The Town Of Lyons COLORADO

1998 Comprehensive Plan

BRW
A DAMES & MOORE GROUP COMPANY

TABLE OF CONTENTS:

ACKNOWLEDGEMENTS

Town of Lyons Board of Trustees

Present Members
Nicholas Angelo, Mayor
Kathy Byrum
Kathy Clayton
Kelsey Hickok
Charles Imhoff
Valerie Mitchell
Tony Priborsky

Past Members
Glenn Klepel, Past Mayor
Gerald Anderson
Tony Hammans
LaVerne Johnson
Walt Self

Town of Lyons Planning Commission

Dick Coughlin, Chairman
Susan Cullinan
Craig Ferguson
Steve Mullen
Hetty Versteege

Town Administration

Dave Lock, Town Administrator
Terry Andrews, Town Clerk
Scott Daniels, Public Works
Jim Dougherty, Public Works
Kurt Carlson, Parks and Recreation
Janice Saeger, Finance
Robert Widner, Town Attorney
Mike Kirkegaard, Town Planner

Boulder County Staff

Dale Case, Land Use
Tina Nielson, Open Space

Thank you to all of the members of the Citizen Advisory Committee who spent countless hours working together to define a shared vision for the future of the Town of Lyons. Your hard work and efforts are the basis of this plan. Thanks also to the community members who attended the public forum meetings and completed the community-wide survey to give feedback on key recommendations of the plan. Special thanks to Steve Mullen and Ed Russell, Town residents, who volunteered their professional expertise and time to develop the extensive Geographic Information System database and mapping capability utilized for developing the plan and serving as a valuable future resource. A very special thanks to Dawn Weller who contributed her time and sincere effort in preparing the award winning submittal for the Governor's Smart Growth Vision Award for Small Municipalities, awarded to the Town of Lyons for this plan.

A complete list of all the community members who participated in the Citizen Advisory Committee meetings and Public Forums is presented in the Appendix.

TABLE OF CONTENTS

CHAPTER ONE: INTRODUCTION 1-1

1.1 Organization of the Plan 1-1
1.2 Legislative Basis for the Plan 1-2
1.3 Community Description 1-2
1.4 Impetus for the Plan 1-4
1.5 Planning Process and Public Involvement 1-5
1.6 Study Area Description 1-5
1.7 How to Use the Comprehensive Plan 1-6

CHAPTER TWO: COMMUNITY PLAN 2-1

2.1 Introduction 2-1
2.2 Community Vision 2-2
2.3 Future Land Use and Development Plan 2-5
2.4 Growth and Development 2-13
2.5 Housing 2-23
2.6 Economic Development 2-26
2.7 Natural Environment 2-30
2.8 Recreation and Culture 2-33
2.9 Transportation/Circulation 2-37
2.10 Public Utilities, Facilities and Services 2-41

CHAPTER THREE: NEIGHBORHOOD PLANS 3-1

3.1 Introduction 3-1
3.2 Downtown Commercial Area Plan 3-2
3.3 North Old Town Neighborhoods Plan 3-5
3.4 Steamboat Valley, East Hillside Plan 3-6
3.5 Eagle Canyon, Apple Valley Plan 3-7
3.6 East Entry Corridor Plan 3-8
3.7 Stone Canyon Plan 3-9
3.8 River Park Area Plan 3-10
3.9 Lyons Valley Plan 3-11
3.10 Southwest Area Plan 3-12

CHAPTER FOUR: IMPLEMENTATION ACTION PLAN 4-1

4.1 Introduction 4-1
4.2 Implementation Action Plan 4-2

APPENDIX I: PUBLIC INVOLVEMENT RESULTS I-1

1.1 Introduction I-1
1.2 Public Involvement Activity Participants I-1
1.3 Confidential Interviews I-1
1.4 Public Forum #1 ..... I-4
1.5 CAC "Growth" Meetings I-6
1.6 CAC "Visioning" Meetings I-10
1.7 CAC "Neighborhood" Meetings I-11
1.8 Community-Wide Survey I-27

APPENDIX II: GEOGRAPHIC INFORMATION SYSTEM MAP DATA I-1

1.1 List of Map Data II-1

FIGURES *(Presented at the end of each Chapter)*

Figure 1.1 Influence Area 1-9
Figure 1.2 Planning Context 1-10
Figure 2.1 Future Land Use Concept Map 2-43
Figure 2.2 Slope and Floodplain Constraints 2-44
Figure 2.3 Protection Areas 2-45
Figure 2.4 Parks, Trails and Open Space 2-46
Figure 2.5 Transportation/Circulation Concept Plan 2-47

TABLES

Table 2.1 Town of Lyons Existing Land Use, 1998 2-13
Table 2.2 Town of Lyons Existing and Potential Residential Development 2-17
Table 2.3 Town of Lyons Residential Building Permits, New Units 2-18
Table 2.4 Town of Lyons Parks and Open Space Areas 2-33
Table 1-1 Community Survey, Summary Scores I-28
Table 1-2 Community Survey, Priority Rankings I-30

CHAPTER ONE: INTRODUCTION

This chapter provides an introduction to the plan that describes its contents and how the plan should be used to guide future decision-making in the community. This chapter contains six sections:

1.1 Organization of the Plan
1.2 Legislative Basis for the Plan
1.3 Community Description
1.4 Impetus for the Plan
1.5 Planning Process and Public Involvement
1.6 Study Area Description
1.7 How to Use the Comprehensive Plan

1.1 ORGANIZATION OF THE PLAN

The Town of Lyons Comprehensive Plan is presented in four chapters described as follows:

- ***Chapter One: Introduction*** – Provides the context and basis for developing this plan, the process by which the plan was developed, and recommendations for how the plan should be utilized.

