



Environmental Impact Analysis Response

Town of Lyons

PROJECT NO.: 18.121

DATE OF ISSUANCE: 06.28.2019

❖ AIR QUALITY

1. Explain any other adverse impacts on air quality anticipated from the proposal.

The project will maintain a Stormwater Pollution Prevention Plan for the entire duration of the project. The plan will identify sources of pollution that can affect the environment surrounding the construction activity via storm water discharges coming from the worksite and outlines environmental best management practices that will be implemented in order to reduce/prevent pollutants from adversely affecting the surrounding environment. The plan will also address dust control for the project during construction and minimize/eliminate any adverse effects caused by construction; see plan.

2. Describe the impacts and net effect that the activity would have on air quality during both construction and operation.

A SWPPP will be provided as stated above to identify sources of pollution that can affect the environment surrounding the construction activity via storm water discharges coming from the worksite and it outlines environmental best management practices that will be implemented in order to reduce/prevent pollutants from adversely affecting the surrounding environment; see plan.

❖ SIGNIFICANT ENVIRONMENTALLY SENSITIVE FACTORS

1. Identify potential natural hazards, public outdoor recreation and open space areas and unique areas of geological, historical and archaeological importance present in the proposed development or activity and its environment and detail the potential impact of the proposal upon each feature.

The project will try to maintain current open space features like the trail systems, etc that is important to the town of Lyons residents while creating additional walking areas and also will feature a playground for children. There are no historical or archaeological areas present on the existing site.

❖ TERRESTRIAL AND AQUATIC ANIMALS AND HABITAT

1. Describe terrestrial and aquatic animals, including the status and relative importance of game and non-game wildlife, livestock and other animals; include a description of stream flows and lake levels needed to protect the aquatic environment and a description of threatened or endangered animal species and their habitat.

See Civil Environmental Impact Drawing showing St. Vrain Creek/flood zone area and South Ledge Ditch. The intent of the project is to not disturb these areas nor cause any additional runoff from our property to these areas; this will help protect the aquatic environment. We are also planning on building into our hillside to even further work with the land and natural grading in order to prevent disturbance to wildlife, view sheds and natural habitat.



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2. Describe critical wildlife habitat and livestock range to be affected by the activity, including migration routes, calving areas, summer and winter range and spawning beds.

There seems to be no natural migration routes, calving areas, summer and winter range and spawning beds.

3. Describe the impacts and net effect that the activity would have on terrestrial and aquatic animals, habitat and food chain.

The project should have not impacts or net effect on terrestrial and aquatic animals, habitat or food chain. The project will have a SWPPP that will identify sources of pollution that can affect the environment surrounding the construction activity via storm water discharges coming from the worksite and it outlines environmental best management practices that will be implemented in order to reduce/prevent pollutants from adversely affecting the surrounding environment; see plan.

❖ **TERRESTRIAL AND AQUATIC PLANT LIFE**

1. Describe terrestrial and aquatic plant life, including the type and density and threatened or endangered plant species and habitat.

There are not any terrestrial or aquatic plant life that will be impacted that are threatened or endangered.

2. Describe the impacts and net effect that the activity would have on terrestrial and aquatic plant life

The project should not impact or have net effect on terrestrial and plant life. The project will have a SWPPP that will identify sources of pollution that can affect the environment surrounding the construction activity via storm water discharges coming from the worksite and it outlines environmental best management practices that will be implemented in order to reduce/prevent pollutants from adversely affecting the surrounding environment; see plan.

❖ **WATER RESOURCES**

1. Identify any flood hazard area associated with the proposal with documentation of historical flooding activity on the parcel where the activity or development will be located and on other property affected by the activity or development; and describe potential, adverse impacts related to the associated flood hazard area.

See attached site plan showing flood area. The parcel will not be located within the 100 yr flood plain nor shall it have any adverse impacts related to the associated flood plain.

2. Describe all surface waters to be affected by the project and the immediate and long-term impact and net effects that the activity would have on the quantity and quality of surface water under both average and worst-case conditions.

The project will not have any adverse immediate nor long-term impacts/effects due to the implementation of the SWPPP plan as noted above.

3. Describe the impacts and net effect of the activity on wetlands and riparian areas, including a description of the types of wetlands species composition and biomass, the source of



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water interacting with the surface systems to create each wetland and the impacts and net effect that the project will have on the wetlands and riparian areas.

The project will not have any adverse immediate nor long-term impacts/effects on any riparian or wetland areas due to the implementation of the SWPPP plan as noted above.

❖ **VISUAL AESTHETICS AND NUISANCE FACTORS**

1. Identify view sheds, scenic vistas, unique landscapes or land formations.

We have laid out the buildings to follow the slope of the natural land formation of the hill on the site. We have heard from the town that this area is very important to the town so we have done our best to continue the paths through our project. The buildings on the project will step with the natural landscape allowing the original vistas and view sheds to be maintained.

2. Identify any significant deterioration of existing natural aesthetics and creation of visual blight, noise pollution or obnoxious odors which may stem from the proposal.

The project will not cause any deterioration of existing natural aesthetics and creation of visual blight, noise pollution or obnoxious odors. The project will be a part of green communities. Green Communities sets forth criteria to bring improved health, economic and environmental benefits of sustainable construction practices. The project also will employ dark sky compliant outdoor fixtures to reduce and eliminate any noise pollution.

3. Identify and describe any structures, excavations and embankments that will be visible because of this project.

The project site plan shows the structures that will be visible on the site. The elevations show the intended exterior aesthetic that the building design will have.

❖ **GREEN BUILDING STANDARDS**

1. Identify environmental standards for the construction and operation of all proposed buildings.

The project will be a part of green communities. Green Communities sets forth criteria to bring improved health, economic and environmental benefits of sustainable construction practices. The project also will employ dark sky compliant outdoor fixtures to reduce and eliminate any noise pollution. The project will also identify environmental standards for construction which are outlined in the LIHTC Application Narrative; see attached.

2. The resource areas to be considered include water quality and quantity, energy quantity and type, life cycle impacts of building materials, solid waste construction and operation impacts, and health and safety.

The project will be a part of green communities which decreases water use, energy use, increases overall life and health of the building and decreases operational impacts; see Green Communities Requirements attached. Green Communities sets forth criteria to bring improved health, economic and environmental benefits of sustainable construction practices. The project also will employ dark sky compliant outdoor fixtures to reduce and



eliminate any noise pollution. The project will also identify environmental standards for construction which are outlined in the LIHTC Application Narrative; see attached.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop that crosses itself, followed by a smaller loop and a final stroke that extends to the right.

Jenn Clary, Principal Architect
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