various Town of Lyons team members, and reviewing critical information from the planning and design team. The mission of this assessment was to simply provide an overview of the current conditions of the project area and ensure that recommendations for the resource management were connected to the on-site field conditions.

The majority of the project area consists of facilities owned and managed by the Town of Lyons, including a mixture of traditional parks and recreation facilities and properties acquired through flood recovery efforts. The majority of these properties can be classified as urban and consist of improvements that are typical of communities this size. However, St. Vrain Creek and the associated riparian zone are notable features within the project area that provide an important ecological element to understand.



It is not a surprise that the floods of September 2013 had an important and devastating effect of the ecological systems associated with St. Vrain Creek, including the channel geomorphology, riparian zones, and connected floodplain. The assessment of these specific areas provided evidence that they were highly degraded and in compromised condition classes. Specifically, the analysis provided documentation of the following related to the St. Vrain Creek, riparian, and floodplain areas within the project area:

- The channel geomorphology of St. Vrain Creek is significantly altered and degraded in most locations reviewed for this project. Significant environmental problems associated with this altered and degraded channel system exist and are a critical key feature of the system.
- The floodplain connections to St. Vrain Creek have been altered and are in various states of function. The flood systems have provided a patchwork of floodplain connectivity, with some zones within the project area completely disconnected to the floodplain, and others area having channel migration and new connections to the floodplain.
- The riparian forest associated with St. Vrain Creek within the project areas consist of mostly non-native, aggressive tree resources. The native forest overstory is only present in about 30% of the project area. The aggressive, non-native forest species are out-competing the native species and this is exasperated by the current soil conditions that exist within these flood-modified zones.
- The riparian zones associated with St. Vrain Creek and other water bodies within the project area have an extensive noxious vegetation component. These include noxious herbaceous forbs, grasses, and aquatic vegetation.
- Sediment transport throughout the river systems is a significant factor in the water quality of the systems within the project area. This is a direct result of pulses of sediment discharge and lack of vegetated cover within the riverine and riparian zones. There are multiple recreational areas that are receiving significant use that has over time, in some areas, provided a lack of vegetation cover in specific areas as well.

- Through analysis of Colorado Parks and Wildlife data and on-site investigations, the fishery of St. Vrain Creek and associated water bodies is classified as “poor” and “degraded”. There is evidence of fishery recovery and some mobile fish species repositioning populations within some reaches of the project area.
- Through analysis of Colorado Parks and Wildlife data and on-site investigations, the wildlife habitat components of the riparian corridors through the project area are considered degraded. There are some notable places where habitat values remain high, specifically in some in-channel island systems. There is also some limited habitat for some Threatened and Endangered species in a few locations within the project area. Most wildlife utilizing the project area can be classified as “urban wildlife” and are thus adaptable to changes in systems.
- Although difficult to ascertain without specific study and detailed investigation, it did not appear that there were environmental contaminants within the areas reviewed in the assessment. More specific research and detailed inspection would need to happen to verify.
- Certainly, most of the observations provided that were gathered during the analysis and assessment are not surprising to the Town of Lyons team or the design team. There are clear expectations that the assessment would show some of the obvious concerns with the current project area.

The analysis and assessment is a tool to provide detailed information for the planning process and the following recommendations were communicated to the design team and the public during the process of drafting and completing the planning process.

- As St. Vrain Creek restoration work is planned, designed, and completed, ensure the integration with the parks projects associated with the riparian and floodplain areas adjacent to the channel system.
- Identify appropriate areas for restoration within the riparian associated areas of the planning process project. Prioritize those restoration areas that maximize ecological values and habitat values, while still being an important part of the social context of the use of the facilities.

- Provide native vegetation areas and zones that provide important buffering of the riparian corridor with an appropriate vegetated connection. Passive uses such as trails and observation areas are appropriate for these areas.
- Ensure that appropriate capital and operations budgets exist to provide the long-term success of the restoration efforts that are contemplated in the planning process.
- As specific design and construction projects are contemplated out of the planning process, provide more detailed and site- specific study of the natural resources and ecological systems in each specific zone to ensure appropriate design and protection measures.



# Preliminary Flood Impact Assessment & FEMA Compliance

## Background:

Significant flood damage occurred during the September 2013 flood event along St. Vrain Creek. Within the Town of Lyons, flooding resulted in damage or destruction of many of the Town's utilities, wastewater treatment facility, roads, bridges, and trails. Flood damage was also extensive in the vicinity of Bohn Park and Lyons Valley River Park as flows from the St. Vrain Basin Watershed, including the north, south, and main stems of the St. Vrain Creeks crested the capacity of the channel banks.

This planning process presents a plan for reconstruction of Bohn Park and Lyons Valley River Park. As part of this plan, it was important to review what happened during the 2013 flood and recognize that flooding could occur again in the future. As such, resilient efforts have been recommended to best manage flooding potential and reduce future damages.

This section discusses the Bohn Park and Lyons Valley River Park master plan as it relates to currently defined floodplain and floodway limits, floodplain regulations, and flood resiliency into the future. Along those same lines, it should be recognized that as part of community and State efforts, the flood maps are being updated to reflect changes in flood hydrology and topographic conditions. In addition, ongoing recovery efforts to and sounding the St. Vrain Creek have the potential to alter floodplain conditions. The most current, best available, data shall be consulted with any new work within the floodplain.

## Floodplain Management Criteria:

The Town of Lyons is a participating member of the National Flood Insurance Program (NFIP). As such, the town has adopted the sections of the Code of Federal Regulations (Section 44), Executive Order 11988, and the Colorado Water Conservation Board (CWCB) Flood Plain Management Rules, pertaining to the NFIP and floodplain management regulations. For Bohn Park and Lyons Valley River Park, floodplain management requirements relate to placement and construction of new insurable buildings, addressing impacts to existing and new buildings in the park, addressing general floodplain management guidelines regarding planning and work which may occur within the regulatory floodplain and floodway areas, protecting people and property, and reducing future flood losses.



For the town, the regulatory floodplain zones are defined by the current Flood Insurance Rate Maps (FIRMs), distributed by the Federal Emergency Management Agency (FEMA). The FEMA FIRM defines individual regulatory flood zones, with varying implications on both flood insurance and floodplain management regulations. In Lyons, the FIRM zones for St. Vrain Creek include: Zone AE, indicative of the 1%-annual-chance flood event, often referred to as the 100-year floodplain; Zone X, indicative of the 0.2%-annual-chance flood event, commonly referred to as the 500-year floodplain; and a regulatory floodway boundary, representing the portion of the river or watercourse, that must be reserved in order to convey the 1%-annual-chance flood.

As noted above, each of FEMA's FIRM zones carries different regulatory regulations. Work within the floodway zone would be the most restrictive, and is required to result in a "no-rise" condition compared to pre-project conditions defined by the effective condition on the FIRM, or existing conditions for updated locations. In some cases, it is not possible to achieve no-rise. In those cases, FEMA requires the submittal of a Conditional Letter of Map Revision (CLOMR) prior to construction. This provides FEMA an

opportunity to review and concur with the project conditions prior to the work being started. This also ensures that FEMA's floodplain regulations are being adhered to. Regardless of the submittal of a CLOMR, projects which involved work within, and more specifically, place fill within, the regulatory floodway limits are restricted from causing a rise in floodplain elevations on adjacent insurable structures or buildings. In cases like Lyons, this restriction can often be difficult to overcome, particularly when many homes and buildings line both sides of the creek, such as those surrounding Bohn Park and Lyons Valley River Park. Following the construction of projects within the floodway, the Town may apply for a Letter of Map Revision (LOMR) to officially update the FIRM to reflect current conditions.

The Zone AE area, or 1%-annual-chance floodplain limits beyond the floodway, is also referred to as the flood fringe. Work in the flood fringe is less restrictive and by definition, fill in this zone may not necessarily result in increases beyond those acceptable to FEMA. However, projects in this area are still subject to floodplain management regulations, floodplain permitting, and the submittal of a LOMR for project which change the floodplain boundaries or floodplain elevations. Project located in the flood fringe would still be required to engage best floodplain management practices and avoid impacts to adjacent property and insurable structures.

FEMA's regulations are based on the floodplain boundaries presented by the FIRM and additional information presented in FEMA's Flood Insurance Study (FIS). However, floodplains within and in the vicinity of the Town of Lyons have changed since the 2013 floods and floodplain information is in the process of being updated to present new floodplain boundaries based on updated flood discharges. In August 2014, with support from the CWCB, the Colorado Department of Transportation (CDOT), Region 4 Flood Recovery Office published the Hydrologic Evaluation of the St. Vrain Watershed, Post September 2013 Flood Event Report, prepared by Jacobs. This report presented an updated hydrologic analysis for the St. Vrain Watershed, considering the effects from the 2013 flood and other historic and more recent information. This study, also referenced by other reports including the 2014 St Vrain Creek Watershed Master Plan, ultimately recommended that the 1%-annual-chance discharge for the St. Vrain Creek, downstream of the confluence with North and South St. Vrain Creeks be increased by approximate 34%,

from 8,800-cfs to 11,910-cfs. Given that this information has been ratified by FEMA as best available information, projects in the area, particularly for bridges and other structural improvement, are being designed using this new information. Updated floodplain boundaries are currently being prepared under guidance of the CWCB through their Hazards Mapping Program. Any projects with proposed changes to the St. Vrain Creek floodplain are encouraged to consult more up to date information.

### **Objectives from the Flood Recovery Process:**

A master plan of improvements has been prepared by DHM Design and the study team for Bohn Park and Lyons Valley River Park. The master plan improvements, along with the current regulatory floodplain and floodway limits are depicted by the plan maps. In general, the master plan concepts align with the overall floodplain guidelines discussed above; however it should also be noted that the planning process did not include a detailed analysis of the current floodplain conditions. Further review of the floodplain during final design and permitting may result in changes to the recommendation and concepts presented below.

In general, the planning concepts promote public safety and resiliency by:

- Promoting the use of natural and open spaces areas along the floodplain and floodway corridors;
- New enclosures and buildings have been located outside of the known floodway limits, and will be elevated above the regulatory and revised floodplain elevations;
- Improved stream design characteristics and resilient restoration techniques are proposed within the floodplain corridor;
- The plan minimizes encroachments and items which would increase floodplain elevations.



At Bohn Park, the master plan demonstrates compatibility with the floodplain areas given how the park layout has been compartmentalized around the floodplain boundaries. Specifically, the park areas within the flood zones have been reserved for more compatible amenities such as riverine and ecological restoration, and passive recreation; whereas the more formal active recreation sites and structural components have been located beyond the anticipated floodplain limits.

Amenities within the anticipated flood zones include: riverine and ecological restoration; public access to the stream systems, trails, parking, and picnic shelters. In general, these amenities are of a nature that can typically be constructed without creating adverse impacts to the floodplain and with reasonable and customary construction methods. Stream and ecological restoration would also likely positively improve overall flood conveyance. From a public safety perspective, the planned improvements within the floodplain areas could also be quickly evacuated in the case a flood is likely to occur.

The Lyons Valley River Park demonstrates similar compatibility in its planning efforts in that the amenities within the flood zones also have been reserved more for restoration and passive recreation. The reconstruction of McConnell Drive (by others) will add overall flood capacity in an area lacking in 2013. The restoration of the adjacent pond and riparian areas also provide opportunities to mitigate flooding in residential locations in addition to along U.S. Highway 36. More resilient restoration features, including erodible bank protection at the McConnell Ponds help prevent further failure and flood impacts into the future.

### **Future Floodplain Considerations:**

A qualitative assessment of the Bohn Park and Lyons Valley River Park was performed with this master planning project. Although a detailed level assessment was not performed, the following items should be considered as they relate to future floodplain changes and regulations.

**General:** As noted above, floodplains in the vicinity of the Town of Lyons have changed since the 2013 floods. In addition to reviewing effective FEMA FIRM and FIS products, designers and Town administration should consult newer “best-available” data in making floodplain management decisions. Floodplain development permits from the Town of Lyons and Boulder County will be required prior to any construction to ensure compliance

with the Town’s floodplain regulations. Technical studies, including potential FEMA CLOMR or LOMR applications, may be required to supplement floodplain development permits.

**Bohn Park:** As noted above, the compartmentalized approach to redevelopment of Bohn Park encourages more compatible project uses within the floodplain areas. In general, due to the presence of buildings and insurable structures north of the creek, to meet FEMA regulations, individual projects in the floodway areas would require a no-rise certification for floodplain impacts. Given this, it is envisioned that much of the work proposed with the restoration efforts would be completed more through excavation and widening of the floodplain areas versus placing fill and narrowing the floodplain limits. Specific attention may need to be given in areas such as the 4th Avenue pedestrian bridge replacement, or the expansion of the tennis courts, where additional excavation in the natural areas or parking locations may be needed to avoid any adverse impacts.

**Lyons Valley River Park:** Similar to Bohn Park, Lyons Valley River Park demonstrates similar compatibility with floodplain planning efforts. Again, due to the presence of buildings and insurable structures on both sides of the creek, to meet FEMA regulations, individual projects in the floodway areas would require a no-rise certification for floodplain impacts; however, with much of the work dedicated to restoration efforts, it is envisioned that any encroachment or fill in the floodplain would be compensated with excavation and widening of the channel and floodplain areas. An example of this is near the Black Bear Hole, where a floodplain overflow channel has been proposed to add conveyance capacity and offset impacts for the park and trailhead development. A similar approach occurs with improvements at the McConnell Drive Bridge and changes to the McConnell Ponds. Finally, along this reach, project such as the replacement of pedestrian bridges, or addition of in-stream recreational features, may need to be combined with other restoration projects in the floodplain to balance perspective floodplain impacts from each project.



## Stakeholder Input / Public Outreach

### Background

Public forums served to present information and gather feedback from citizens at large. Initial meetings early in the process and follow-up meetings during the conceptual alternative and final plan development process were important. All public meetings were held at Roger's Hall. The planning team worked with project stakeholders and had an extensive public outreach process to gather necessary information about the project that clearly communicated the visions and values that would be the guiding principles.

### Building Awareness:

Public outreach consisted of making project information widely accessible for citizens of the Town of Lyons. DHM advertised the project to the general public through public flyers, newsletter updates, Board of Trustee updates, emails, and a project website.

Public Flyers were distributed at various locations around town as well as being available at all public meetings. Project schedules and meetings were advertised through the Town of Lyons and through Town of Lyons email list. Website communications were the most effective way of spreading word about the project according to surveys given to public meeting attendees.



### Project Website

A website was designed specifically for the project to engage the public, post the latest information & updates, and distribute a calendar of events pertaining to the project. The project website is hosted at [www.lyonsparksm.com](http://www.lyonsparksm.com). It created possibilities to receive input from the community beyond the typical public meeting and allowed for a variety of discussions to take place in a secure and controlled environment. DHM Design team set up the website to be managed based on the needs of the project. Each project has unique elements that we incorporated into a content-driven website for increased awareness and understanding.

### Engaging the Community

The planning process conducted three (3) series of three (3) meetings to establish vision and guiding principles, review draft concepts and finalize a planning process document for a total of 9 public meetings. Three (3) initial community meetings, one for each park site and one for the comprehensive trail planning process, focused on the specific parks and trail goals and vision. This first series of meetings were devoted to soliciting ideas, input and comments related to unmet and unidentified needs, current services and facilities, and desired opportunities.

Three (3) follow-up community meetings were conducted during the draft planning process to review all goals, incorporate and review all feedback and solutions to date. This second series of meetings was devoted to sharing with the entire community a summary of the Draft Plans, feedback to date, and collect any additional comments from the Town and community.

Throughout the planning process we worked closely with the public to solicit feedback at every step. All comments were reviewed and presented back to the public at public meetings. All comments were reviewed thoroughly for feasibility and balanced against parks budgets, maintenance and operations considerations, safety and other criteria identified by the Town to create the best park experience. Planners and staff did their best to incorporate all comments into the planning process, but as with every process, compromise on some comments was needed. Results and decisions for developing the designs were reviewed and presented to the public for ultimate support of the final planning of all parks and recreation areas.

A final series of three (3) meetings were used to communicate all the planning work to date and to highlight the final vision, goals, and plans. Final presentation of the plans was made and opportunities for final comments were solicited prior to finalizing the planning documents.

As part of the public outreach process the design team coordinated with Town staff to develop the strategic approach and messaging for the public meetings. The strategic planning included defining meeting objectives and desired outcome, outreach and advertisement tactics, meeting dates and preferred location based on populations of concern. The planning team managed the logistics of the event including agenda, informational handouts, fliers and notifications, room set up if necessary, sign-in table and attendance, meeting notes and photo documentation.

### **Incorporating Feedback**

Throughout the planning process we worked closely with the public to solicit feedback at every step. All comments were reviewed and presented back to the public at a public meeting. All comments were reviewed with Town staff to determine what comments were allowable and feasible balanced against parks budgets, maintenance, operations, safety and other criteria identified by the Town to create the best park experience. We were not able to incorporate all comments into the planning process, but results and decisions for developing the designs were reviewed and presented to the public for support of the final planning of all parks and recreation areas.

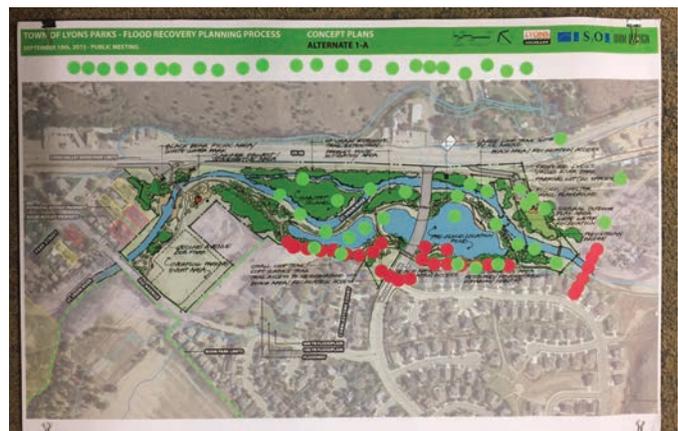
DHM Design conducted an extensive feedback process in order to solicit input and generate comments for the development of the park plans. Feedback opportunities were given through utilizing comment cards at each public meeting and through the project website. Comment cards had opportunities to fill out survey questionnaires as well as write general comments. Sticker voting was conducted to gauge an idea for what people were interested in seeing in their parks. Panels with plans and precedent images were presented, and meeting attendees were encouraged to mark them up, green stickers representing “I like this” and red stickers representing “I do not like this”. Based on feedback gathered in these meetings, the planning team drafted alternative plans that were then presented to the Town of Lyons Staff before presenting at the community meetings.

After each public meeting, the planning team prepared meeting notes and feedback that summarized the progression of the project into a community feedback report. These reports were distributed to Town staff, the Board of Trustees, and the general public for review and comment.

At our stakeholder meetings and public meetings, we presented the guiding principles and draft planning process alternatives and conducted an open dialogue for both quantitative and qualitative feedback. The most important goal with these meetings was to ensure everyone had an opportunity to speak, and that they knew we had heard what they said. This was completed by reiterating the goals, comments, feedback and main issues we heard in earlier public meetings and providing another opportunity to refine and prioritize those issues before they were solidified in the final document.

Meetings with Town Staff were held to review comments and feedback from the public and validate the design decisions moving forward into a preferred plan. This provided one last opportunity to discuss any gaps of information and ensure that the final products were in complete alignment with the goals and objectives identified with the Town staff and community. This meeting served as a check and balance that the needs of the community were being met in the most cost effective and value added manner.

We also received numerous letters and comments from Lyons Elementary School Students outlining many of their ideas for designing the perfect park in Lyons. These comments were all reviewed and presented back to the community at a public meeting.



## Preparation of Draft Planning Documents

Prioritization of parks happened early on in the flood recovery planning process that focused on acquiring approvals earlier to meet funding requirements and construction schedules. Bohn Park planning was expedited and completed early in the study to accommodate such a schedule. The Town of Lyons anticipated completing the Bohn Park planning by mid October 2015 to take advantage of final design in the fall with the initial goal of starting construction winter 2015 and into the spring and summer of 2016. Due to funding requirements and the public process this was not possible and the Town will need to go through a bidding process to complete the development of final designs and bid documents for Bohn Park. Schedules are continually changing due to funding requirements, prioritization and commitments from other stakeholders and agencies. It is now estimated that the Lyons Bohn Park Final Design and Bid Project will begin in March of 2016 with design carrying through July of 2016, bidding taking place in August/September of 2016 and construction beginning the fall/winter of 2016 for Bohn Park to open in the Summer /Fall of 2017. Final design January/ February of 2016 with construction beginning Fall/ Winter 2016. Final schedules and prioritization is being reviewed with Town Staff.

Draft planning documents incorporated all usable and meaningful feedback gained through meetings with Town staff, stakeholders, the public and Town Boards and Committees. Graphic presentations and renderings were developed that provide compelling and readable drawings clearly communicating the design intent and how all feedback has been incorporated. Our goal is to provide unique, creative and viable design solutions that reflect the preferences and values of the stakeholders and support the established vision developed in earlier tasks.

Three alternate concepts were developed for each park that looked at different arrangements of features based on comments received early on in the planning process and aligning with the guiding principles. Concept Drawings included specific park feature arrangements, parking layout, trail alignments, identification of wetland disturbances, impacts to existing vegetation, and other details for all parks projects, necessary to understand the final design. Lighting options were reviewed with Town staff for lighting the baseball/ softball fields and a preliminary photometric layout was created by Musco Lighting to assist in the understanding of light spillage for review with the public.

A feasibility analysis, including impacts to property, wetlands and vegetation, costs, construction access and other items was completed. Evaluations included review of possible construction costs (based on 2015 costs); a review of impacts to property and land disturbances, and evaluations and risk assessment for any environmental issues that would affect the implementation of the proposed plan.

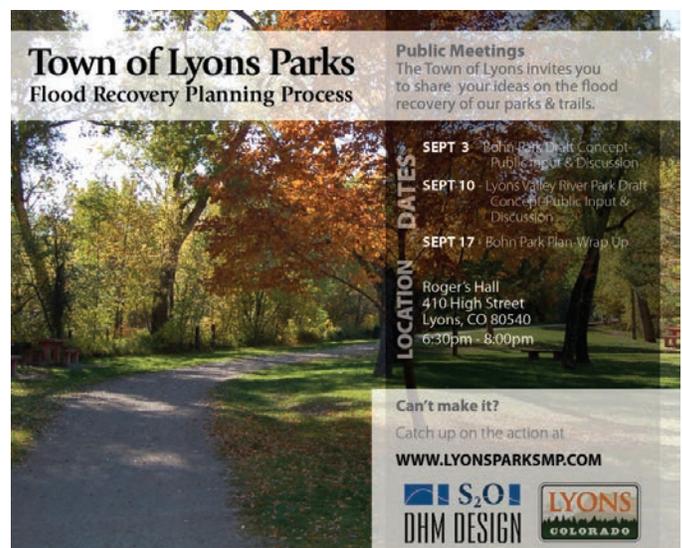
The draft planning document included a review of phased recommendations of improvements and upgrades to existing facilities and architecture. The planning team prepared a detailed schedule of these recommendations, included in the subsequent cost estimating.

### In-stream Design

A conceptual design of the in-stream features was created, including defining specific layout of the site and typical sections to define the project in location and geometry.

Of importance was to ensure that the proposed design did not negatively impact fish passage or the river's functional hydrology. The conceptual design has adequate detail to begin discussions with permitting agencies. A preliminary cost estimate was created based on the FEMA project worksheets. The concept design was shared with the Town of Lyons and vetted through public meetings as part of the overall park plans.

Input and comments from the Town of Lyons and the public were reviewed and incorporated into the final design process.



**Town of Lyons Parks**  
Flood Recovery Planning Process

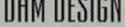
**Public Meetings**  
The Town of Lyons invites you to share your ideas on the flood recovery of our parks & trails.

**LOCATION DATES**

- SEPT 3 Bohn Park Draft Concept - Public Input & Discussion
- SEPT 10 Lyons Valley River Park Draft Concept - Public Input & Discussion
- SEPT 17 Bohn Park Plan Wrap Up

Roger's Hall  
410 High Street  
Lyons, CO 80540  
6:30pm - 8:00pm

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Catch up on the action at  
[WWW.LYONSPARKSMPP.COM](http://WWW.LYONSPARKSMPP.COM)

## Bohn Park Alternatives

Two alternates were reviewed with the Town and public for consideration. Comments from the initial information gathering public meeting and the website were reviewed and incorporated into the alternative planning process. General comments received included the following.

- Incorporate a skate park
- Develop anywhere from 2 to 3 ballfields
- Integrate basketball/sport courts
- Use the 2008 Master Plan elements
- Design bike trails
- Keep it natural with lots of picnic tables

During the meeting sticker voting was incorporated into the feedback process as well to gain an understanding of community preference for specific park elements and character development.





## Concept Plan Alternate 2

Alternate 2 had similar programming as alternate 1 however was arranged differently to accommodate the goal of floodplain restoration and passive uses adjacent to and within the floodplain. The ballfields were reduced down to 300' foul lines and placed further south into the park site. Parking and any internal road systems were limited to the northern side of the park and away from residences.

Gravel parking was shown with approximately 185 spaces.



## Lyons Valley River Park Alternatives

Three alternates were reviewed with the Town and public for consideration. Comments from the initial information gathering public meeting and the website were reviewed and incorporated into the alternative planning process. General comments received included the following.

- Restore McConnell ponds as they were pre flood
- Keep LVRP natural
- No trails by houses
- Consider public art
- Recreate kayak opportunities

During the meeting sticker voting was incorporated into the feedback process as well to gain an understanding of community preference for specific park elements and character development.



## Concept Plan Alternate 1A

Alternate 1A looked at restoring a 2 pond system in the approximate locations the river and ponds were pre-flood. Two ponds allowed for grade of St Vrain Creek between the upstream end and downstream end of the ponds to be integrated between the ponds. The pond water surface elevation needs to remain fairly flat and cannot match the grade of the St Vrain Creek. Spillways or fuse plugs were reviewed to protect the ponds from larger flows and storm events. Protection of McConnell Bridge was also considered as part of the pond designs. Trails were aligned and designed based on anticipated use from neighborhood trail links to regional trail corridors along the St Vrain Creek. A dog park was restored at Second Avenue. The Black Bear Hole and Whitewater Park was restored. The Clarifier Art project was identified as an important community art project and garden area. Pond recreational access was identified around the perimeter of both ponds in the form of public beaches. A large loop trail with picnicking opportunities was identified within the park. A neighborhood pocket park identified as Lyons Valley River Park was located on the eastern downstream side of the park space with access off of US Highway 36. This pocket park included features such as gravel parking (20 spaces), small lawn area, picnic shelter and a small playground. Instream recreational features were restored to what was there pre-flood.



