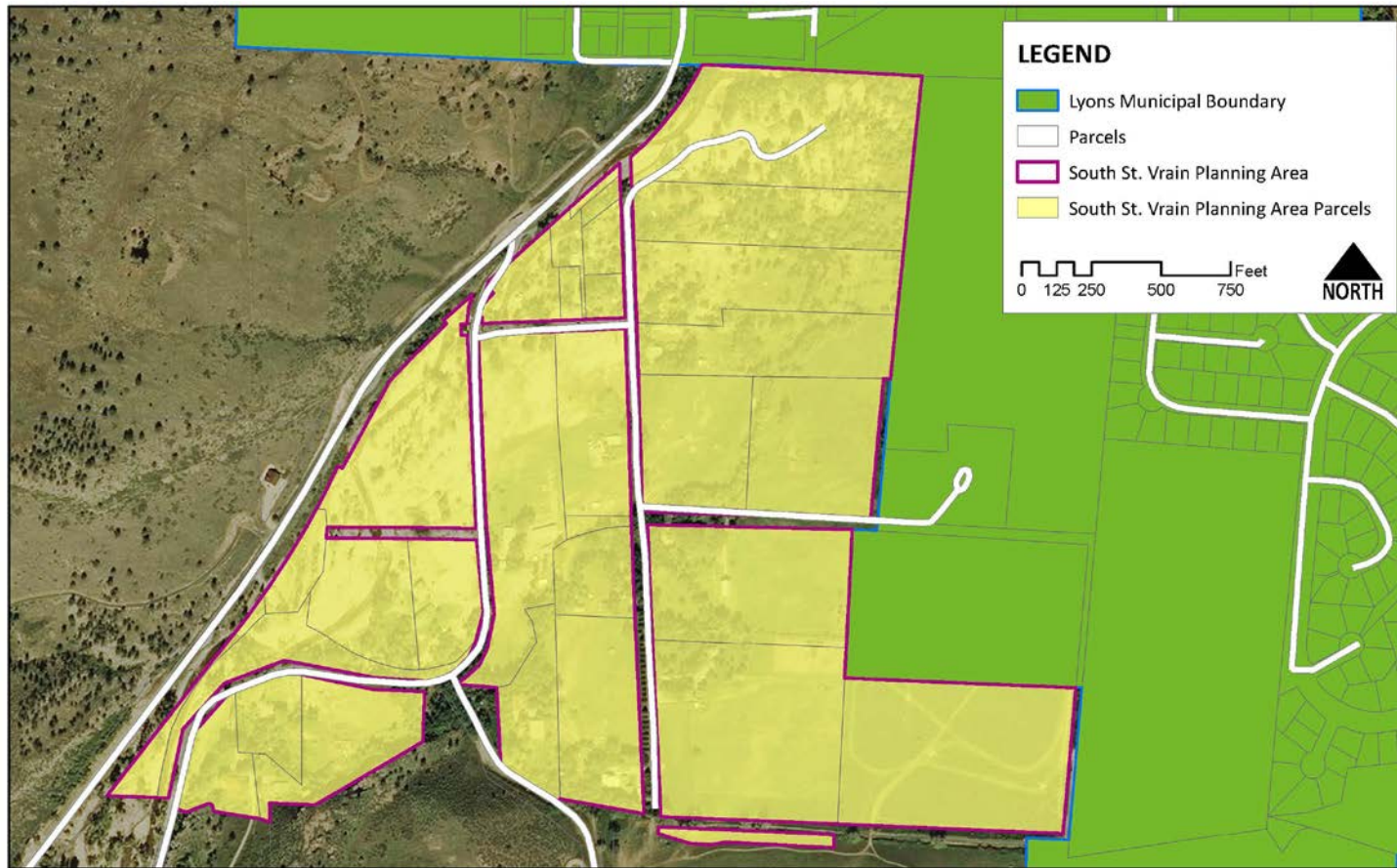


# South St. Vrain Planning Area – Workshop No. 1

17 May 2016



# Agenda

1. Sign-In and Place Your Dot
2. Visual Aids
3. Presentation of Existing Conditions
4. Participant Input
5. Discussion
6. Next Steps



## PRIMARY PLANNING AREA MASTER PLAN



# Master Plan Team

## Ricker|Cunningham

**Anne** Ricker, Principal and Owner  
Principal Client Contact

**Bill** Cunningham, Principal and Owner  
Technical Project Manager

Cory Buckman, GIS Specialist

### Mapping and Technical Analysis

- Community Plans

- Market Analyses and Strategies

- Impact Analyses

- Development Economics

- Redevelopment Plans

- Economic Development Programs

- Ongoing Guidance

## Kimley Horn

**Troy** Russ, AICP

### Community Planning

Mark Bowers, PLA, ASLA, AICP, LEED AP

### Community Planning and Landscape Architecture

Ted Ritschard, P.E.

### Transportation Engineering

- Community Plans

- Master Development Plans

- Urban Design

- Landscape Architecture

- Transportation Planning

- Engineering



## PRIMARY PLANNING AREA MASTER PLAN



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# Project Planning Partners

Property Owners Within and Adjacent to the Primary Planning Area

Lyons Residents and Outlying Stakeholders

Town of Lyons Staff

Lyons Boards and Commissions

- Board of Trustees

- Housing Recovery Task Force

- Planning and Community Development Commission

- Sustainable Futures Commission

- Utilities and Engineering Board

- Economic Development Commission

- Parks, Recreation and Culture Board

- Others, as needed

Lyons Area Chamber of Commerce

St. Vrain Creek Coalition

Boulder County Land Use Department

City of Longmont Redevelopment & Revitalization Division

State of Colorado Department of Local Affairs



## PRIMARY PLANNING AREA MASTER PLAN



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# Past Studies, Reports and Plans

Lyons Recovery Action Plan

Lyons 2010 Comprehensive Plan

Lyons Municipal Code

Lyons Environmental Sustainability Action Plan

Lyons Area Urban Renewal Plan

Sustainable River Corridor Action Plan

St. Vrain Creek Watershed Master Plan

Lyons Drainage Master Plan

## Active Studies and Plans:

Lyons Primary Planning Area Master Plan

Sanitary Sewer Expansion Feasibility Engineering Study



## PRIMARY PLANNING AREA MASTER PLAN



# 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



# Project Purpose (cont'd)

**Preparation** of this Master Plan **will**:

- serve to **advance** several **goals** related to land use and growth within the community and its larger planning area, identified in the 2010 Lyons Comprehensive Plan update;
- **provide direction** regarding an approach for **replacing residential units** lost or significantly damaged during the 2013 flood;
- **offer strategies to grow the local economy**, a key objective of the 2010 Comprehensive Plan; and
- **inform future amendments** to the existing **IGA** with Boulder County and 2010 Comprehensive Plan.

Whereas few specifics regarding feasible and desired uses within the LPPA have been documented, **before properties in the LPPA can be considered for incorporation (annexation) into the Town**, appointed and elected officials need to be provided with these details in accordance with the Town of Lyons 2010 Comprehensive Plan, Lyons-Boulder County Intergovernmental Agreement ("IGA"), Lyons Recovery Action Plan, Lyons Municipal Code, and other such documents.

*Note: The 2016 Lyons Primary Planning Area Master Plan will not replace recommendations included in the 2010 Comprehensive Plan, but rather advance and supplement them, specifically related to recommendations regarding future investment in the LPPA.*



## PRIMARY PLANNING AREA MASTER PLAN



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# State Authorized Planning Documents

## Comprehensive Plan

Cities and counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve their vision and goals. The comprehensive plan (or master plan) provides the framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A comprehensive plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and, provides for a balance between the natural and built environment. (see C.R.S. 30-28-106 and 31-23-206).

## Three-Mile Plan

In 1987, the state legislature made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Further, municipalities in Colorado are required to prepare and adopt a three-mile plan prior to annexing property into their territorial boundaries per C.R.S. 31-12-105 et. seq. The three-mile plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality.



## PRIMARY PLANNING AREA MASTER PLAN



# State Authorized Planning Documents (cont'd)

## Intergovernmental Agreements (IGA)

An IGA is any agreement that involves or is made between two or more governments in cooperation to solve problems of mutual concern. Intergovernmental agreements can be made between or among a broad range of governmental or quasi-governmental entities, such as two or more counties, two or more municipalities, a municipality and a special district, and so forth. Governments use IGAs for cooperative planning, development review, resource sharing, joint planning commissions, building inspection services, and more.



## PRIMARY PLANNING AREA MASTER PLAN

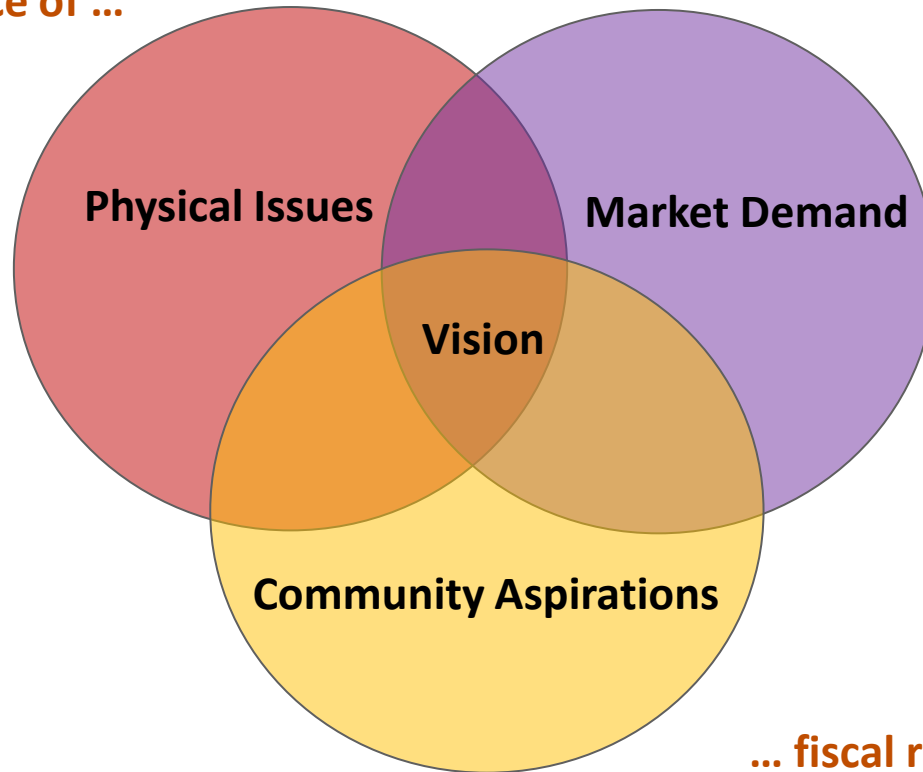


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# Forces Which Inform Land Use Program

... balance of ...



... fiscal realities ...