- ***Chapter Two: Community Plan*** – Presents the community's vision for the future of the Town of Lyons and its surrounding area and the plans to achieve that vision. Includes the Future Land Use and Development Plan, and supporting plans for Growth and Development; Housing; Business Development; Natural Environment; Parks, Recreation and Culture; Transportation/Circulation; and Public Utilities, Facilities and Services. Each plan provides a summary analysis of issues, opportunities and constraints; goals and objectives to pursue; and implementation policies and actions. Together these plans make up the strategy for implementing the community's vision and desired quality of life.

- ***Chapter Three: Neighborhood Plans*** – Identifies ten distinct neighborhood areas within the community and provides a detailed development plan for each that supports the community vision and goals and objectives.

- ***Chapter Four: Implementation Action Plan*** – Presents the high priority actions items for the Town to pursue along with times frames for implementation and the key participants responsible for each.

The plan also contains two appendices. Appendix I presents a summary of the public input activities that were conducted to develop the plan, and their results. This includes the Public Forum meetings, Citizen Advisory Committee meetings and the community survey. The names of all the individuals who participated in the Citizen Advisory Committee meeting and Public Forums to develop this plan are also listed in Appendix I. Appendix II contains a description of the Geographic Information System database that was developed to evaluate land development suitability and identify natural environment preservation and protection areas.

1.2 LEGISLATIVE BASIS FOR THE PLAN

Colorado state law authorizes municipalities to prepare (C.R.S. §31 –23-207), a comprehensive plan or master plan for the general purpose of:

> *"guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements."*

Colorado law establishes that a comprehensive plan is an advisory document that should be utilized as the basis for zoning and other land use decisions. Although, a comprehensive plan is recognized as a legal basis for upholding decisions of the legislative body, it is not a document that necessarily mandates fulfillment of all the ideas and recommendations contained within the plan. Components of the plan can become law when they are implemented through Town ordinances and regulations.

1.3 COMMUNITY DESCRIPTION

Lyons is a small town located in the foothills of the Rocky Mountains in northwest Boulder County, Colorado. Lyons has a proud heritage and a certain authenticity that is expressed in the strong individuality and community spirit of its residents. First settled in the 1880s, Lyons was established as a mining and agricultural center. Sandstone from its quarries can be found in prominent buildings all over the country, including the University of Colorado campus in Boulder. The Town's current population is approximately 1,600 residents, with about 4,800 total residents living in Lyons and its surrounding area.

Adjacent to Boulder, Longmont, I-25, and US 36, Lyons has strong socio-economic ties to the Denver-Boulder metro area. Lyons residents enjoy easy access to urban amenities, but cherish not living in the city. They place a very high value on preserving and enhancing the qualities that contribute to their high quality of life, including the Town's small town character and tremendous natural beauty. Lyons is a treasure; it has escaped becoming too commercialized, glamorized, standardized and suburbanized. Lyons has a ruggedness and durability that appears to transcend from the sandstone of

its surrounding hills and its historic buildings. It is a place where families have lived for generations and where new families are coming to establish their roots, raise their children and retire. Lyons is a small town that is working to maintain itself and its truly unique character.

The people of Lyons maintain a strong interest in the heritage of the community. A brief history of the Town of Lyons, reproduced from the 1986 and 1976 Lyons Comprehensive Plan is provided on the next page.

History of Lyons

Population growth in the mountain areas around Boulder began to boom when new gold camps drew thousands of people into the area. Although Lyons never had gold mines, by the 1860s, many discouraged miners were leaving the mountains to settle into farming along creeks like the St. Vrain. The area near present-day Lyons had good flat bottom land, plenty of water, and the climate was pleasant.

In 1880, Mr. E.S. Lyon from Connecticut settled the area to improve his health. His 160 acres contained durable salmon-red sandstone, which was much in demand for building at the time. He returned east to sell shares and two years later, the new quarry town was plotted, but not properly recorded at the Boulder County Clerk's Office. Lyon and two partners, Hiram Sawyer and Griff Evans, formed two companies that year – the Evans Townsite Company and the Lyon Rock and Lime Quarry Company.

Within three years of its founding, Lyons has a narrow gauge railroad, extended by the Denver, Utah and Pacific Railroad to haul out sandstone.

The scale of quarrying expanded that same year (1885), when Mr. Lyon's interests were bought out by an English company, which then sold to Hugh Murphy of Omaha.

The Union Pacific was persuaded to extend a standard gauge to Lyons and stone was then shipped to Omaha, as well as to Denver. Buildings have been identified throughout the Midwest made of the distinctive Lyons sandstone. During this period, about 1,000 tons per day were quarried in Lyons, most of it by hand or using simple machinery. Hand cutting, called "plug and feathering", gave an nice "bulging" look to the finished rock which may still be seen in older buildings in Town. The main spur of the railroad extended into what is now Meadow Park; another spur went north up Second Avenue to the main quarries. Other quarries run by the University of Colorado were later developed on the southwest end of Town. A second townsite for quarrying, called Noland, was located on the saddle at the top of Stone Canyon. A railroad spur went up the canyon to Noland and Beach Hill, north of Lyons, to haul out sandstone and bring in water which was stored in huge cisterns, still visible at the site. About 1906, cement began to replace stone in building, and Noland was abandoned.

