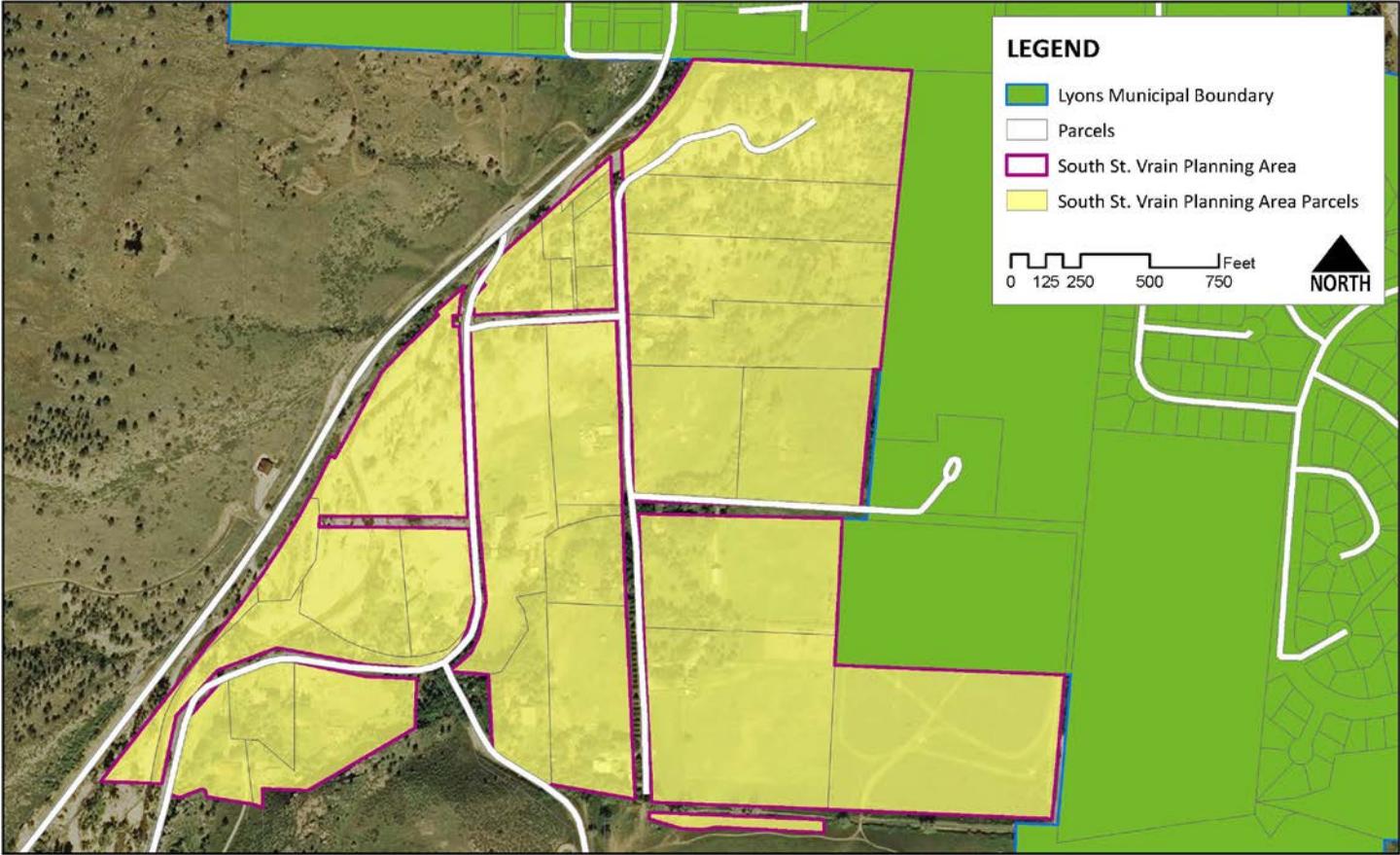


# South St. Vrain Planning Area – Workshop No. 2

14 June 2016 (rescheduled)



## PRIMARY PLANNING AREA MASTER PLAN



# Agenda

1. Sign-In
2. Update on Questions asked at 17 May 2016 Work Session No. 1
3. Participant Input at 17 May 2016 Work Session No. 1
4. Presentation
5. Discussion
6. Participant Input (Matrix)
7. Next Steps