# Forces Which Inform Land Use Program (cont'd)

## 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



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# Preliminary Findings

1. Existing Boulder County IGA further limits how much / where development can be accommodated
- 2. Portion of regional growth among select land uses could be supported within the LPPA**
3. Opportunities for commercial development largely limited to the Eastern Corridor
4. Supportable commercial uses will complement those in the downtown area
5. Demand for a range of affordable housing product types for different income levels
- 6. Psychographic profile of area residents would support a greater variety of housing products**
7. Existing regulations (if applied) could serve to maintain the area's current character
8. Existing design standards (while necessary) may require modification prior for use in the LPPA
9. Existing municipal code has zoning classifications appropriate within the LPPA
- 10. Build-out of undeveloped parcels within the town boundaries will result in a budgetary deficit**
11. Actual developable acres within the LPPA less than approximately one-third total acres -- including within **South St. Vrain Planning Area**



## PRIMARY PLANNING AREA MASTER PLAN



# Market Overview

<b>Residential Demand Analysis</b>								
					Households	2015	130,500	
						2025	145,587	Annual Growth Rate
						2035	162,418	1.1%
					Household Growth (2015-25)		31,918	Adjust for 2nd homes, demolition, vacancy
					Adjusted Unit Requirement		32,237	1.0%
								% Rental
								36%
					<b>Trade Area Demand from New Households (20-yr)</b>			
Annual Household Income Range (2015 dollars)	Approximate Rent Range	Supportable Home Price Range	Current Households in Income Bracket	New Households by Income Bracket	Total Units	Estimated % Rental	Total Rental Units	Total Ownership Units
up to \$15K	up to \$375	up to \$75K	10%	8%	2,579	95%	2,450	129
\$15-25K	\$375 - \$625	\$75 to \$100K	8%	6%	1,934	95%	1,838	97
\$25-35K	\$625 - \$875	\$100 to \$150K	8%	6%	1,934	85%	1,644	290
\$35-50K	\$875 - \$1,000	\$150 to \$200K	11%	9%	2,901	75%	2,176	725
\$50-75K	\$1,000+	\$200 to \$250K	15%	13%	4,191	45%	1,886	2,305
\$75-100K	\$1,000+	\$250 to \$350K	12%	15%	4,836	15%	725	4,110
\$100-150K	\$1,000+	\$350 to \$500K	18%	21%	6,770	10%	677	6,093
\$150K and up	\$1,000+	\$500K and up	18%	22%	7,092	5%	355	6,738
<b>Totals</b>			<b>100%</b>	<b>100%</b>	<b>32,237</b>	<b>36%</b>	<b>11,750</b>	<b>20,487</b>

Source: DRCOG; U.S. Census; Claritas, Inc.; and Ricker|Cunningham.

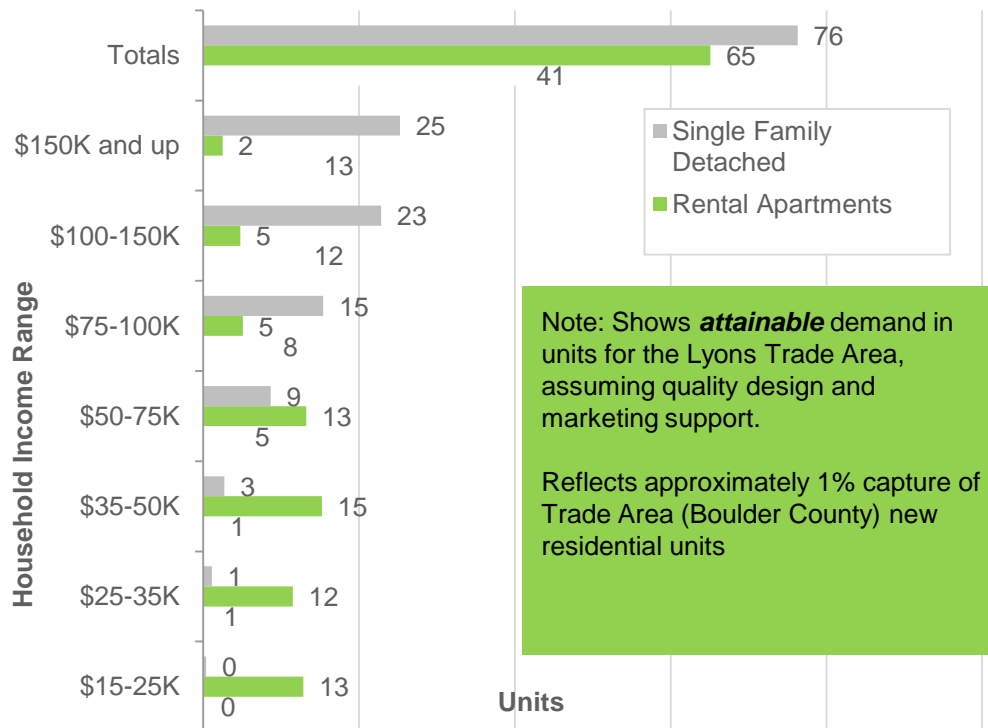


## PRIMARY PLANNING AREA MASTER PLAN



# Market Overview (cont'd)

## 20-Yr Lyons Housing Demand



## PRIMARY PLANNING AREA MASTER PLAN





# Psychographic Summary

**Psychographics** is a term used to describe the characteristics of people and neighborhoods which, instead of being purely demographic, speak more to attitudes, interests, opinions and lifestyles. Tapestry (ESRI) is a leading system for characterizing neighborhoods into one of 67 distinct market segments.

Commercial retail developers are interested in understanding a community's psychographic profile, as this is an indication of its resident's propensity to spend across select retail categories. Residential developers are also interested in understanding this profile as it tends to suggest preferences for certain housing product types.

Tapestry Segment	2015 Households	% of Total Households	U.S. Index=100*
Urban Chic	22,671	18.1%	1,369
Emerald City	9,120	7.3%	515
Dorms to Diplomas	8,583	6.8%	1,342
Professional Pride	7,738	6.2%	386
Enterprising Professionals	6,415	5.1%	369
Metro Renters	6,063	4.8%	324
In Style	5,984	4.8%	212
Boomburbs	5,936	4.7%	313
Savvy Suburbanites	4,815	3.8%	129
Old and Newcomers	4,673	3.7%	160
<b>Total Above Segments</b>	<b>81,998</b>	<b>65.3%</b>	<b>--</b>
<b>Total Trade Area</b>	<b>125,583</b>	<b>100.0%</b>	<b>--</b>

\* Indicates concentration of this segment relative to U.S. average. A segment index of 200 would mean that this group contains 2 times the concentration of households compared to the average U.S. neighborhood.

Source: ESRI and Ricker | Cunningham.



## PRIMARY PLANNING AREA MASTER PLAN



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# Psychographic Summary

Boulder County, and the Town of Lyons in particular, are dominated by upper class psychographic segments, indicating high incomes and high disposable retail spending.

Tapestry data can be organized into Urbanization Groups. Urbanization Groups indicate the type of living environment that different people are drawn to, based on geographic and physical features such as population density, size of city, location in or outside a metropolitan area, and whether it is part of the economic and social center of a metropolitan area.

	2015	% of Total	U.S.
Urbanization Group	Households	Households	Index=100*
Suburban Periphery	65,822	52.4%	168
Metro Cities	39,392	31.4%	181
Principal Urban Center	8,286	6.6%	83
Urban Periphery	7,561	6.0%	36
Semirural	2,772	2.2%	29
<b>Total Above Groups</b>	<b>123,833</b>	<b>98.6%</b>	<b>--</b>
<b>Total Trade Area</b>	<b>125,583</b>	<b>100.0%</b>	<b>--</b>

\* Indicates concentration of this segment relative to U.S. average. A segment index of 200 would mean that this group contains 2 times the concentration of households compared to the average U.S. neighborhood.

Source: ESRI and Ricker | Cunningham.

As shown, over 52% of Boulder County households fall into the Suburban Periphery Urbanization Group. Still, approximately 13% of total households prefer more urban living environments.