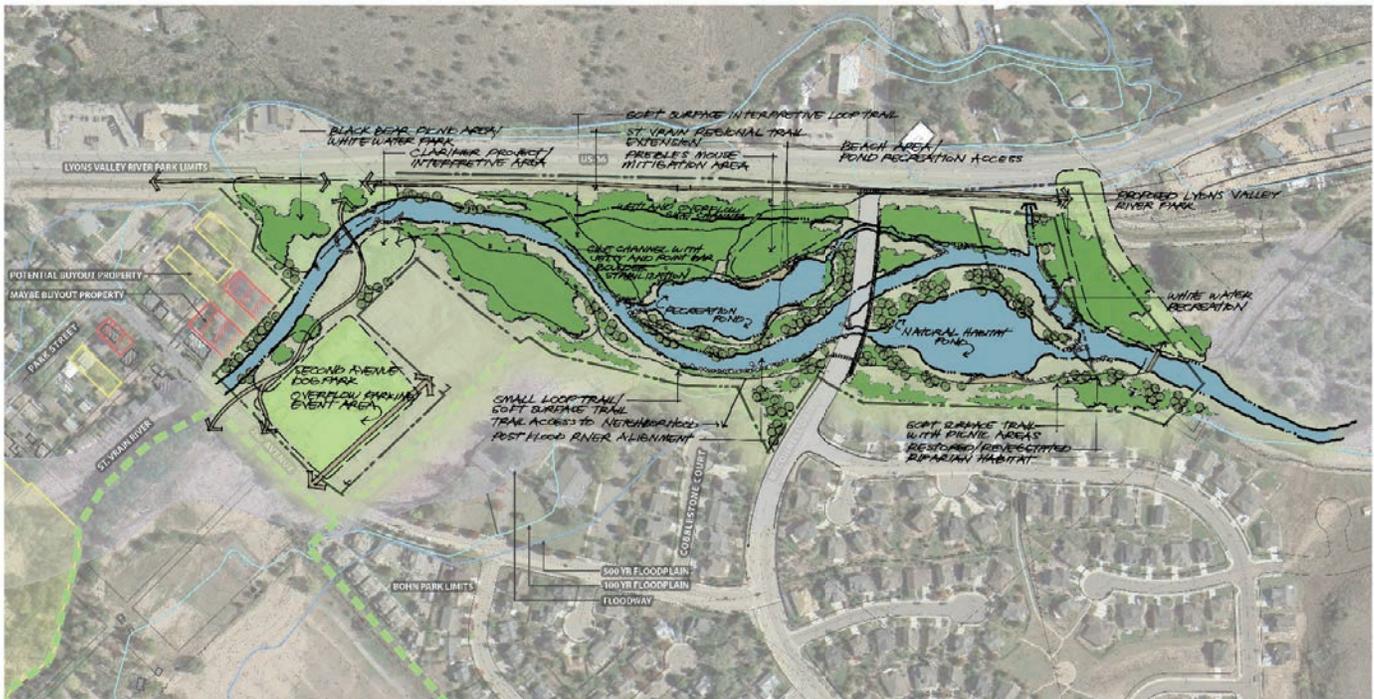
## Concept Plan Alternate 1B

Alternate 1B was similar to alternate 1A. The difference being the pond was restored to pre-flood conditions as a single pond. A single pond allowed for a larger expanse of water and larger recreational area. Pond water depths would vary pending the grading of the river and pond inflow and outfall. Grades would vary as much as 10' or more from the west to the east side of the pond. In both cases with alternate 1A and 1B the ponds are considered "off line" ponds that do not have flows from St Vrain Creek coming into the pond system except during large storm events. In the case of a large event happening, engineering would be completed on the banks to allow for acceptance of the large flows into the ponds and outfalls back into the St. Vrain Creek.



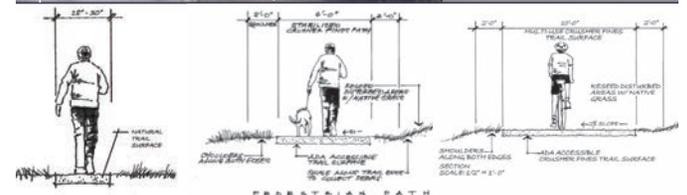
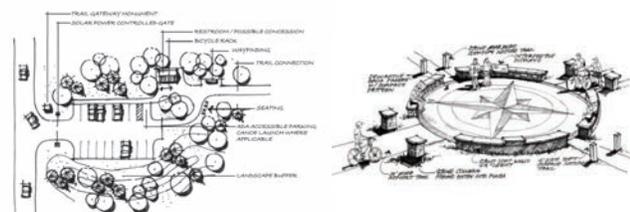
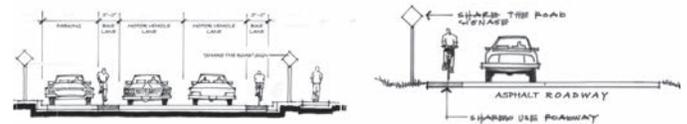
## Concept Plan Alternate 2

Alternate 2 looked at keeping the ponds “on line” and connected with the St Vrain Creek. The ponds and river were located based on the post flood conditions of the creek and ponds. Flow from the river would be accepted into both ponds and allowed to discharge back into the St Vrain Creek. Challenges may include uncontrolled water surface elevations and changing pond elevations based on flow. The ponds may not be able to serve the same recreational value as before pre flood. The ponds would become more valuable as wetland ponds and water quality ponds as opposed to recreational ponds.



# Preliminary Trail Plan, Park Connectivity & Recreation Opportunities

Preliminary trail layouts, park connectivity and recreation opportunities along the trails and within future possible acquisition properties within the town limits were reviewed for future development and planning study. Initial planning started with review of the LRAP and the inventory of pre flood trail system. The trail plan continued these planning efforts by incorporating plans from the previous POST plan that identified priorities in trail corridors and looked at potentially new trails for park connectivity and opportunities within the buyout properties. Trail surface types and sections were reviewed with the public to better understand their needs from a trail planning perspective. Included in the review were opportunities for soft surface trails, hard surface trails (asphalt and concrete), on street trail types, accessible trail types, trailheads, wayfinding and interpretation and recreation opportunities within the FEMA potential buyout properties.



# Final Planning Process



Final Plans incorporated all comments and feedback to date that was collected through comment cards, public meetings, and the project website and from all stakeholders including Town Staff and the Board of Trustees. Often, the final preferred plan is a combination of design solutions identified in the draft plans. This is the case for both Bohn Park and Lyons Valley River Park.

The planning team consolidated and reviewed all feedback on the draft planning phase from internal and external stakeholders and the general public as the Final Flood Recovery Plan was developed. A summary report of all feedback is included in the appendix. A comprehensive plan was developed that knit together the various components preferred from the stakeholders and general public.

## Operating Cost/Revenue Model and Park Maintenance

A detailed operations and maintenance plan and financial analysis were developed based on the program elements included in Meadow Park, Bohn Park, and Lyons Valley River Park. This includes operational and management options, expected staffing levels, operating supplies and equipment, as well as any required contract services. There was also included a line item for long term capital replacement. The planning team examined revenue opportunities in the parks and established realistic revenue targets for key park amenities based on market realities of the area.

The final plan includes a basic maintenance plan for the parks that determines specific tasks that need to be completed on a daily, weekly, monthly or seasonal basis and how these tasks are to be completed, time necessary for the task and how the plan will be monitored. A full operations and maintenance plan and financial analysis are included in the appendix.



## Lyons Parks Flood Recovery Plan Operating Budget

Ballard\*King & Associates developed a proposed operations and maintenance budget for each of the three parks in the Town of Lyons (Meadow, Bohn and Lyons Valley River Park). The plans were developed with extensive input from Dave Cosgrove, Parks and Recreation Director, regarding previous maintenance budgets as well as projections for future use and management of the parks themselves. The proposed draft budgets were also reviewed by the Director to ensure that they met the maintenance and operations goals of the Department and Town's overall expenditure and revenue expectations.

The projected operating budgets are based on the full build out of the three parks and match the concept designs that have been developed by DHM as well as the specific features that will be included in each park. These budgets are in addition to the existing 2015 baseline budgets for each park. Care has been taken to develop these new budget projections based on comparisons with CPRA Level of Service Standards as well. Refer to Appendix for detailed level of service standards based on type and size of park.

Expense projections contain line item estimates for additional staffing requirements (both full and part-time, plus benefits), expected operating supplies, contractual services (utilities, outside professional services, trash pick-up and other items). An allocation for capital replacement has also been included. Expense projections take into consideration the expected use patterns and the number of events that would take place in each park as well as seasonal changes in maintenance and operations.

Revenue projections have been developed based on a projected rate structure for functions such as parking, shelter rentals, camping fees (RV and tent) as well as ice skating rentals and event fees. A calculation of expected recreation programs was also developed. From this, a projection on the number of annual uses/rentals was made and this was used to calculate projected revenues for each park. A specific line item estimate for all sources of revenue was developed using a reasonably aggressive approach.

It should be recognized that these are budget projections only and the exact financial performance of each park could take up to three years to be fully known. The budget projections show that approximately 73% of the cost of operating and maintaining the parks will be covered by revenues coming from user fees. For most parks the percentage of revenue is closer to 20%. Refer to Appendix for more in-depth explanation of operating budget.

Specific Assumptions Include:

- The splash pad in Meadow Park will not have a mechanical filtration or recirculation system.
- Charges for parking will only be collected on weekends and holidays from April 1 to October 15. Residents do not pay for parking.
- There will not be charges for use of the ice rink, splash pad, pump track, and skate park (other than rentals).
- No costs for property or liability insurance have been included.
- Capital replacement and yearly vehicle costs have been included.
- Year round camping (RV) will be available at Meadow Park.
- Increased rates for parking and camping have been assumed.
- Capacity for parking has doubled.
- Utility costs include electric and water which were not metered previously.

## Preferred Plans: Bohn Park

### **Bohn Park Feedback:**

For the final preferred plan, the general public preferred a variation of alternate 2 that encompassed the following feedback from the public during the public meetings, as noted on the comment cards and as posted through the website.

- More trails
- Dog friendly
- Skatepark
- 2 Ballfields (one lighted)
- Camp sites
- More natural features
- More tennis courts
- Safety concerns
- Informal natural play
- Winter recreation
- Less is more...
- Maintenance concerns
- Public art
- No Roads!/ Reduce roads in park
- Change ballfield orientation/ back to back or point to point
- More natural features
- More tennis courts
- Soccer
- Water features
- Informal natural play
- 2 playgrounds

### **Bohn Park Deed Restrictions:**

The planning team and Town Staff worked together with adjacent property owners who have a deed restriction with future development of Bohn Park. The town was successful in forming an agreement with the adjoining land owner to ensure new park amenities adjacent to the property did not violate the terms of certain deed restrictions that existed for the parcel. The planning team and Town Staff were able to accommodate their requirements by placing additional landscape berms and landscape vegetative buffering around the parcel. Light-spill information was supplied for the lighted baseball field to demonstrate light-spill would not exceed a pre-determined number of footcandles away from the field perimeter. The skate park size was adjusted and facility operations / access requirements were determined to best suit the landowner's preference. Other details specific to event parking, vehicle access, gates and trespass were also discussed specific to the agreement.

### **Preferred Alternate Plan**

The planning team reviewed locations and feasibility for relocating the baseball fields and larger capital cost items outside of the flood way and floodplain to be more resilient in the event of future flooding.

### **River Corridor Restoration**

Planning strategies for riparian and ecological restoration were reviewed and strategies, recommendations and construction estimates were considered to better understand costs for improvement. River access was enhanced and restored with overlooks, ADA fishing access and ramps leading to the edge of the St Vrain Creek. The St Vrain regional trail was located close to its original alignment with restoration and replacement of the planters and the development of a flood memorial stone picnic area. The regional trail is to be a 10' wide soft surface/ crusher fines trail. Opportunities for public art are to be integrated along the trail section within Bohn Park. Creek beaches are planned at locations where river access is provided. The 4th Avenue pedestrian bridge connection is to be restored. Instream recreation and water features are to be restored to where they were located pre-flood.

### **Floodplain Restoration/ Improvements**

As noted in the preliminary floodplain analysis, our goal is to limit impacts within the floodplain to create a net zero rise in the hydraulic analysis. Several park features are located in the 100 year floodplain that poses no impacts to the

hydraulic analysis. Features include more resilient and less expensive park amenities. Any structures, fields, field lighting and amenities that have significant costs were planned to be located outside of the floodplain. Park features in the floodplain include:

- 2 Sand Volleyball Courts
- Existing playground
- Gravel Parking
- Wild/ Natural Informal Play areas
- Existing Tennis Court
- St Vrain Regional Trail

#### **Upland Park Development**

With the completion of updated hydrology studies, led by CDOT, the flow rate for future floodplain studies will be increased by 33% for the South St. Vrain Creek. The updated 100 year peak flow will be 7,230 cfs. Park design should identify floodplain limits of the updated flow rate to ensure project goals are met. The planning team worked closely with the public to determine park programming and enhancements.

Two baseball/ softball fields were designed to accommodate organized sports within the Town of Lyons and surrounding communities. One field has been identified to be lighted. A third field option is identified for consideration as demand requires the addition of a third field. An open lawn is planned for to accommodate special events and general unprogrammed play.

Other site features include the following:

- Large shelter/restroom structure,
- flexible space, game area, plaza, picnic area around playground
- 4 tennis/basketball/ pickleball court, bike park, dog park, and other park amenities.
- Batting cage
- 2 baseball/ softball fields (one lighted) with bleachers, backstop, dugouts, etc.

- Natural Play with natural water feature
- Park host site with sewer/ electric hookup
- Gravel parking to accommodate 190 vehicles
- Community Shelters
- Enhanced bike park features to accommodate younger children
- Bouldering area
- Slackline area
- Skate park
- Enhanced landscape improvements

- Soft surface trail connections and trail loops throughout
- Shade structure within dog park
- Overflow event parking

Expansion of the park programming and anticipated use by the neighborhood helped determine parking lot layout and capacity. The planning team worked closely with the Town to determine space requirements. Safe access across Second Avenue was reviewed and connections to the trails, downtown and Lyons Valley River Park.



## Preferred Plans: Lyons Valley River Park

### Lyons Valley River Park Feedback:

For the final preferred plan, the general public preferred alternate 1A that restored the river and the ponds to a preflood location. The final preferred plan encompassed the following feedback from the public during the public meetings, as noted on the comment cards.

- Prefer alternate 1A!
- No trails by houses
- No parking or activity on south side of ponds
- Consider public art
- Beach area, natural play and nature trails
- Benches only on north side of ponds
- Whitewater features
- Limit use of concrete, utilize small gravel trails
- Eliminate large group areas
- Keep natural

We also received numerous detailed comments from the website and felt these deserved separate attention.

- General preference for Alternate 1-A maintain river in preflood location and restored ponds
- Maintain natural, passive recreational area
- No parking lots, no picnic tables near the ponds
- Focus on walking/ jogging, kayaking/ canoeing, wildlife habitat
- Be aware of maintenance costs
- Neighborhood access off Cobblestone Ct. for access to ponds
- Focus on natural habitat/ ecological restoration/ wildlife habitat

- Minimize hardscape
- No trails behind homes/ if trails then large buffer with trails close to ponds
- Restore dirt paths around ponds
- Small playground at pocket park and/ or natural play area
- Larger ponds
- Provide trailhead/ parking at by old waste water dome/ possibly special events area?
- Engineer ponds to manage flood waters
- Concerns with erosion and steep slopes of pond banks
- No exercise equipment and limited "built" features. Keep it natural, keep it quieter
- Keep in mind lands outside park boundaries as plans develop
- Buffer homes from trails
- Only soft trails
- Create in stream features to promote river recreation
- All pond access from north side
- Provide paved trail connectivity to other parks for accessible routes
- Local swimming hole and fishing spot

Alternate 1-A was further developed to arrive at the preferred alternate plan for Lyons Valley River Park. An overflow channel, implemented as a part of the stream restoration project funded by a CDBG grant, was added south of the Clarifier Art Project to relieve the creek during high flow events. Space within the park was reserved for a possible Swiftwater Rescue Course that will be further developed as part of a separate planning process.

Black Bear Hole is shown as being developed as part of the Main Street Extension project and includes 20 additional parking spaces and a restroom facility. Beach access was identified and a picnic area was located. The second Avenue trail underpass and dog park area is to be restored with redesign and development of Second Avenue/Bridge. The St Vrain Regional Trail is located on the south bank adjacent to Second Avenue before crossing St Vrain Creek and continuing within Highway 66 right-of-way.

A trailhead with an approximate 150 overflow/ event gravel parking area is shown with a wayfinding kiosk and benches. The riparian zone is expanded along Second Avenue and is to be restored.

The Clarifier Art Project is to be developed into a pocket park with opportunities for engagement with the community and the development of an interpretive area and botanical garden. Local community organizations have expressed interest in being part of the design, planning, construction and ongoing maintenance of this facility.

The St Vrain Creek and McConnell Ponds are to be restored to their original locations pre-flood. Further study is to be completed that looks at the hydraulic impacts to the floodplain and their impacts to the new McConnell Drive Bridge that is currently under design. If the Town cannot get the permitting to be accepted by FEMA and the USACE then alternate designs may need to be looked at. The preferred alternate is to restore the creek and ponds pre-flood unless told by the permitting agencies this is not possible.

Trail development and recreational development is limited throughout the location of the ponds. The preferred alternate prioritizes ecological restoration and habitat improvements as the top goal for this area of Lyons Valley River Park. Trails are located to the highway side of the ponds on the west pond and continued between the ponds before connecting south of the eastern pond that connects to the Lyons Valley River Park pocket park.

**TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS**      **LYONS VALLEY RIVER PARK**  
 OCTOBER 29th, 2015 - PUBLIC MEETING 9      **PREFERRED ALTERNATE**



## Preferred Plans: Trails Connectivity Plan

For the final Trails Plan, DHM summarized that public comments wanted to see accessible and narrow soft surface trails, no paved trailheads (gravel only), pedestrian rests areas, overlooks with natural materials, wayfinding / interpretation, limited use of 10' wide trails, and no on-street trails or hard surface trails in Town.

The final plan was refined to show a differentiation between different trails types / surfaces, marking major pedestrian / bike gateway improvements, bridge & underpass improvements, as well as trailhead connections and potential pocket park locations.

An update to the Overall Trails Plan was prepared and vetted through a public process to identify updates and changes to the 2000 Parks, Open Space and Trails P.O.S.T Plan. Public comments for trails and trail connectivity are summarized as follows.

- No on-street trails in Town!
- No hard surface trails in Town!
- Accessible trails
- Soft Surface trails
- No paved trailheads (gravel only)
- Pedestrian rest areas/ overlooks with natural materials
- Wayfinding/ Interpretation
- Narrow Soft Surface trails (limit use of 10' trail sections to regional connections only as required)

Public comments from the project website include the following.

- Opposed to trailhead in confluence
- Trailhead closer to local businesses/ downtown
- Loop trail along the river from Old S. St. Vrain Road to McConnell Dr.
- connector trail from Meadow heading West toward Estes Park

- Identify connections/paths via pocket parks
- Meadow to Bohn river trail under the 5th Ave bridge
- Trails wide enough for a golf cart
- Tie the CEC and down town together
- Public art along the trails and in any pocket parks
- Informational kiosks at certain key entrance areas like Black Bear Hole
- The more ADA accessible we can make it the better!
- Connections from town to current and future Boulder County Mountain Parks (Heil & Hall Ranch).
- Rebuilding safe access from town to St. Vrain Road
- Completion of formerly planned trail from St. Vrain Road to Hall Ranch
- Creating a trail hub in town and signage to provide centralized and easy access
- Opportunities for Nordic (cross-country)skiing.
- Great opportunities for natural trails and natural areas.
- Connectivity over to 4th Avenue
- Recreational Opportunities
- Adult fitness playgrounds
- Nature discovery trails and information stations

The final plan was refined to show a differentiation between different trails types / surfaces, marking major pedestrian / bike gateway improvements, bridge & underpass improvements, as well as trailhead connections and potential pocket park locations.

# Information Regarding Trails From The 2000 Parks, Open Space And Trails P.O.S.T. Plan

## Trails Qualities and Issues

### Trails Qualities

- A quality trail system has been started along St. Vrain Creek
- The Hall Ranch open space trailhead, proximate to the Town, provides for multiple recreation uses

### Trails Issues

- Trail connections from the Town to Hall and Heil Ranches and between the two open space parcels are inadequate.
- Need to extend the existing multi-use trail to form a town-wide trail system which also links to surrounding region.
- Need for a north area trail system
- Need for north and south trail connections
- Need for more loop trailsxxxxxxx
- Need for more in-town trail connections to all major destinations
- Need trails that are not multi-use, especially pedestrian-only trails, which afford opportunities for wildlife observation in natural and solitary areas.
- Need to address conflicts that exist between trail use and preservation of riparian resources
- Desire for trails in the Steamboat Mountain and Eagle Canyon area
- Need to improve trail and pathway crossings at key destination areas along all major roads through Town
- Need for overall unified trail signage system

- Need to improve and create additional trailheads
- Need "off leash" trails for dogs

## Trails

Trail recommendations identify corridors that should be developed to create a linked system to major destinations within and adjacent to the Town. The system primarily provides for separated-grade trails, and utilizes some existing conserved open space areas. The major trail along St.Vrain Creek from the intersection of Highway 66 and 36 (to the east) to the proposed pedestrian bridge leading to Old St.Vrain Road (to the west) should be paved. The remaining off-road trails should be unpaved. All off-road trails should be multi-use except the ones on county-managed lands. The paved trail that runs through the Town should have a parallel, unpaved trail for horses, and runners (where feasible). Trail use on County lands should follow existing regulations. Construction of trails should be implemented in a manner as to minimize the impacts on significant environmental resources.

### South Trail System (Off-road)

#### Bohn Park to South Ledge Ditch

- Create effective, direct alignment along east or west edge of Bohn Park Property and along west edge of school property.
- If the trail is placed on the east edge of Bohn Park, provide a buffer area between the trail and the back of the existing homes by using vegetation and the irrigation ditch.
- Connect to residential streets and to the school at logical locations.
- Possible need for separation between the school field and the trail to ensure safety.
- Entire alignment has gentle grades and no wetlands or obvious environmental issues.

### **South Ledge Ditch East from Olson Property to Ideal Cement (East) Portion runs along school property**

- Work with ditch owners to obtain trail use rights along south edge of ditch.
- Connect ditch trail to Ideal Cement area (at railroad track) following the existing ridge and then cross the St. Vrain Creek, possibly at existing old wood bridge.
- Provide logical and scenic connections to Hall and Heil Ranches, the St. Vrain Creek Trail, and t other regional connections.
- Work cooperatively with landowners to acquire easements at Ideal Cement property to establish a staging area/trailhead. Ditch bank provides a flat trail alignment (North side of ditch), and there is an existing two-track dirt road that could be utilized.

### **South Ledge Ditch from Olson Property West**

- Work with ditch owners to obtain use rights along North side of ditch on the existing two track dirt road
- Connect directly to Old St. Vrain County Road (at curve) to proposed future Heil Ranch Trail and trailhead area
- Connect along Old St. Vrain County Road to existing intersection cross with an at-grade crossing at stop sign (tight right of way)

### **Creek Route Trail Connection – from Longmont Diversion Structure to Existing St. Vrain Creek Trail**

- Connect to Old St. Vrain County Road near Longmont Diversion Structure with a special attention given to design of road-trail interface.
- Maintain buffer between new trail and existing home.
- Create a short trail approach and new bridge over creek

upstream of diversion dam; positive conditions for bridge location:

- High solid rock banks
- Narrow crossing
- Existing riparian disturbance
- Create a new trail from the bridge to St. Vrain trail that follows highway and South St. Vrain Creek within existing right of way and is “benched” into the slope above
- Gradually slope the trail down under the St. Vrain Road bridge with at-grade ramps; follow the existing grade to the existing concrete trail from this point

### **St. Vrain Creek at US 36 / Colorado 66 Intersection**

- Build a new trail underpass under the South side of the bridge as a part of the bridge replacement project in 1999 (CDOT and Boulder County)
- Use abandoned railroad tracks as a trail from Ideal Cement property to US36; construct bridge over the creek and then under the highway bridge; acquire easements for this connection
- Continue the trail on the East side of US 36 to Feeder Canal and on towards Boulder Reservoir, as well as along the St. Vrain Creek to Longmont

### **South Trail System (On-road)**

### **Old South St. Vrain Road (for use as a trail, from intersection at trail connection to underpass at Hall Ranch)**

- This segment of the road is lightly used, narrow and scenic and has only a few houses that are accessed from this route. However, some of the use is truck traffic traveling from the mining site to the west.

- Sign area from the Longmont Water diversion structure to the west connection of Hall Ranch as local traffic only
- Install traffic calming devices and median islands at each trail interface or close road to through traffic (local traffic permitted)
- Integrate this road/trail and connections plan with Creek Restoration Program by County; make trail connections obvious; add a pedestrian only trail parallel to the creek and outside of the riparian zone.

### **State Highway No. 7 – Lyons West into Canyon**

- Add paved shoulders for an on-street bike lane (this is not a substitute for trails or trail connections)
- Work with CDOT to ensure development

### **North Trail System (Off-road)**

#### **Meadow Park Connection to Town**

- Connect from Town (South side of North St. Vrain) under existing bridge on Highway 7; add a new bridge (bike/pedestrian use only) to Meadow Park (southeast area)
- Locate trail across park to north edge to allow active uses in the park without conflicts between trail users and other visitors
- Construct in stream drop/pools in North St. Vrain in the park area and carefully design bank restoration on the North bank so that it will allow access at logical points

#### **Meadow Park Connection to Apple Valley Road**

- Add new bike/ped only bridge on north side of Meadow Park near the swimming hole
- Create a trail following the west side of the creek or along the existing internal road of the modular home park to US 36

- Alternatives at Highway 36 are:

- Alternative A: The trail would follow south edge of US 36 right-of-way to Apple Valley Road; Hwy 36 at bridge at Apple Valley Rd., trail goes under bridge and follows east side of Hwy 36 to Eagle Canyon
- Alternative B: The trail would continue under existing bridge to east side of US 36, stay within the US 36 right-of-way (on east side of Hwy 36), pass under the next highway bridge to Apple Valley Road. Trail would continue north within the Highway 36 R.O.W. to Eagle Canyon. Care must be taken to work with the adjacent landowners to provide buffers from the traffic and maintain privacy for the residents.