## PRIMARY PLANNING AREA MASTER PLAN



# Presentation: Work Session No. 2



## PRIMARY PLANNING AREA MASTER PLAN



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# Project Purpose

The **purpose of this effort**, preparation of the 2016 Lyons Primary Planning Area ("LPPA", "Lyons PPA", and "Study Area") Master Plan is to **understand conditions that will influence investment**, as well as to **identify and illustrate the type and location of desired improvements** (public and private), within its boundaries.

The Lyons PPA is made up of numerous parcels located along the fringe of the current town boundaries, within Boulder County. Three "small subareas" located within the LPPA are the **subject of this work**. They include the **Eastern Corridor, Western Corridor** (referred to as **South St. Vrain Area**) and **Apple Valley**. The original boundaries of the PPA were established by an Intergovernmental Agreement (IGA) between the Town of Lyons and Boulder County in 2002, that was subsequently amended three times, the latest being in 2012.



## PRIMARY PLANNING AREA MASTER PLAN

# Forces Which Inform Land Use Program

## Top Down (Market and Policy) Considerations

- Regional demand for certain land uses and product types
- Demographic and psychographic conditions which support certain product types
- Untapped market niches (product voids)
- Competitive projects (proposed, planned and under construction)
- Desired land uses and product types

## Bottom Up (Physical and Regulatory) Considerations

- **Physical capacity of the community / individual parcels to accommodate uses and product types**
- **Size of parcels, parcel ownership (public and private), owner investment objectives**
- **Zoning (and other regulations) and presence of easements**

## External (Financial and Organizational) Considerations

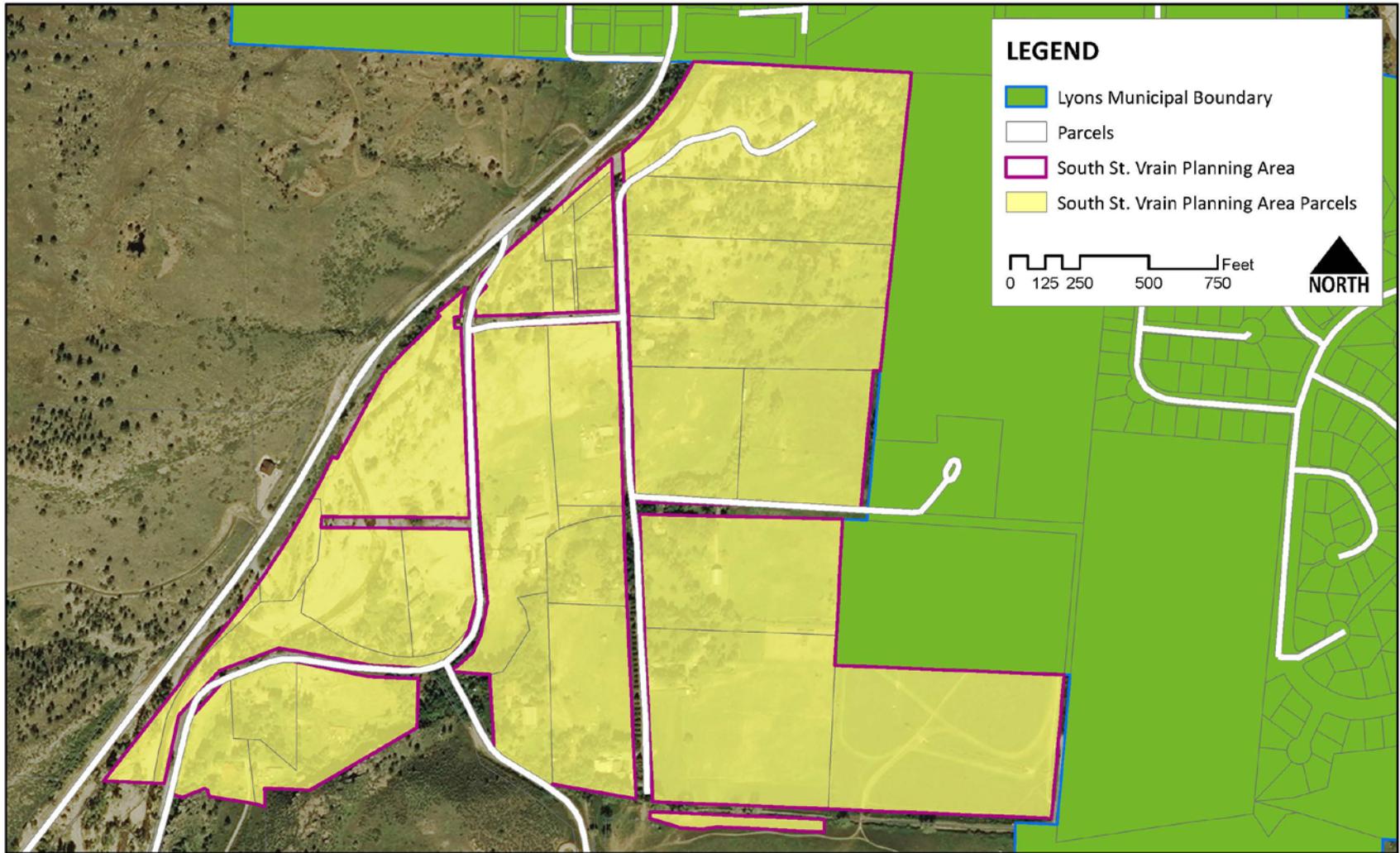
- Availability of financial resources for development
- Development economic feasibility (revenues versus expenses)
- Fiscal impact of desired land use program
- Capacity and experience of regional developers and builders