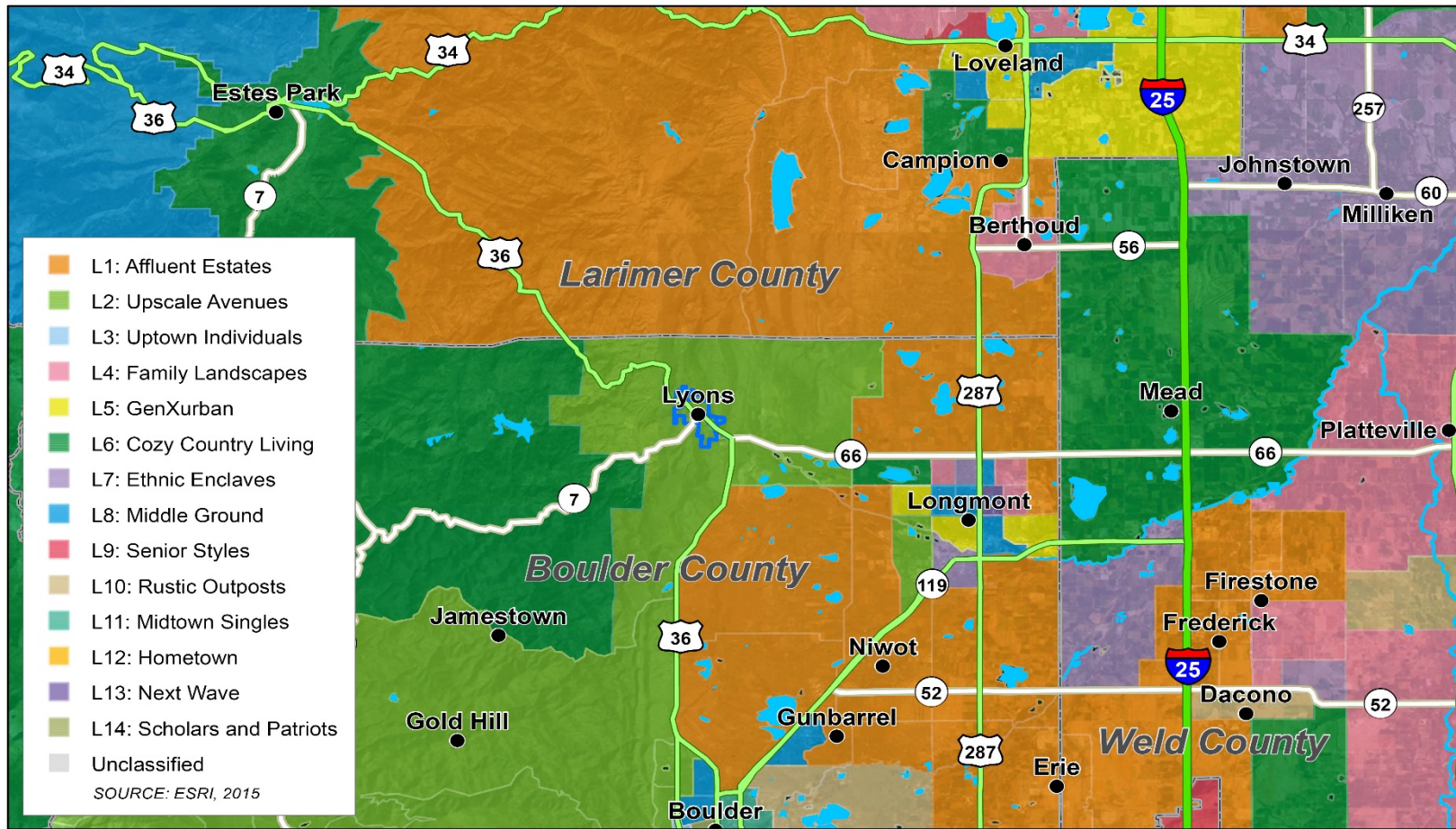


## PRIMARY PLANNING AREA MASTER PLAN



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# TAPESTRY GROUPS



0 1.25 2.5 5  
Miles

Lyons Municipal Boundary



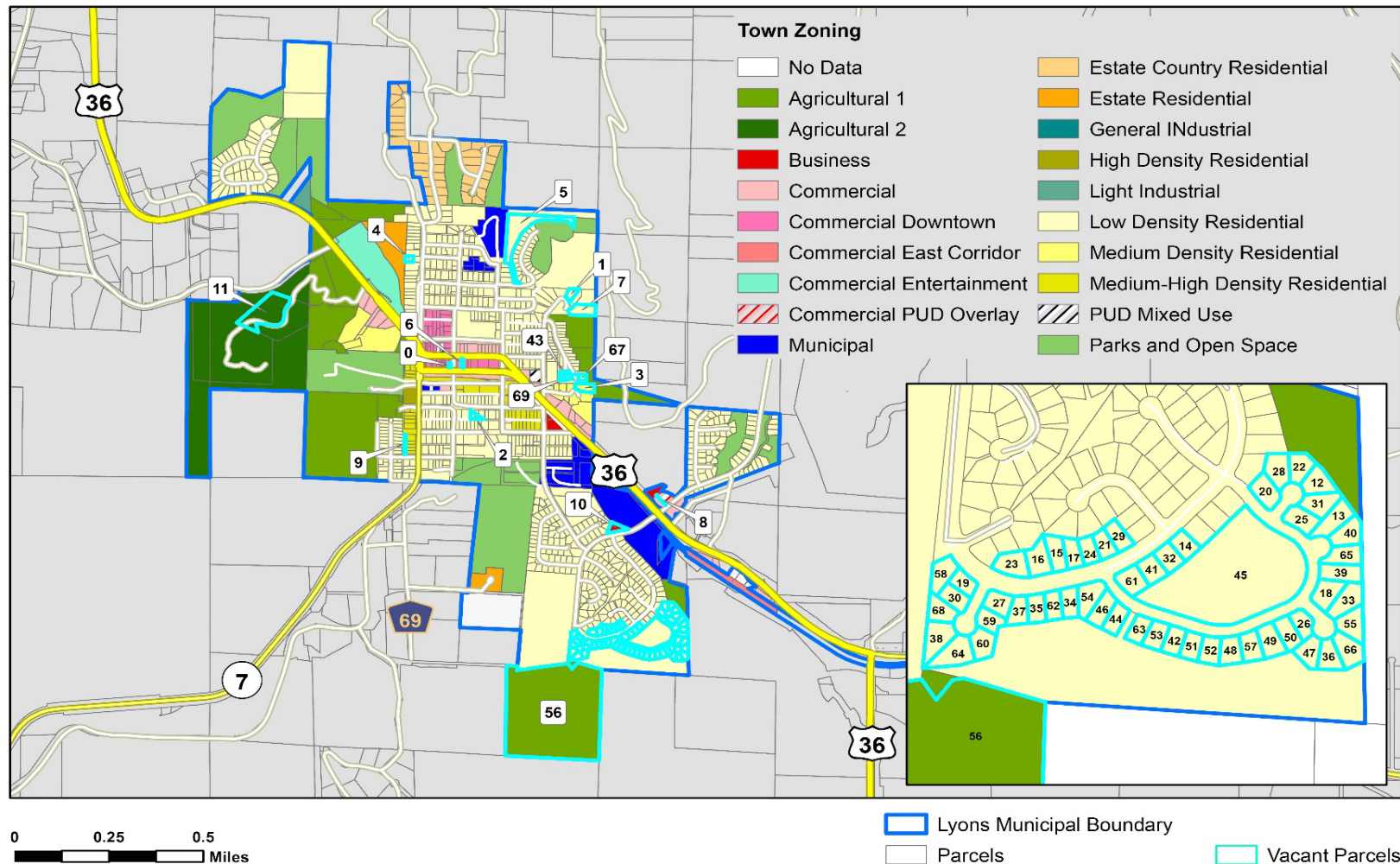
## PRIMARY PLANNING AREA MASTER PLAN



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# LYONS VACANT PARCELS AND ZONING OVERLAY

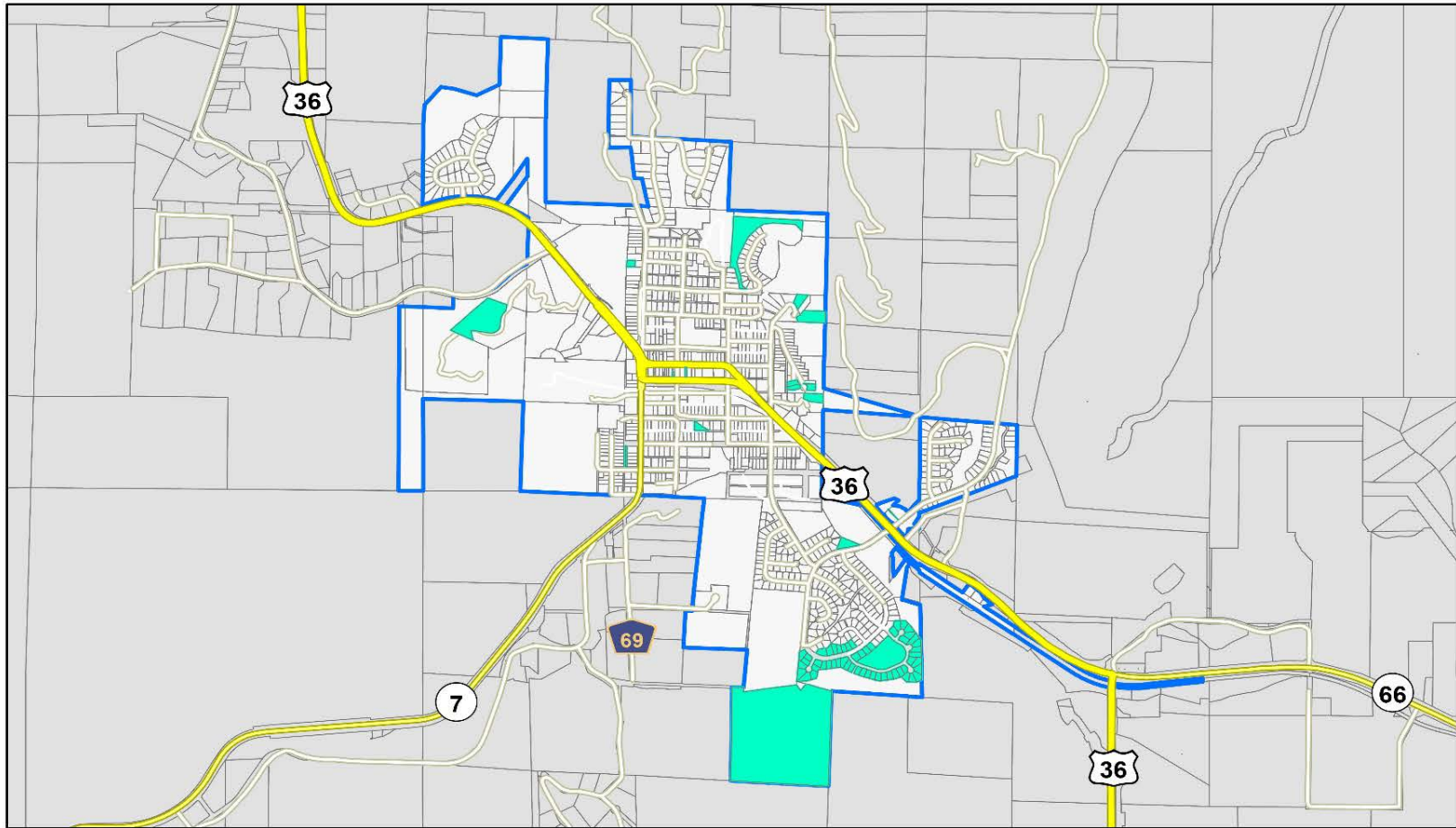


## PRIMARY PLANNING AREA MASTER PLAN



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# LYONS VACANT PARCELS WITHIN THE TOWN BOUNDARY



0 0.25 0.5  
Miles

Lyons Municipal Boundary Parcels Vacant Parcels



## PRIMARY PLANNING AREA MASTER PLAN



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# Fiscal Impact of Current Zoning (within town boundaries)

## State of the Town

Zoning Category	Potential Development		
	Acres	Units*	Sq Ft*
A-1	44.8	9	0
A-2	5.2	0	0
R-1	20.6	62	0
R-2	0.7	6	0
R-2A	0.1	1	0
B	0.6	0	6,534
CD	0.1	0	1,089
<b>Total</b>	<b>72.1</b>	<b>77</b>	<b>7,623</b>

\*Based on following densities:

A-1	0.2	units/acre
R-1	3	units/acre
R-2	8	units/acre
Commercial	25%	building to land ratio

Revenue Generation		
Product Type	Town of Lyons	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
<b>Residential:</b>		
Single Family Detached	\$2,816,248	\$44,204
Townhome/Condo	\$140,096	\$2,199
Apartments	\$0	\$0
<b>Non-Residential:</b>		
Retail/Service	\$265,280	\$4,164
Employment (Office/Industrial)	\$132,640	\$2,082
	<b>Property Tax*</b>	<b>\$52,649</b>
	<b>Sales Tax**</b>	<b>\$22,869</b>
	<b>Total Tax Revenues</b>	<b>\$75,518</b>
	<b>Other Revenues ***</b>	<b>\$43,711</b>
	<b>Total Revenues</b>	<b>\$119,228</b>

\* based on City .015696 property tax rate.

\*\* based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

\*\*\*based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

New Residents/Employees	Town of Lyons
Residents	227
Retail Employees	11
Office/Industrial Employees	10
<b>Total</b>	<b>249</b>

Resident/employee estimates based on:

Single Family Detached	3.0 household size
Townhome/Condo	2.3 household size
Apartments	1.8 household size
Retail	400 Sq Ft per Employee
Office/Industrial	300 Sq Ft per Employee

Net Surplus/Deficit	Town of Lyons	
	Added Residents / Employees	Added Annual Service Costs*
Residents	227	\$166,785
Retail Employees	4	\$2,800
Office/Industrial Employees	3	\$2,489
	<b>Total Service Costs</b>	<b>\$172,075</b>
	<b>Total Revenues</b>	<b>\$119,228</b>
	<b>Total Surplus/Deficit</b>	<b>-\$52,846</b>
	<b>% Surplus/Deficit</b>	<b>-31%</b>

\*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.