### **Eagle Canyon to North Loop Trail**

- Construct trail that follows drainage north to edge of subdivision and then turns east and links to the North Loop Trail

### **Stone Canyon**

- Preserve a trail/drainage corridor that is 100' to 200' wide in this valley as development occurs
- Construct the new trail so that it generally follows the drainage but not in the riparian zone
- Require developers to dedicate land and build the trail as development occurs

### **North Loop Trail**

- Follow general contour and gradual grades to form a north boundary of the urban area
- Begin trail at Stone Canyon and continue it around the northern edge of the city to Eagle Canyon

### North Trail System (On-road)

#### US 36 Bike Lanes

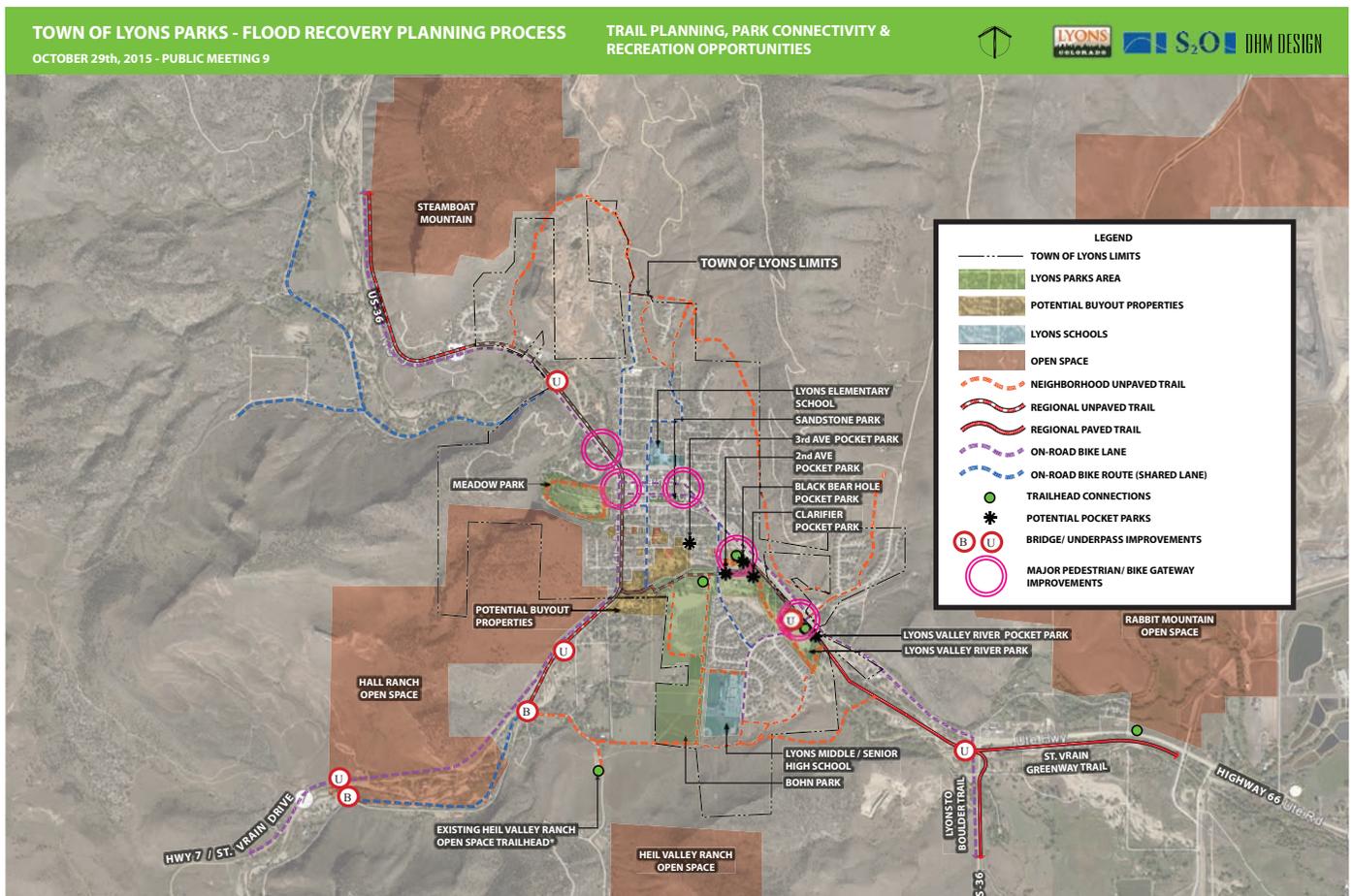
- Add on-street paved bike lanes to the existing roadway from Town west into the mountains (not a replacement for a trail)
- Coordinate between the Town and CDOT to ensure development.

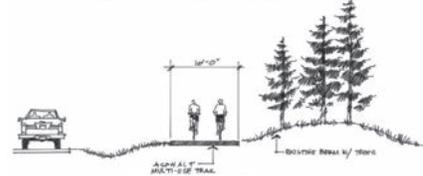
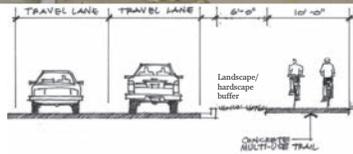
#### Apple Valley Road Bike Route

- Sign as a bike route

### 4th and 5th Street On-Road Access to Downtown

- Improve both of these streets so that they are pedestrian friendly; reconstruct sidewalks; improve intersection crossings; create on-street bike lanes or at a minimum sign as-bike routes
- Ensure both street routes link to North loop trail. Fourth street alignment would connect to a short section of off trail through dedicated neighborhood open space.





### Acquisition Properties / Recreation Opportunities

The planning process for the flood acquisition properties is not final and other concepts may be developed that can be included. Conceptual review with neighbors will need to continue before plans are published. No conceptual plans for specific properties have been developed, just conceptual ideas. No specific properties have been identified at the time of this planning process. Next steps are to work with the neighborhoods to develop concepts based on final acquisition of properties. A separate planning process will commence to discuss these opportunities.

## **IN-Stream Recreation**

Whitewater kayaking and in-stream recreation have had a significant history in the Town of Lyons. Prior to the floods the Town had 18-20 different whitewater drop structures in four distinct park locations including Meadow Park, Bohn Park, Black Bear Park and in Lyons Valley Park. The Parks Department of Lyons cite the features as significant attractions that led to the creation of the Lyons Outdoor Games—one of the Town’s most significant festivals.

All of the drop structures in the Town of Lyons were destroyed by the flooding and have been funded for reconstruction under FEMA PW 35. Some additional funds have been provided by the Colorado Water Conservation Board which have been used by park designers to optimize the design of the parks for habitat and fish passage. Meadow Park, which was under construction at the time of this plan, was designed utilizing these technologies and included additional in-stream and bankside habitat improvements identified by Colorado Parks and Wildlife as beneficial to habitat and stream health.

Whitewater Park improvements have been shown in Bohn Park, at the Black Bear Hole area, and in Lyons Valley Park largely consisting of the reconstruction of pre-existing drop structures. The proposed design of these structures will be defined during final design but the process is expected to include the same broad-based and habitat-centered design that occurred in the design of Meadow Park. The stream corridors should be designed in a manner to create a resilient system while maximizing recreational, environmental, and flood hazard reduction benefits.

Proposed improvements that were vetted in the public process include:

Bohn Park will include the creation of a number of drop structures along the reach extending upstream approximate 1500 ft from the confluence of the North and South St. Vrain. Improvements will be done in coordination with stream restoration and habitat improvements located upstream of the project. Past improvements here included wetlands areas, access and egress points, five drop structures, bridges, parking, and access. Improvements will be done in cooperation with fish habitat improvements slated for the reach upstream of the Bohn Park area with funding provided by Colorado Parks and Wildlife. The improvements should also investigate opportunities to increase floodplain capacity to decrease flooding risks to the Town of Lyons from the South St. Vrain Creek.

The Black Bear area is on the Main Stem of the St. Vrain near the entrance to town. Improvements in this area will include the restoration of Arn’s Hole and the Black Bear Hole. Both of these features have hosted national-level events in the past and are significant attractions. These structures will be constructed in harmony with floodplain and in-stream habitat improvements being completed by the Town of Lyons currently under a Community Development Block Grant. The design will also be coordinated with existing needs of the Supply Ditch Diversion Company which has a diversion downstream of the proposed improvements.

The Lyons Valley Park improvements will include the reconstruction of both the October and November Hole features. These hydraulic features were built partially on the Northern Colorado Water Conservation District’s Supply Ditch discharge area and property prior to the flood. Designers will need to coordinate with the Conservation District in order to reconstruct these features. These features will also need to be designed in concert with the reconstruction of the McConnell Ponds in order to ensure no negative impacts to existing floodplains.

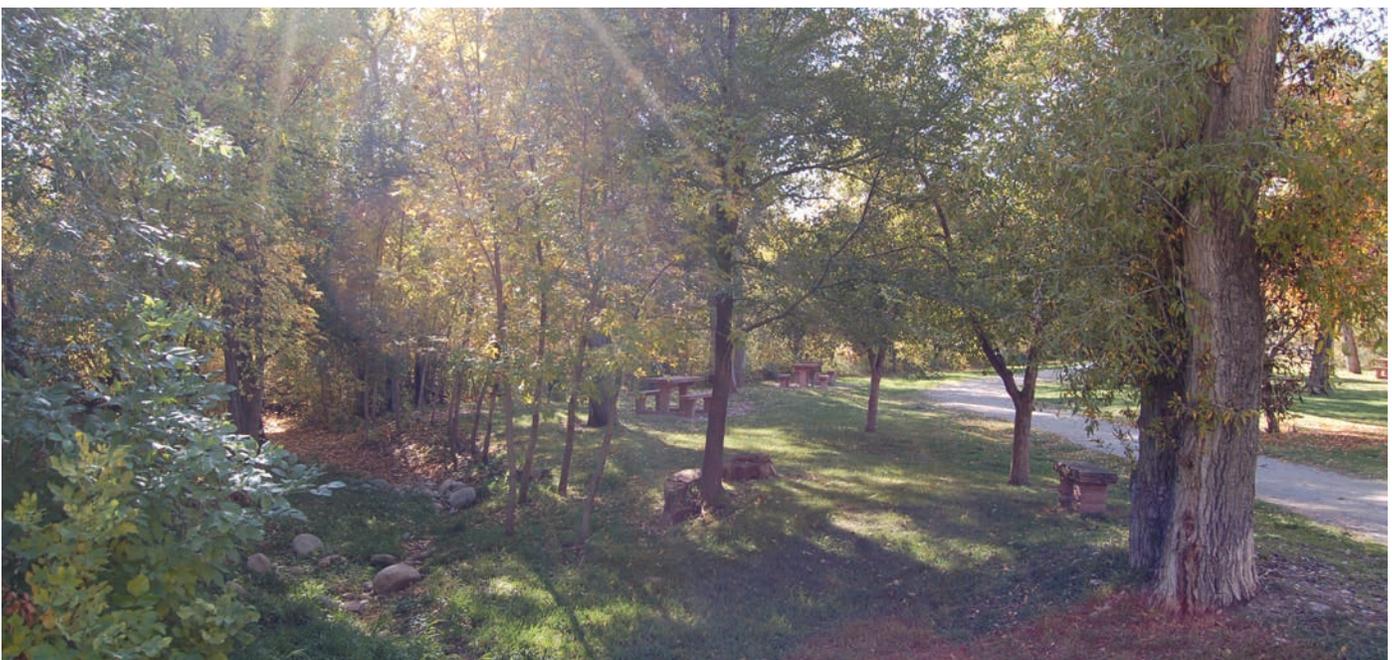
A Swiftwater rescue channel is also planned for the McConnell Ponds which will include flowing water and year-round flows. This feature can be used as a whitewater channel during non-training times and provides a reliable location for whitewater improvements.

# Construction Cost Estimates



Construction cost estimates are an important part of the planning process and were prepared based on the planning teams current understanding of the bidding market in the Colorado Front Range. Cost estimates for the final plans were prepared and budgets were given based on conversations had with the Town of Lyons. A 20% contingency was provided for design details that are yet to be developed and for any unknowns that may occur during final design and permitting.

The planning team utilizes an extensive collection of recreational facility construction cost data, the FEMA PW's, along with recent contractor bids for park related construction to estimate costs. Estimates of probable construction costs are included in the appendix.



**Bohn Park**  
**Preferred Alternate Plan**

Preliminary Cost Estimate  
 - November 4th, 2015 -

Prepared By:

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 URBAN DESIGN + LAND PLANNING  
 ECOLOGICAL PLANNING



ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Miscellaneous Demolition / Debris Removal (5%)	LS	1	\$292,000.00	\$ 292,000.00
Earthwork	LS	1	\$100,000.00	\$100,000.00
Top Soil	LS	1	\$35,000.00	\$35,000.00
Crusher Fines	SF	148,034	\$2.50	\$370,085.00
Post Tension Sport Court	EA	3	\$65,000.00	\$195,000.00
Flood Memorial	LS	1	\$15,000.00	\$15,000.00
Gravel Paving (Vehicular Road)	SF	97,269	\$4.00	\$389,076.00
Concrete Curb Stop	EA	192	\$55.00	\$10,560.00
Playground Edger	LF	1,376	\$15.00	\$20,640.00
Concrete / Boulder Retaining Wall	LF	488	\$100.00	\$48,800.00
Baseball Field	EA	2	\$350,000.00	\$700,000.00
Baseball Backstop Fencing	EA	1	\$5,000.00	\$5,000.00
Baseball Field Pole Lighting	LS	1	\$175,000.00	\$175,000.00
Batting Cage	EA	1	\$10,000.00	\$10,000.00
Sand Volleyball Courts	EA	2	\$10,000.00	\$20,000.00
Soil Prep (Native Seed Only)	SF	838,094	\$0.12	\$100,571.28
Wood Mulch (Shrub Bed)	SF	25,000	\$0.80	\$20,000.00
Import Top Soil	LS	1	\$35,000.00	\$35,000.00
Bluegrass Sod w/ Soil Prep	SF	271,506	\$0.85	\$230,780.10
Native Seed (Hydromulch)	SF	838,094	\$0.07	\$58,666.58
Shrubs (5 gallon)	EA	600	\$50.00	\$30,000.00
Evergreen Trees (8'-10' Height B&B)	EA	45	\$500.00	\$22,500.00
Ornamental Trees (2" Caliper B&B)	EA	3	\$450.00	\$1,350.00
Deciduous Trees (3" Caliper B&B)	EA	110	\$500.00	\$55,000.00
Irrigation	LS	1	\$150,000.00	\$150,000.00
Shade Structure 1 - Prefabricated (150 SF)	EA	1	\$20,000.00	\$20,000.00
Shade Structure 2 - Prefabricated (800 SF)	EA	1	\$ 35,000.00	\$35,000.00
Shade Structure 3 - Custom (1,800 SF)	EA	1	\$ 180,000.00	\$ 180,000.00
Shade Structure 4 - Custom (400 SF)	EA	2	\$80,000.00	\$160,000.00
Restroom - Custom (900 SF)	EA	1	\$500,000.00	\$ 500,000.00
Small Playground	LS	1	\$ 65,000.00	\$ 65,000.00
Large Playground	LS	1	\$ 125,000.00	\$ 125,000.00
Bike Park Addition	LS	1	\$ 15,000.00	\$ 15,000.00
Skate Park	LS	1	\$300,000.00	\$300,000.00

Bouldering Wall	LS	1	\$60,000.00	\$60,000.00
Slackline Posts	LS	1	\$10,000.00	\$10,000.00
Picnic Tables	EA	34	\$1,500.00	\$51,000.00
Benches	EA	10	\$1,600.00	\$16,000.00
Grill	EA	20	\$ 250.00	\$5,000.00
Decorative Planters	EA	14	\$600.00	\$8,400.00
Trash Receptacles	EA	34	\$ 1,400.00	\$ 47,600.00
Split Rail Fencing	LF	440	\$15.00	\$6,600.00
Trail Entry Gates (Temporary Overflow Access)	EA	4	\$1,500.00	\$6,000.00
ADA Fishing Area	LS	1	\$32,000.00	\$32,000.00
Pump Pit / Well / Pump for Irrigation	LS	1	\$ 60,000.00	\$ 60,000.00
Park Host Site	LS	1	\$48,000.00	\$48,000.00
Ecological Restoration	AC	4	\$175,000.00	\$ 700,000.00
Bohn Park Stream Improvement	LS	1	\$ 415,000.00	\$ 415,000.00
4th Avenue Bridge (Abutments and Bridge)	LS	1	\$80,000.00	\$80,000.00
Subtotal			\$ 6,035,628.96	
15% Contingency			\$ 905,344.34	
10% Design & Permitting			\$ 603,562.90	
3% CA Services			\$ 181,068.87	
<b>TOTAL</b>			<b>\$ 7,725,605.07</b>	

# Lyons Valley River Park Preferred Alternate Plan

Preliminary Cost Estimate  
- November 4th, 2015 -

Prepared By:

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING



ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Miscellaneous Demolition / Debris Removal (5%)	LS	1	\$ 306,000.00	\$ 306,000.00
Concrete Trail (10' Wide)	SF	4,825	\$ 5.00	\$ 24,125.00
Crusher Fines	SF	85,164	\$ 2.50	\$ 212,910.00
Gravel Paving (Vehicular Road)	SF	61,310	\$ 4.00	\$ 245,240.00
Concrete Curb Stop	SF	150	\$ 55.00	\$ 8,250.00
Boulder Retaining Wall	LF	813	\$ 125.00	\$ 101,625.00
Small Foot Bridge 1	LF	15	\$ 1,000.00	\$ 15,000.00
Small Foot bridge 2	LF	75	\$ 2,000.00	\$ 150,000.00
Trailhead Kiosk	EA	1	\$ 10,000.00	\$ 10,000.00
Ecological Restoration	AC	12.5	\$ 175,000.00	\$ 2,187,500.00
McConnell Ponds Restoration	LS	1	\$ 1,871,411.20	\$ 1,871,411.20
Lyons Valley River Park Stream Restoration	LS	1	\$ 365,126.00	\$ 365,126.00
Slalom Course Equipment	LS	1	\$ 108,000.00	\$ 108,000.00
Fuse Plugs	EA	2	\$ 225,000.00	\$ 450,000.00
			<i>Subtotal</i>	\$ 6,055,187.20
<b>Lyons Valley River Park - Natural Play Area</b>				
Import Top Soil (Bluegrass Area) 6" depth	CY	277	\$ 15.00	\$ 4,155.00
Bluegrass Sod w/ Soil Prep	SF	15,000	\$ 0.85	\$ 12,750.00
Small Natural Play Area	LS	1	\$ 75,000.00	\$ 75,000.00
Concrete Play Area Edger	LF	130	\$ 15.00	\$ 1,950.00
Shade Structure - Custom (20' x 30')	EA	1	\$ 90,000.00	\$ 90,000.00
Trailhead Kiosk	EA	1	\$ 10,000.00	\$ 10,000.00
Trash Receptacles	EA	2	\$ 1,000.00	\$ 2,000.00
Gravel Paving (Vehicular Road)	SF	10,598	\$ 4.00	\$ 42,392.00
Concrete Curb Stop	SF	30	\$ 55.00	\$ 1,650.00
Benches	EA	4	\$ 1,600.00	\$ 6,400.00
Picnic Tables	EA	2	\$ 1,500.00	\$ 3,000.00
Grill	EA	2	\$ 500.00	\$ 1,000.00
Deciduous Trees (3" Caliper B&B)	EA	4	\$ 500.00	\$ 2,000.00
Shrubs (5 gallon)	EA	20	\$ 50.00	\$ 1,000.00
Irrigation	LS	1	\$ 25,000.00	\$ 25,000.00
			<i>Subtotal</i>	\$ 278,297.00
<b>Black Bear Hole</b>				
Trash Receptacles	EA	2	\$ 1,000.00	\$ 2,000.00
Split Rail Fencing	LF	167	\$ 15.00	\$ 2,505.00
Picnic Tables	EA	4	\$ 1,500.00	\$ 6,000.00
Grill	EA	2	\$ 500.00	\$ 1,000.00
Boulder Retaining Wall	LF	111	\$ 125.00	\$ 13,875.00
Deciduous Trees (3" Caliper B&B)	EA	5	\$ 500.00	\$ 2,500.00
Shrubs (5 gallon)	EA	50	\$ 50.00	\$ 2,500.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 40,380.00
<b>Clarifier Art Project / Garden</b>				
Flagstone Paving	SF	420	\$ 15.00	\$ 6,300.00
Crusher Fines	SF	2,673	\$ 2.50	\$ 6,682.50
Picnic Tables	EA	1	\$ 1,500.00	\$ 1,500.00
Benches	EA	2	\$ 1,600.00	\$ 3,200.00
Trash Receptacles	EA	2	\$ 1,000.00	\$ 2,000.00
Small Shelter (10' x 10')	EA	1	\$ 15,000.00	\$ 15,000.00
Boulder Retaining Wall	LF	100	\$ 125.00	\$ 12,500.00
Deciduous Trees (3" Caliper B&B)	EA	4	\$ 500.00	\$ 2,000.00
Ornamental Trees (2" Caliper B&B)	EA	5	\$ 450.00	\$ 2,250.00
Shrubs (5 gallon)	EA	20	\$ 50.00	\$ 1,000.00
Perennials / Botanical Plantings	SF	740	\$ 5.00	\$ 3,700.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 66,132.50

Subtotal	\$ 6,439,996.70
20% Contingency	\$ 1,287,999.34
10% Design & Permitting	\$ 643,999.67
3% CA Services	\$ 193,199.90
<b>TOTAL</b>	<b>\$ 8,565,195.61</b>

## Trails Planning

Preliminary Cost Estimate  
- November 4th, 2015 -

Prepared By:

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING



ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>North Lyons Neighborhood Trails</b>				
6' Wide Crusher Fines Trail Surface	LF	19,382	\$ 15.00	\$ 290,730.00
Shoulders Re-Seeding	LF	19,382	\$ 1.25	\$ 24,227.50
Clearing and Grubbing	LF	19,382	\$ 35.00	\$ 678,370.00
			<i>Subtotal</i>	\$ 993,327.50
<b>South Lyons Neighborhood Trails</b>				
6' Wide Crusher Fines Trail Surface	LF	8,537	\$ 15.00	\$ 128,055.00
Shoulders Re-Seeding	LF	8,537	\$ 1.25	\$ 10,671.25
Clearing and Grubbing	LF	8,537	\$ 35.00	\$ 298,795.00
			<i>Subtotal</i>	\$ 437,521.25
<b>Highway 7 / US-36 to Estes Trail</b>				
On-Road Bike Lane Striping	LF	8,390	\$ 5.00	\$ 41,950.00
10' Wide Crusher Fines Trail Surface	LF	5,792	\$ 25.00	\$ 144,800.00
Shoulders Re-Seeding	LF	5,792	\$ 1.25	\$ 7,240.00
Clearing and Grubbing	LF	5,792	\$ 35.00	\$ 202,720.00
			<i>Subtotal</i>	\$ 396,710.00
<b>St. Vrain Regional Trail (Old St. Vrain Road to US-36 / Boulder)</b>				
On-Road Bike Route (Shared Lane) Striping	LF	4,256	\$ 2.50	\$ 10,640.00
10' Wide Crusher Fines Trail Surface	LF	2,814	\$ 25.00	\$ 70,350.00
Shoulders Re-Seeding	LF	2,814	\$ 1.25	\$ 3,517.50
Clearing and Grubbing	LF	2,814	\$ 35.00	\$ 98,490.00
10' Wide Paved Concrete Trail w/ Base	LF	3,905	\$ 55.00	\$ 214,775.00
Shoulders Re-Seeding	LF	3,905	\$ 1.25	\$ 4,881.25
Clearing and Grubbing	LF	3,905	\$ 35.00	\$ 136,675.00
			<i>Subtotal</i>	\$ 539,328.75
<b>Main Street / Highway 66 On-Road Bike Lane</b>				
Road Striping	LF	9,878	\$ 5.00	\$ 49,390.00
McConnell Drive On-Road Bike Lane Striping	LF	2,461	\$ 5.00	\$ 12,305.00
5th Avenue On-Road Bike Route (Shared Lane) Striping	LF	3,284	\$ 2.50	\$ 8,210.00
4th Avenue On-Road Bike Route (Shared Lane) Striping	LF	5,188	\$ 2.50	\$ 12,970.00
2nd Avenue On-Road Bike Route (Shared Lane) Striping	LF	2,408	\$ 2.50	\$ 6,020.00
Apple Valley Rd On-Road Bike Route (Shared Lane) Striping	LF	1,161	\$ 2.50	\$ 2,902.50
Bridge Crossing (South St. Vrain Drive & Old St. Vrain Road Connection)	LF	90	\$ 2,000.00	\$ 180,000.00

\* This estimate does not include trails within Park limits

Subtotal	\$	2,638,685.00
20% Contingency	\$	527,737.00
10% Design & Permitting	\$	263,868.50
3% CA Services	\$	79,160.55
<b>TOTAL</b>	<b>\$</b>	<b>3,509,451.05</b>

Prepared By:

**Pocket Parks**  
 Preliminary Cost Estimate  
 - November 4th, 2015 -



ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>Dog Park (50'x140' Single Lot Buyout Property)</b>				
Crusher Fines	SF	1,925	\$ 2.50	\$ 4,812.50
Benches	EA	3	\$ 1,600.00	\$ 4,800.00
Trash Receptacle	EA	1	\$ 1,000.00	\$ 1,000.00
Dog Waste Dispenser	EA	1	\$ 120.00	\$ 120.00
Gate	EA	2	\$ 500.00	\$ 1,000.00
Fencing	LF	400	\$ 18.00	\$ 7,200.00
Shade Shelter (10'x15')	EA	1	\$ 20,000.00	\$ 20,000.00
Deciduous Trees (3" Caliper B&B)	EA	15	\$ 500.00	\$ 7,500.00
Shrubs (5 gallon)	EA	30	\$ 15.00	\$ 450.00
Native Seed (Hydromulch)	SF	5,075	\$ 0.07	\$ 355.25
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 57,237.75
			<i>20% Contingency</i>	\$ 11,447.55
			<b>Total</b>	\$ <b>68,685.30</b>

<b>Educational / Outdoor Classroom (50'x140' Single Lot Buyout Property)</b>				
Crusher Fines	SF	1,550	\$ 2.50	\$ 3,875.00
Benches	EA	2	\$ 1,600.00	\$ 3,200.00
Concrete Seatwall	LF	60	\$ 250.00	\$ 15,000.00
Decorative Concrete Circle (Pavement)	SF	1,256	\$ 15.00	\$ 18,840.00
Flagstone Paving	SF	100	\$ 15.00	\$ 1,500.00
Shade Structure	LS	1	\$ 35,000.00	\$ 35,000.00
Supply Storage	LS	1	\$ 5,000.00	\$ 5,000.00
Lab Tables / Chairs	LS	1	\$ 5,000.00	\$ 5,000.00
Explorative Play Area	LS	1	\$ 2,500.00	\$ 2,500.00
Butterfly Habitat	LS	1	\$ 1,000.00	\$ 1,000.00
Deciduous Trees	EA	8	\$ 500.00	\$ 4,000.00
Evergreen Trees	EA	3	\$ 450.00	\$ 1,350.00
Perennial Plantings	SF	1,191	\$ 5.00	\$ 5,955.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 112,220.00
			<i>20% Contingency</i>	\$ 22,444.00
			<b>Total</b>	\$ <b>134,664.00</b>