Lyons became a town officially in 1881, after Thomas G. Putnam bought and resurveyed the town in 1885. Although he was a surveyor, his failure to properly establish section corner monuments left a great deal of confusion over rights-of-way and property lines leaving problems that persist today.

As cement began to replace stone as a building material in the early part of the century, employment opportunities in the Town were reduced. The population fell to half its boom size, but because Lyons had never experienced the huge growth of mining towns, like Gold Hill or Jamestown, its subsequent depopulation left the town largely unchanged. And so it stayed until growth in Boulder County in the 1960s brought new residents, commuters to Longmont and Boulder. Today some quarrying continues, although the railroad spurs have been removed. Lyons is still a quiet town between the mountains on the west and the rolling farmlands to the east.

The Lyons Historical Society was formed in 1973 to save the old town depot. This building was purchased through donations and restored as the Lyons Depot-Library. The old school building that was built in 1881 is restored and is now the "Lyons Redstone Museum." In all there are fifteen designated Historic Landmark sites in Town that comprise the Lyons Historic District. The district was officially designated as a Historical District by the Colorado Historical Society and the United States Department of the Interior on April 29, 1980.

1.4 IMPETUS FOR THE PLAN

In the early 1990s, the Town of Lyons began to experience the growth pressures that affect communities all along the Colorado Front Range. Lyons had experienced over a decade of economic struggle maintaining its infrastructure and services, and initially welcomed this new activity and the anticipated fiscal benefits. Between 1991 and 1995 two new annexations and five new subdivisions were approved for a combined total of 132 new homes. A sixth subdivision representing an additional 128 units was in the final stage of approval. For Lyons, this was a relatively large number, representing a potential increase in homes of almost 50 percent.

As the cumulative impacts of these developments began to unfold, there was growing concern in the community over any further annexations and subdivisions. The new developments were beginning to physically change the character of the community and strain the capacities of existing infrastructure (water, sanitary sewer and storm drainage). At the end of 1994, a 40-acre annexation approved by the Town Board of Trustees was overturned by a citizen initiative and public vote. Residents were concerned that the Town lacked a clear vision and direction for its future and that the small town character and high quality of life they enjoyed was at risk.

In March 1995, Don Sandoval from the Colorado Department of Local Affairs moderated a "Public Growth Forum" at the Town's request. Over 100 residents attended this forum and shared their concerns and perspectives about the future growth of the community. In mid-1996, the Town enacted a temporary moratorium on the processing of new annexation applications. This moratorium was necessary to evaluate water and sewer demand and service capability and to enact a new annexation policy and procedure.

In the Spring of 1997, the Town decided to update its Comprehensive Plan. Working with the Department of Local Affairs, the Town applied for and received an Energy and Mineral Impact Assistance Program grant to assist in funding this update. As explained in the grant application, the specific goal was to:

> *"... Better equip the Town to address the needs of the community and surrounding areas. The Town does not presently have policies or procedures to ensure smart and efficient growth of the community through well-planned and thoroughly considered annexations. The current development regulations are outdated and in serious need of revision. Without an updated comprehensive plan based on community input and public process, the Town risks enacting piecemeal development regulations which do not effectively and comprehensively address a shared vision or planned future for the Town. Simply stated, the Town is largely ill-prepared to handle the impacts of growth that are facing the Town."*

The need for a shared vision or planned future for the Town, that was developed based on community input and public process, was clearly emphasized. This has been the basis for this update of the Town's Comprehensive Plan.

1.5 PLANNING PROCESS AND PUBLIC INVOLVEMENT

The process to prepare this plan actively involved a diverse cross-section of community members. Between June of 1997 and August of 1998, more than 200 different individuals participated in workshops and public forums to share their perspectives, values and desires for the Town's future.

A Citizen Advisory Committee that was open to all members of the community was created to provide public input and formulate and recommend specific policies for the Town's future. Seventeen CAC meetings were held, each with a specific agenda and work product. Meeting attendees included a core group of 25 CAC members who were committed throughout the process, and other members of the community who came out and were welcomed to share their thoughts on specific agenda items that were of special interest to them.

In addition to the CAC activities, there were three "Public Forums" conducted at the beginning, middle, and end of the process. These meetings were designed to solicit broader community input and feedback on the work being completed by the CAC.

Finally, to insure true representation and provide equal opportunity for input on key policies that were being considered within the plan, a survey was mailed out to 1,437 households within Town and the surrounding area. Three hundred and thirty-two surveys were completed and returned and 77 were returned by the postal service undelivered for a response rate of approximately 24 percent. This response included 205 from residents who had not previously participated in any of the public involvement activities.

In total, this plan is based on input from approximately 352 different households including 155 households within Town and 197 households in the Town's surrounding area. Approximately one out of every four households in Town provided input into this plan.

Appendix I describes in greater detail the specific public involvement activities that were conducted and summarizes the results. This information is the basis for the community values, policies, and action recommendations expressed within the plan. It shows how these recommendations were identified and reiterated throughout the planning process. The names of all the individuals who participated in the CAC meetings and Public Forums are also listed in this Appendix.

1.6 STUDY AREA DESCRIPTION

In general, the Comprehensive Plan has been developed to address the land areas within the current Town of Lyons municipal boundary and surrounding lands within three miles of this boundary. This is consistent with the Town's statutory authority for annexation within the Town's three-mile area. The current Town of Lyons municipal boundary and the three-mile area are illustrated in Figure 2.1.