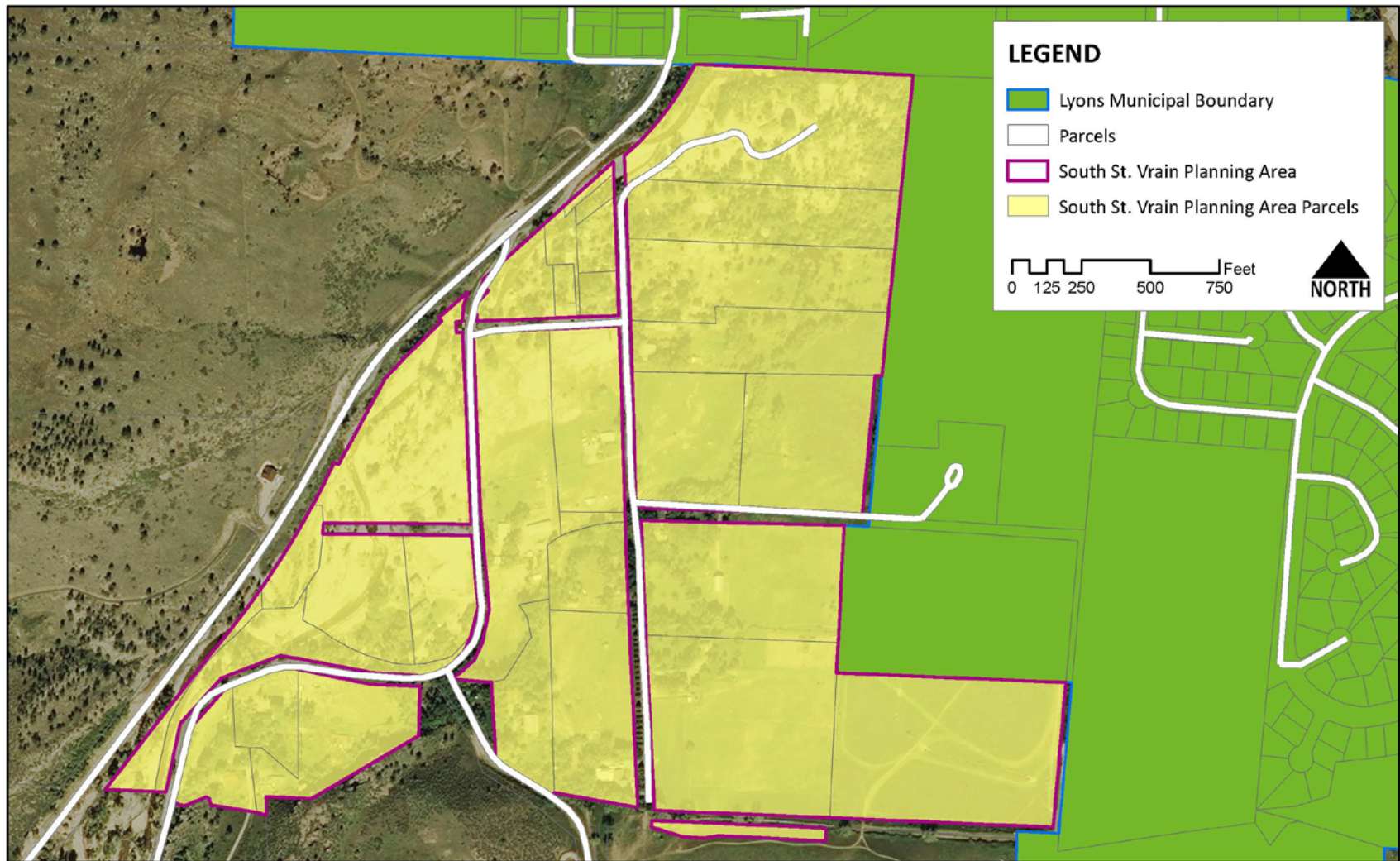


## PRIMARY PLANNING AREA MASTER PLAN



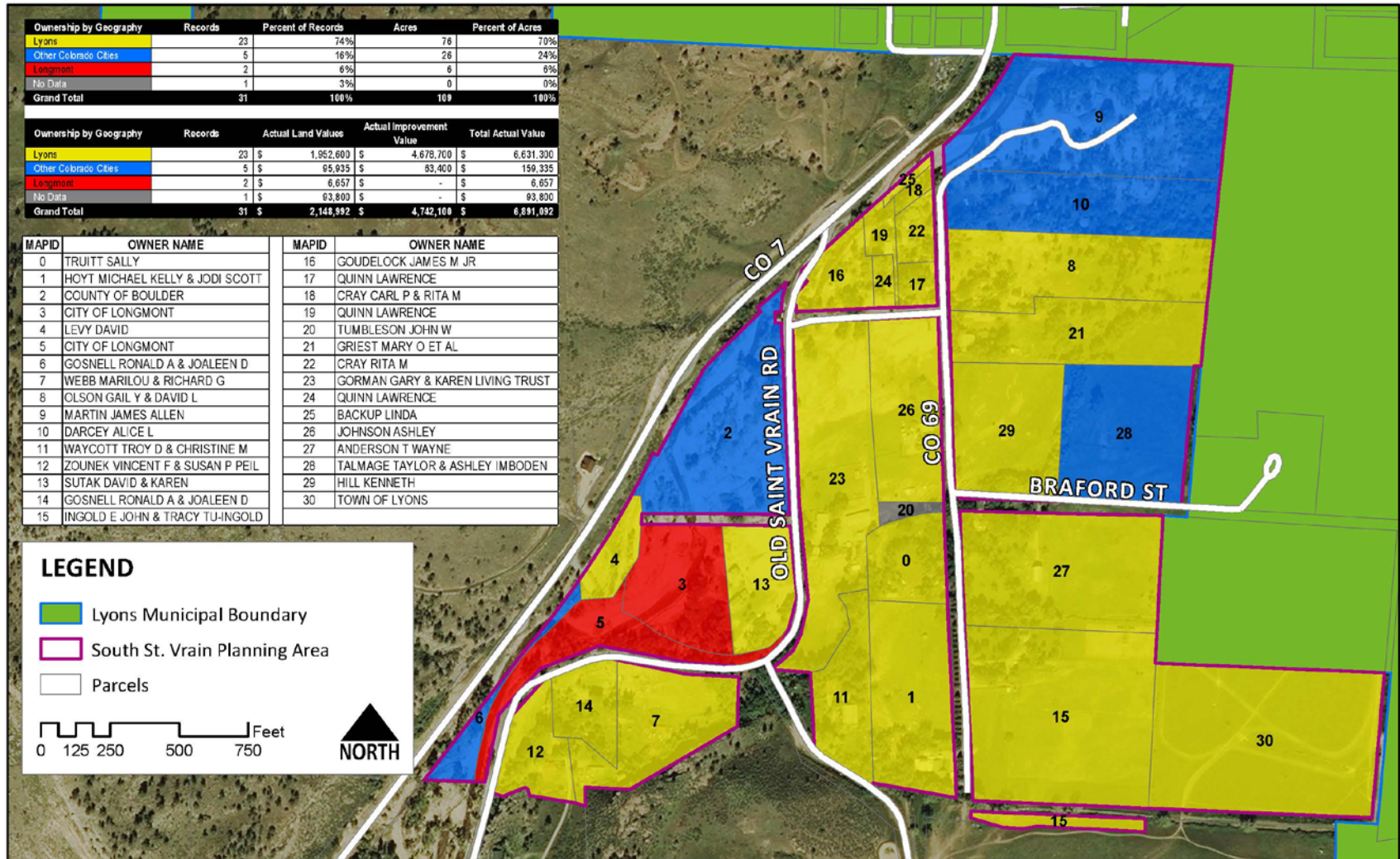
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# SOUTH ST. VRAIN PLANNING AREA