<b>Flood Memorial (Confluence Buyout Property)</b>				
Crusher Fines	SF	205	\$ 2.50	\$ 512.50
Flagstone Paving	SF	1,963	\$ 15.00	\$ 29,445.00
Picnic Tables	EA	3	\$ 1,500.00	\$ 4,500.00
Concrete Edger	LF	52	\$ 15.00	\$ 780.00
Flood Memorial Interpretive Sculpture / Panels	LS	1	\$ 15,000.00	\$ 15,000.00
Barbeque Grill	EA	1	\$ 1,600.00	\$ 1,600.00
Shrubs (5 gallon)	EA	50	\$ 15.00	\$ 750.00
			<i>Subtotal</i>	\$ 52,587.50
			<i>20% Contingency</i>	\$ 10,517.50
			<b>Total</b>	\$ <b>63,105.00</b>

<b>Trailhead (100'x140' Double Lot Buyout Property)</b>				
Vehicle Entry Gate	LS	1	\$ 5,000.00	\$ 5,000.00
Entry Sign	LS	1	\$ 2,500.00	\$ 2,500.00
Crusher Fines	SF	1,418	\$ 2.50	\$ 3,545.00
Gravel Parking (Vehicular Road)	SF	4,213	\$ 4.00	\$ 16,852.00
Concrete Curb Stop	EA	12	\$ 55.00	\$ 660.00
Trailhead Kiosk	LS	1	\$ 10,000.00	\$ 10,000.00
Benches	EA	2	\$ 1,600.00	\$ 3,200.00
Trash Receptacle	EA	1	\$ 1,000.00	\$ 1,000.00
Native Seed (Hydromulch)	SF	8,069	\$ 0.07	\$ 564.83
Deciduous Trees (3" Caliper B&B)	EA	13	\$ 500.00	\$ 6,500.00
Evergreen Trees (8'-10' Height B&B)	EA	4	\$ 500.00	\$ 2,000.00
Shrubs (5 gallon)	EA	20	\$ 50.00	\$ 1,000.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 62,821.83
			<i>20% Contingency</i>	\$ 12,564.37
			<b>Total</b>	\$ <b>75,386.20</b>

**Pocket Parks**  
Preliminary Cost Estimate  
- November 4th, 2015 -

Prepared By:

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING



ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>Performance Area (Confluence Buyout Property)</b>				
Small Performance Stage	LS	1	\$ 350,000.00	\$ 350,000.00
Flagstone Boulder Seat Bench	LF	143	\$ 150.00	\$ 21,450.00
Decorative Landscape Boulders	EA	18	\$ 150.00	\$ 2,700.00
Crushers Fines	SF	1,110	\$ 2.50	\$ 2,775.00
Import Top Soil (Bluegrass Area) 6" depth	CY	31	\$ 15.00	\$ 465.00
Bluegrass Sod w/ Soil Prep	SF	1,725	\$ 0.85	\$ 1,466.25
Perennial Plantings	SF	153	\$ 5.00	\$ 765.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 389,621.25
			<i>20% Contingency</i>	\$ 77,924.25
			<b>Total</b>	<b>\$ 467,545.50</b>

<b>Botanical / Sculpture Garden (50'x140' Single Lot Buyout Property)</b>				
Entry Gate Sculpture (By Others)	LS	1	\$ -	\$ -
Public Art (By Others)	EA	5	\$ -	\$ -
Decorative Planter	EA	2	\$ 1,000.00	\$ 2,000.00
Benches	EA	7	\$ 1,600.00	\$ 11,200.00
Flagstone Paving	SF	938	\$ 15.00	\$ 14,070.00
Crusher Fines	SF	1,912	\$ 2.50	\$ 4,780.00
Deciduous Trees (3" Caliper B&B)	EA	8	\$ 500.00	\$ 4,000.00
Shrubs (5 gallon)	EA	30	\$ 50.00	\$ 1,500.00
Perennial / Botanical Plantings	SF	2,000	\$ 5.00	\$ 10,000.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 57,550.00
			<i>20% Contingency</i>	\$ 11,510.00
			<b>Total</b>	<b>\$ 69,060.00</b>

<b>Perennial / Community Garden (100'x140' Double Lot Buyout Property)</b>				
Entry Gate Sculpture (By Others)	LS	1	\$ -	\$ -
10'x10' Plots	EA	30	\$ 500.00	\$ 15,000.00
10'x15' Plots	EA	6	\$ 600.00	\$ 3,600.00
Cistern	LS	1	\$ 5,000.00	\$ 5,000.00
Tool Shed	LS	1	\$ 5,000.00	\$ 5,000.00
Butterfly Perennial Garden	LS	1	\$ 2,000.00	\$ 2,000.00
Raised Planters	LS	4	\$ 1,000.00	\$ 4,000.00
Benches	EA	2	\$ 1,600.00	\$ 3,200.00
Picnic Tables	EA	2	\$ 1,500.00	\$ 3,000.00
Crusher Fines	SF	6,810	\$ 2.50	\$ 17,025.00
Native Seed (Hydromulch)	SF	1,087	\$ 0.07	\$ 76.09
Perennial Plantings	SF	438	\$ 5.00	\$ 2,190.00
Shrubs (5 gallon)	EA	12	\$ 50.00	\$ 600.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 70,691.09
			<i>20% Contingency</i>	\$ 14,138.22
			<b>Total</b>	<b>\$ 84,829.31</b>

<b>Outdoor Living Room</b>				
Crusher Fines	SF	2,284	\$ 2.50	\$ 5,710.00
Flagstone Paving	SF	500	\$ 15.00	\$ 7,500.00
Benches	EA	2	\$ 1,600.00	\$ 3,200.00
Concrete Seatwall	LF	52	\$ 250.00	\$ 13,000.00
Firepit	LS	1	\$ 7,500.00	\$ 7,500.00
Barbeque Grill	EA	1	\$ 1,600.00	\$ 1,600.00
Pergola / Shade Structure (20'x25')	EA	1	\$ 50,000.00	\$ 50,000.00
Outdoor Furniture	LS	1	\$ 5,000.00	\$ 5,000.00
Native Seed (Hydromulch)	SF	4,737	\$ 0.07	\$ 331.59
Deciduous Trees (3" Caliper B&B)	EA	9	\$ 500.00	\$ 4,500.00
Evergreen Trees (8'-10' Height B&B)	EA	2	\$ 500.00	\$ 1,000.00
Shrubs (5 gallon)	EA	20	\$ 50.00	\$ 1,000.00
Irrigation	LS	1	\$ 10,000.00	\$ 10,000.00
			<i>Subtotal</i>	\$ 110,341.59
			<i>20% Contingency</i>	\$ 22,068.32
			<b>Total</b>	<b>\$ 132,409.91</b>

<b>Mountain Bike Trails</b>				
Crusher Fines (Outer Loop Trail)	SF	3,170	\$ 2.50	\$ 7,925.00
* Materials and labor to be donated by local businesses and mountain bike advocates				

# Appendix

## TOWN OF LYONS, COLORADO RESOLUTION 2016-36

### A RESOLUTION APPROVING AND ADOPTING THE FINAL PLANNING REPORT OF THE TOWN OF LYONS PARKS FLOOD RECOVERY PLANNING PROCESS

**WHEREAS**, the Town of Lyons (the "Town") suffered substantial damage in the September 2013 flood, and continues the steady recovery from such flood; and

**WHEREAS**, the Town, with the assistance of DHM Design and S20 Design and Engineering, facilitated completion of the Lyons Parks Flood Recovery Planning Process ("Planning Process") in November 2015; and

**WHEREAS**, the Planning Process utilized the Lyons Recovery Action Plan and other existing Town planning documents and incorporated information about proposed improvements, amenities, and facilities that were developed and accepted by the public through public meetings and comments gathered on a project web site as well as comment cards provided at each meeting; and

**WHEREAS**, as a result of the Planning Process, Town staff and consultants have developed a Final Planning Report of the Town of Lyons Parks Flood Recovery Planning Process ("Report"), which contains plans to restore and enhance Bohn Park, Lyons Valley River Park (McConnell Ponds), and Corridor Trail areas; to develop a comprehensive Trails Plan and other plans for designated park areas and other associated public lands; to develop concepts for potential use of properties acquired through the flood buy-out program; and to develop a plan to operate and maintain Town parks, trails, facilities, and amenities consistent with a related financial analysis; and

**WHEREAS**, the Bohn Park Flood Recovery Plan was approved by the Board of Trustees on November 30, 2015, and is currently in the final stages of design; and

**WHEREAS**, Town staff and consultants presented the Report to the Board of Trustees to ensure that it is consistent with the Board's vision for the long-term design, use, operation, maintenance, and funding of Town parks, trails, facilities, and amenities; and

**WHEREAS**, pages 48-53 of the Report, which contains concepts for potential use of properties acquired through the flood buy-out program under the heading, "Acquisition Properties/Recreation Opportunities," are not an integral part of the plans developed from the Planning Process and therefore are not included in this approval; and

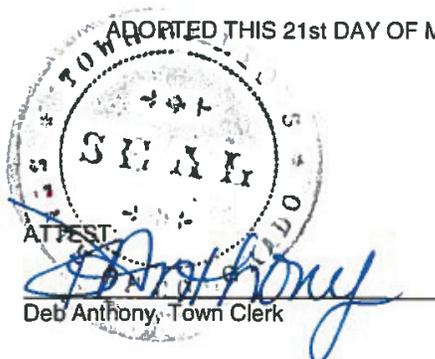
**WHEREAS**, the Board of Trustees desires to approve and adopt the Final Planning Report of the Town of Lyons Parks Flood Recovery Planning Process, excluding the "Acquisition Properties/Recreation Opportunities" section found on pages 48-53 of such Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, THAT:

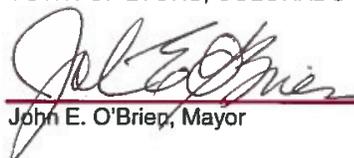
Section 1. The Board of Trustees hereby formally approves and adopts the Final Planning Report of the Town of Lyons Parks Flood Recovery Planning Process, excluding the "Acquisition Properties/Recreation Opportunities" section found on pages 48-53 of such Report.

Section 2. This resolution shall be effective upon its adoption.

ADOPTED THIS 21st DAY OF MARCH 2016.

The seal of the Town of Lyons, Colorado, is circular with the text "TOWN OF LYONS, COLORADO" around the perimeter. In the center, it says "SEAL". Below the seal, the word "ATTEST:" is printed, followed by a blue ink signature of Deb Anthony. Below the signature, the text "Deb Anthony, Town Clerk" is printed.

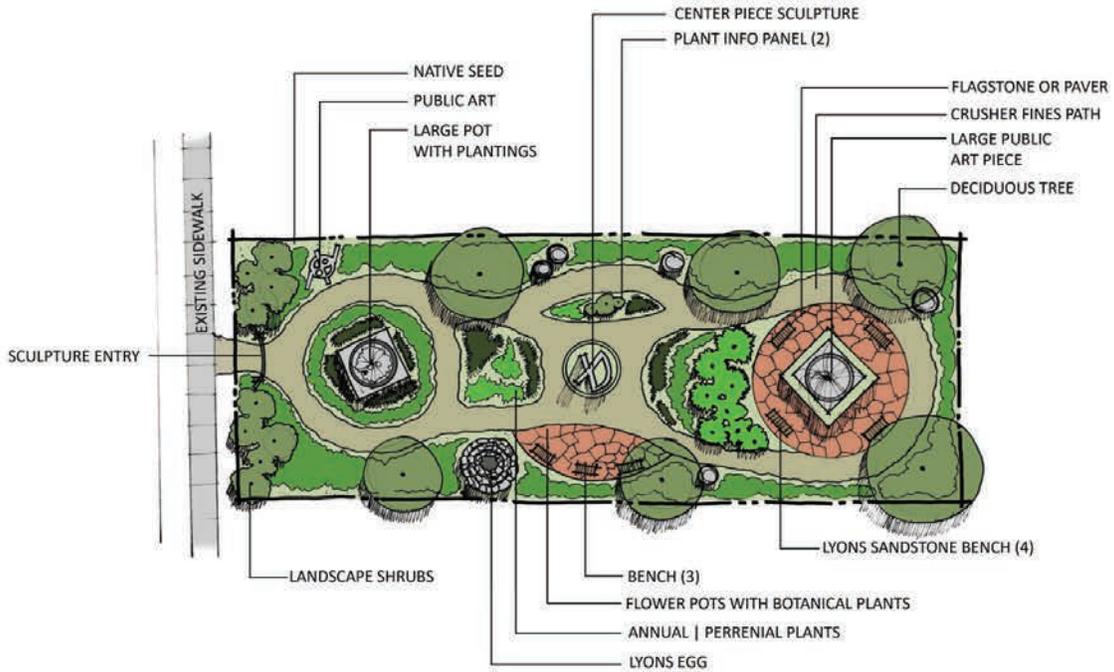
TOWN OF LYONS, COLORADO

A handwritten signature in blue ink, which appears to be "John E. O'Briep".

John E. O'Briep, Mayor

## Acquisition Properties / Recreation Opportunities

Feedback was solicited during the public process to determine possible uses/recreational opportunities and to develop concepts for the potential Town acquisition properties. Public comments during the process indicated that the Lyons community would be open to further planning of these areas as possible passive recreation areas, education/ interpretation areas, natural outdoor play areas, outdoor classrooms, outdoor performance areas, wood & stone wayfinding, community and botanical gardens, wildlife & habitat viewing, public art in character with the Town of Lyons community, mountain bike trails & pump tracks, river access & activities, some camping areas, and no fitness stations. Consultants and Town Staff reiterated to the public that the property acquisition programs/"buyout" programs were completely voluntary and that at the time of the Parks Flood Recovery Process, none of the properties in question had been officially purchased through these programs and were yet owned by the Town of Lyons. None of the developed concepts directly relate to any specific potential acquisition property. The first round of buyouts was scheduled for November of 2015. Following the closing, the town will have 30 days to remove the structures from the property. After the property is "returned to nature" with topsoil & seed, the Town intends to engage in a separate public process to develop a Flood Recovery Land Use and Management Plan for Acquired Properties that will address the management and planning of these parcels for the short term, mid term and long term. A Community Development Block Grant has been received by the Town to fund this effort and the process will commence Spring / Summer 2016. The following concepts were developed to show potential uses of the acquisition properties as derived from the public process. These concepts will be used as a starting point for discussion during the upcoming Flood Recovery Land Use and Management Plan for Acquired Properties public process and refined.

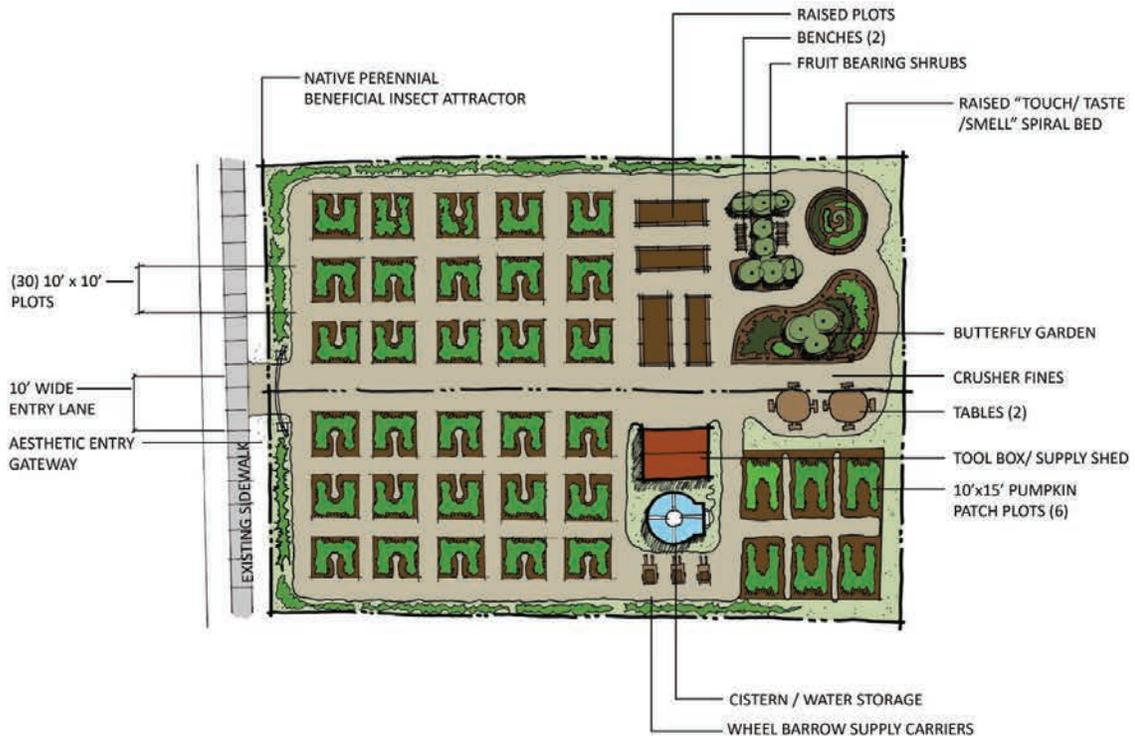


## BOTANICAL | SCULPTURE GARDEN

0 5 10 20  
SCALE: 1"=10'-0"

Lyons Parks Flood Recovery Planning Process - Conceptual Plan

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING



## PERENNIAL | COMMUNITY GARDEN

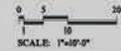
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SCALE: 1"=10'-0"

Lyons Parks Flood Recovery Planning Process - Conceptual Plan

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

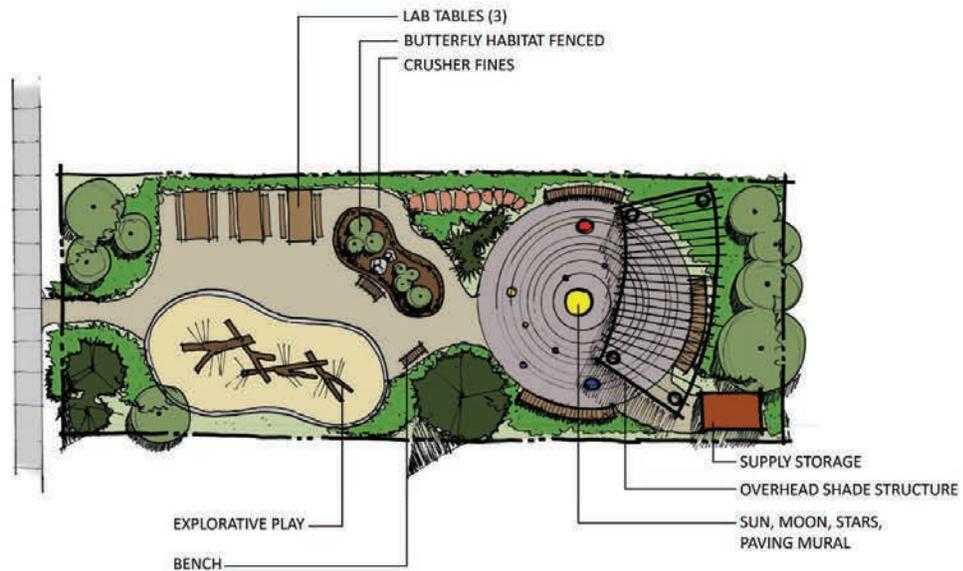


## DOG PARK

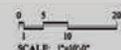


Lyons Parks Flood Recovery Planning Process - Conceptual Plan

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING



## EDUCATIONAL | OUTDOOR CLASSROOM



Lyons Parks Flood Recovery Planning Process - Conceptual Plan

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

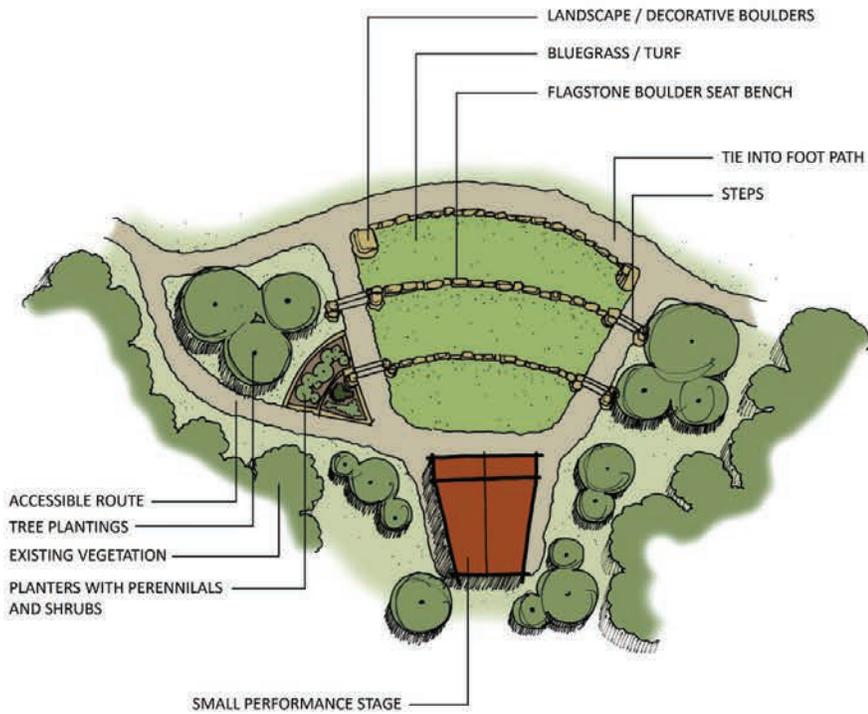


# TRAILHEAD

Lyons Parks Flood Recovery Planning Process - Conceptual Plan

DHM DESIGN LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

0 5 10 20  
SCALE: 1"=10'-0"



# PERFORMANCE AREA

Lyons Parks Flood Recovery Planning Process - Conceptual Plan

DHM DESIGN LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

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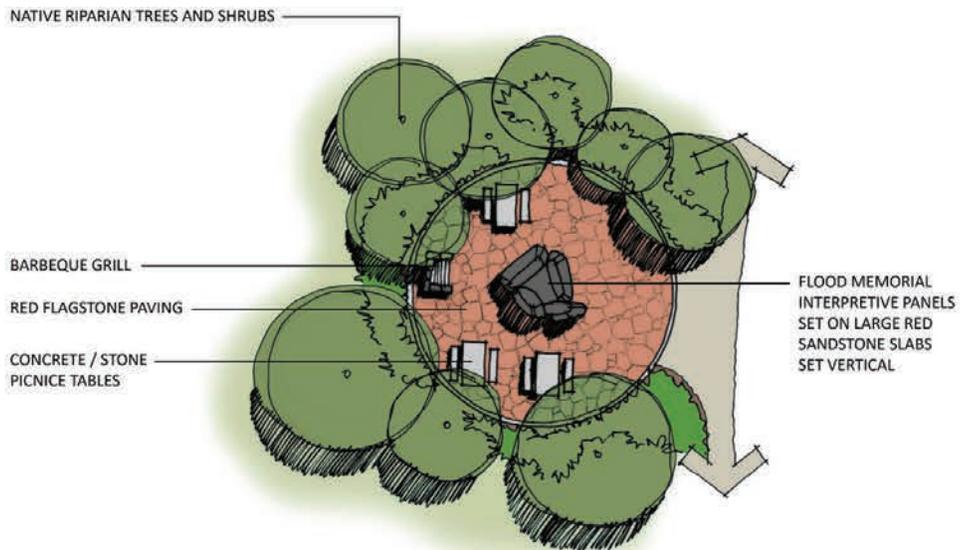


## CLARIFIER ART PROJECT / GARDEN

Lyons Parks Flood Recovery Planning Process - Conceptual Plan

0 5 10 20  
SCALE: 1"=10'-0"

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

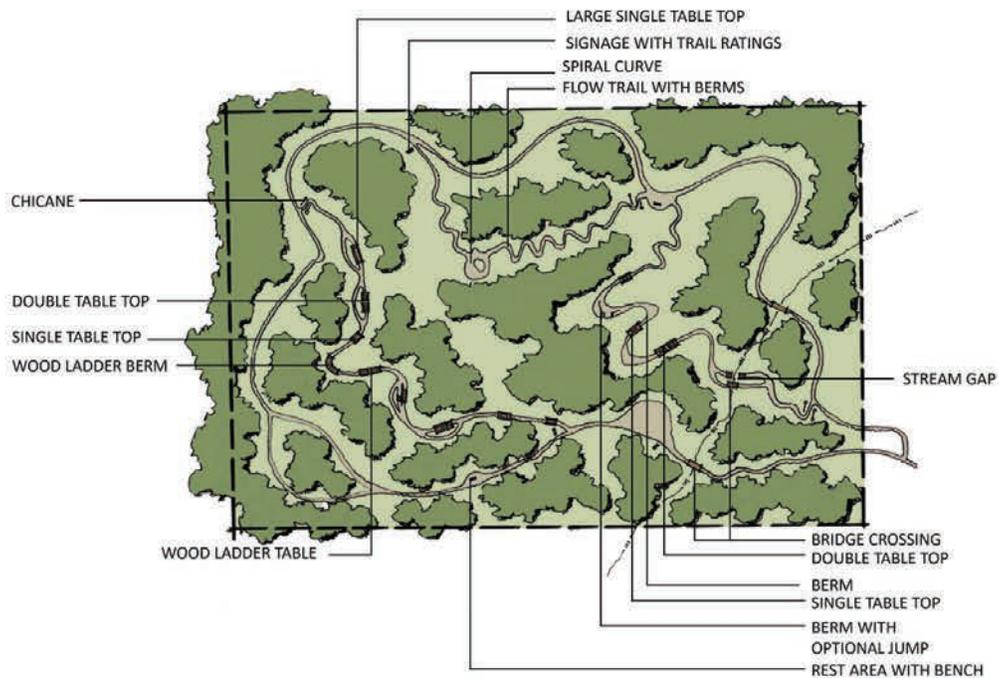


## FLOOD MEMORIAL

Lyons Parks Flood Recovery Planning Process - Conceptual Plan

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SCALE: 1"=10'-0"

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

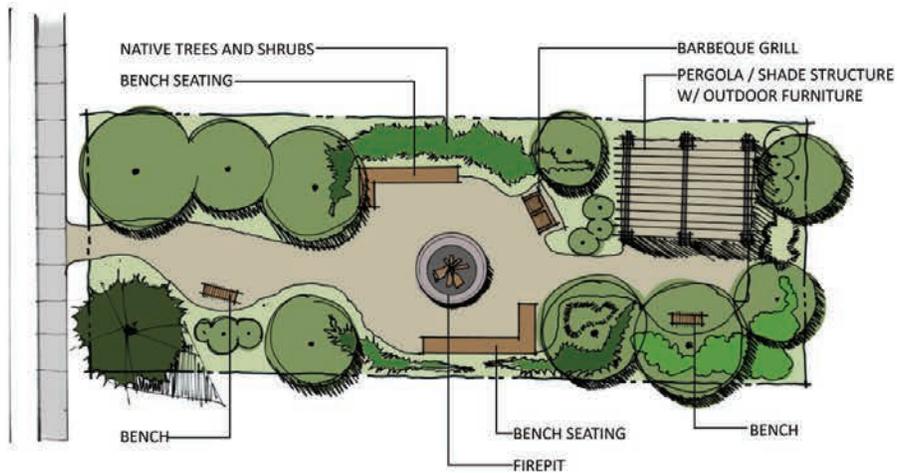


## MOUNTAIN BIKE TRAILS

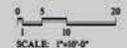


Lyons Parks Flood Recovery Planning Process - Conceptual Plan

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 URBAN DESIGN + LAND PLANNING  
 ECOLOGICAL PLANNING



## OUTDOOR LIVING ROOM



Lyons Parks Flood Recovery Planning Process - Conceptual Plan

**DHM DESIGN** LANDSCAPE ARCHITECTURE  
 URBAN DESIGN + LAND PLANNING  
 ECOLOGICAL PLANNING

## Operations & Maintenance Plan / Financial Analysis

Ballard\*King & Associates developed a proposed operations and maintenance budget for each of the three parks in the Town of Lyons (Meadow, Bohn and Lyons Valley). The plans were developed with extensive input from Dave Cosgrove, Parks and Recreation Director, regarding previous maintenance budgets as well as projections for future use and management of the parks themselves. The proposed draft budgets were also reviewed by the Director to ensure that they met the maintenance and operations goals of the Department and Town's overall expenditure and revenue expectations.