## PRIMARY PLANNING AREA MASTER PLAN

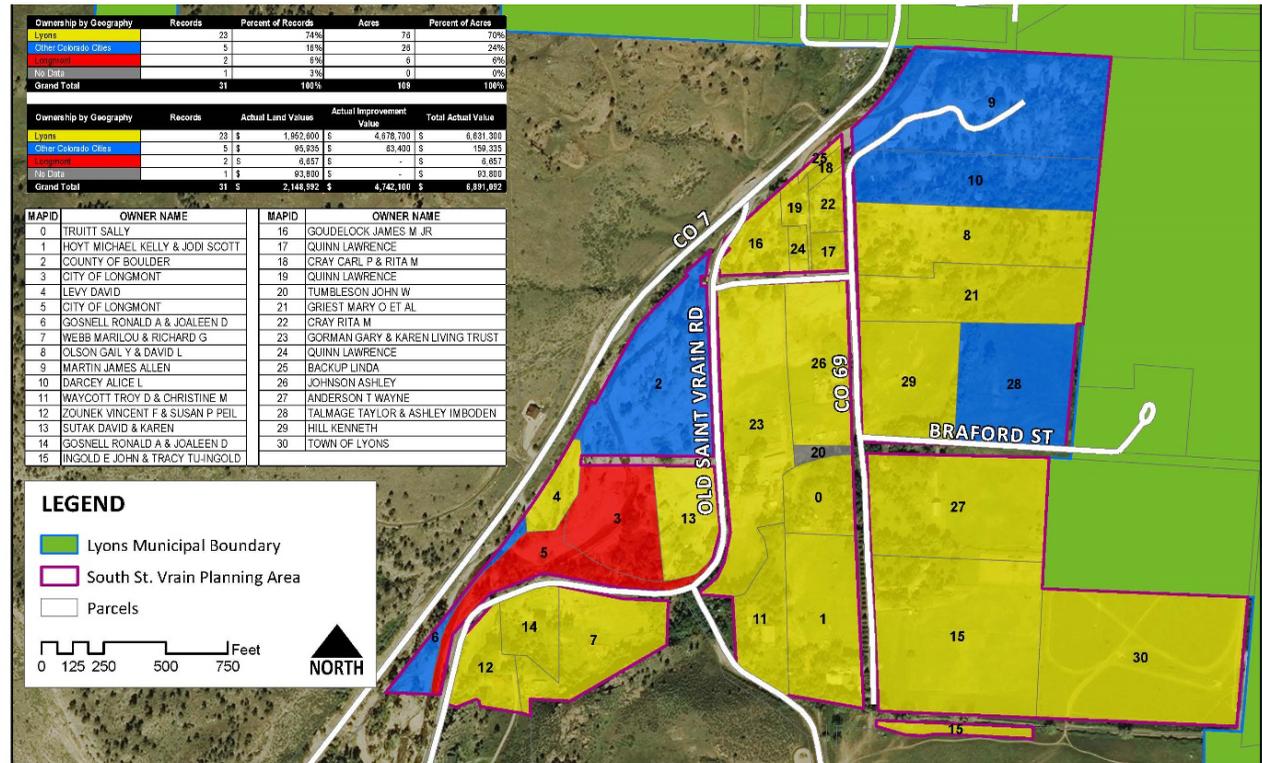


# SOUTH ST. VRAIN PLANNING AREA



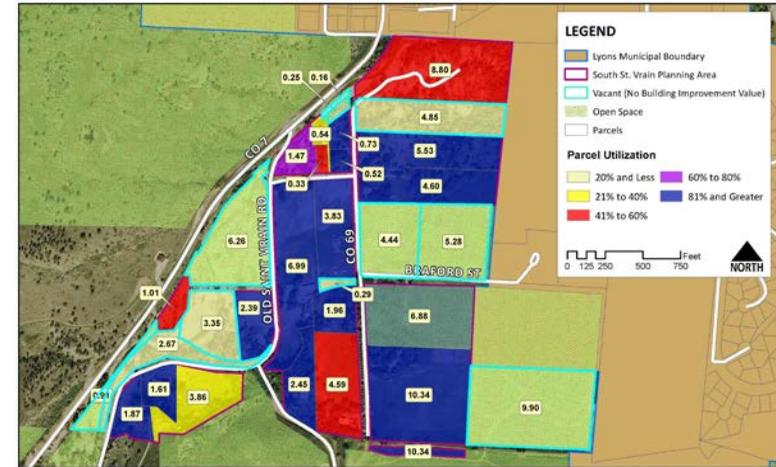
# Parcel Ownership

- 31 parcels and 28 ownership entities
- 23 parcels owned by a Lyons' interest
- 4 are held by public entities, the remainder by private entities
- 1 parcel recently sold, but information not yet available from the County Assessor



# Parcel Use and Utilization

- 10 vacant parcels
- All of the publicly-held parcels are vacant
- 1 parcel recently sold, but information not yet available from the County Assessor