Specific areas that were identified and considered within the Comprehensive Plan study area include:

- Apple Valley
- Spring Gulch
- Steamboat Valley
- Red Gulch/Lyons Park Estates
- Stone Canyon
- US36/SH 66 Interchange
- Dowe Flats
- East SH66 to Longmont Water Plant
- South US36 to St. Vrain Road

These are areas located outside of the Town's current municipal boundaries that have land use and development implications for the Town. The Town of Lyons intends to establish and exercise joint land use and planning for these areas with surrounding jurisdictions as specified within this Comprehensive Plan.

The geographical context of the Town of Lyons is illustrated in Figure 1.2. The Town of Lyons is located approximately 15 miles north of the City of Boulder on US 36, and 15 miles west of the City of Longmont on SH 66. The map highlights the Town's location in the foothills of the Rocky Mountains. The Town is situated in the St. Vrain River Valley at the double gateway to Rocky Mountain National Park. Lyons is surrounded by steep hillsides, canyons, ridges and mountains that define the Town's character and natural environment.

1.7 HOW TO USE THE COMPREHENSIVE PLAN

The Town of Lyons Comprehensive Plan presents the community's vision for the future development of Lyons and the Town's surrounding areas. The plan provides goals and objectives for the key elements of this vision along with specific actions for implementation. Recommendations are made for policies related to growth and development; housing; business development; transportation; the natural environment; parks, recreation and culture; and public utilities and services.

The information and policy recommendations presented within the Comprehensive Plan should serve as a guide for the Town Board of Trustees, appointed advisory bodies, and Town staff for future decisions on regulations, investments, and programs related to land use and development; town utilities, facilities and services; and other town initiatives. The Comprehensive Plan should also be considered by residents, property owners, developers and local businesses as a guide for their activities and involvement in determining the Town's future.

This plan provides very specific recommendations to manage the Town's growth and development. As with all land use decisions, implementation of these recommendations will have different levels of benefit and/or impacts to individual community members. There will be difficult choices in implementing the plan and not every individual in the community will support each decision. However, this plan was developed to represent the best interests of the community as a whole as determined by the members of the community. The high level of public involvement and support for recommendations within this plan provides the Town's elected officials with clear direction for making future decisions that are consistent with the plan. Implementation will require strong leadership and the on-going active participation and support of the Town's residents and community members.

To maximize the benefit of the plan it should be used to help:

- Determine the Town's annual work programs and budgets, as well as longer-term initiatives and capital improvements programs.

- Guide revisions to existing Town ordinances and creation of new ordinances regarding land use and development regulations.

- Guide Town decision-making on issues regarding growth, land use, economic development, environmental quality, infrastructure improvements, and public services.

- Assist community service groups and local agencies or businesses in their community goal setting and action plans.

- Guide all private individuals and developer's representatives in initiating, preparing and finalizing any type of land development or land use request to the Town.

To help insure the Comprehensive Plan is a valid and up-to-date working document it should be reviewed on an annual basis. The annual review may, for example, address the following:

- Evaluate the Town's decisions and activities from the previous year relative to achieving the plan's goals and objectives.

- Review the plan's usefulness in providing direction for the decisions that were made during the previous year.

- Identify specific action items that were completed or initiated and report on their status.

- Identify major changes in conditions affecting the community (new opportunities and constraints).

- Re-evaluate the plan's recommended policy and action items for their on-going validity.

- Identify any proposed revisions to the plan and their justification.

- Identify any new policies and actions to pursue.

The annual review should be initiated and carried out by the Town Planning Commission. The annual review should be completed by mid-September of each year so that it may be available for input into the Town's annual budgeting process. Any changes or revisions to the plan would require a public hearing and adoption by the Planning Commission, followed by approval by the Town Board of Trustees.

An annual review process provides the opportunity to inform the public about the Town's progress in implementing the plan and any proposed changes in Town policy affecting the community. It also institutes a formal process for community members to provide their input into the on-going evolution of the plan and the future direction of the Town.

Overall, the Town of Lyons Comprehensive Plan provides specific direction about what is desired and what may be accomplished as the Town determines its future. Each proposal, decision and action that affects the community should be measured against each of the following criteria:

- ☑ **Is it consistent with the Town's Vision for the Future?**
- ☑ **Does it further the Town's effort to achieve its desired future?**
- ☑ **Is it consistent with the Future Land Use and Development Plan?**
- ☑ **Does it satisfy and achieve the Town's goals and objectives for the seven community elements?**
- ☑ **Does it satisfy and achieve the Town's neighborhood plans?**
- ☑ **Does it satisfy and achieve the recommended implementation policies and actions?**