The projected operating budgets are based on the full build out of the three parks and match the concept designs that have been developed by DHM as well as the specific features that will be included in each park. These budgets are in addition to the existing 2015 baseline budgets for each park. Care has been taken to develop these new budget projections based on comparisons with CPRA Level of Service Standards as well.

Expense projections contain line item estimates for additional staffing requirements (both full and part-time, plus benefits), expected operating supplies, contractual services (utilities, outside professional services, trash pick-up and other items). An allocation for capital replacement has also been included. Expense projections take into consideration the expected use patterns and the number of events that would take place in each park as well as seasonal changes in maintenance and operations.

Revenue projections have been developed based on a projected rate structure for functions such as parking, shelter rentals, camping fees (RV and tent) as well as ice skating rentals and event fees. A calculation of expected recreation programs was also developed. From this, a projection on the number of annual uses/rentals was made and this was used to calculate projected revenues for each park. A specific line item estimate for all sources of revenue was developed using a reasonably aggressive approach.

It should be recognized that these are budget projections only and the exact financial performance of each park could take up to three years to be fully known. The budget projections show that approximately 73% of the cost of operating and maintaining the parks will be covered by revenues coming from user fees. For most parks the percentage of revenue is closer to 20%.

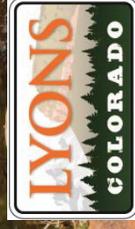
Specific Assumptions Include:

- The splash pad in Meadow Park will not have a mechanical filtration or recirculation system.
- Charges for parking will only be collected on weekends and holidays from April 1 to October 15. Residents do not pay for parking.
- There will not be charges for use of the ice rink, splash pad, pump track, and skate park (other than rentals).
- No costs for property or liability insurance have been included.
- Capital replacement and yearly vehicle costs have been included.
- Year round camping (RV) will be available at Meadow Park.
- Increased rates for parking and camping have been assumed.
- Capacity for parking has doubled.
- Utility costs include electric and water which were not metered previously.

# TOWN OF LYONS

## PARKS FLOOD RECOVERY PLANNING PROCESS

Board of Trustees Parks Flood Recovery Presentation – November 16, 2015



Photograph courtesy of Ed Bruder

# Operations and Maintenance Analysis Overview

- Additive process to understand new costs/ expenses and potential revenue for new parks as indicated in Lyons Parks Flood Recovery Planning Process.
- Establish Park budgets from post flood 2015 as a baseline
- Develop detailed budgets for new parks based on specific park features
- Compare with baseline standards for Level of Service (LOS) (CPRA standards)
- Review Gap Analysis

# Preflood Assessment/ Baseline of Parks O&M 2015 (projected) (presented November 11, 2015)

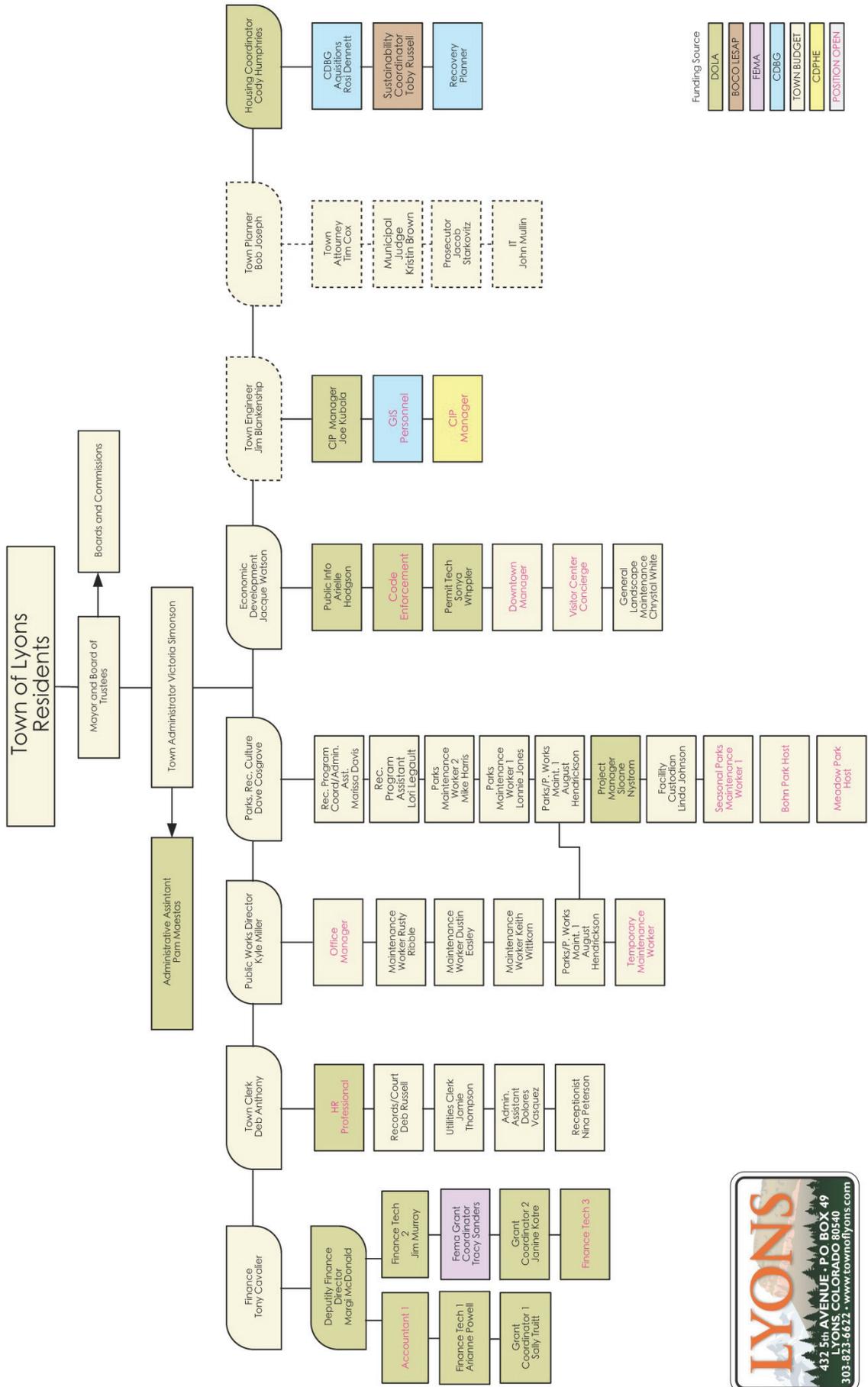
- Projected 2015 Expenses \$408,690.52/ Revenues \$533,167.56 (\$124,477.04 surplus)
- \$35,000 applied to flood recovery salaries
- 2016 Budget showing surplus as well
- 

Town of Lyons  
2016 Budget  
PRC Fund

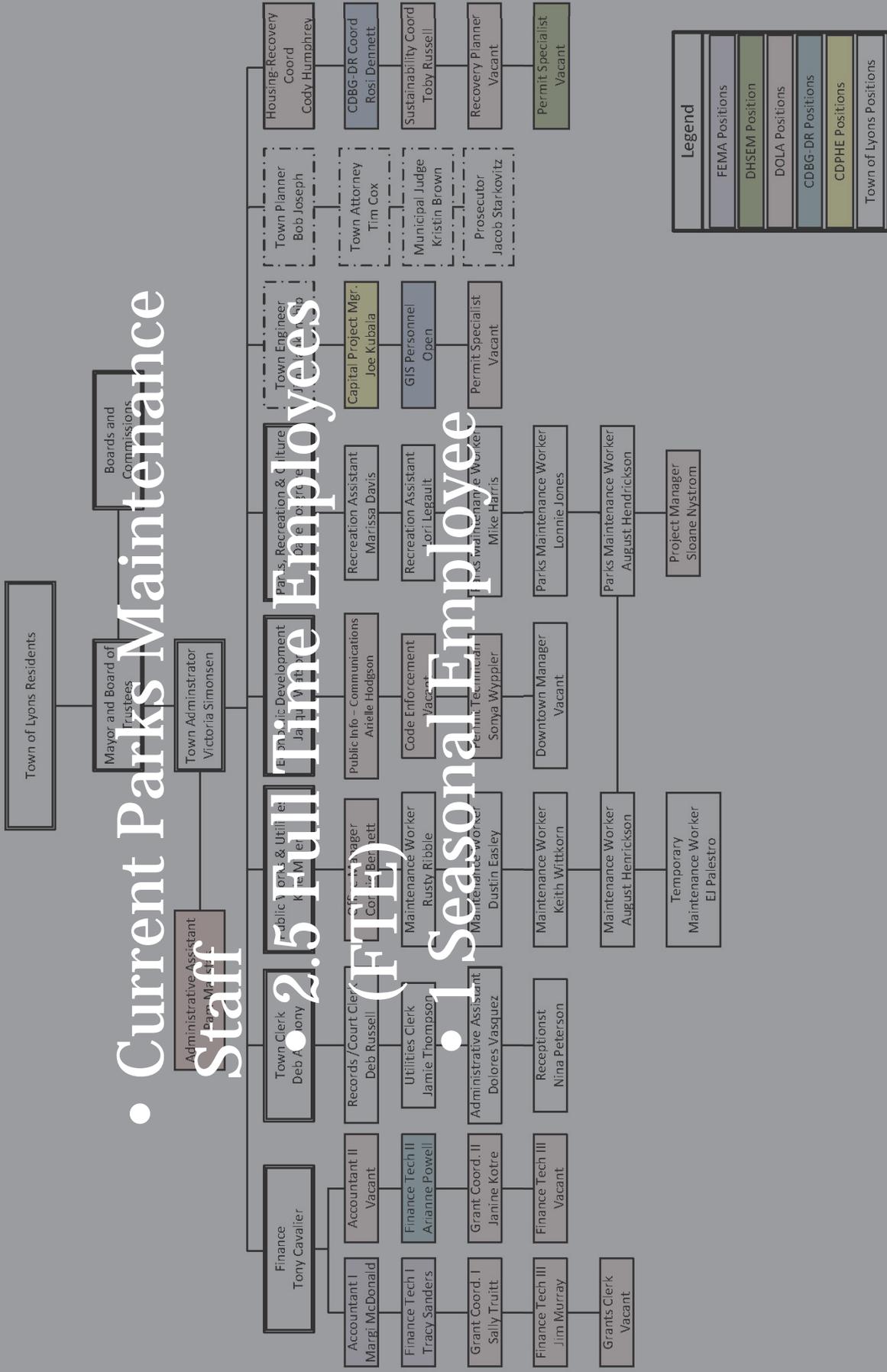
	2013 ACTUAL	2014 ACTUAL	2014 BUDGET	2015 BUDGET	2015 YTD Actual	2015 Year-end Projection	2016 BUDGET
<b>PARKS &amp; RECREATION FUND 2016 Budget</b>							
FUND REVENUES	\$ 462,931.42	\$ 446,935.62	\$ 233,091.00	\$ 536,950.00	\$ 424,294.50	\$ 533,167.56	\$ 561,600.00
FUND EXPENDITURES	\$ 572,531.94	\$ 346,042.54	\$ 407,152.00	\$ 523,229.00	\$ 369,552.76	\$ 408,690.52	\$ 523,471.00
NET OPERATING POSITION	\$ (109,600.52)	\$ 100,893.08	\$ (174,061.00)	\$ 13,721.00	\$ 54,741.74	\$ 124,477.04	\$ 38,129.00
<b>Fund Balance Needed to Balance Budget</b>	<b>\$ 109,600.52</b>		<b>\$ 174,061.00</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
beginning year Cash and Cash Equivalents, A/R budget surplus/deficit			\$ 760,921.00	\$ 760,921.00		\$ 760,921.00	\$ 774,642.00
3 months Operating - reserve policy			\$ (174,061.00)	\$ 13,721.00		\$ 124,477	\$ 38,129
Restricted Funds (Bond Cov) per auditors			\$ (101,788.00)	\$ (130,807.25)		\$ (102,173)	\$ (130,868)
Total Available Fund Balance Dec .31			\$ 485,072.00	\$ 643,834.75		\$ 783,225	\$ 681,903
Total Available Fund Balance w/o 3 Month Reserve Policy Dec. 31			\$ 586,860.00	\$ 774,642.00		\$ 885,398	\$ 812,771

# Lyons Department of Parks, Recreation & Cultural Events

- Sandstone Park (2 acres)
- **Bohn Park (preflood/ 52 acres)**
- **Meadow Park (preflood/ 14 acres) (front half is open and in 2015 budgets)**
- Kurt Carlson Skateboard Park
- Lyons Whitewater Park/Blackbear Hole/October Hole
- **Lyons Valley River Park/Corridor Trail (preflood/ 15 acres)**
- Lyons Open Space Parcels (approximately 105 acres)
- Steamboat Valley Playground
- **Trails (preflood/ 5 miles)**
- Lyons Depot Library/RTD parking area
- Marquee Median
- High Street and Main Street Planters/Landscaping
- Walt Self Senior Center Community Building
- St. Vrain Valley School District Facilities
- Recreational Programming
- Special Events



# Town of Lyons Staffing Plan



Legend
FEMA Positions
DHSEM Position
DOLA Positions
CDBG-DR Positions
CDPHE Positions
Town of Lyons Positions

Last Updated 9/14/15

# DATES

## Overview of Lyons Parks Flood Recovery Planning Process

**Public meetings 1-3 on Wednesdays in August @ 6:30 to 8:00 pm,**

8/5 – Bohn Park-Project History & Background, Initial Public Comment

8/12 – Lyons Valley River Park- Project History & Background, Initial Public Comment

8/19 – Trail Planning, Park Connectivity & Recreation Opportunities- Project History & Background, Initial Public Comment

**Public meetings 4-6 on Thursdays in September @ 6:30 to 8:00 pm**

9/3 – Bohn Park Draft Concept-Public Input & Discussion

9/10 – Lyons Valley River Park Draft Concept-Public Input & Discussion

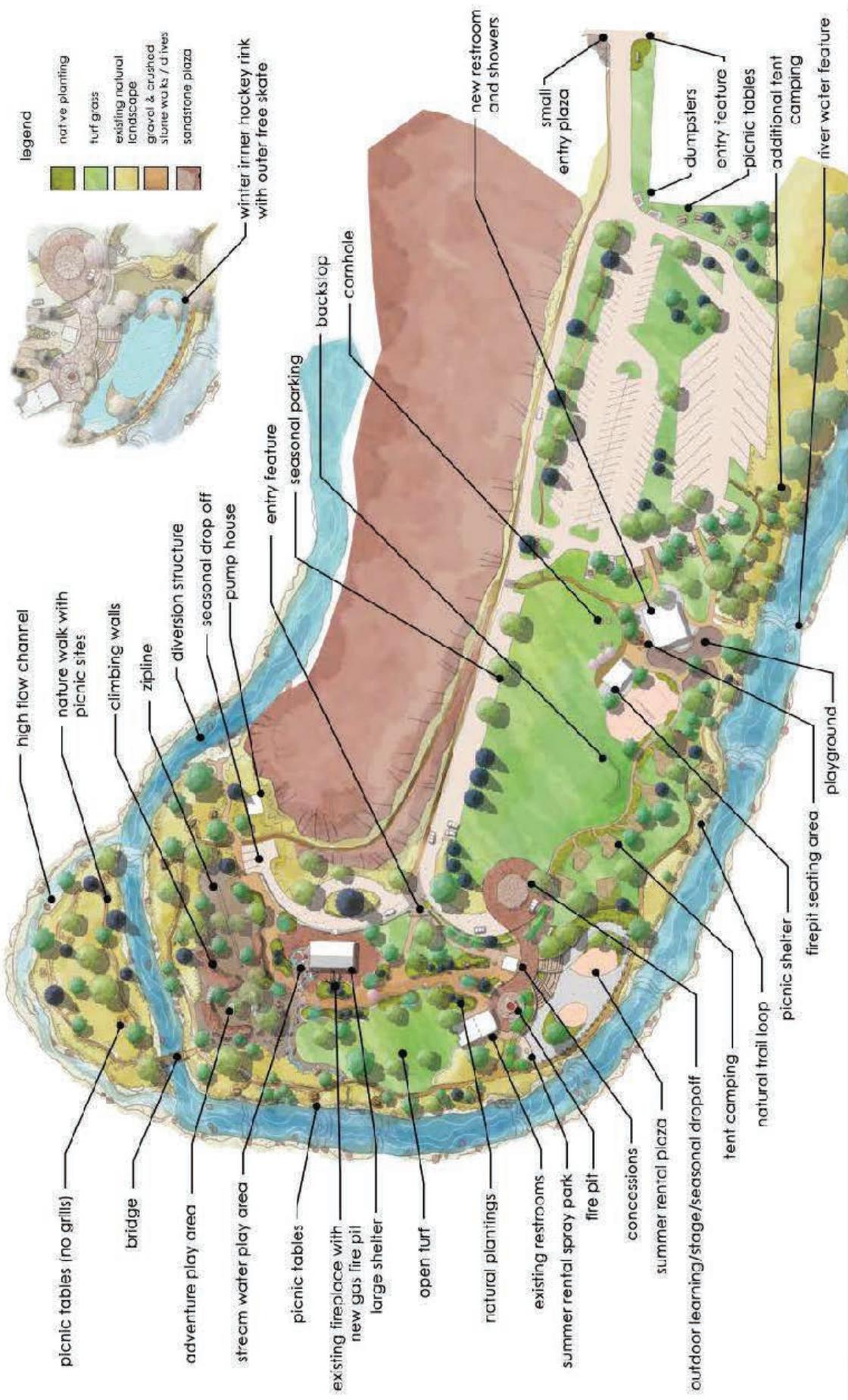
9/17 – Bohn Park Plan-Wrap Up

**Public meetings 7-9 on Thursdays in October @ 6:30 to 8:00 pm**

10/8 – Trail Planning, Park Connectivity & Recreation Opportunities Plan-Review

10/15 – Lyons Valley River Park Plan-Wrap Up

10/29 – Lyons Parks Flood Recovery Plan-Presentation of Final Plans



403 West Main St. Suite 100  
 Fort Collins, Colorado 80521  
 970.228.3828  
 www.lyonslandscape.com

# MASTER PLAN

2015 LYONS MEADOW PARK PHASE II  
 MASTER PLAN PROJECT - PROJECT 20B



- Legend
- native planting
  - turf grass
  - existing natural landscape
  - gravel & crushed stone walks / drives
  - sandstone plaza



- 8 new RV, 2 rv with no hook ups
- 9 new tent
- 76 new parking spaces (54 phase 1)
- 150 event parking spaces
- 4 shelters
- Small ice rink with rentals
- 14 acres of developed park land

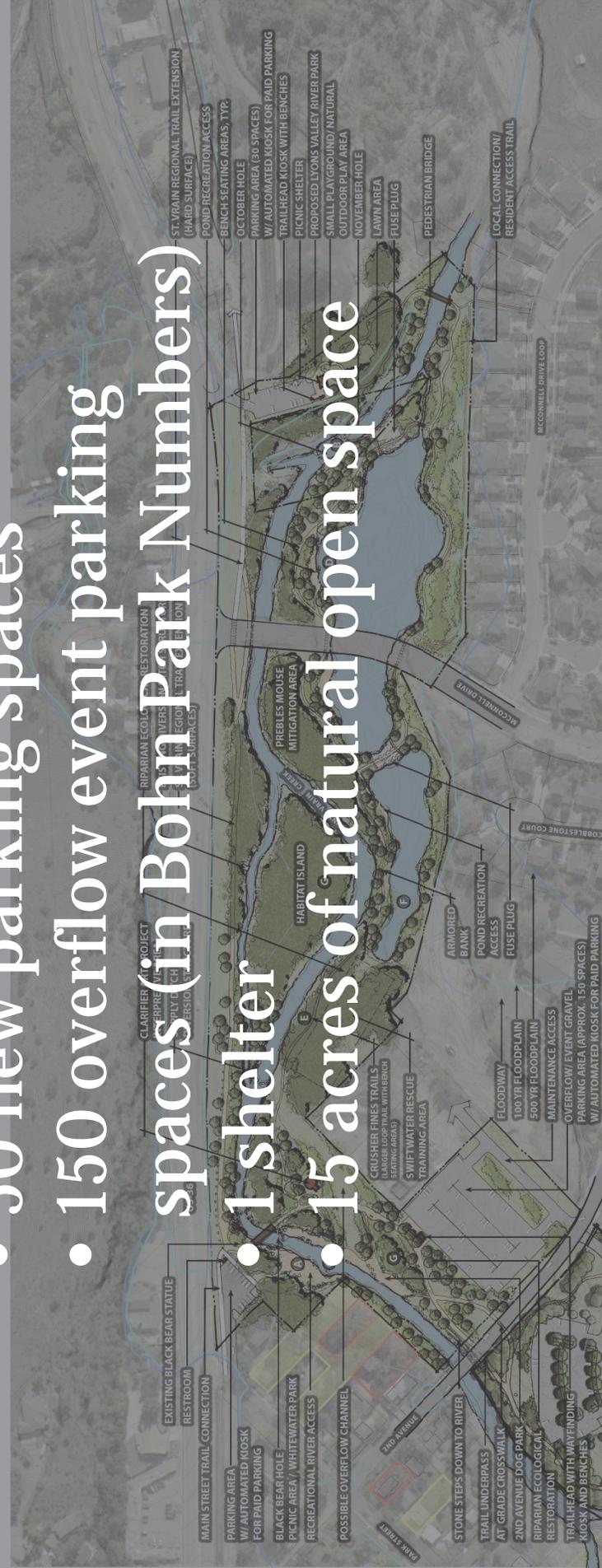








- 50 new parking spaces
- 150 overflow event parking spaces (in Bohm Park Numbers)
- 1 shelter
- 15 acres of natural open space



# Operations and Maintenance Analysis

## Overview

- CPRA Level of Service Standards – general Level of Service (LOS) standards for comparable parks in Colorado
  - \$6,640.03/acre for neighborhood parks up to 9 acres
  - **\$4,974.04/ acre for neighborhood parks up to 25 acres**
  - **\$1,636/ acre for open space parks (no developed park features)**
- Meadow Park (14 acres) = \$69,706.56
- Bohn Park (52 acres) = \$258,910
- Lyons Valley River Park (15 acres) = \$24,540
- **TOTAL LOS MAINTENANCE COSTS: \$353,156**

# Operations and Maintenance Analysis

## Overview

- **Increased Staffing Needs**
  - Current staff, 2.5 FTE, 1 seasonal
  - New needs added 2 FTE, 3.5 parks seasonal maintenance, 1 part time/ seasonal parking enforcement, and increases in hours/wages for Meadow Park Host and custodial staffing. (potential year round) (equivalent of .5 seasonal).

# Operations and Maintenance Analysis

## Overview

- **Overview of communities within Colorado**
  - 20/80 split is common for most communities-20% of parks typically funded by revenue generating features or 20% recovery on Operations and Maintenance costs from park features, the rest must be supplemented by another revenue source.
  - Lyons Parks are expected to have a 73/27 with 73% of parks maintenance and operations to be funded by revenue generating features.

# Operations and Maintenance Analysis

## Overview

### ▫ Assumptions - Lyons Parks Operating Budget

- The budget is for new expenses and revenues only from the current budget.
- Expenses and revenues represent the full build out of Meadow, Bohn and Lyons Valley parks.
- The splash pad will not have a mechanical filtration or recirculation system.
- Charges for parking will only be collected on weekends and holidays from April 1 to October 15. Residents do not pay for parking.
- There will not be charges for use of the ice rink, splash pad, pump track, and skate park (other than rentals).
- No costs for property or liability insurance have been included.
- Capital replacement and yearly vehicle costs have been included in budget (\$42,000/ year)(not included in CPRA LOS)
- There has been a reasonably aggressive approach to estimating revenues.
- Budgets are based on projections. This is based on the 2<sup>nd</sup> year of operation and the first true benchmark year will be year 3.
- Year round camping (RV) will be available at Meadow Park.
- Increased rates on parking and camping
- Double capacity for parking
- Includes utility costs for electric and water that were not metered previously.
- Buyout properties not planned for as part of parks O&M budgets. Buyout properties will go through separate planning process.