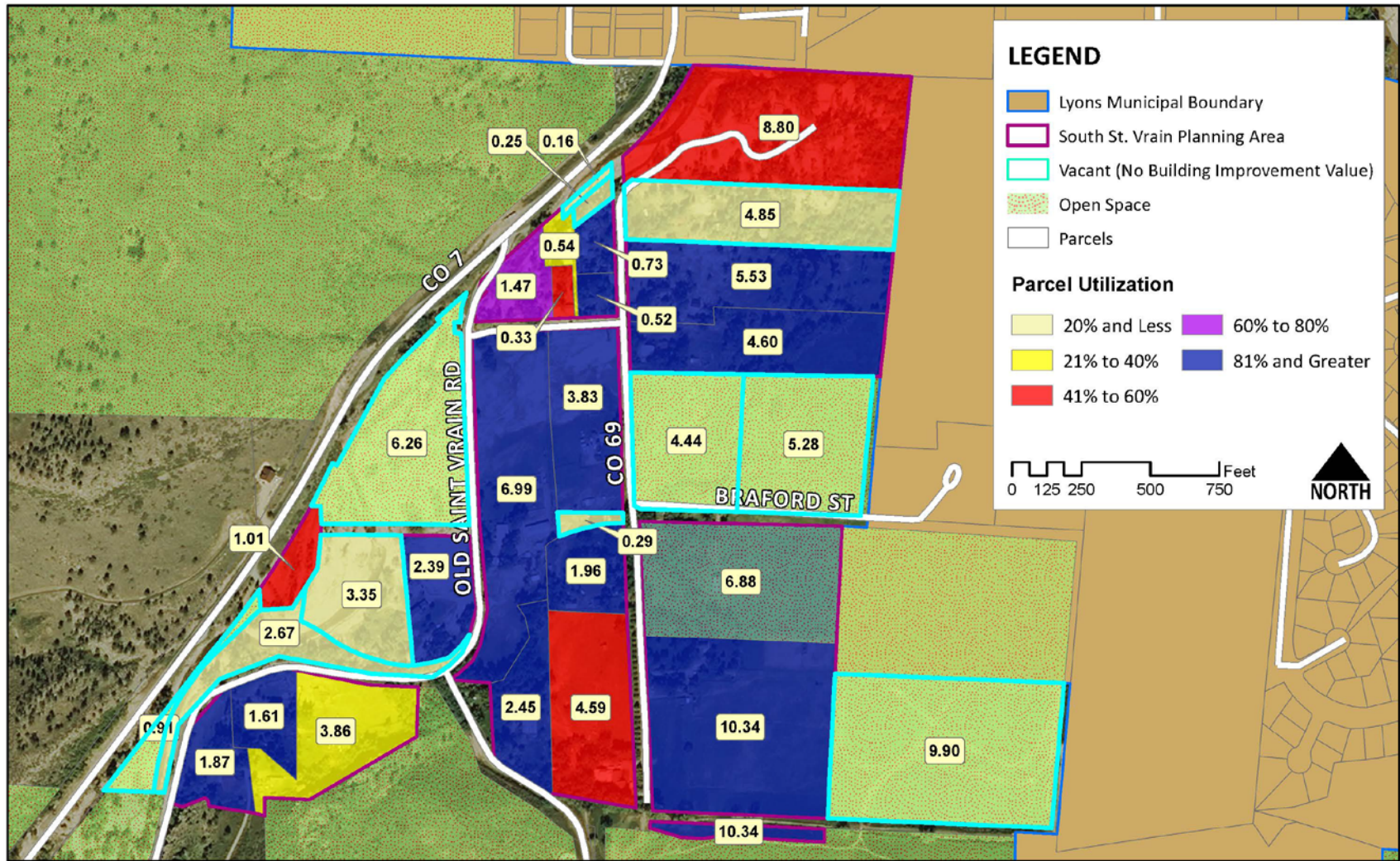


# PARCEL OWNERSHIP



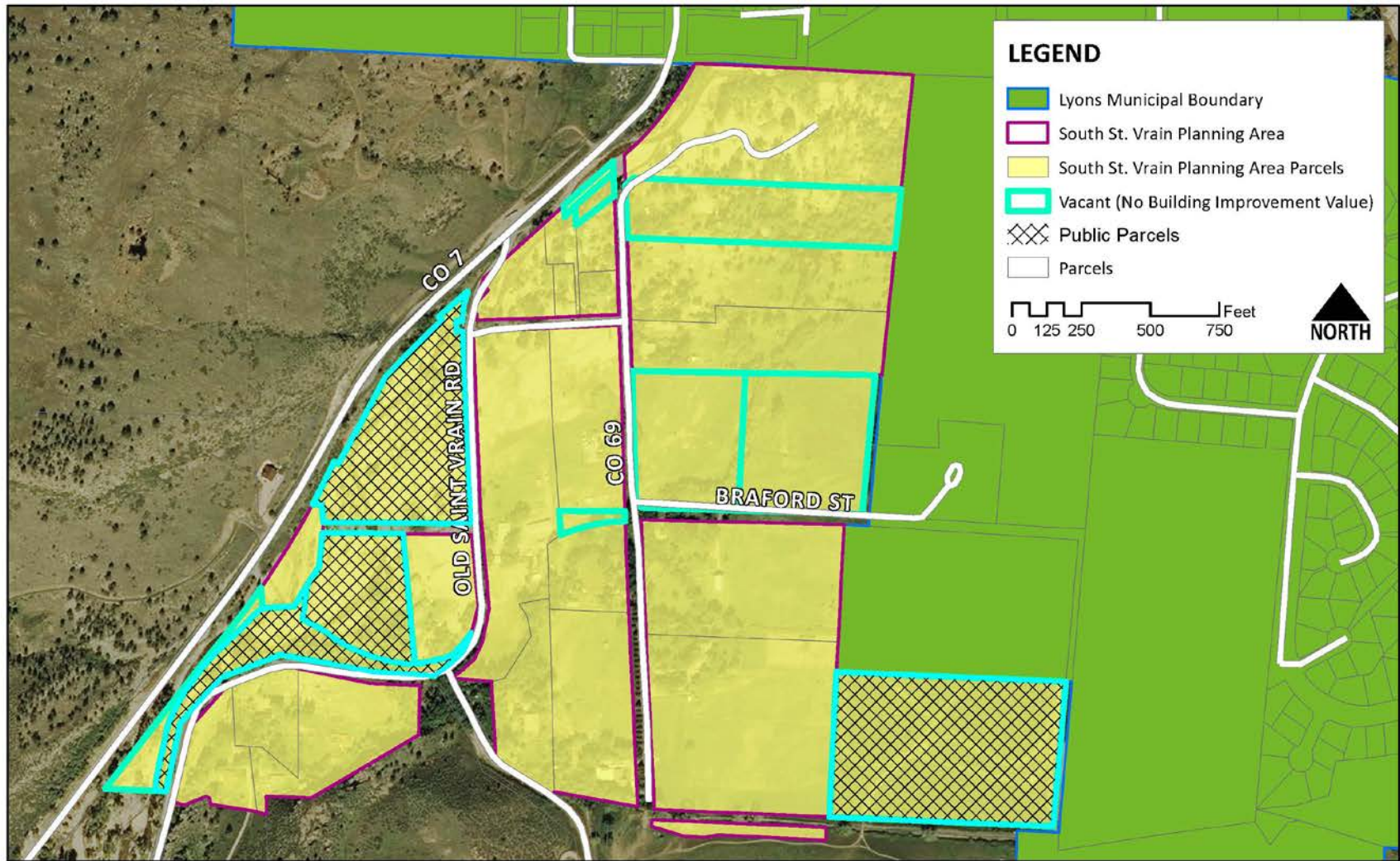


# PROPERTY UTILIZATION



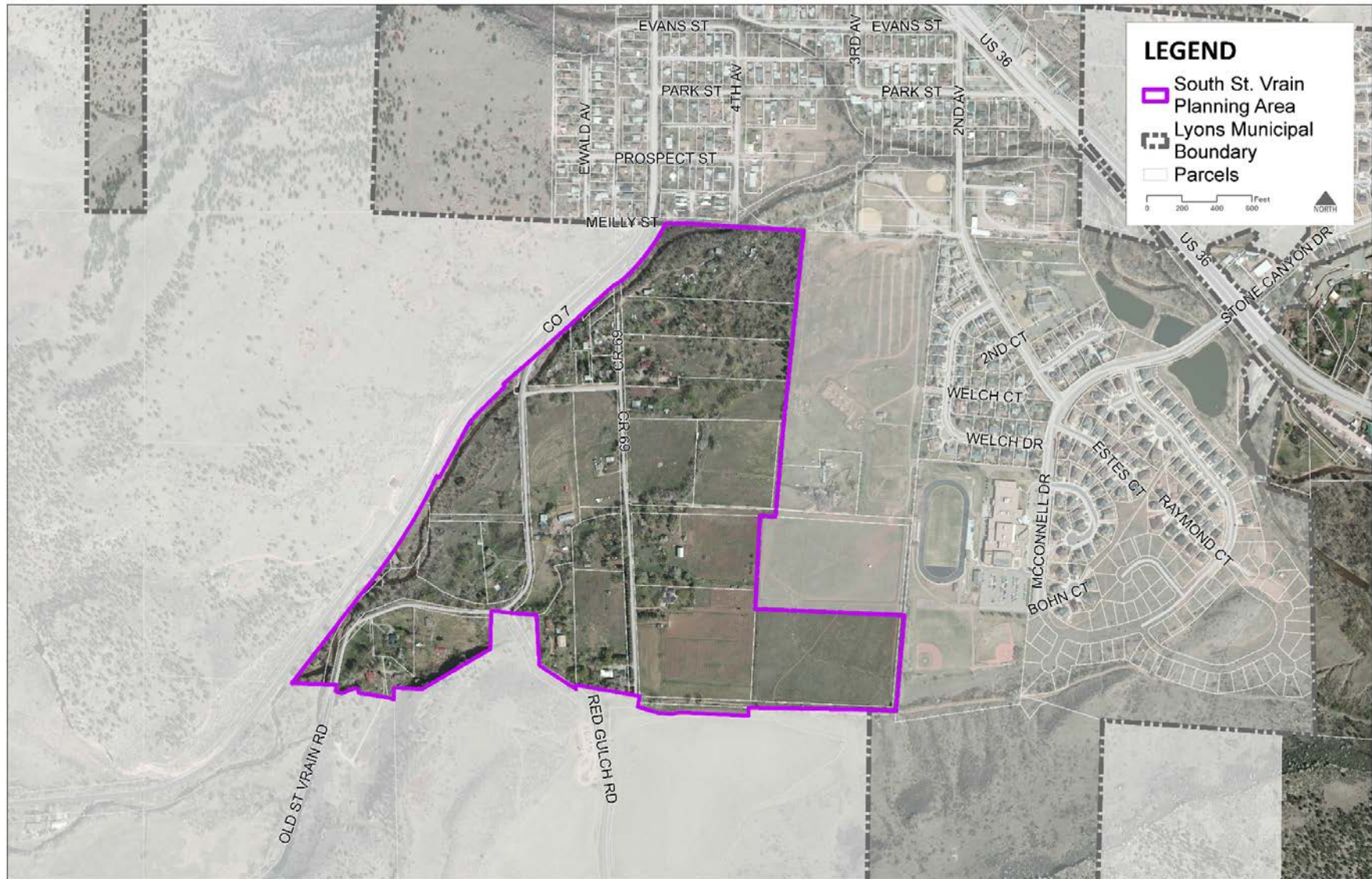


# PUBLIC PARCELS (OWNERSHIP) VS. VACANT



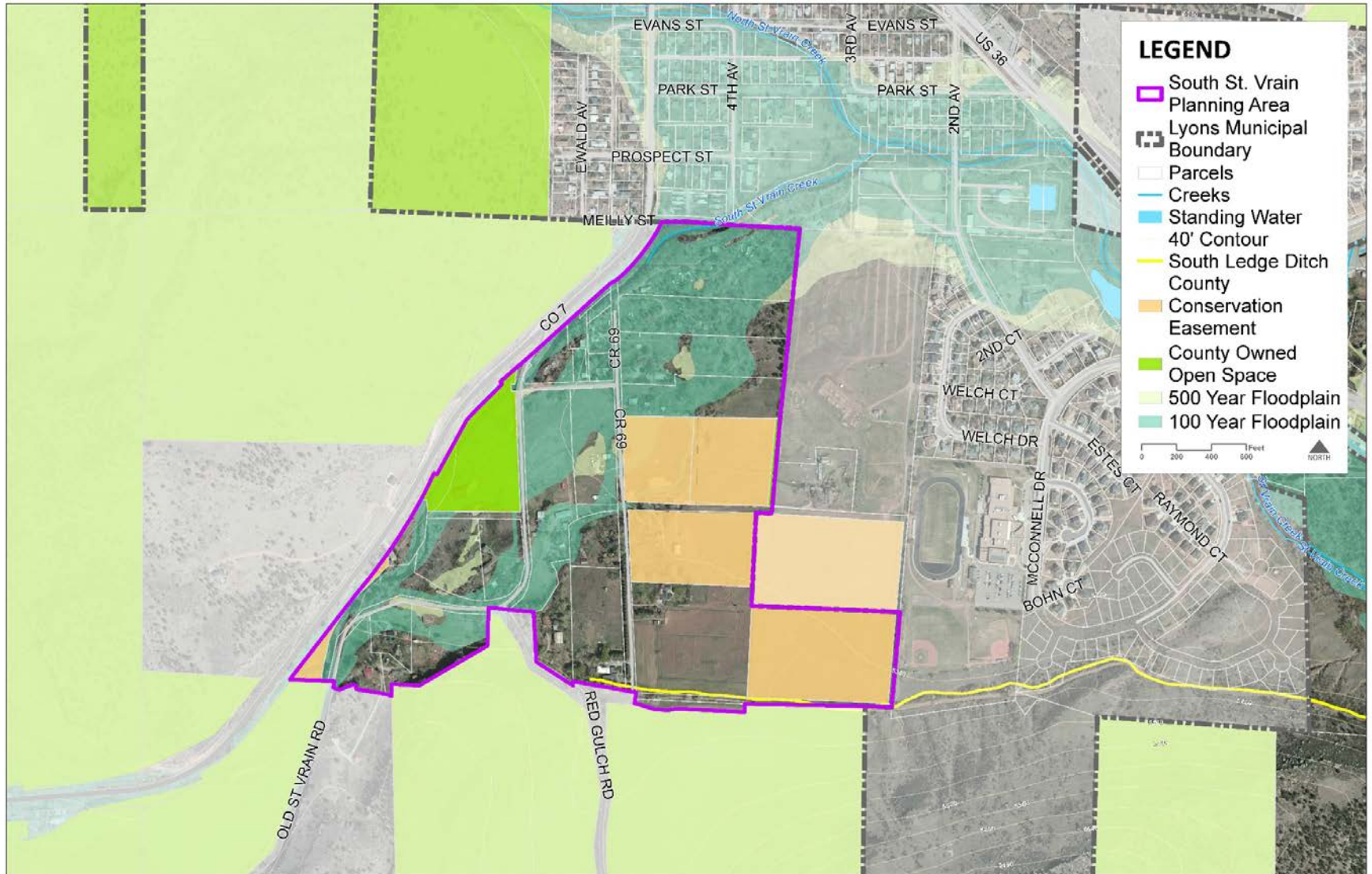


# EXISTING AERIAL



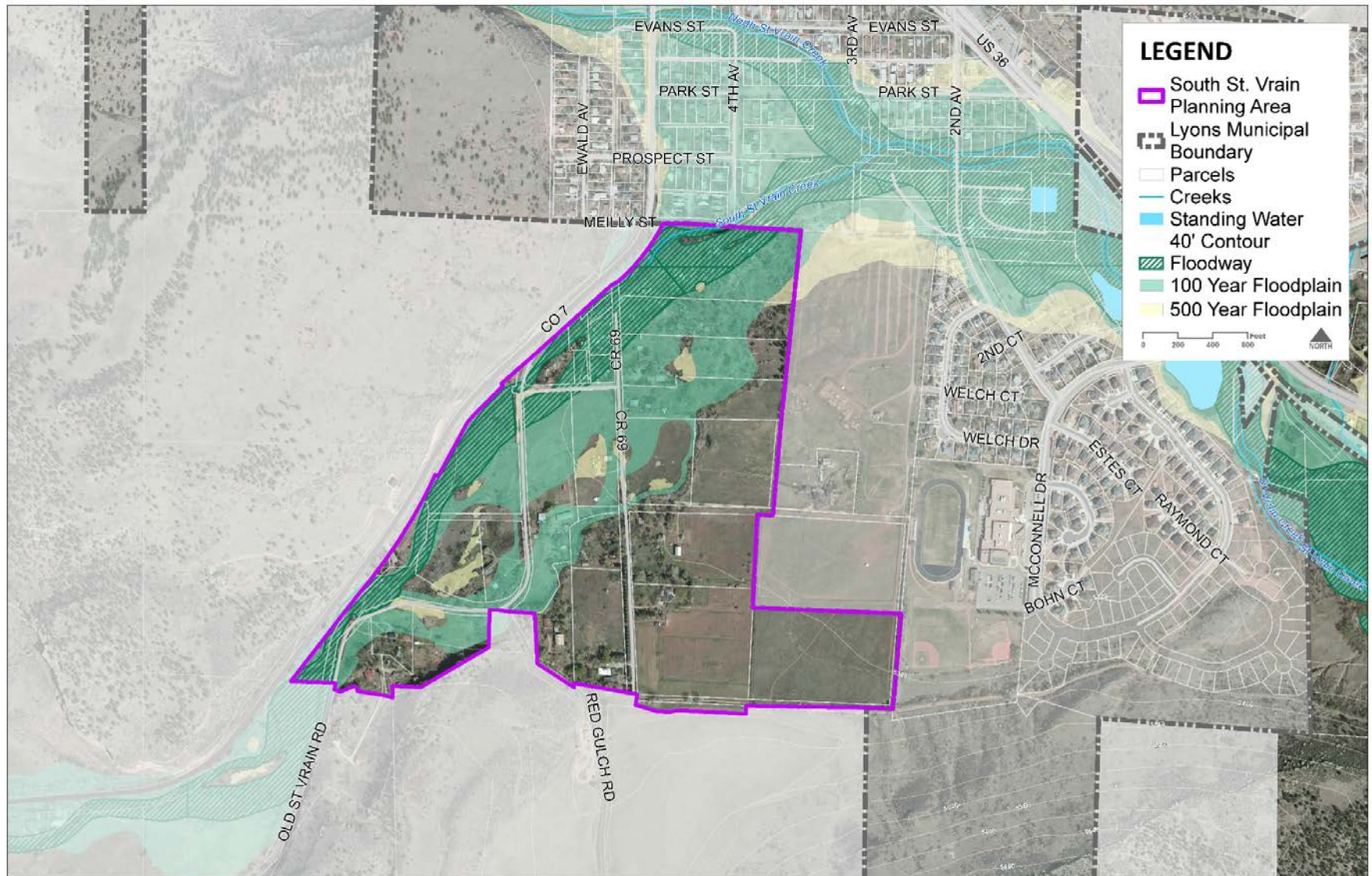