March, 1999
Steve Mullen

4000 0 4000 Feet

Lyons, Colorado

INFLUENCE AREA

Figure 1.1

Town Boundary

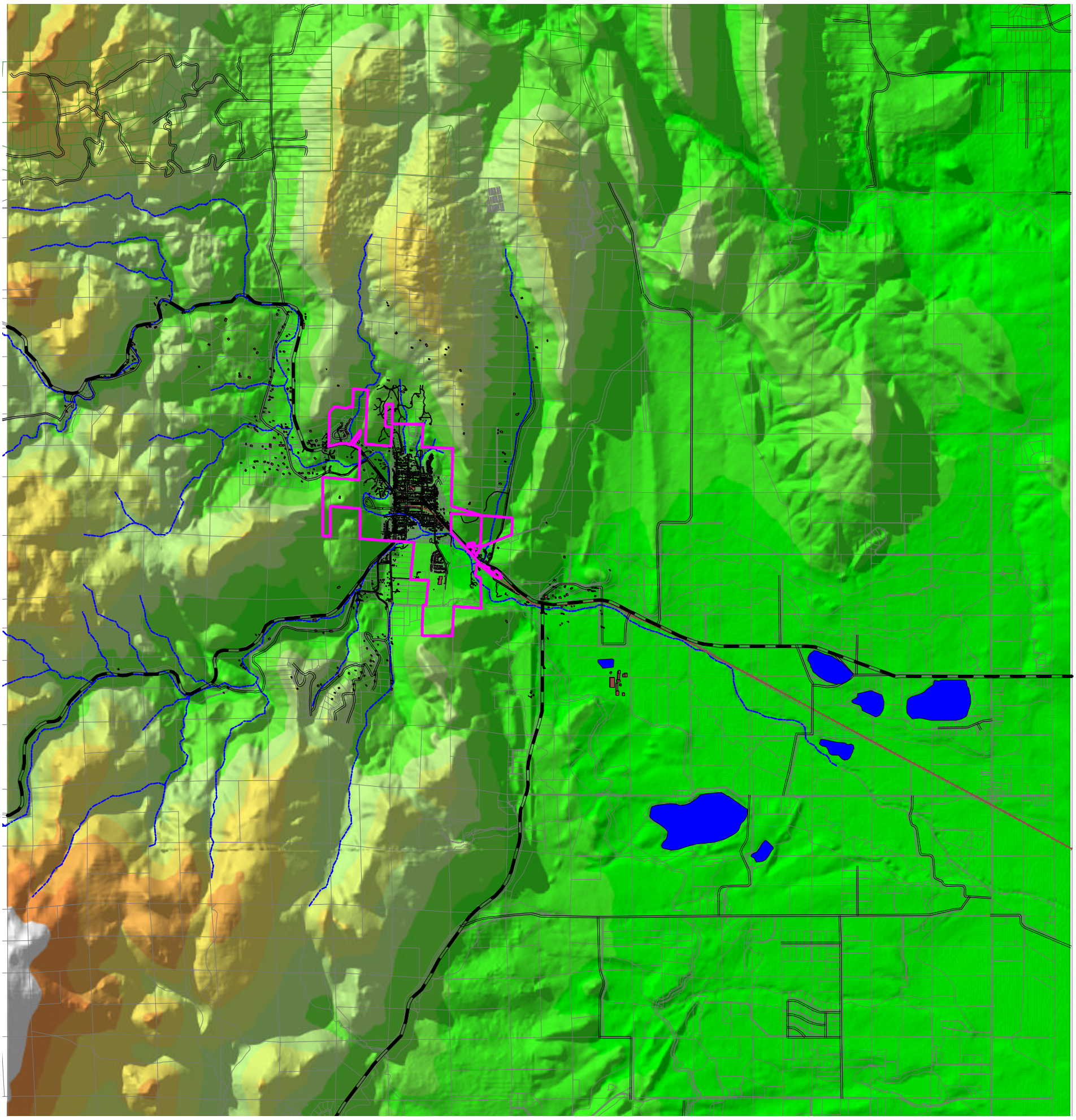
Contours

Highways

Railraod / Easements

Property Lines

Town Streets



Lyons, Colorado

PLANNING CONTEXT

Figure 1.2

CHAPTER TWO: COMMUNITY PLAN

The Community Plan presents the overall plan for the future of the Town of Lyons and the surrounding area and strategies to implement that future. The Community Plan is presented in the following sections:

2.1 Introduction
2.2 Community Vision
2.3 Future Land Use and Development Plan
2.4 Growth and Development
2.5 Housing
2.6 Economic Development
2.7 Natural Environment
2.8 Recreation and Culture
2.9 Transportation/Circulation
2.10 Public Utilities, Facilities and Services

2.1 INTRODUCTION

This chapter presents the overall plan for the future of the Town of Lyons and its surrounding area. The Community Vision presents a detailed description of the desired future as expressed by the members of the community. It provides a snapshot of the various characteristics and elements of the community that define the future quality of life for the Town's residents. The Future Land Use and Development Plan provides the basic structure for the physical implementation of the Community Vision by establishing the locations for various land use categories and defining the desired character of development for each.

Individual plans prepared for seven key elements of the community together make up the strategy for implementing the community's vision and desired quality of life. The seven elements are:

- **Growth and Development**
- **Housing**
- **Economic Development**
- **Natural Environment**
- **Recreation and Culture**
- **Transportation/Circulation**
- **Public Utilities, Facilities and Services**

The information provided for each plan element is described as follows:

- **Summary of Issues, Opportunities and Constraints:** Pertinent information regarding existing conditions and trends that represent issues, opportunities and constraints related to achieving the community's values and goals for that element.

- **Goals:** The fundamental values of the community and what the community wants to achieve for that element. They are broad statements of purpose that articulate long-range intentions.

- **Objectives:** Statements of intent that describe the methods or avenues by which the goals will be achieved.

- **Implementation Plans:** The specific policies, programs and investments that prescribe a course of action to implement the goals and objectives.

2.2 COMMUNITY VISION

The community's vision for the future is described within the "Town of Lyons Vision Statement" which follows on the next page and is entitled "Creating Opportunities From Within". This title represents the community's basic philosophy towards future growth and development which is to preserve and utilize the Town's unique character, resources and amenities for the pleasure and economic well-being of the community.