# Operations and Maintenance Analysis Overview

- Detailed Operating Budget Expenses and Revenues Summary - detailed Level of Service standards based on Lyons Parks Flood Recovery Planning.
  - Meadow Park – Expenses \$269,934/ Revenues \$206,914
  - Bohn Park – Expenses \$197,822/ Revenues \$140,560
  - Lyons Valley River Park – Expenses \$27,776/ Revenues \$15,000
  - TOTAL Expenses \$495,532/ Revenues \$362,474 (\$133,058 deficit)

# Operations and Maintenance Analysis Overview

Lyons Parks Master Plan Operating Budget					
Operational Budget Summary					
Category	Meadow	Bohn	Lyons Valley	Total	
Operating Expenses	\$ 269,934.00	\$ 197,822.00	\$ 27,776.00	\$ 495,532.00	
Operating Revenues	\$ 206,914.00	\$ 140,560.00	\$ 15,000.00	\$ 362,474.00	
Difference	\$ (63,020.00)	\$ (57,262.00)	\$ (12,776.00)	\$ (133,058.00)	
Recovery %	77%	71%	54%	73%	

# Operations and Maintenance Analysis Overview

Lyons Parks Operating Budget Expenses			
Category	Meadow	Bohn	Lyons Valley
Personnel (new positions)			
Full-time	47,250	47,250	-
Part-time	46,684	28,072	12,276
<b>Total</b>	<b>\$ 93,934</b>	<b>\$ 75,322</b>	<b>\$ 12,276</b>
Commodities			
Office operations	500	500	-
Maintenance/repair/materials	15,000	8,000	3,000
Janitor supplies	6,500	6,500	3,500
Parks maint supplies	25,000	30,000	3,000
Recreation supplies	1,000	4,000	-
Equipment & small tools	2,500	2,000	-
Fuel	500	500	-
Uniforms	250	250	-
Printing/postage	250	250	-
Other misc. expenses	1,000	1,000	500
<b>Total</b>	<b>\$ 52,500</b>	<b>\$ 53,000</b>	<b>\$ 10,000</b>

Contractual				
Utilities	75,000	30,000	2,000	
Water/sewer	10,000	5,000	-	
Insurance (property & liability)	-	-	-	
Telephone	500	500	-	
Outside professional services-Parks	5,000	2,000	-	
Outside professional services-Buildings	1,000	1,000	-	
Rental equipment	500	500	-	
Advertising	1,000	1,000	-	
Training	500	500	-	
Seminars/Meetings	-	-	-	
Trash pickup	5,000	5,000	1,000	
Bank charges (credit card fees)	3,000	2,000	-	
Other	2,000	2,000	500	
<b>Total</b>	<b>\$ 103,500</b>	<b>\$ 49,500</b>	<b>\$ 3,500</b>	
Capital				
Replacement fund	\$ 10,000	\$ 10,000	\$ 2,000	
Parks Vehicles and Equipment	\$ 10,000	\$ 10,000	\$ -	
<b>Grand Total</b>	<b>\$ 269,934</b>	<b>\$ 197,822</b>	<b>\$ 27,776</b>	<b>\$ 495,532</b>

# Operations and Maintenance Analysis Overview

Lyons Parks Operating Budget Revenues			
Category	Meadow	Bohn	Lyons Valley
<b>Fees</b>			
Parking	40,500	78,000	15,000.00
Shelter Rentals	9,900	11,100	
Ice Activities	4,200	-	
Camping	125,114	9,750	
Event Fees	9,000	6,000	
Event Rentals	2,100	2,800	
Other	2,000	2,000	
<b>Total</b>	<b>\$ 192,814</b>	<b>\$ 109,650</b>	<b>\$ 15,000</b>
<b>Programs**</b>			
General Outdoor	1,600	15,910	-
Contract Classes/Services	500	3,000	-
<b>Total</b>	<b>\$ 2,100</b>	<b>\$ 18,910</b>	<b>\$ -</b>
<b>Other</b>			
Sponsorships	5,000	5,000	-
Special Events	2,000	2,000	-
Percentage of Goods Sold (concessions, goods, etc.)	5,000	5,000	
Other	-	-	-
<b>Total</b>	<b>\$ 12,000</b>	<b>\$ 12,000</b>	<b>\$ -</b>
<b>Grand Total</b>	<b>\$ 206,914</b>	<b>\$ 140,560</b>	<b>\$ 15,000</b>

# Operations and Maintenance Analysis Overview

Lyons Parks Operating Budget Full-Time Staff				Lyons Valley					
Full-Time Staff	#	Meadow Pay	Total	#	Bohn Pay	Total	#	Lyons Valley Pay	Total
<b>Parks</b>									
Maintenance Worker II		\$ 39,000.00	\$ -		\$ 39,000.00	\$ -		\$ 39,000.00	\$ -
Maintenance Worker I	1	\$ 35,000.00	\$ 35,000.00	1	\$ 35,000.00	\$ 35,000.00		\$ 35,000.00	\$ -
<b>Total</b>	<b>1</b>	<b>\$ 35,000.00</b>	<b>\$ 35,000.00</b>	<b>1</b>	<b>\$ 35,000.00</b>	<b>\$ 35,000.00</b>	<b>0</b>	<b>\$ -</b>	<b>\$ -</b>
Benefit Percentage 35%			\$ 12,250.00			\$ 12,250.00			\$ -
<b>Grand Total</b>			<b>\$ 47,250.00</b>			<b>\$ 47,250.00</b>		<b>\$ -</b>	<b>\$ -</b>

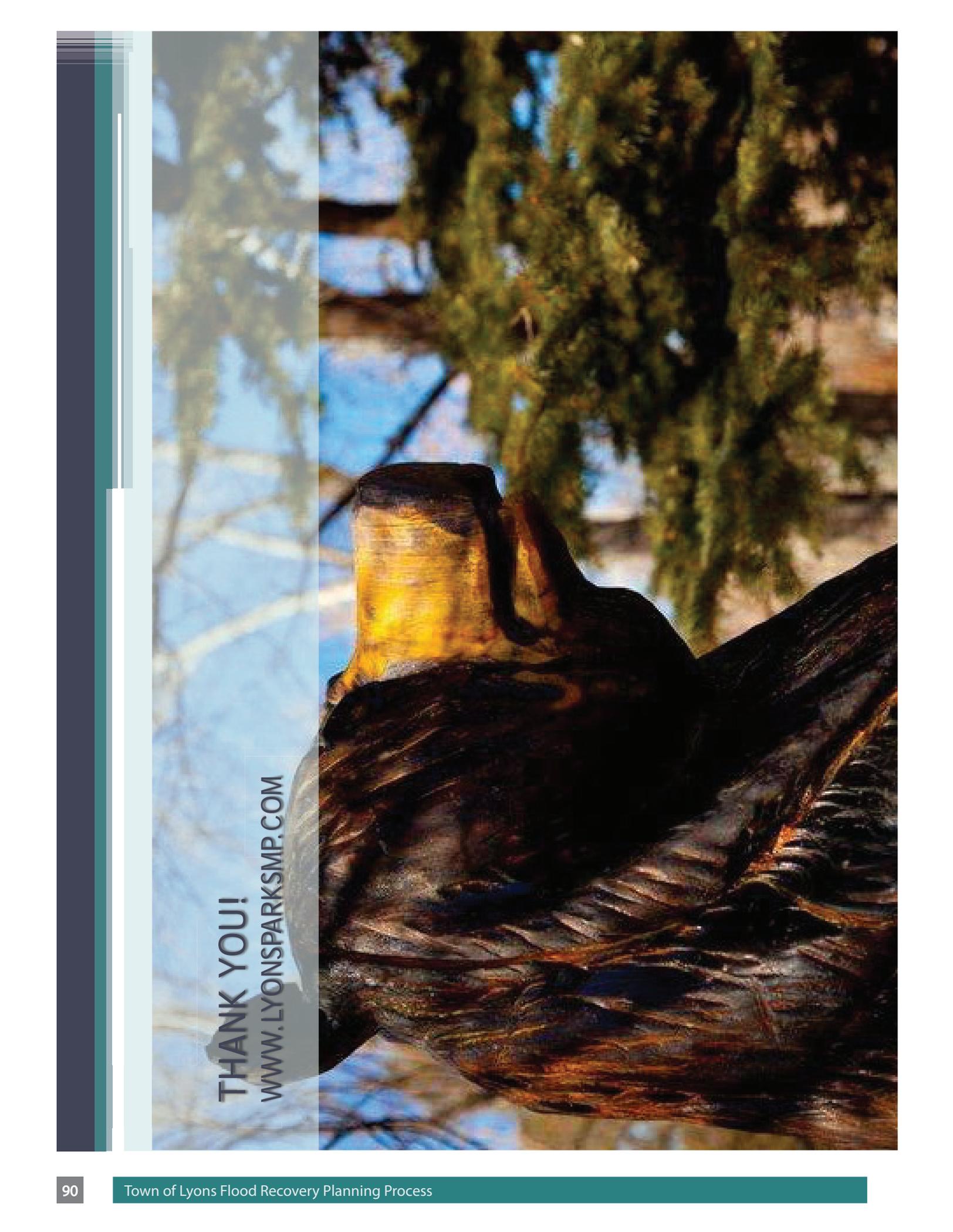
# Operations and Maintenance Analysis Overview

Lyons Parks Operating Budget Part-time Staff											
Part-Time	Meadow			Bohn			Lyons Valley			Total	
	Rate	Hours	Weeks	Rate	Hours	Weeks	Rate	Hours	Weeks		
<b>Parks</b>											
Park Seasonal Worker	\$ 13.50	80	23	\$ 13.50	40	23	\$ 13.50	20	23	\$ 6,210.00	
Camp Host-Meadow	\$ 375.00	1	4	\$ 875.00	0	4	\$ 875.00	0	4	\$ -	
	\$ 875.00	1	8	\$ 7,000.00							
Parking Enforcement	\$ 15.00	4	30	\$ 1,800.00	4	30	\$ 1,800.00	4	30	\$ 1,800.00	
Custodial	\$ 15.00	14	30	\$ 6,300.00	14	30	\$ 6,300.00	7	30	\$ 3,150.00	
<b>Programs</b>											
General Outdoor											
<b>Total</b>		<b>100</b>		<b>\$ 42,440.00</b>	<b>58</b>		<b>\$ 25,520.00</b>	<b>31</b>		<b>\$ 11,160.00</b>	
Benefit Percentage 10%				\$ 4,244.00			\$ 2,552.00			\$ 1,116.00	
<b>Grand Total</b>				<b>\$ 46,684.00</b>			<b>\$ 28,072.00</b>			<b>\$ 12,276.00</b>	

Lyons Parks Operating Budget Revenue Detail											
Park	Meadow			Bohn			Lyons Valley				
	Rate	Number	Times	Rate	Number	Times	Rate	Number	Times	Total	
Parking - Regular	\$ 5.00	120	60	\$ 5.00	190	60	\$ 5.00	50	60	\$ 15,000.00	
Parking - Event	\$ 10.00	150	3	\$ 10.00	700	3	\$ 10.00	0	0	\$ 21,000.00	
<b>Parking Total</b>										<b>\$ 36,000.00</b>	
Shelter Rental	\$ 40.00	3	30	\$ 40.00	4	30	\$ 40.00	2	30	\$ 4,800.00	
Large Shelter Rental	\$ 70.00	3	30	\$ 70.00	3	30	\$ 70.00	0	30	\$ 6,300.00	
<b>Shelter Total</b>										<b>\$ 11,100.00</b>	
Ice Skating Rentals	\$ 5.00	8	1							\$ -	
Skate Rental	\$ 150.00	8	1							\$ 1,200.00	
<b>Ice Skating Total</b>										<b>\$ 3,000.00</b>	
Camping-RV										\$ -	
Low season	\$ 33.00	6	77							\$ 15,246.00	
High Season & Weekends	\$ 38.00	6	142							\$ 32,376.00	
Holidays	\$ 43.00	6	9							\$ 2,322.00	
Year Round	\$ 25.00	3	130							\$ 9,750.00	
People over 2	\$ 5.00	6	250							\$ 7,500.00	
<b>Camping- Tent</b>										<b>\$ 12,705.00</b>	
Low Season	\$ 15.00	11	77							\$ 31,240.00	
High Season & Weekends	\$ 20.00	11	142							\$ 2,475.00	
Holidays	\$ 25.00	11	9							\$ 11,500.00	
People over 2	\$ 5.00	10	230							\$ 5.00	
<b>Camping Total</b>										<b>\$ 125,114.00</b>	
Splash Pad										\$ -	
Dog Park										\$ -	
Skate Park										\$ -	
Multi-Use/Sand Volleyball/Facility Rentals										\$ 2,000.00	
Event Fees (\$1,500 fee+parking+alcohol)	\$3,000	3	1	\$ 9,000.00	2	1	\$ 3,000	2	1	\$ 6,000.00	
Event Tent/Equipment Rental	\$350	6	1	\$ 2,100.00	8	1	\$ 350	8	1	\$ 2,800.00	
<b>Sub Total</b>										<b>\$ 109,650.00</b>	
<b>Programs</b>										<b>\$ 15,000.00</b>	
Youth Sports										\$ -	
Adult Softball Summer										\$ -	
Player Fees										\$ -	
Adult Softball Fall										\$ -	
Player Fees										\$ -	
Tournaments										\$ -	
3x3 hockey league	\$200	8	1	\$ 1,600.00						\$ 500	
Other										\$ -	
<b>Total</b>										<b>\$ 15,910.00</b>	
<b>Grand Total</b>										<b>\$ 125,660.00</b>	
										<b>\$ 15,000.00</b>	

# Operations and Maintenance Analysis Overview

- **Gap Analysis**
  - Current 2015 budget (\$124,477.04 surplus)
  - New Parks budget (\$133,058 deficit)
  - Potential Alternative Revenues to meet deficit requirements
    - Excess Library Funds from General Fund
    - Increase Sales Tax from Marijuana Sales
    - Increase Year Round camping – adjustable rates
    - Increase Sales Tax for use in Parks
    - Increase Property Tax for Parks
    - Creating Special Recreation District
    - Utility Fee for Parks



**THANK YOU!**  
**[WWW.LYONSPARKSMP.COM](http://WWW.LYONSPARKSMP.COM)**

**CPRA Level of Service Standard**

**Low/Medium level Maintenance  
Maintenance Cost  
Pocket Parks (up to 9 acres)  
5 Acre Park**

**Mowing** = 27 times/yr x 3.5 hrs. Ea. = 94.5 hrs/yr

**Mowing Clipping Clean Up** = 9 times/yr x 1 hr Ea. = 9 hrs/yr

**Trimming** = 13 times/yr x 1hr Ea. = 13hrs/yr

**Trimming Clean Up** = 13 Times/yr x 1 hr Ea. = 13 hrs/yr

**Edging** = 3 times /yr x 1 hr Ea. = 3hrs/yr

**Weed spraying** = 1 time/yr x 1 hr Ea. = 1hr/yr

**Over seeding** = 1 time/yr x1 hr /acre x 5 acres = 5 hrs/yr

**Sod Replacement** = 1 time/yr @ 1hr/1000sqft.- avg. 1000sqft/yr = 1hr/yr

**Soil prep** = 1hr/1000sqft. - avg. 2500sqft/yr = 2.5hrs/yr

**Aeration** = 2 times/yr x 4hrs Ea. = 8hrs/yr

**Fertilization** = 2 times/yr x 2hrs/acre x 5acres = 10 hrs/yr

**Irrigation Maintenance** =

A. Spring charge up and adjustment =1 time/yr x 2hrs Ea. = 2hrs/yr

B. Routine system checks and adjustments = 8hrs/mo x 6mos = 48hrs/yr

C. Repairs as needed = 7/yr.Avg. x 2hrs.Ea. = 14 hrs/yr

D. Winterization = 1 time/yr x 2hrs.Ea. = 2hrs/yr

**Litter control** = 54 times/yr x 1hrs.Ea. = 54hrs/yr

**Tree pruning** = 1 time/yr x 3hrs.Ea. = 3hrs/yr

**Disease and insect control** =1 time/yr x 2hrs.Ea. = 2hrs/yr

**Snow and ice control** = avg. 5 times /yr x 1.5 hrs. Ea. = 7.5hrs/yr

**Lighting repair** = 0

**Surface maintenance** = 54 times/yr x 1 hr.Ea. = 54hrs/yr

**General repairs** = 5 times/yr. avg. x 2hrs.Ea = 10hrs/yr

**Inspections** = 27 times/yr x 1/2hr.Ea. = 13hrs/yr

**Floral Bed prep. and planting** = 0

**Flower bed maintenance** = 0

**Shrub Bed Prep and Planting** 0

**Shrub Bed Maintenance** = 2 times/mo x 6mo =3 hrs/yr

**Restroom maintenance** = 0

**Special features maintenance** = 27 times/yr x 1hr. Ea. = 27hrs/yr

(Special features include, Park name signs, fountains, drinking fountains, sculptures, speaker systems, structural art, flag poles, and parking and crowd control devices)

**Equipment loading/unloading & Travel time** =52 times/yr x 1.5 hrs. Ea. = 78 hrs/yr

**TOTAL LABOR HOURS = 487.5 HRS/YR**

**AVGERAGE HOURLY SALARY = \$15.75 PER. HR.**

**TOTAL LABOR COSTS = \$7,678.13 /YR**

## CPRA Level of Service Standard

### Equipment and Supplies

1 –Gal. non selective herbicide - \$65  
1.25 – Gal. Selective herbicide - \$113  
1– Lbs. Pre emergence herbicide - \$110  
1 –Gal. Insecticides - \$50  
44 bags Fertilizer - \$704  
2 – Boxes Trash bags - \$100  
Sprinkler Parts - \$500  
Equipment / Supplies - \$8,500  
**TOTAL Equipment and Supplies - \$10,142**

### Utilities

Water - \$ 15,080 /yr  
Electricity - \$300.00/yr  
**TOTAL UTILITIES - \$15,380/YR**

**TOTAL LABOR - \$7,678.13**  
**TOTAL EQUIPMENT - \$10,142**  
**TOTAL UTILITIES - \$15,380\_**  
**TOTAL COST - \$33,200.13**

**DIVIDED BY 5 ACRES = \$6,640.03/ACRE**

**CPRA Level of Service Standard**

**Low/Medium Level  
Maintenance Cost  
Neighborhood Parks (9-25 Acres)  
20 Acre Park**

**Mowing** = 27 times/yr x 12 hrs. Ea. = 324 hrs/yr

**Trimming** = 13 times/yr x 3hr Ea. = 39hrs/yr

**Trimming / clean up** = 27 times/yr x 1hr. Ea. = 27 hrs/yr

**Edging** = 3 times /yr x 8 hrs. Ea. = 24hrs/yr

**Weed spraying ( hard surfaces)** = 3 times/yr x 3 hr Ea. = 9hrs/yr

**Weed spraying (Turf )** = 1 Time/yr x 6hrs. Ea. = 6hrs/yr

**Over seeding** = 1 time/yr x1 hr /acre x 20 acres = 20 hrs/yr

**Sod Replacement** = 1 time/yr @ 1hr/1000sqft.- 2500sqft/yr Avg. = 2.5hrs/yr

**Soil prep** = 1hr/1000sqft. - 2500sqft/yr.Avg. = 2.5hrs/yr

**Aeration** = 2 times/yr x 8hrs Ea. = 16hrs/yr

**Fertilization** = 2 Times/yr = Contracted Service (no in house labor costs)

**Irrigation Maintenance**

A. Spring charge up and adjustment =1 time/yr x 24hrs Ea. = 24hrs/yr

B. Routine system checks and adjustments = 16hrs/mo x 6mos = 96hrs/yr

C. Repairs as needed = 7/yr.Avg. x 2hrs.Ea. = 14 hrs/yr

D. Winterization = 1 time/yr x 8hrs.Ea. = 8hrs/yr

**Litter control** = 156 times/yr x 3hrs.Ea. = 468hrs/yr

**Tree pruning** = 1 time/yr x 5hrs.Ea. = 5hrs/yr

**Disease and insect control** =1 time/yr x 3hrs.Ea. = 3hrs/yr

**Snow and ice control** = avg. 5 times /yr x 3 hrs. Ea. = 15hrs/yr

**Lighting repair** = 3 times/yr avg. x 1hr.Ea. = 3hrs/yr

**Surface maintenance** = 156 times/yr x 3 hr.Ea. = 468hrs/yr

**General repairs** = 5 times/yr. avg. x 2hrs.Ea = 10hrs/yr

**Inspections** = 156 times/yr x 1hr.Ea. = 156hrs/yr

**Floral Bed prep. and planting** =0

**Flower bed maintenance** = 0

**Shrub bed prep and planting** = 50hrs/1000sqft x 500 sqft Avg. = 25hrs/yr

**Shrub bed Maintenance** = 2 times/mo x 6 mos x 32 hrs/1000sqft x 500 sqft Avg. = 192hrs/yr

**Restroom maintenance** = 156 times/yr x 1hr.Ea. = 156hrs/yr

**Special features maintenance** = 104 times/yr x 1hr. Ea. = 104hrs/yr

(special features include, Park name signs, fountains, drinking fountains, sculptures, speaker systems, structural art, flag poles and parking and crowd control devices)

**Equipment loading/unloading & Travel time** = 156 times/yr x 2 hrs. Ea. = 312 hrs/yr

**Tennis Courts** = Maintenance included in above categories, (inspection, litter control surface maintenance, and general repairs)

**Volleyball Courts** =

A. Maintenance included in above categories, (inspection, litter control and general Repairs)

B. Tilling and raking sand surface = 4 times/yr x 2hrs.Ea/court = 8 hrs/yr

**CPRA Level of Service Standard**

**Basketball Courts =**

- A. Maintenance included in above categories (inspection, litter control, surface maintenance, surface maintenance and general repairs)

**Playgrounds =**

- A. Maintenance included in above categories (daily inspections, litter control, and general repairs)
- B. Weekly Inspections = 1 time/week x 52 weeks/yr x 1/2 hr. Ea. = 26 hrs/yr
- C. Add Fibar surface material = 2,000sq.ft. Avg. = 1 time/yr x 1hr/1000sq.ft. = 2hrs/yr

**Picnic Shelters** = Maintenance included in above categories ( inspections, litter control, and general repairs)

**Softball Fields** = Non programmed fields = Drag infield two times/month x 7 months x .25 hrs/field = 3.5 hrs/yr

**Football Fields** = Non programmed fields = Maintenance included in above categories (inspections, litter control, mowing, trimming, turf weed spraying, reseeding, sodding, aeration, fertilization, and irrigation)

**Soccer Fields** = Non programmed fields = Maintenance included in above categories (inspections, litter control, mowing, trimming, turf weed spraying, reseeding, sodding, aeration, fertilization, and irrigation)

**TOTAL LABOR HOURS = 2,568.5 HRS/YR**

**AVGERAGE HOURLY SALARY = \$15.75 PER. HR.**

**TOTAL LABOR COSTS = \$40,453.88 /YR**

**Operating Equipment / Supplies**

- 5 –Gal. non selective herbicide - \$325
- 5 – Gal. Selective herbicide – \$450
- 2 – Lb. Pre emergence herbicide - \$120
- 5 –Gal. Insecticides - \$250
- 11,000 lbs. Fertilizer - \$3,080
- 7 – Boxes Trash bags - \$175
- Sprinkler Parts - \$1500
- Equipment and Supplies - \$ 6,600
- TOTAL OPERATING - \$12,500**

**Utilities**

Water - \$41,000

Electricity - \$5,627

**TOTAL UTILITIES - \$46,627**

<b>TOTAL LABOR -</b>	<b>\$40,453.88</b>
<b>TOTAL OPERATING -</b>	<b>\$12,500</b>
<b>TOTAL UTILITIES -</b>	<b><u>\$46,627</u></b>
<b>TOTAL COST -</b>	<b>\$ 99,580.88</b>

**DIVIDED BY 20 ACRES = \$4,979.04/Acre**

## CPRA Level of Service Standard

# Medium/High Level Maintenance Cost Community Parks (65-100 Acres) 100 Acre Park

**Mowing Park area** = 27 times/yr x 10 hrs. Ea. = 270 hrs/yr

**Mowing Clippings Clean up** = 9 times/yr x 2 hrs Ea. = 18 hrs/yr

**Mowing Softball field complex** = (see softball field category for labor costs)

**Trimming / Clean up** = 27 times/yr x 36hr Ea. = 972 hrs/yr

**Edging / Clean up** = 4 times /yr x 20 hrs. Ea. = 80hrs/yr

**Weed spraying ( hard surfaces)** = 6times/yr x 4 hr Ea. = 24hrs/yr

**Weed spraying (Turf )** = 1 Time/yr x 10hrs. Ea. = 10hrs/yr

**Over seeding** = 1 time/yr = 8 hrs/yr

**Sod Replacement** = 1 time/yr @ 1hr/1000sqft.- 3500sqft/yr Avg. = 3.5hrs/yr

**Soil prep** = 1hr/1000sqft. - 3500sqft/yr.Avg. = 3.5hrs/yr

**Aeration** = 2 times/yr x 10hrs Ea. = 20hrs/yr

**Fertilization** = 2 Times/yr = Contracted Service (no in house labor costs)

### Irrigation Maintenance

A. Spring charge up and adjustment =1 time/yr x 48hrs Ea. = 48hrs/yr

B. Routine system checks and adjustments = 24hrs/mo x 6mos =144hrs/yr

C. Repairs as needed = 7/yr.Avg. x 2hrs.Ea. = 14 hrs/yr

D. Winterization = 1 time/yr x 16hrs.Ea. = 16hrs/yr

**Litter control** = 260 times/yr x 5hrs.Ea. = 1300hrs/yr

**Tree pruning** = 1 time/yr x 8hrs.Ea. = 8hrs/yr

**Disease and insect control** =1 time/yr x 4hrs.Ea. = 4hrs/yr

**Snow and ice control** = avg. 5 times /yr x 3 hrs. Ea. = 15hrs/yr

**Lighting repair** (for buildings and shelters) = 3 times/yr avg. x 1hr.Ea. = 3hrs/yr

A. Lighting repairs for ball fields and tennis courts is a contracted service (no in house labor cost)

**Surface maintenance** = 156 times/yr x 3 hr.Ea. = 468hrs/yr

**General repairs** = 5 times/yr. avg. x 2hrs.Ea = 10hrs/yr

**Inspections** = 260 times/yr x 2hr.Ea. = 520hrs/yr

**Floral Bed prep. and planting** =0.

**Flower bed maintenance** = 0

**Shrub bed Maintenance** = 2 times/mo x 6 mos x 2hrs = 24 hrs/yr

**Restroom maintenance** = 260 times/yr x 1hr.Ea. = 260hrs/yr

**Special features maintenance** = 156 times/yr x 2hr. Ea. = 312hrs/yr

(Special features include, Park name signs, Fountains, Drinking Fountains, Sculptures, Speaker systems, Structural art, Flag poles and Parking and Crowd control devices)

**Equipment loading/unloading & Travel time** = On site maintenance staff, No travel time

**Tennis Courts** = Maintenance included in above categories, (inspection, litter control surface maintenance, and general repairs)