## OPEN SPACE



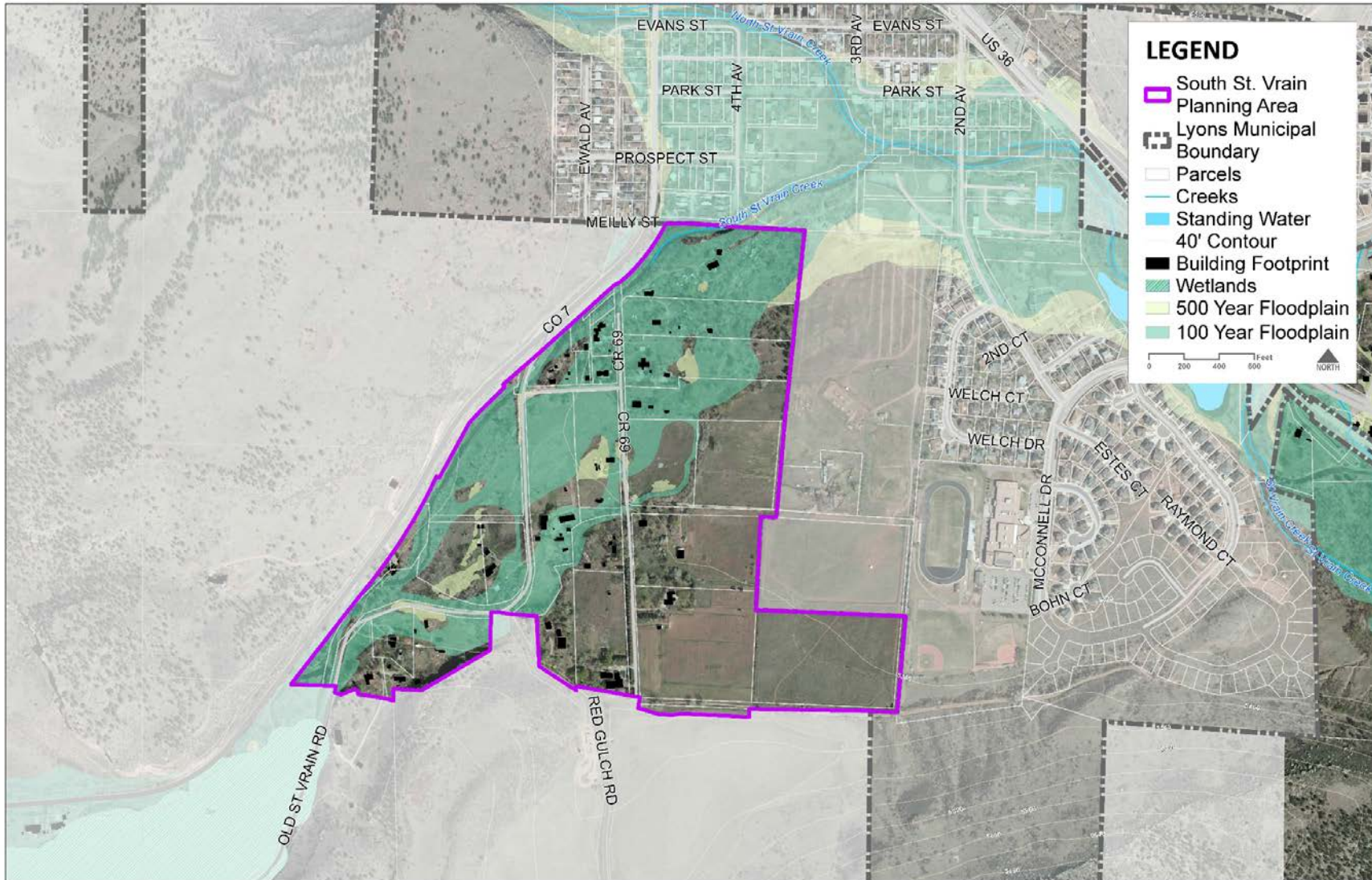


# FLOODPLAIN AND FLOODWAY

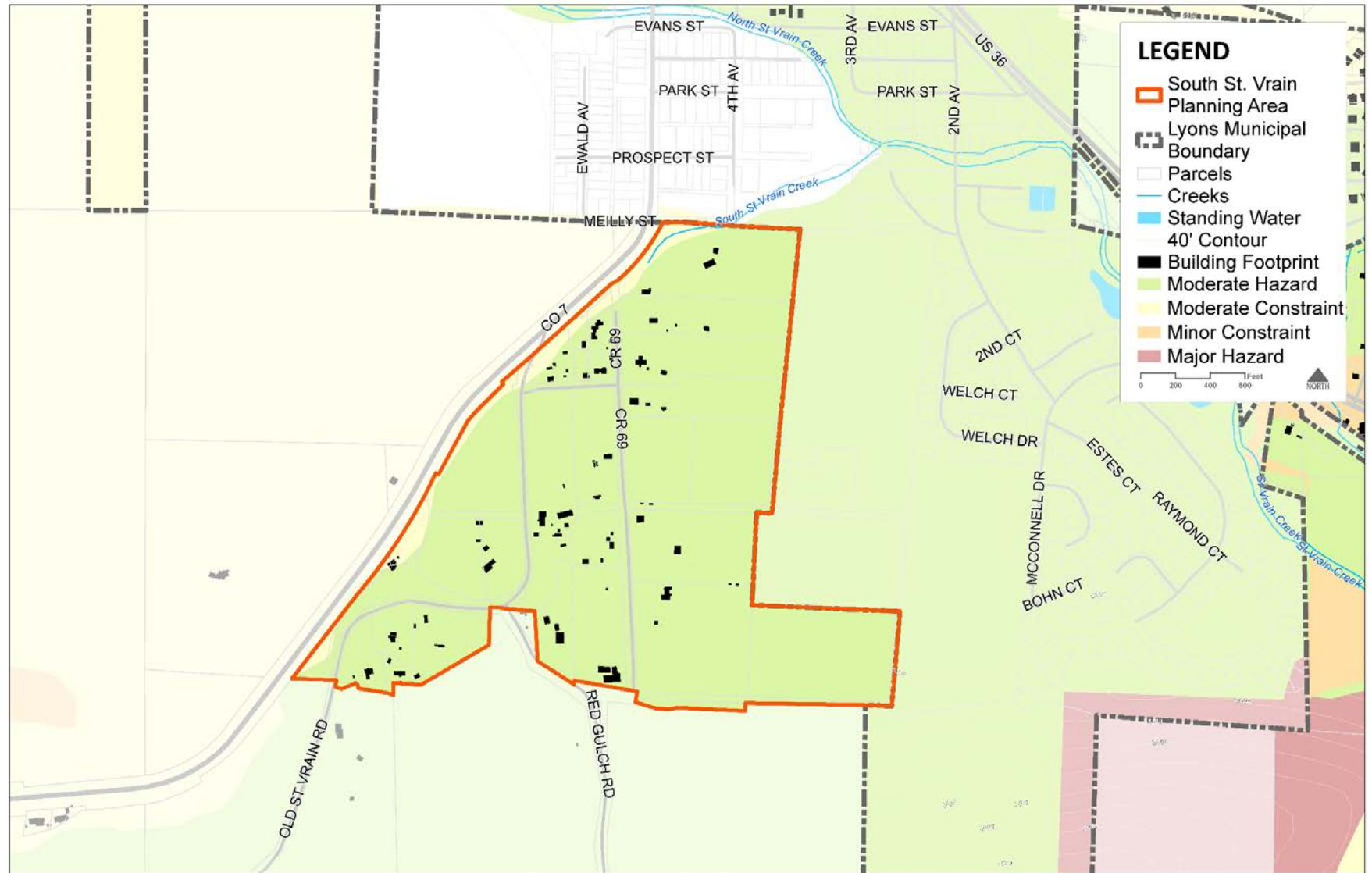




# WETLANDS

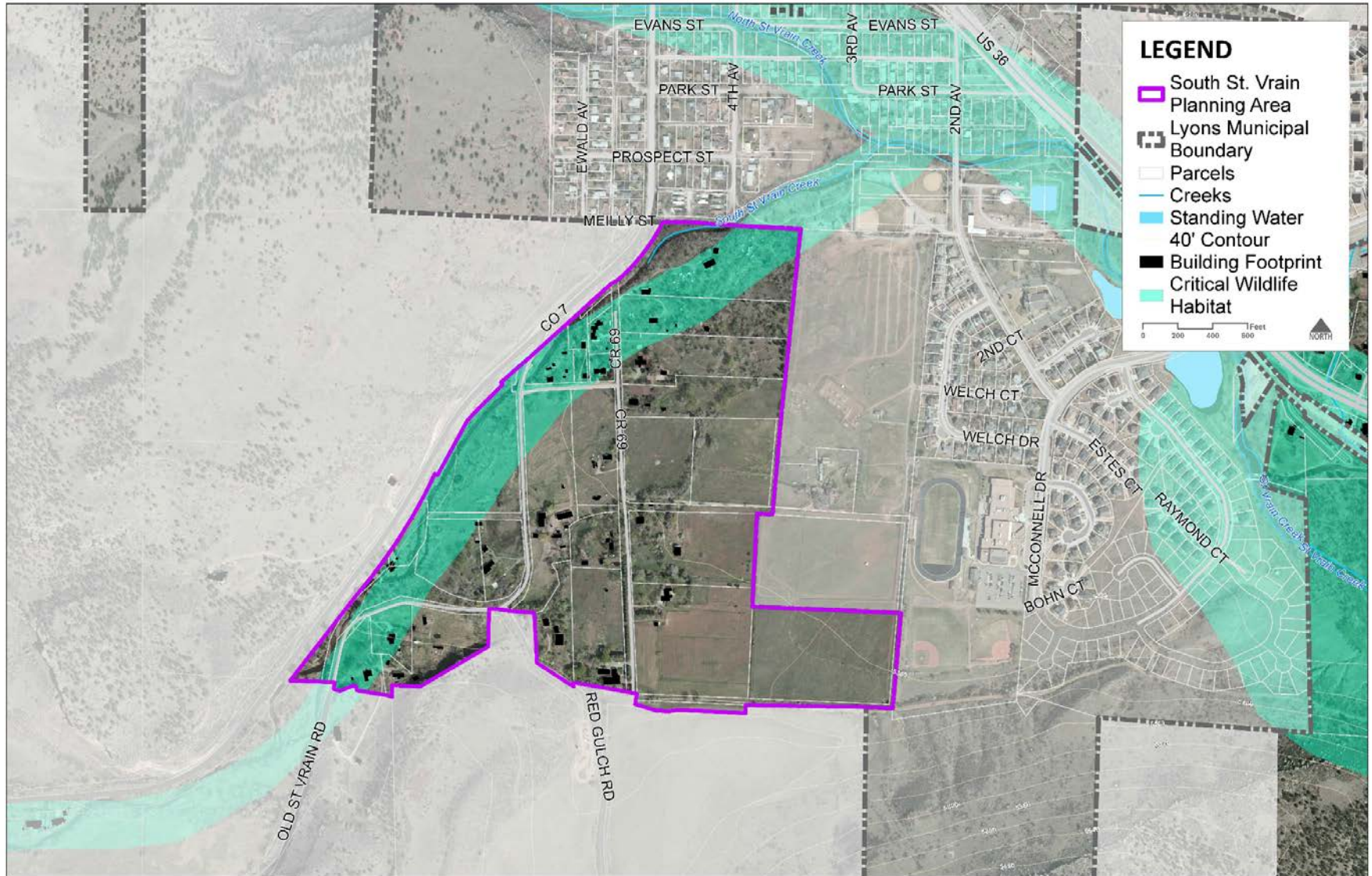


# GEOLOGICAL HAZARD AREAS

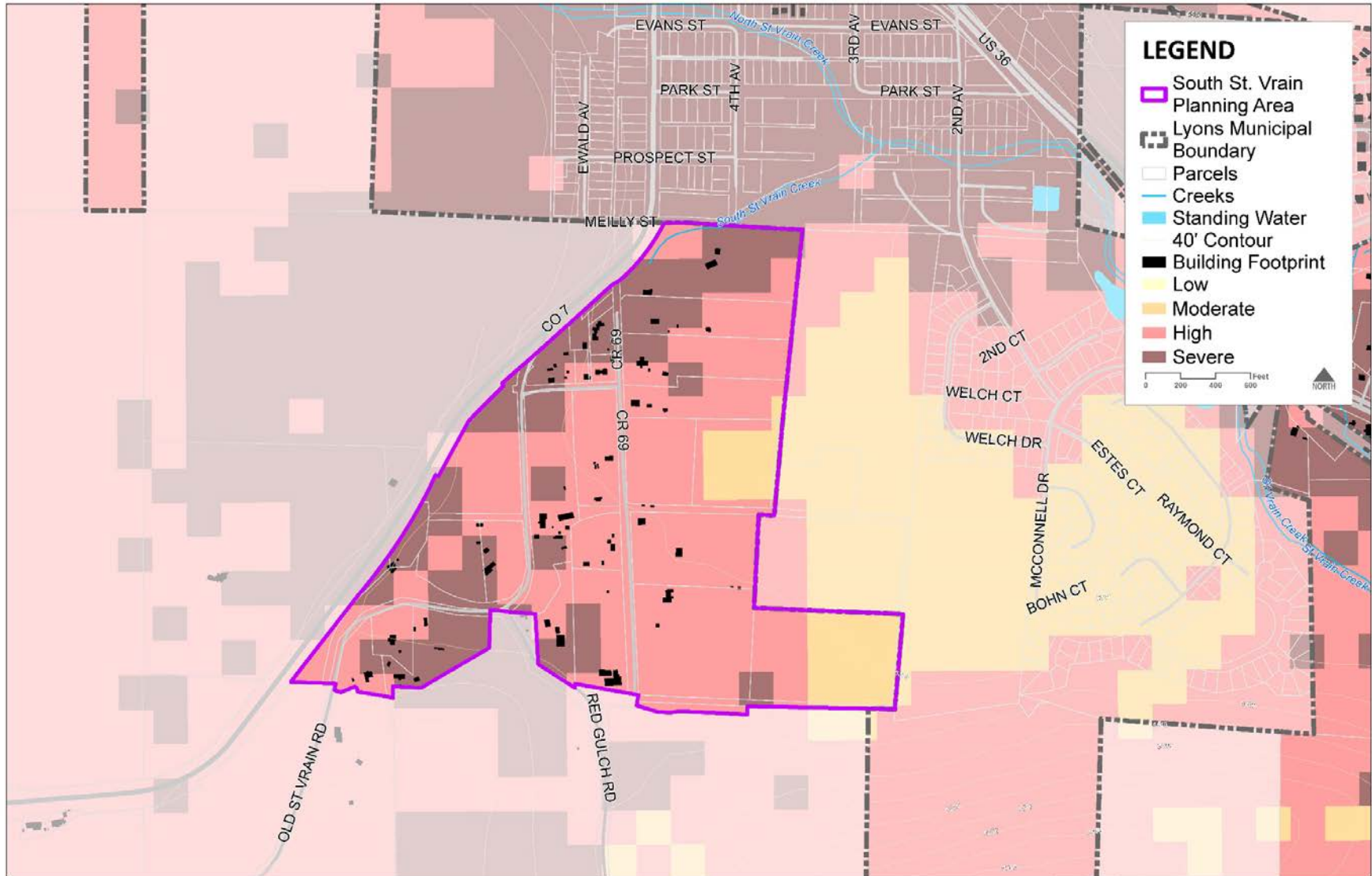




# CRITICAL WILDLIFE HABITAT

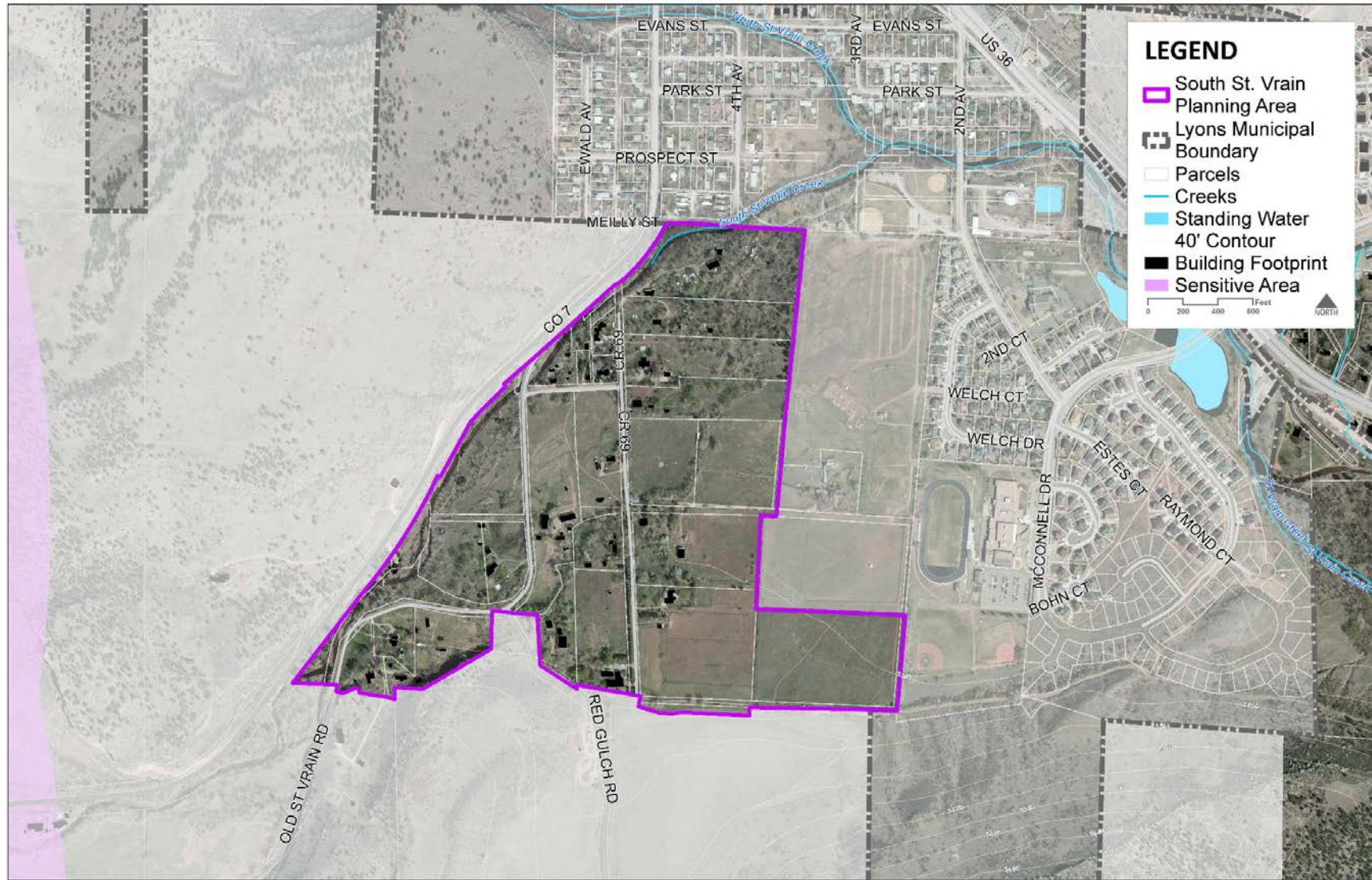