The Vision Statement incorporates four basic themes that were reiterated throughout the public involvement process:

- **Maintain the small town character of the Town of Lyons.**
- **Protect the natural environment of the Town of Lyons and its surrounding areas.**
- **Enhance the economic viability of the Town of Lyons.**
- **Provide safe, adequate, cost efficient public utilities, facilities and services to Town residents and customers.**

The community vision is something to strive for and achieve incrementally and continually over time. Some of the ideas may take many years and even decades to achieve, and others may be achieved almost immediately. For the most part the vision is already in place, and achieving it in the future is a matter of preserving the existing characteristics and features of the Town, primarily its small town character and natural beauty. Therefore, the greatest factor in achieving the vision will be to insure that all future decisions and actions affecting the community be made consistently with the Vision Statement and related plans and policies recommended within this Comprehensive Plan.

TOWN OF LYONS VISION STATEMENT
"CREATING OPPORTUNITIES FROM WITHIN"

The Town of Lyons has a **small town character** that people care about and love. Through their collective efforts and strong leadership, Lyons residents have been able to maintain and build upon the community's high quality of life. The small size and design of the community emphasizes the human scale, diversity of the population and integration of neighborhoods. Lyons is **peaceful, quiet and safe – people know each other and respect and care for each other**. There is a general concern for the community and all of its residents. The **natural environment**, the **most distinguishing feature of the community**, has been preserved and integrated into all aspects of life in the community. The natural environment provides for **clean water and air, natural beauty and scenic quality, wildlife habitat, recreation, and economic opportunities**. The Town's western heritage is reflected in **historic buildings and sites** that have been preserved.

Lyons is a **contrast from the nearby urban areas** of Longmont, Boulder and Denver; although, the urban amenities, jobs and choice of retail and services these communities offer are readily accessible by automobile and convenient public transit. Lyons has been gifted with tremendous **open space resources** in its surrounding areas, which **protect the Town's unique identity and offer recreation opportunities** to Lyons residents, as well as attract visitors to spend money in the community. Nature lovers come from many places to enjoy the beauty of the mountains and plant and animal life and hike the many trails near Lyons.

In addition to the **Hall Ranch and Heil Ranch open space areas** south and west of Town, the cement plant and gravel pits located east of Town have been reclaimed and acquired as a regional recreational amenity with native grasses, shrubs and trees, trails and ponds offering sport fishing. Year-around minimum flows have been instituted on the St. Vrain which is now a Gold Medal trout stream. A **permanent buffer zone** has been established **to the east of Town to protect from the suburban expansion of Longmont**. Development that exists **outside of the Town** limits is **low density and rural**, supporting the Town's unique identity and character.

Entering Town trees abound, properties are well maintained, everything is clean and landscaped, and **buildings, structures and signs are designed to blend into the natural landscape**. The St. Vrain River corridor serves as the main artery for the Town's fabulous **biking and walking trail system** which extends from outside of Town and throughout Town, connecting open space and recreation

areas, school and public facility sites, neighborhoods, commercial areas and downtown. Along Highway 36 there are a number of **safe crossings that link the north side and south side of Town**, including an underpass tunnel near 4th Street.

Downtown is a focal point of activity. It is a vibrant center that extends out from Main Street and ties in High Street and Broadway. **Small shops** line the streets, and the sidewalks, trees, flowers, benches, tables and street lamps create a wonderful **pedestrian realm** where residents and visitors love to hang out. All storefronts are occupied, buildings have been spiffed up and look attractive, and **infill lots have been developed** with new buildings that fit the existing historic character. There is an interesting mix of **stores owned and run by local residents**. Favorite stores include the fly rod shop, coffee shops, natural food store, book store and hobby shop. Art galleries, antique stores and renowned restaurants add to the attraction. There is even a bike rental shop for visitors to take to the trails.

Downtown captures the visitors to the community, truly making Lyons a destination, rather than a place people pass through. New accommodations in Town enable visitors to stay and explore Lyons and its surrounding recreation areas, attend a music festival or other special event, or just get away from the city.

Lyons **residents represent a broad diversity of people** in terms of age, income, interests and activities. Lyons is a **great place to raise a family**; there is special attention to the youth, as well as the seniors of the community. Many people live and work in Town, others are commuters or retirees. The **mix of housing** in the community reflects the diversity of the residents – there are single family homes, row houses, small clusters of attached multi-family units and apartments, terraced town-homes, senior housing and some manufactured homes, all of which provide for a variety of lifestyles and income levels. Residential development throughout the Town is comprised of **strong neighborhoods**, with **pedestrian linkages** and access to neighborhood parks, school sites and other public facilities, downtown, commercial areas and the Lyons trail system.

New residential developments reflect the diversity of existing neighborhoods and incorporate a variety of housing styles and types – there are no large scale, "cookie-cutter" developments. New **development is built in harmony with the natural environment**, with consideration to both physical constraints as well as aesthetic and ecological values. **Steep hillsides, drainage-ways and riparian areas are protected**. New development is required to pay for the costs of infrastructure and services required by the development; there must be **adequate capacity in water and wastewater facilities prior to approval** of new development.

Many Lyons residents work in **small local businesses** – it's great that people can work and live in this community. Many people work in **retail and services stores** that serve local residents and visitors to the community, **primarily in the downtown area** as well as other areas designated for commercial uses. There are no large big box stores in town. The biggest store is the **new mid-size grocery store** where residents can get their bread and milk, and other quality foods. Residents go to the surrounding cities for their "big" shopping. Many residents telecommute or have small businesses out of their home, which do not negatively impact their neighbors. There are also **small offices and light industry** uses, primarily **electronic and research firms** and cottage industry. This industry is

non-manufacturing oriented and is developed consistent with **design standards** that ensure it blends into the character of the community.