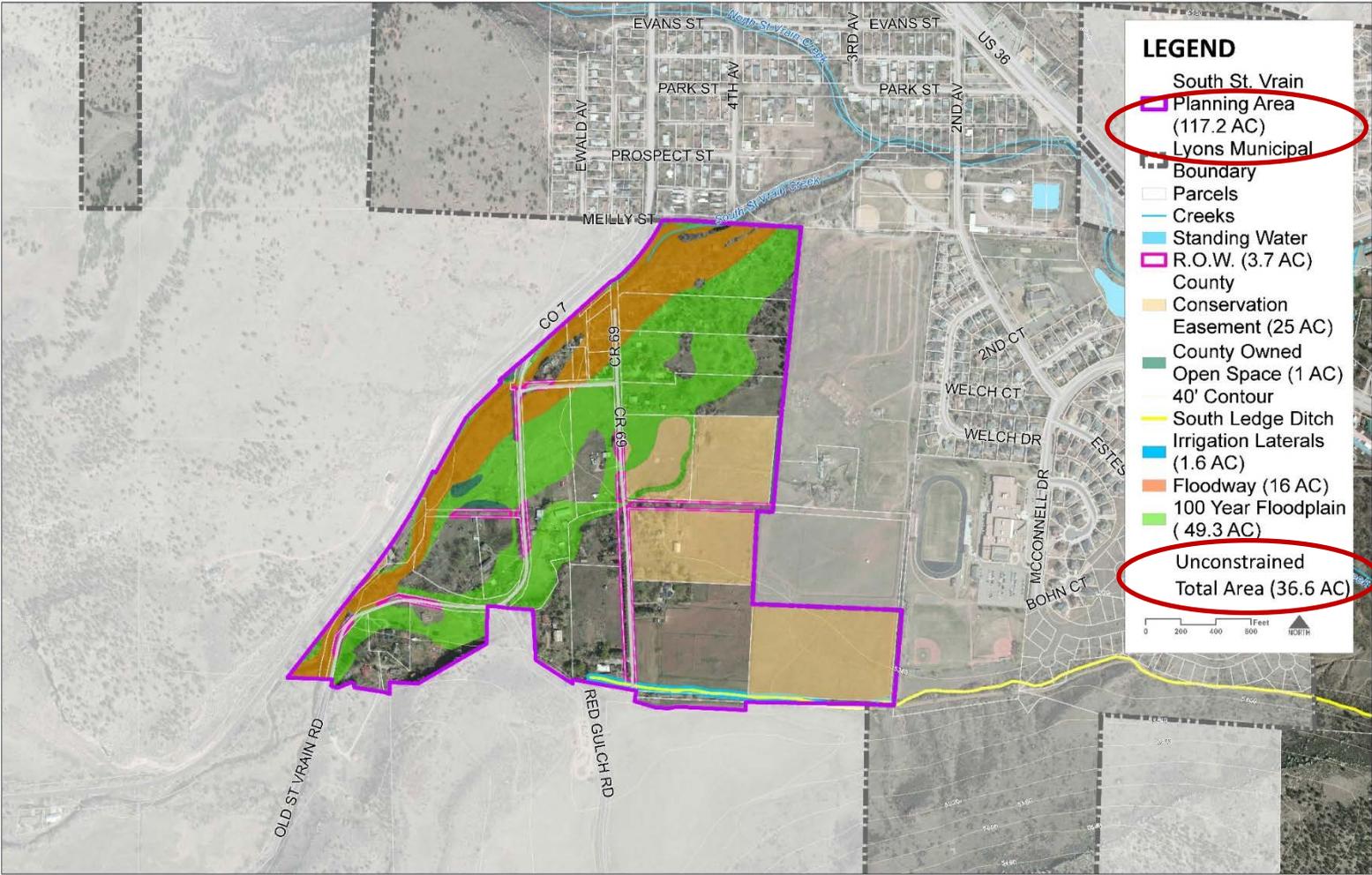
# Parcel and Area Characteristics

1. 109 total acres
2. Unconstrained acres approximately 37 acres, or one-third of total acres
3. Limited number of developable parcels (devoid of constraints and of an adequate size and shape) with “commercial visibility”
4. Constraints due to:
  - a. Marginal number of traffic counts on Highway 7
  - b. Significant flood plain and floodways traverse the area
  - c. Limited number of access points (particularly since flood)
  - d. Presence of geologic hazards
  - e. Wildlife habitat corridor paralleling floodplain
  - f. Severe threats from wildfires
  - g. Encroachments by public rights-of-way on private properties
  - h. Lack of infrastructure to support new development
  - i. Conservation easements
  - j. Presence of ditches



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# Net Developable Acres (south St. Vrain)



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# In summary ...

1. Limited opportunity for any new development (residential and commercial) (improved parcels and acreage)
2. Vocal number of property owners reluctant to see intensification of development
3. Among those owners interested in development, inclusion within the Town boundaries would require a flagpole annexation (difficult and timely process)
4. Significant physical constraints
5. Lack of municipal infrastructure and services
6. Financial and regulatory obstacles associated with threats from future flooding

therefore ...



## PRIMARY PLANNING AREA MASTER PLAN

# What would development and annexation of properties in this planning area accomplish ...

## Provide :

- ... a location to host select housing product types (if required infrastructure made available), thereby furthering specific housing goals in Town policy documents and shared IGA
- ... for continuity in future community and regional improvements (e.g., trail connections)
- ... private improvements to leverage public expenditures in amenities, infrastructure, etc.
- ... increase the Town's population and allow for access to threshold-dependent funding sources
- ... potential leverage with the County and other regional partners with regard to levels of growth



## PRIMARY PLANNING AREA MASTER PLAN



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# What would the implications of limited or no development in this planning area be ...