# WILDFIRE CONCERN AREAS



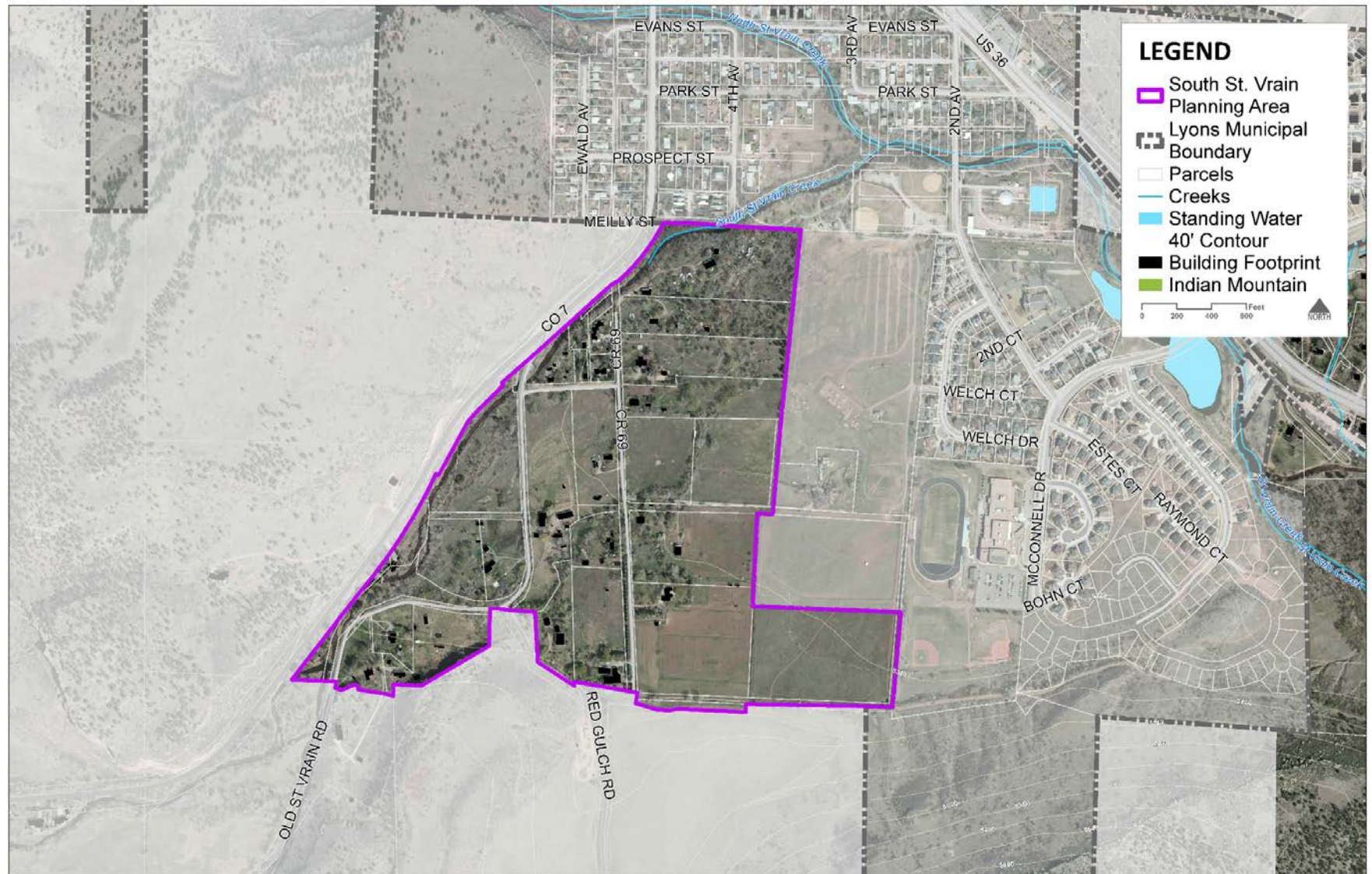


# ARCHAEOLOGICALLY SENSITIVE



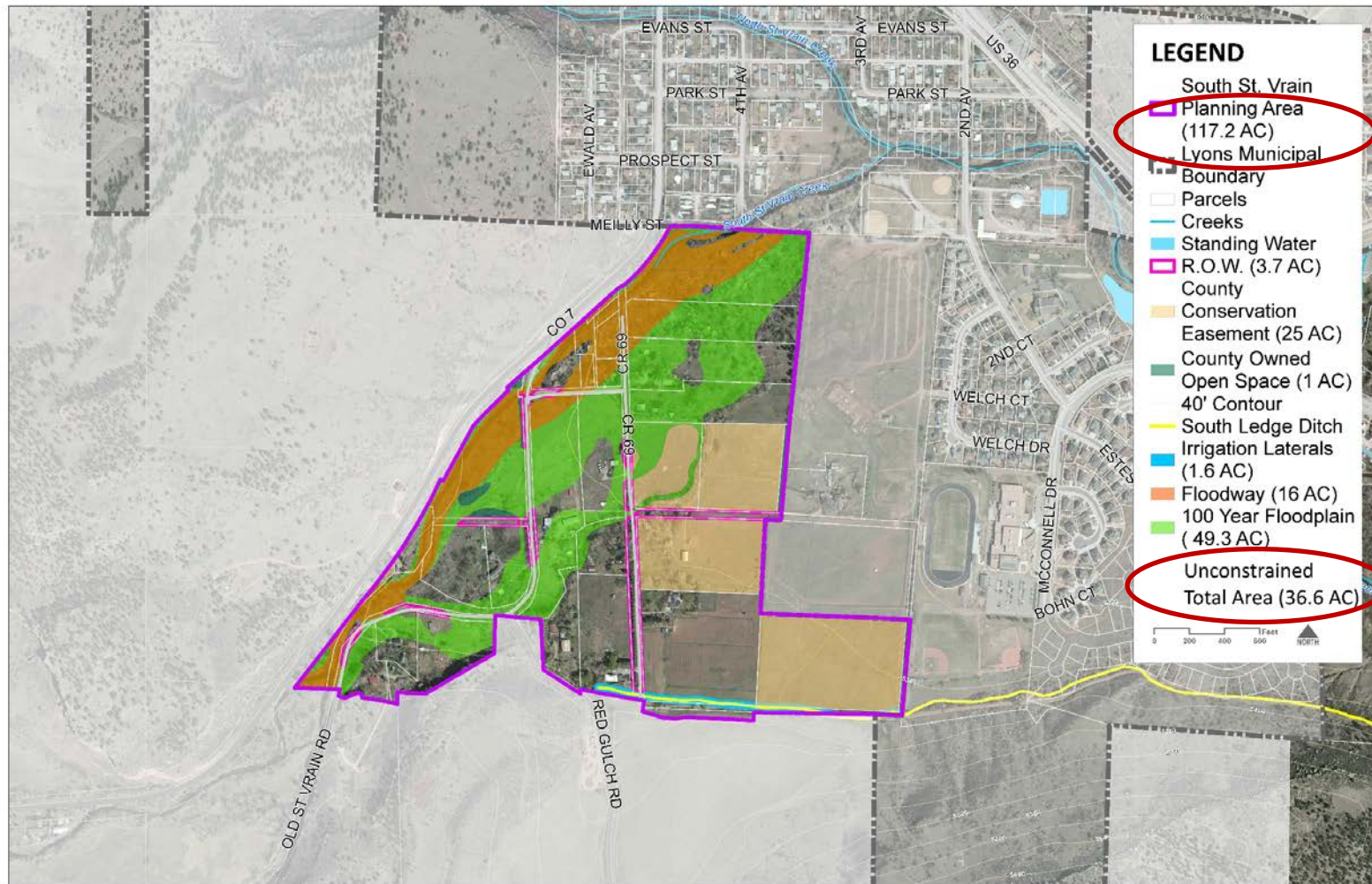


# NATURAL LANDMARKS





# Net Developable Acres (south St. Vrain)





# Next Work Session

1. Tuesday, June 7
2. Lyons Fire Protection District, 251 Broadway, Lyons, CO
3. Present Synthesis of Work Session No. 1 Input
4. Review and Comment On: Alternative Land Use Concepts and Corresponding Fiscal Impacts



## 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

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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