**Volleyball Courts** =

**CPRA Level of Service Standard**

- A. Maintenance included in above categories, (inspection, litter control and general Repairs)
- B. Tilling and raking sand surface = 4 times/yr x 2hrs.Ea/court = 8 hrs/yr

**Basketball Courts =**

- A. Maintenance included in above categories (inspection, litter control, surface maintenance, surface maintenance and general repairs)

**Playgrounds =**

- A. Maintenance included in above categories (daily inspections, litter control, and general repairs)
- B. Weekly Inspections = 1 time/week x 52 weeks/yr x ½ hr. Ea. = 26 hrs/yr
- C. Add Fibar surface material = 7,000sq.ft. Avg. = 1 time/yr x 1hr/1000sq.ft. = 7hrs/yr

**Picnic Shelters** = Maintenance included in above categories ( inspections, litter control, and general repairs)

**Softball Fields** = Programmed fields =

- A. Mowing = 36 times/yr x ½ hr/field x 4 fields = 72 hrs/yr
- B. Drag infield = 20 times/month x 7 months x .25 hrs/field x 4 fields = 140 hrs/yr
- C. Line Field = 20 times/month x 7 months x 1.25 hrs/field x4 fields = 175 hrs/yr
- D. Other maintenance included in above categories = Trimming, turf weed spraying, Over seeding, Sod replacement, Soil Prep, Aeration, Fertilization, Irrigation maintenance, Litter control, General repairs, and inspections

**Football Fields** = Programmed fields = Maintenance included in above categories (inspections, litter control, mowing, trimming, turf weed spraying, reseeding, sod replacement, aeration, fertilization, and irrigation)

- A. Field line mowing and striping = 12 times/yr x 2 hrs/field = 24 hrs/yr

**Soccer Fields** = Programmed fields = Maintenance included in above categories (inspections, litter control, mowing, trimming, turf weed spraying, reseeding, sod replacement, aeration, fertilization, and irrigation)

- A. Field line mowing and striping = 32 times/yr x 3 hrs/field = 96 hrs/yr

**TOTAL LABOR HOURS = 5,103 HRS/YR**

**AVGERAGE HOURLY SALARY = \$15.75 PER. HR.**

**TOTAL LABOR COSTS = \$80,372.25 /YR**

**Operating Equipment**

- 2- 21” push mowers - \$1,200
- 4 - string trimmers - \$1,200
- 3 – Blowers - \$1,200
- 25 –Gal. Insecticides - \$625
- 1 – Field line painter - \$2,500
- 2 – Chain saws - \$800
- 2 – Hedge Trimmers - \$800
- 2-Gas powered edgers - \$800

**Supplies**

- 50 –Gal. non selective herbicide - \$1,750
- 25 – Gal. Selective herbicide - \$2,250
- 10 – Lb. Pre emergence herbicide - \$1,060
- 1 – Roto tiller - \$1,200
- 55,200 lbs. Fertilizer - \$14,900
- 60 – Boxes Trash bags - \$720
- Sprinkler Parts - \$3000
- Safety equip. & misc. supplies - \$4000

**CPRA Level of Service Standard**

1 – Power pruner - \$600  
2 – snow blowers - \$2,000  
Equipment / Supplies - \$10,000  
1 – Sod Cutter – \$2,000

175 gal. Field marking paint – \$2,275  
Playground materials & supplies - \$3000  
190 bags – field chalk - \$1,140  
150 bags – diamond dry - \$1,350  
4 tons – Turface - \$1,200

**TOTAL EQUIPMENT - \$24,300**

**TOTAL SUPPLIES - \$37,270**

**Utilities**

Water - \$101,502

Electricity - \$28,485

**TOTAL UTILITIES - \$129,987**

**TOTAL LABOR - \$80,372.25**

**TOTAL EQUIPMENT - \$24,300**

**TOTAL SUPPLIES - \$37,270**

**TOTAL UTILITIES - \$ 129,987**

**TOTAL COST - \$ 271,929.25**

**DIVIDED BY 100 ACRES = \$2,719.29**

**CPRA Level of Service Standard**

**Level 1  
Maintenance Cost  
Open Space  
Not including turf play fields**

**Mowing** = Native grasses generally not mowed  
( Mowing only done in drought conditions for fire control)  
**Weed Control** = (noxious weeds) 7 times/yr x 3hrs.Ea. = 21hrs/yr  
**Litter control** = 1 time/wk x 52 wks/yr = 52 times/yr x 1.5 hrs.Ea. = 78 hrs/yr  
Total Labor Hours = 99 hrs/yr  
**Average Hourly Salary - \$15.75 per hr**  
**Total Labor Costs - \$1,559**

Equipment  
**Shared with other park areas**

Supplies  
**1 box Trash bags - \$12**  
1 gal. Non selective herbicide - \$65  
**Total Supply Cost = \$77**

**Utilities**  
Water - \$0

Electricity - \$0

**Total Labor - \$1,559**  
**Total Equipment - \$0**  
**Total Supplies - \$77**  
**Total Utilities - \$0**  
**Total Cost - \$1,636**

**CPRA Level of Service Standard**

**Trails  
Non Urban Corridor  
Per mile maintenance cost  
Soft Surface**

Inspection once daily = 7hrs per wk x 52 wks = 364 hrs/yr  
Litter control once daily = 7 hrs/wk x 52 wks = 364 hrs/wk  
Fence repair as needed = avg. 5 times /yr x 1hr. Ea. = 5 hrs/yr  
Graffiti removal as needed = avg. 10 times /yr x 1.5 hrs. Ea. = 30 hrs/yr  
Shoulder mowing = four times per year x 5.5 hrs = 22 hrs/yr  
Weed spraying as needed = avg. 5 times /yr x 3hrs. Ea. = 15 hrs/yr  
Tree pruning once /yr x 1hr = 1hr/yr  
Tree hand watering = two times /mo x 5 mos. x 4hrs ea. = 40 hrs/yr  
**Total labor hours per year = 976 hrs/yr**  
**Average hourly salary = \$15.75**  
**Total labor cost per year = \$15,372**

**Operating Equipment / Supplies**

Misc. supplies = \$500  
3 bx trash bags = \$50  
3 cs graffiti remover = \$110  
5 gal. Non selective herbicides = \$500  
1 – string trimmer = \$300  
Misc. hand tools = \$500  
**Total Equipment /Supplies = \$1,960**

**Total labor = \$15,372**  
**Total Equipment / supplies = \$1,960**  
**Total maintenance cost = \$17,332**

**Divided by 2 miles = \$8,666/mile**

**CPRA Level of Service Standard**

**Trails  
Urban Corridor  
Per mile maintenance cost  
Hard Surface**

Inspection once daily = 3.5hrs per wk x 52 wks = 182 hrs/yr  
Spot sweep as needed = 7 hrs/wk x 52 wks = 364hrs/yr  
Power broom sweep once weekly = .5 hrs/wk x 52 wks = 26 hrs/yr  
Litter control once daily = 7 hrs/wk x 52 wks = 364 hrs/wk  
Fence repair as needed = avg. 5 times /yr x 1hr. Ea. = 5 hrs/yr  
Graffiti removal as needed = avg. 10 times /yr x 1.5 hrs. Ea. = 30 hrs/yr  
Turf Mowing = 27 times/yr x 4hrs. Ea. = 108 hrs/yr  
String Trimming = 27 times/yr x 2 hrs. Ea. = 54 hrs/yr  
Mowing = 4 times /yr x 5.5 hrs. Ea. = 22 hrs/yr  
Snow plowing = avg. 5 times /yr x .5 hrs. Ea. = 2.5 hrs/yr  
Tree pruning once /yr x 1hr = 1hr/yr  
Tree hand watering = 2times /mo x 5 mos. x 4hrs ea. = 40 hrs/yr  
String trimming = 4 times/yr x 38 hrs = 152 hrs/yr  
**Total labor hours per year = 1,350.5**  
**Average hourly salary = \$15.75**  
**Total labor cost per year = \$21,270**

**Operating Equipment / Supplies**

Misc. supplies = \$500  
3 bx trash bags = \$50  
3 cs graffiti remover = \$110

1 – string trimmer = \$300

1 –blower =\$300

Misc. hand tools = \$500

**Total equipment / supplies = \$1,760**

**Total labor = \$21,270**

**Total Equipment / supplies = \$1,760**

**Total maintenance cost = \$23,030**

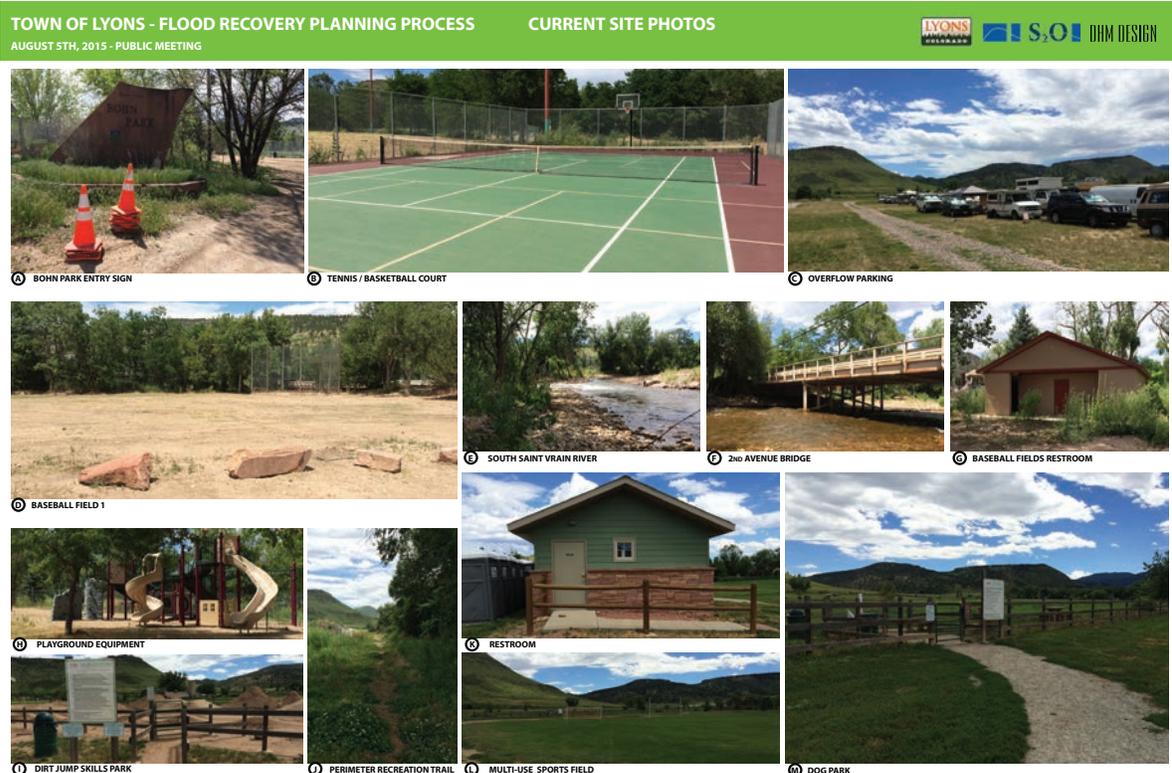
**Divided by 1 mile = \$23,030/mile**

# Bohn Park

## Existing Conditions Map:



## Site Photos:



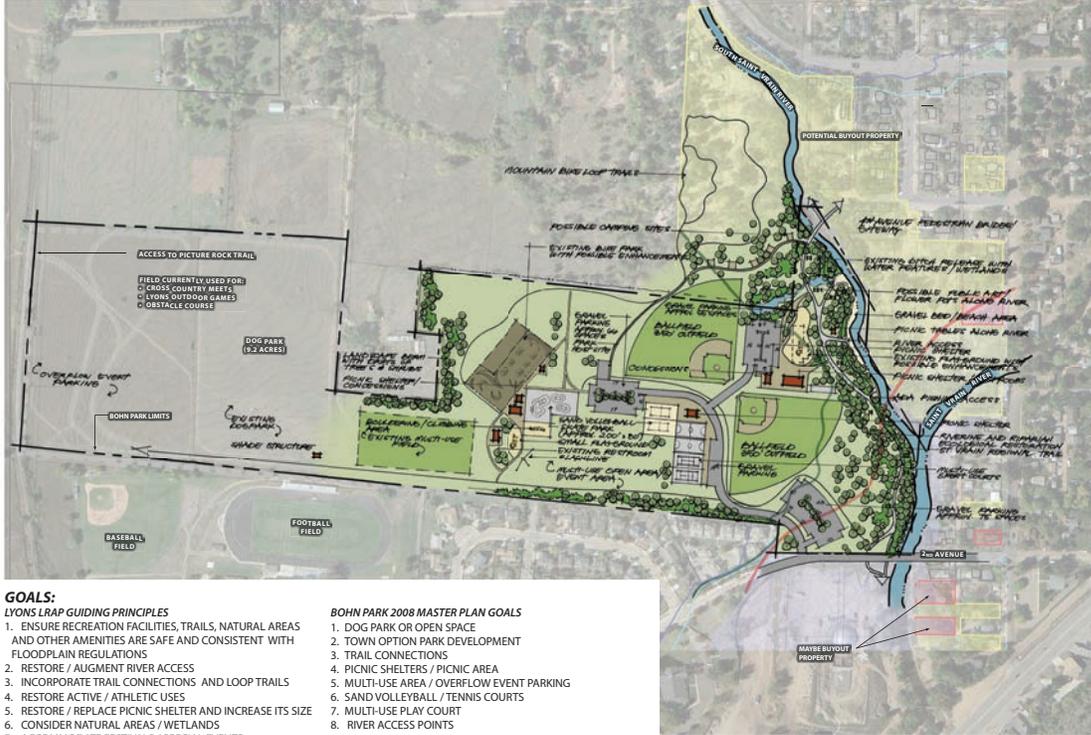
# Bohn Park

## Conceptual Design - Alternate 1:

TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS  
 SEPTEMBER 3rd, 2015 - PUBLIC MEETING

CONCEPT PLANS  
 ALTERNATE 1

LYONS PARKS S.O. DM DESIGN



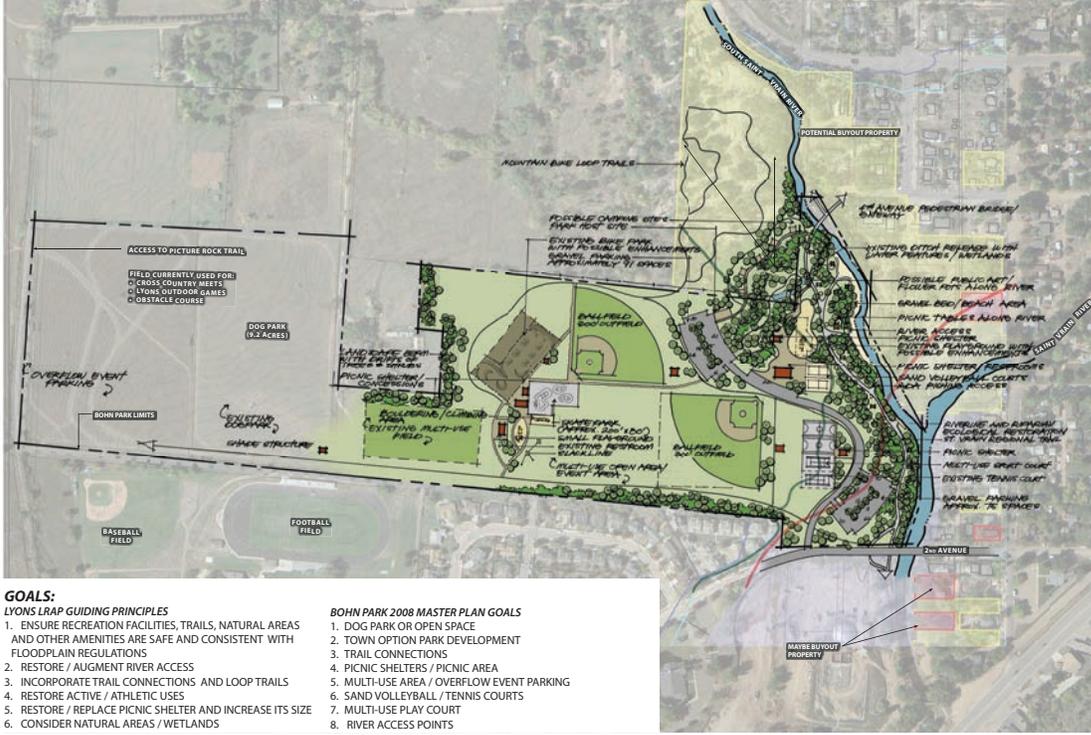
- GOALS:**  
 LYONS LRAP GUIDING PRINCIPLES
1. ENSURE RECREATION FACILITIES, TRAILS, NATURAL AREAS AND OTHER AMENITIES ARE SAFE AND CONSISTENT WITH FLOODPLAIN REGULATIONS
  2. RESTORE / AUGMENT RIVER ACCESS
  3. INCORPORATE TRAIL CONNECTIONS AND LOOP TRAILS
  4. RESTORE ACTIVE / ATHLETIC USES
  5. RESTORE / REPLACE PICNIC SHELTER AND INCREASE ITS SIZE
  6. CONSIDER NATURAL AREAS / WETLANDS
- BOHN PARK 2008 MASTER PLAN GOALS**
1. DOG PARK OR OPEN SPACE
  2. TOWN OPTION PARK DEVELOPMENT
  3. TRAIL CONNECTIONS
  4. PICNIC SHELTERS / PICNIC AREA
  5. MULTI-USE AREA / OVERFLOW EVENT PARKING
  6. SAND VOLLEYBALL / TENNIS COURTS
  7. MULTI-USE PLAY COURT
  8. RIVER ACCESS POINTS

## Conceptual Design - Alternate 2

TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS  
 SEPTEMBER 3rd, 2015 - PUBLIC MEETING

CONCEPT PLANS  
 ALTERNATE 2

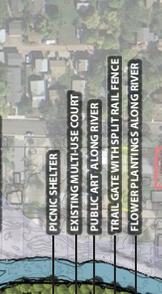
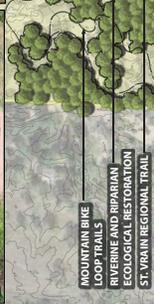
LYONS PARKS S.O. DM DESIGN



- GOALS:**  
 LYONS LRAP GUIDING PRINCIPLES
1. ENSURE RECREATION FACILITIES, TRAILS, NATURAL AREAS AND OTHER AMENITIES ARE SAFE AND CONSISTENT WITH FLOODPLAIN REGULATIONS
  2. RESTORE / AUGMENT RIVER ACCESS
  3. INCORPORATE TRAIL CONNECTIONS AND LOOP TRAILS
  4. RESTORE ACTIVE / ATHLETIC USES
  5. RESTORE / REPLACE PICNIC SHELTER AND INCREASE ITS SIZE
  6. CONSIDER NATURAL AREAS / WETLANDS
- BOHN PARK 2008 MASTER PLAN GOALS**
1. DOG PARK OR OPEN SPACE
  2. TOWN OPTION PARK DEVELOPMENT
  3. TRAIL CONNECTIONS
  4. PICNIC SHELTERS / PICNIC AREA
  5. MULTI-USE AREA / OVERFLOW EVENT PARKING
  6. SAND VOLLEYBALL / TENNIS COURTS
  7. MULTI-USE PLAY COURT
  8. RIVER ACCESS POINTS

TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS  
 OCTOBER 29th, 2015 - PUBLIC MEETING 9

BOHN PARK  
 PREFERRED ALTERNATE

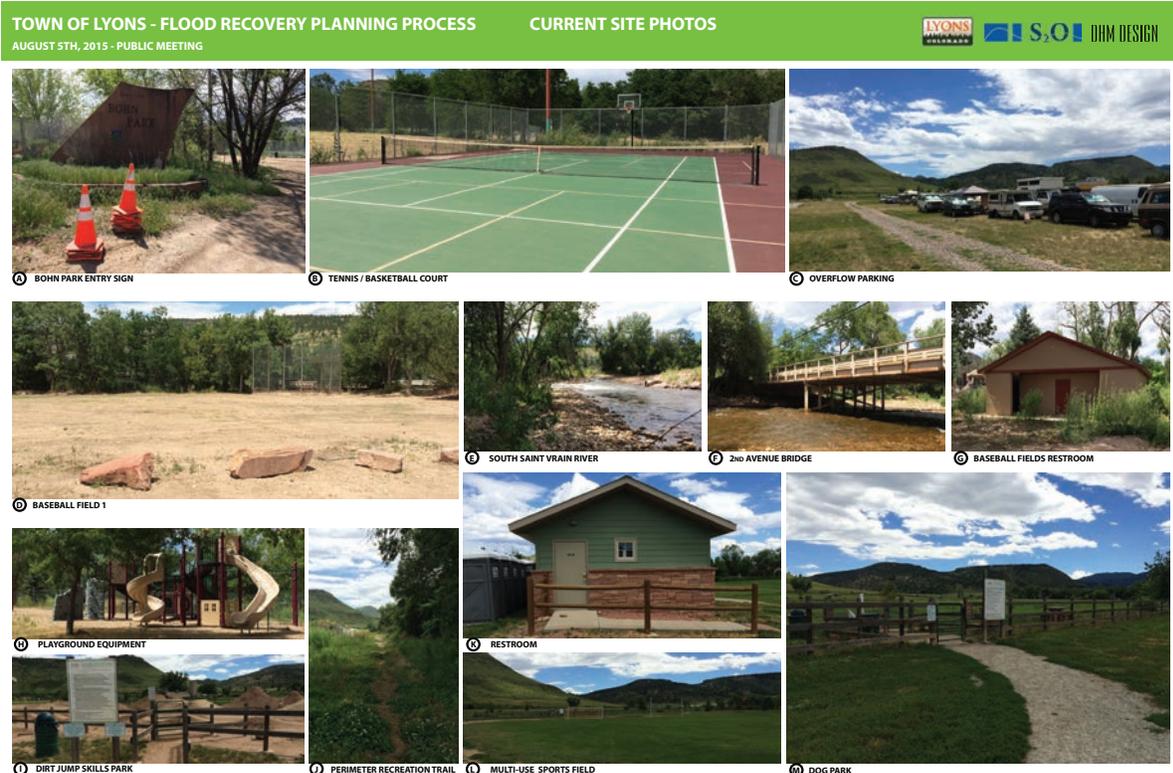


# Lyons Valley River Park

## Existing Conditions:



## Site Photos:



# Lyons Valley River Park

## Conceptual Design - Alternate 1-A:

TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS  
 SEPTEMBER 10th, 2015 - PUBLIC MEETING

CONCEPT PLANS  
 ALTERNATE 1-A



## Conceptual Design - Alternate 1-B

TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS  
 SEPTEMBER 10th, 2015 - PUBLIC MEETING

CONCEPT PLANS  
 ALTERNATE 1-B

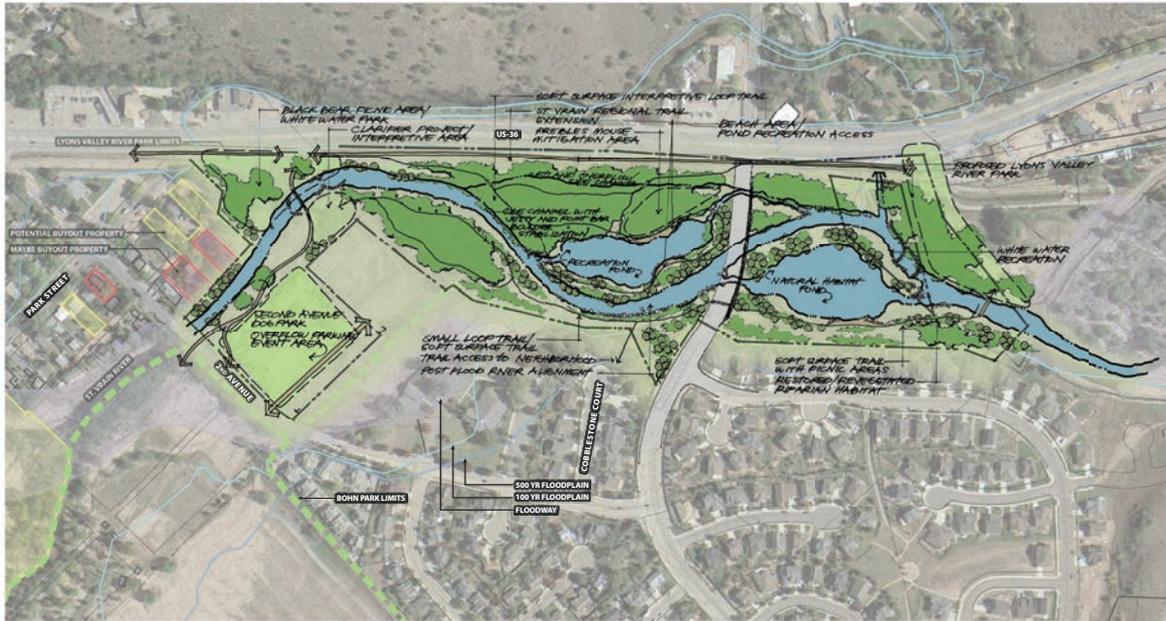


# Lyons Valley River Park

## Conceptual Design - Alternate 2

TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS  
SEPTEMBER 10th, 2015 - PUBLIC MEETING