1. Properties within the balance of the LPPA may have to receive a disproportionate share of new growth (given the importance of commercial development in the Eastern Corridor, space for new homes is limited)
2. Potentially preclude development of “community amenity” projects reliant on unique attributes only found in this area
3. Constrain the future “investment value” of parcels in this area
4. Potentially make infeasible completion of future infrastructure improvements (for those owners that may desire it)
5. Maintain the area for agricultural production on private properties (if desired by owners), and advance the community’s goal to close the distance between “farms, markets and restaurants)
6. Potentially overly-restrict Town’s ability to achieve a balanced land use mix and fiscal sustainability



## PRIMARY PLANNING AREA MASTER PLAN



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# Next Steps

1. Understand potential impacts (fiscal, infrastructure, utility, market) to Eastern Corridor and Apple Valley Planning Area with shift away from South St. Vrain
2. Prepare draft list of final recommendations related to Town's posture regarding additional development in this planning area
3. Refine Town- and LPPA-Wide Fiscal Analysis
4. Synthesize participant input from this 14 June 2016, Work Session No. 2
5. Meet: Tuesday, June 28, Lyons Fire Protection District, 251 Broadway, Lyons, CO
6. Complete Draft Eastern Corridor Planning Area Referral Document for PCDC and BOT



## PRIMARY PLANNING AREA MASTER PLAN

# Schedule & Location of Community Engagement Meetings

## Eastern Corridor and Gateway Meetings

**Location:** Rogers Hall (next to the Old Stone Church)

408 High Street, Lyons, CO

Thursday, March 17

Thursday, April 14

Thursday, April 28

## St. Vrain Corridor Meetings

**Location:** Lyons Fire Protection District

251 Broadway, Lyons, CO

Tuesday, May 17

Tuesday, June 7 (cancelled)

**Tuesday, June 14 (rescheduled)**

Tuesday, June 28

## Apple Valley Meetings

**Location:** River Church

18668 No. Saint Vrain Drive, Lyons, CO

Tuesday, July 19

Tuesday, August 16

Thursday, September 8



# PRIMARY PLANNING AREA MASTER PLAN



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# Recommendations (Eastern Corridor)

1. Five acre vote should be revisited in light of desired outcomes and new fiscal knowledge
2. Consider amending existing Boulder County IGA to reflect findings
3. Consider requiring annexations be retroactively included in the urban renewal area
4. Affordable housing products will be dispersed throughout the various subareas
5. Commercial and Employment Uses (not appropriate for Downtown) will be **encouraged** to located along the Highway 66 frontage
6. Property owners will be encouraged to advance the Town's goal for more "farm" to "market" opportunities
7. Discourage flagpole annexations in this area (in addition to following the statutorily-required public input process)
8. Continue to pursue mapping discrepancies with Boulder County
9. Balance intent to limit, if not discourage additional development in this area, with desired development in other subareas and the LPPA at-large



## PRIMARY PLANNING AREA MASTER PLAN

# Guiding Principles (Eastern Corridor)

- Planning and development will value existing improvements and homes
- Land uses and product types will advance the town's goal for a more diverse economy
- Homes in the area will address the needs of residents different stages and income levels
- Investment will be high quality and distinctive in character
- Mobility options in the area will connect to town, both vehicular and non-vehicular
- Development will balance growth through efficient development partners
- Scale of development will be appropriate for the environment and reflect market trends
- Formal municipal park space will be limited within the subarea
- Town will assist with completing improvements (offsite and onsite) as resources are available



## PRIMARY PLANNING AREA MASTER PLAN



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# Preliminary Findings (Eastern Corridor)

1. Existing IGA / physical conditions limit how much development can be accommodated and where
2. Available parcels for commercial retail development are limited to and within the Eastern Corridor
3. Retail market potential is primarily within the destination and entertainment segments
4. Opportunities for affordable housing include a range of product types
5. Existing regulations and standards (if applied) will maintain the area's current character
6. Build-out of undeveloped parcels within the town boundaries will result in a budgetary deficit



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