The **economic vitality** of the community, which has been achieved through allowing appropriate new development, enhancing the community as a visitor destination, and encouraging small local business, combined with creating funding strategies, has enabled the community to invest in a number of desired amenities. There is a new **recreation center, swimming pool, and expanded library**. The recreation center is a multi-use facility, accommodating a **wide range of recreation activities** and complete with community meeting rooms. These facilities serve not only residents in Town, but also from the surrounding area who contribute their fair share towards funding of these facilities. In addition, there is a **new elementary school** which complements the local high school, which has undergone upgrades over the years to remain state-of-the-art. The schools are of vital importance to the Town; they are essential to educating our youth, sustaining our families, and creating sense of community.

Overall, Lyons is a great place to call home, with an **unsurpassed quality of life.**

2.3 FUTURE LAND USE AND DEVELOPMENT PLAN

The Future Land Use and Development Plan presents a conceptual plan for the physical growth and development of the Town of Lyons and its surrounding area. It is comprised of the Future Land Use and Development Concept Map (Figure 2.1) and the following text which describes the eight general land use categories shown on the map along with specific policy recommendations for significant properties within each category.

The eight land use categories are:

- **In-Town Residential**
- **Commercial**
- **Public / Institutional**
- **Light Industrial**
- **Parks and Open Space**
- **Preservation Areas**
- **Strategic Development Areas**

The Future Land Use and Development Plan embodies the community's future growth and development philosophy as described in the Vision Statement. This plan should be utilized by land owners, developers, Town staff and Town officials as the starting point for considering and evaluating all future land use and development proposals. Any proposals that are consistent with this plan should then be further explored and developed relative to achieving the more detailed goals, objectives and policies presented in the remaining sections of this Comprehensive Plan, and ultimately against all applicable Town ordinances and land use and development regulations. Any land use and development proposal that is not consistent with the Future Land Use and Development Plan should be discouraged.

In-Town Residential

The future land use and development plan utilizes the category "In Town Residential" to describe appropriate areas for residential development that has an average gross density of one or more units per acre and is connected to municipal water, sewer and electric utilities. The actual densities should be considered on a case-by-case basis relative to development suitability and consistency with the goals and objectives of this Comprehensive Plan. All land areas in this category are located within the Town's current municipal boundary consistent with the objective of limiting development to existing residential development properties. At buildout of these areas the Town would have an estimated population of 2,814 and 1,108 dwelling units.

Specific recommendations were developed for properties with the largest development potential. These are presented as follows:

Lyons Valley Park.

- Require development to occur according to all existing final approvals, development agreements and Town standards.
- Require development of the McConnell Bridge to provide a second access over the St. Vrain River for this part of Town.
- Require the dedication of the park and open space areas shown on the Planned Residential Development Plan (PRD)[1].
- Preserve the character and accessibility of the two existing ponds that are to be dedicated to the Town as part of the development approval and dedicated open space area.
- Require the development to provide a mix of housing types including single family attached dwellings and multi-family dwellings as provided within the PRD.

Stone Canyon Property (31 acres).

- Develop the property as a Planned Unit Development (PUD) to encourage clustered development that preserves steep slopes and natural drainage-ways.
- Encourage a mix of different housing types and styles.
- Encourage phased development of the property.
- Recognize that the existing R-1 zoning is not suitable for the steep slopes and development constraints of the site.
- Require drainage corridor setbacks.
- Provide a neighborhood park area that has safe and easy accessibility for the development's residents.

[1] Planned Residential Development (PRD) refers to a development review process that was permitted under a former provision of the Town of Lyons Municipal Code. This classification no longer exists. The Planned Unit Development (PUD) process is a similar process now permitted under the current Town of Lyons Municipal Code.

- Provide secondary access.
- Accommodate traffic from quarry activities and existing residences up the canyon.
- Minimize and mitigate any impacts of Stone Canyon Drive on the wetlands area in the Stone Canyon Commercial Subdivision.
- Require alignment of McConnell Drive and Stone Canyon Drive.
- Provide and/or pay for all costs associated with obtaining water and sewer service for the development.

Hillside Properties (Turner-Reed Addition, Russell Subdivision)

- Work with the property owners to achieve development densities and subdivision design that are consistent with the steep slopes of these properties.
- Require mitigation of storm drainage and traffic impacts on adjacent properties.
- Minimize the visual impacts of these developments through use of innovative and high quality design methods.

Commercial

Figure 2.1 illustrates the areas recommended for commercial land use activities. The plan promotes infill development and redevelopment of existing commercial locations. These locations have significant development potential consistent with the Town's economic development strategies presented in sub-section 2.6.

The primary infill development and redevelopment opportunities include the south side of High Street between Third and Fifth Avenues; the south side of Broadway between Third and Fifth Avenues Avenues; the west terminus of Main Street; and the Town's east entry corridor including the Stone Canyon Commercial Subdivision. The Town-owned railroad property is considered an appropriate location for a mixed-use development that incorporates housing and low-impact commercial activities.

In addition to these areas, the plan recommends considering the potential for accommodating a small-scale office/research development on an appropriately located site. This development would be oriented to providing suitable, modern facilities for small and growing technology-related local businesses and very light industry. This development would provide opportunities for expanding local businesses that create jobs and income for the community.

The primary commercial land use areas are described as follows along with specific recommendations regarding the desired land use and development character for each.

Downtown Commercial:

- Support downtown as the primary commercial district in the community for a wide-variety of smaller retail, services, office and residential uses.
- Allow for expansion of downtown to adjacent residential properties.
- Continue to establish downtown as a specialty retail and entertainment center.
- Designate downtown as a "Historic District".
- Implement design guidelines for new development and redevelopment to promote a strong downtown identity and preserve the historic western character (building materials, architectural guidelines, landscaping, and signage).