CONCEPT PLANS  
ALTERNATE 2



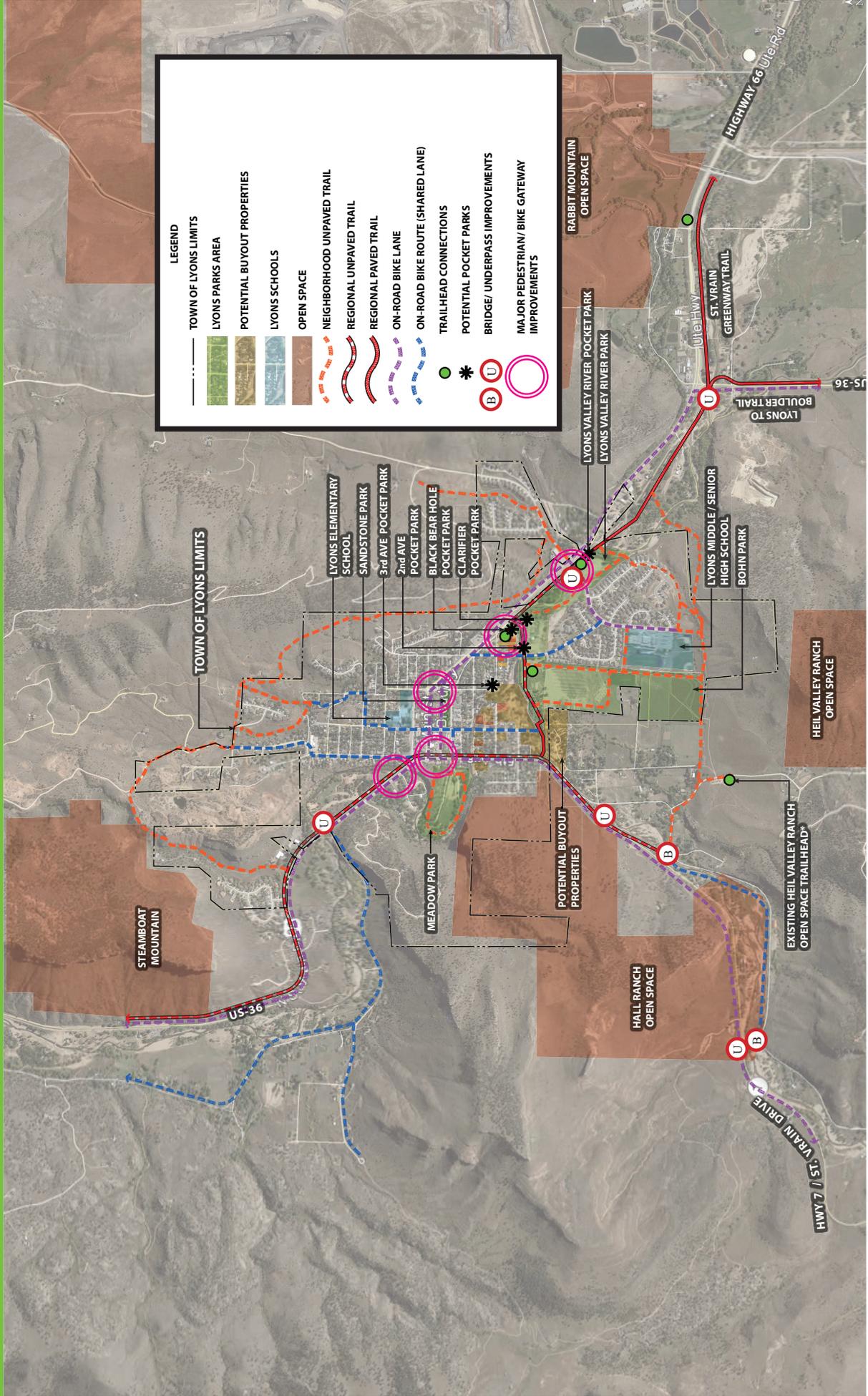




TOWN OF LYONS PARKS - FLOOD RECOVERY PLANNING PROCESS

OCTOBER 29th, 2015 - PUBLIC MEETING 9

TRAIL PLANNING, PARK CONNECTIVITY & RECREATION OPPORTUNITIES



## COMMENTS CARDS

## Town of Lyons Parks Flood Recovery Planning Process

Public Meeting #1 - Bohn Park  
August 5, 2015

## General Comments

- #
- 1 More trails. Trail connecting south end of Bohn Park and Southeast end of Lyons River Park (Irrigation ditch) Bohn - parking off Welch Drive
  - 2 Less ball fields, more trees, put parking more central, more park trees by the river
  - 3 1. get large white boards, not this stupid card 2. stickies colors to show what we want, will send permaculture childrens and community gardens
  - 4 There is limited dog friendly trails in Lyons. It would be great to have more options to walk a dog. Weed mitigation
  - 5 Skatepark will be a huge benefit to our community. I volunteer to serve the town as an expert in the planning, design, implementation, and community programming / youth outreach / contest planning
  - 6 Keen Bohn Park as passive recreation, natural setting, increase of town parking fees. No baseball leagues, no lighted ball fields
  - 7 3 softball fields, 2 tennis courts, 2 basketball courts, skatepark
  - 8 Camp sites to raise revenue, paid parking. Trail connection from Hill Ranch to Hill Ranch to Bohn Park to eastern corridor
  - 9 Before you commit to lighted regulation baseball fields, you better do your homework - the old fields were not used that much. These regulation baseball fields are expensive to build and maintain! Why would a town the size of Lyons need a 4-plex baseball complex? Please ask yourself this question! Who will be using these fields? What are the costs of operation?
  - 10 I prefer less revenue and expense generating features, more natural features
  - 11 I would like a snake barrier around the dog park - we can't current go there in the summer
  - 12 More tennis, skateparks, softball x 3. We lost 2 fields in Meadow and need them back
  - 13 Safety, I don't think it's safe to have kids at the skatepark, splash pad, frisbee golf - so far away by themselves - should be close to residence
  - 14 Please prioritize a skatepark. We don't need migh maintenance features but more natural areas other than a skate park.
  - 15 A radical suggestion! The parks are not mainly for generating revenue! Look at the multiple real uses check above. Those do not generate revenue and do not take lots of money to restore. Please don't mistake building parks with sustainably restoring public access to them
  - 16 Still too sad about rejection of our neighbors to feel good about Bohn Park
  - 17 Please consider adding a large park area that has a built-in pizza oven and barbecue. Picnic location at black bear. Rope swing, real lift guard (illegible) with 1st aid kit
  - 18 We do not need 3 baseball fields in Bohn Park - too many. No road through Bohn Park Field. Keep design as natural as possible. Keep new small stream that flows through park where walking path to be on west end. Perfect for small kids to play in. Keep Martin property wild. Build tree forts there. Keep in mind Lyons demographic - 20% of population is 5 years and under.
  - 19 I suggest strongly - only one lighted ball field in pre-flood lighted field location. Thank you!
  - 20 (idea taken from Lyon Happening Facebook page) There have been rattlesnakes in the dog park. Installing finer mesh fencing at a lower lvel and dug into ground could help reduce the number of snakes getting into the park. Also, installation of some dog agility structures
  - 21 Why aren't we talking about placing Public Works in the park tonight. That has a huge impact
  - 22 I liked the way the park used to be. Natural and have good areas to relax / quiet and play. Make the clarifier project central
  - 23 Splash pad and climbing wall would be an awesome addition. Better shelters and playground equipment
  - 24 No lighting at night. Less event parking. Restore walks and access
  - 25 Keep it gritty down by the river. Lots of spaces for informal play (i.e. sanbars, places for kids to build forts out of sticks, etc) and places for artistic expression
  - 26 Keep parks natural, limit concrete. More nature areas. Who will end up paying for maintenance? How can we control the number of people in park? (illegible) flood difficult to (illegible) due to amount of people.
  - 27 River access!!
  - 28 Areas of park that can only be reserved by locals or large fee for out of town residents
  - 29 Love the ideas you display during winter, ice skating, tubing, cross country skiing. Would like to see trail for regular skating like roller blades or athletic sports, chin up bar, etc.
  - 30 Less is always better. Don't develop, save your money. Make paths to connect - leave alone.
  - 31 It seems very important to property zone / annex portions of Bohn Park under consideration. The dog park parcel has never been zoned Parks & Open Space since its acquisition in 2006. Moreover, the parcel to the south of the park is neither zoned as POS or even annexed as town property. How can we make lasting improvements to Bohn Park if we can't be assured they will remain parks?
  - 32 Less is more - 1. lighted ball field only, please. 2 youth, okay? Climbing wall - but leave open (illegible) not space - peace and quiet - night sky
  - 33 1. Continue road all the way around the park. 2. Plant trees around perimeter along road. 3. Groom cross country trails in winter. 4. Grassy areas near river in flood zone for small concrete picnic and playing in river.
  - 34 On the playground, would love to see soft rubber material for the floor rather than wood chips or pebbles. Also, the sooner the park is available, the better!
  - 35 I walk through Bohn Park on way to hiking trails. Please build expensive additions as far away from river as possible.
  - 36 Please be assure there is a detailed written plan for maintaining every feature planned. Stay as natural and maintenance free as possible
  - 37 Make Bohn Park into a real park. Move parking somewhere else. Open grass = pool? Ball fields in dog park and near highschool
  - 38 Walking, sitting by river, restore bridge access
  - 39 3 ball fields. Dog park access to river. Skatepark adjacent to bike park.
  - 40 Art, Art! Dog park agility course., River access for handicapped & dogs. Versatile covered pavillion for events, performances, workshops, concerts, speakers - with sound, lights, stage and stone benches. Start Pinterest page for folks to post visual references
  - 41 No lights on any ballfields in 25 acres. 2008 Master Plan adjusted to 1 unlighted ballfield in 25 acres. Please place ballfields / skatepark back from adjacent homes. Current 2008 plan 3rd field too close to resident homes. This is a sustainability community very concerned that pesticide used to maintain fields will affect their health. Wind blows directions towards their homes. What are statistics that prove need need "3" fields for youth. If fields are for adults and 20 team weekend tournaments, you need to be transparent. Need to see 404 buyout properties to re-distribute amenities
  - 42 2008 plan shows precious, shaded riparian area for parking. Move parking to open, undeveloped are by playground or other

## BOHN PARK COMMENTS

### PUBLIC MEETING 4 - SEPTEMBER 3rd, 2015 - CONCEPT PLANS

#	Comment
1	Fitness Trail, Ball Field
2	Consider Larger Skatepark - opportunity for "destination Lyons!" attraction. Thanks for all your hard work!
3	No roads please. 3 ball fields seems excessive for a town this size. A tube entry point for the river would be great!
4	Make ballfields back to back not outfield to outfield. NO Road in a park in between.
5	Ball fields back to back not outfield to outfield but home plate to home plate and no roads in between fields.
6	Do not mix pedestrian and car traffic. Any new roads should be minimal, and confined to the west side of park. Two ball fields should be adequate - minimize lights.
	I like Plan 2 better! We'd like to minimize roads going thru Bohn park. Ball fields should face one another, like in Plan 1. I prefer no road going thru the park. We have an autistic child who we want to keep safe. He is used to riding his bike from our house to the current playground. He's always out in front of me. My child is always on his bike & ahead of me (w/strroller). Cars coming thru the park will make the park less safe for my family. We want more trees! The big field is very hot in the summer. hope plan includes planting trees & making safe walking paths to and from river corridor & playground from our house on Welch Dr. We need a handicap-friendly walking path to get to playground. Current situation is not handicap friendly. No lights on the ball fields please!
7	Not sure I see the need to accommodate dogs/dog owners. I don't think tennis/basketball/volleyball courts would get much use except during festivals & special events. (not saying they're not nice to have...)
9	Park Alternative #2 is great. More natural areas to serve as flood buffer. Can road and parking lot be moved to east side of park so no road cuts through? More trails connecting all of Lyons' natural areas and parks too!
	App. Mast. Plan ->The "Road" from the gate to the garden is not labeled - why is this? Over 25% of the park is ball fields - why is this? In the past the ballfields were under used, why do people need a road so they can go "exercise" at various locations? People will speed on this "road." Ask me how I know! Because they do now on the trail!! Cars and pedestrians don't mix well. There is no reason for a public road in this park other than utility access! If you add a third ballfield to the park that gives us a total of "5" ballfields in town! why the heck do we need that? That's ridiculous! Don't forget joint use agreement!
10	Lyons is a small community. How can you justify three ballfields? This is unjustified and excessive. I do not support any more than replacing the two former fields.
11	I love the dog park! No entrance off of Welch drive. More tennis courts please! They are in use almost all the time. Less roads. I don't like the idea of roads in the park. Cars in the park seem strange. Paths seem better and more natural. Also lots of bike racks please!
12	Excellent concept with the adventure area!
13	All the ballfields need the points together no roads between them.
14	Love the two playgrounds - and the splashpad.
15	Keep 4th Ave Bridge a foot bridge - don't use 4th Ave as a main access for vehicles. Don't expand Bohn park parking into confluence neighborhood.
16	Bike path/multisuse trail to tie/connect the parks & communities. 2 ballparks is plenty, better to have a mix and we need a soccer field - there is a lot of interest amongst the 5-12 age. I like Alternative 1 but move the road as in Alternative 2. In general - Really want to see the park be more dynamic and integrated with many different types of activities going on and with many uses. It's very disconnected and huge and it's a beautiful spot. Lastly, I really want to see the community garden go back in and be a part of this new design. And if we can't have a pool, then some really great water features.
17	I would really like to see kayaking features and courses in the park
18	Design Concept 2 is great. Most natural looking features. Great natural features and awesome kayaking features.
19	Ballparks should be point to point - w/ no road between. Point to point - them you can have a central area w/ concessions, play area, shaded area - and kids can watch each other play.
20	What can we really afford. To make revenue I do not want 20 team weekend softball tournaments.
21	Please no large softball/baseball tournaments for out of town people!
22	Please keep roads to a minimum inside and through the park. Using south 10 acre parcel as parking is NOT a good idea. That would make the road on the east side of the park very dangerous during events, and cut off park access during events.
23	This town does NOT need 3 ballfields. Eliminate one of them please. NEVER! Put any roads on west side of park. Don't mix ped & car traffic/parking.
24	Am against roads criss-crossing park, prefer road at top of park, away from houses on 2nd. Concerned about pesticides from ballfields getting into rivers & abutting land. Really like river wilderness area with trails & an adventure playground.
25	I love the small playground. We have little ones and would love natural shaded play and picnic areas. Limited lights on the ball fields please.
26	Contact local artist about art next to trails in the park.
27	3 ball areas is too much, minimize or eliminate roads for motor vehicle through the park, recreate trails that connect to broad town trail system. Water access for children, connect trail to picture rock trail. Add shade trees in areas not close to the river. kayak features. would really like area close to the river to be restored to trail, water access and picnic area. No camping except for special events if necessary for park budget.
28	THIS COMMUNITY DOES NOT. WILL NEVER NEED 3 BALLFIELDS! Keep roads out of the park as much as possible.
29	Do not change orientation of ballfields so that lights shine into resident homes. Very concerned about pesticide use to maintain ballfields next to resident homes. Please do not put road through middle of park - safety
30	I wouldn't like to see the area south of dog pk used for overflow parking. The long grass, trails for running, walking & cross-country skiing are well-used. Dog pk could be used for occ. overflow parking. (& I use dog pk daily). Keep dog park - maybe a little smaller, but not much - I've been to a lot of cities when traveling where congested dog parks lead to trouble- among dogs & people. Ice skating at at least one park. Park host - esp. if there's some camping. Keep bike park - trail concept is good. hopefully a community garden is buy out area.
31	
32	

### PUBLIC MEETING 6 - SEPTEMBER 17th, 2015 - PREFERRED ALTERNATE PLAN

#	Comment
1	I feel like the skate park people may feel they were not heard enough. If they are able to get financing could you work with them more?
2	I love the ballfield plan!! A+
3	Great Job! Compromise and give and take, well managed!
4	Thank you! Don't increase skate park as much. Natural as possible
5	Housing.

**COMMENTS CARDS**

**Town of Lyons Parks Flood Recovery Planning Process**  
 Public Meeting #2 - Lyons Valley River Park  
 August 12, 2015

**General Comments**

- # 1 It would nice if there was an elevated boardwalk if you re-build the ponds.
- 2 Create one large pond with adequate flow-through of river water. Swimming beach should be informal and not have parking to dissuade non-residents. Focus should also be on fish and wildlife habitat. Keep current river channel
- 3 Please keep ponds where they were pre-flood
- 4 The area could become the most beautiful attraction in town.
- 5 Put ponds back in same place.
- 6 Keep for light use, natural area. Healthy fish habitat! Informal tubing, kayak can take place upstream in Meadow & Bohn Park
- 7 Will use this park more often when completed. Nice to have stretch to walk with bare feet and test my strength with a fitness loop. Elders need to exercise in safe ways and be in & out of the water feature
- 8 Keep the river adjacent to the highway, ponds) adjacent to housing. Appropriate flood mitigation features in ponds(s). Do NOT treat the Lyons Valley River Park as a revenue generator.
- 9 Lyons outdoor games, keep heavy use away from homes
- 10 I would love to see Lyons Valley River Park kept as a natural park. I think it would be a nice balance to the more developed infrastructure of Meadow and Bohn. Nature trails, maybe wooden bridge walkways? A place to preserve the wildlife that is there now. In favor of no additional parking.
- 11 Lyons Fire & S2O Designs would like to meet and discuss with Town of Lyons, Parks, and citizens regarding a rapid swiftwater course and further development of whitewater rescue
- 12 Restore original ponds and trail with native vegetation. Keep it simple. No additional parking. Restore riparian habitat. Kids outdoor classroom. Consider parking and congestion if too many activities are planned. Safety. Keep it simple.
- 13 Please get on with getting the ponds filled. One large pond (instead of three). Fresh water coming into ponds
- 14 Please no interpretive signs. Please no exercise stations
- 15 No south side parking. Access only by trails. Keep them as natural as possible, let Meadow / Bohn be developed but not the ponds.
- 16 Replace ponds in original location
- 17 No parking, limited beach, only access by walking path
- 18 Buffer the homes from the trails (Privacy). Decrease crime.
- 19 Natural / Nature. The ponds in Longmont. No city park look - but flat area biking
- 20 No exercise equipment!!!
- 21 Please no exercise equipment along the pond or river corridor. It will detract from the natural beauty
- 22 No Parking or drive up access to ponds
- 23 Ponds where they were before flood - alias natural as possible for wildlife
- 24 Find a new home for beavers in ponds (Beaumont is continuing to take down all the trees)
- 25 Provide plenty of rock to shore up pond bluffs by McConnell homes (backyards)
- 26 Can we re-examine pros/cons of river corridor placement? More of a close-up study instead of a 10,000 ft master planning effort. This should not be based on resistance to change and green work
- 27 Preserve existing mature trees in Lyons River Park (Black Bear hole to McConnell)
- 28 Use 2012 Master Plan. Leave river as-is.
- 29 Make Highland Dam safer (at Highland Ditch Co.'s expense)
- 30 Avoid pavement / asphalt additions to perimeter of ponds. Natural habitat and footpaths as was pre-flood
- 31 Ensure ponds are not stagnant. Build wetland filtration at both west and east edges of pond.
- 32 Rapidwater rescue course = Lyons Fire Dept & S2O Designs
- 33 Keep Black bear hole as-is and repair. Replace October hole access points. Access points for ponds with parking nearby. Keep McConnell more natural than developed
- 34 Add one whitewater feature, take one from Meadow Park, put near McConnell Bridge
- 35 Year round white water / rapid whitewater park (S2O) (damied, recirculation) for canoe / kayak slalom. Option for USA canoe & kayak athletes (Olympians), revenue from USOC for winter training for better performance on national / international stages
- 36 Leave Black Bear Hole as-is no change. Replace October kayak hole. Slow water above highland dam. One large pond, keep the heavy use and trails away from homes. Parking off of US 36, not in neighborhood
- 37 Build healthy fish habitat. Keep whitewater features in Meadow Park
- 38 Make the Highland Dam safer (warnings / get rid of it? / It is not safe!)
- 39 Keep LVWP as natural as possible with trails kept away from the McConnell homes.
- 40 Safe passage above and around Highland Dam. Expand existing parking lot to east along US 36. Access to island - YES. One Pond.

## LYONS VALLEY RIVER PARK COMMENTS

### **PUBLIC MEETING 5 - SEPTEMBER 10th, 2015 - CONCEPT PLANS**

- |    |  |
|----|--|
| #  |  |
| 1  | Why can't the river go under the highway and place the ponds in the stone canyon area? Roller coasters!  |
| 2  | I prefer option "a". Please consider no trails behind homes.   |
| 3  | Plan 1a. No trails by houses. Please put on other side of ponds/river.   |
| 4  | I support plan 1a but not trails on the home side of the houses.   |
| 5  | Option 1a is preferred. No trails behind homes. No parking or activity on the south side of ponds. Great concepts. Thanks for all of your hard work.   |
| 6  | Please consider public art along trails and in pocket parks. Also - we consider a community garden (accessible by car to be very important for all of us.  |
| 7  | I love the idea of a nature trail going around the pond/ponds. I would use it! I like the idea of natural play areas around the ponds. I'd love to see a beach area at the ponds. I would greatly prefer if we have no trails on the south side of the ponds, in people's backyards. There is enough space on the north side of the ponds, between the ponds & the river, and on the north side of the river, for walking trails. Many of the homes on McConnell back right up to the ponds so it would infringe on their privacy. I would love to see two ponds with trails and picnic benches only on the north side of the ponds. |
| 8  |  |
| 9  | I would love to see a place to rollerblade. Can't do that on dirt only paths, thanks.  |
| 10 | As a kayaker, I would love to see more developments on whitewater features. Paddling is a huge part of Lyons and an improved whitewater course could generate revenue for the town.  |
| 11 | 1) Absolutely option 1a. 2) NO option 2. 3) Maximize slack water recreation!   |
| 12 | Please keep the path away from the houses, & give the wildlife an appropriate safety zone!<br>Alt. 1a is preferred with hardened inlets & outlets between the river & the outlet back into the river. With 8-10' of fall through the septem it appears feasible to set the grade to carry the flood & not affect homes.  |
| 13 | Limit use of concrete in Lyons Valley Park, small gravel trails, kayaking, slalom, pond access, should be recreated, limit or eliminate area for large groups/# of people to gather. Protect privacy of neighbors through sensitive design; create access, keep natural feel, make access safe, connect small trails to large town trail system; prefer natural rock & tree type play area over modern looking play structures for children. Recreate kayak opportunities - they were the reason many of us moved here. Resilient design!  |
| 14 |  |
| 15 | Create a fenced area for small dogs.   |

### **PUBLIC MEETING 8 - OCTOBER 15th, 2015 - PREFERRED ALTERNATE PLAN**

- |   |   |
|---|---|
| # |   |
| 1 | Fix the parks and put the town back in order before you waste anymore time, energy or money on fantasy projects.  |
| 2 | Well done! Thank you for listening.   |
| 3 | Sounds good! Great work! Let's do it!   |
| 4 | Please provide walking paths and a dog area. Paths that go around the ponds.  |
| 5 | Excellent, thanks!  |
| 6 | During the previous meeting I saw attendees place multiple dots on the photos related to southside parking and trails and benches. You must allow parking and benches, it's not a private park and ponds for the people at McConnell development. |

## COMMENTS CARDS

Town of Lyons Parks Flood Recovery Planning Process  
Public Meeting #3 - Trails Planning  
August 19, 2015

### General Comments

- |    |   |
|----|---|
| #  |   |
| 1  | Soft surface trail. Good safe trails that are reasonable for kid bikers. Bike trail connection to Longmont. Would like the best interests of those living in the Confluence area are put foremost in decision making  |
| 2  | With an eye toward DEVELOPMENT OF EASTERN CORRIDOR as commercial - let's do a wide trail for golf carts   |
| 3  | Ideally I would like the paths that connected the town open space as soon as possible. Open path in a very simple fashion by adding top soil and smooth and plant grass. Keep it simple. My kids are growing up and can't wait  |
| 4  | 1. Fitness trail / trailhead at martin's or buyout (however lots of NO's) (botanical garden)  |
| 5  | Children's botanical garden with sculpture  |
| 6  | Make this in put larger, I can't do this easily. Botanical garden + children's garden + outdoor + sculpture entrees   |
| 7  | Regional connectivity is huge. It's super important to make them easy to maintain. The more rustic the better.  |
| 8  | Botanical in confluence, performance area - natural. Stuff for kids and teenagers   |
| 9  | Fitness stations seem a nice idea but there is rarely the will much less the funding to maintain them. Moving parts = broken parts. Opening Button Rock to bikes is a terrible idea!  |
| 10 | Love the "Flood Memorial Garden" idea in Confluence. Performance - do not need additional space - but would sandstone move? Could be open to that. Keep trails not too "manicured" (not paved). Connect Meadow Park - walking trail somehow. Yay, Button Rock connection!   |
| 11 | A bike loop from McConnell Ponds to Meadow Park would be great. Agree with comment about trailhead in town to increase tourism. Buyout properties: Arboretum, lawn bowling green, frisbee golf, putting green, sculpture garden, fishing pond (kids). We need amenities to attract tourism (revenue) to town more attractive to visitors. |
| 12 | I feel like regular trails would not be used as much as a progressive type single track trails with jumps and flow type berms. Volunteers will help maintain.   |
| 13 | Dog park with rattlesnake fence.  |

**TRAILS PLANNING, PARK CONNECTIVITY AND RECREATION OPPORTUNITIES COMMENTS**

**PUBLIC MEETING 7 - OCTOBER 8th, 2015**

- |   |    |   |
|---|----|---|
| # | 1  | Community Amphitheater - Maybe but that would require more surrounding open space to accommodate larger events - graduations, performances  |
|   | 2  | Prioritize trail connection in areas that already unsafe such as highway 66 from Diamond Shamrock to 36 & town limits to Old South Road   |
|   | 3  | We need mini trails connecting neighborhoods to parks, especially on north side of town. Mountain bike trails park looks fun. Mini dog park would great, Bohn Park is far from the northern neighborhoods. North loop trail is so needed for local walking / hiking. This should be a priority.   |
|   | 4  | The North loop trail would be a welcome addition to the Town of Lyons. Neighborhood unpaved trails are needed.  |
|   | 5  | 1. Could integrate performance amphitheater, grass tiered seating, etc, with school project area. 2. Smaller dog park could be with river access. 3. need large dog park for space between dogs & running, etc.4. Hopefully, golf cart access to dog park there are people who drive out there in carts and their dogs can run and people can visit - but the owners are disabled 5. Hopefully a permanent access to walk from dog park up and Heil Ranch Trail parking so we can walk down Old St. Vrain |
|   | 6  | Conflict w/ golf carts on pedestrian trails. They should stick to the roads due to speed. I know they are requesting wider trails to accommodate but strollers, dogs, kids, elderly could potentially get hit. Some of those carts drive pretty fast already.   |
|   | 7  | Make the 4th Avenue pedestrian bridge a landmark bridge between "town   |
|   | 8  | 1. Trail underpasses 2. Sloped seating for theater / amphitheater 3. CDOT working on South St. Vrain Road and Highway 7 Road and we should weigh in to ensure trail connection 4. Viability of South Ledge Trail with regards to ditch company wishes 5. Pocket park operating plans 6. Partnerships to implement 7. Iconic bridges 8. Trail connection from old SSV bridge up land ownership limitations   |
|   | 9  | Pocket park - Community fire pit by the river   |
|   | 10 | Riverside trail between old south bridge and connection to old south road transverses county open space, City of Longmont and private property. It is very unlikely. Also, ledge ditch trail had similar land ownership problems as well as ditch company liability problems. Town to old south road will either be adjacent to highway or require very costly retaining wall   |
|   | 11 | Definite YES to community gardens and education site. Existing groups pledge to upkeep. Flood commemorative park...NO!  |
|   | 12 | Make official that dogs allowed on the connection trail from dog park to Heil Ranch Trailhead   |