- Implement traffic and parking improvements as recommended in the Transportation/Circulation Plan (sub-section 2.9).
- Implement the downtown "streetscape" improvements as recommended in the Economic Development Plan (sub-section 2.6).

Town Railroad Property:

- Evaluate the potential and desire for a low impact, planned mixed-use development in this location.
- Appropriate uses may include seniors housing, co-housing, community gardens, public amphitheater, and small specialty stores.
- Evaluate alternative site concept plans for the planned development of the property.
- Minimize the impacts of the development on adjacent residential properties.
- Incorporate "green space" and a trail through the development.
- Link the property to Sandstone Park and downtown.

East Entry Corridor:

- Discourage further strip commercial development; encourage shared access points to commercial development.
- Limit commercial development to existing zoned locations.
- Encourage Town initiatives to support reinvestment/improved design and quality of existing commercial development in the corridor (e.g., tax deferrals for rehabilitation).
- Establish and apply landscaping and design standards for new development and redevelopment that address vegetative screening, sign standards, lighting restrictions, shared access and parking, and architectural guidelines.
- Consider and evaluate the fiscal benefits/costs to the Town of any proposed annexation of existing commercial properties in the unincorporated county contiguous to Town, including the US36/SH66 intersection.

Stone Canyon Commercial

- Encourage a planned mixed-use development in this location.
- Preserve/replace the wetland amenity.
- Encourage development as an attractive community "gathering" place for this end of Town.
- Integrate a pathway/footbridge from the Stone Canyon residential area.

Commercial Entertainment District

- Maintain and support the commercial entertainment use of this property.
- Allow for an appropriate expansion of special event, theater, art and music uses.

West Entry Corridor

- Discourage further strip commercial development along the west entry corridor to Town.
- Limit commercial development to the existing zoned location.

Public/Institutional

Figure 2.1 illustrates some of the major public/institutional land use locations. These include the Town Hall complex (Town Hall, Public Works, Sheriff's Office, Library); the Town wastewater treatment facility site; the Lyons Elementary School and the Lyons Middle/Senior High School; the fire station and the new Longs Peak Ward Meetinghouse Church site in Lyons Valley Park. Other Public/Institutional uses located within the downtown commercial area include the Lyons Redstone Museum, the Old Stone Church, the Methodist Church, Lodge Hall, Rodgers Hall and Oddfellows Hall.

A current major project the Town has pursued is a new elementary school and the proposed redevelopment/re-use of the existing elementary school for a community and recreation facility. In November 1997, the St. Vrain School District received voter approval for a bond issue for capital improvements including funds for a new Lyons Elementary School or for upgrades to the existing school. The community's preference is for the establishment of a new school. Construction of a new school would require the Town to provide a ten-acre site for the new school and, additionally, the St. Vrain School District would require $1.0 million in compensation for the existing school facilities. This project has significant land use implications.

Recommended policies related to the elementary school/community center project, as well as other significant public/institutional sites and uses are provided as follows.

Elementary School

- Support development of a new school as the preferred alternative versus rehabilitation of the existing school.
- Support acquisition of an appropriate site for construction of a new elementary school (in the vicinity of the High School).
- Support re-use of the existing elementary school as a community/recreation center.
- Alternative re-uses of the existing elementary school that are acceptable include public/private offices, seniors housing and civic uses.
- Strongly discourage redevelopment of the existing elementary as a retail or commercial center.

Town Hall Complex

- Develop a long-term redevelopment plan for Town Hall and the adjacent property.
- Enhance the character of the area including Town Hall, the Public Works building, the Old Depot Library, the RTD Park and Ride lot, the recycling bins and the bulk fuel tanks.
- Consider relocating the Public Works building to the Town's wastewater treatment facility site.
- Pursue relocation of the bulk fuel tanks.
- Preserve the historic Town Hall and Old Depot Library.
- Expand the Old Depot Library in this location.
- Consider development of private offices in this location.
- Expand the RTD lot and establish a public parking area that also serves downtown.

Wastewater Treatment Facility

- Address the negative visual impacts of this site.
- Remove existing blighted conditions including abandoned and dilapidated structures.
- Clean up junk and plant trees for screening.
- Maintain the cleanliness of the site.
- Consider relocating the Public Works facilities to this site.
- Utilize a portion of the site for river corridor trail access to the Lyons Valley Park recreation ponds.

Light Industrial

There are two locations in Town zoned for industrial land uses. They are: (1) the Light Industrial (LI) zoned property near the Eagle Canyon residential subdivision where Baseline Industries and the Colorado Department of Transportation maintenance facility are located; and (2) the General Industrial (GI) zoned property located at the end of 5th Avenue which is occupied by an excavating contractor. The first property is considered an appropriate location for light industry and this use category should be preserved. The second property is surrounded by residential development and the current zoning and use are considered incompatible. The current use of the second property should be grand-fathered so long as it continues in its current form. If the use is terminated the property should be utilized for lower impact uses that are more congruent with the surrounding residential neighborhood. This may include other lower impact light industry or small office uses.

The bulk fuel tanks located adjacent to Town Hall are considered to be an industrial use that is not appropriate for the location. This use should be "amortized" to establish a use that is more compatible with the desired long-term development plan for the Town Hall area and adjacent residential neighborhoods.

No new land areas have been identified for light industry. However, the plan recommends considering the potential for accommodating a small-scale office/research development on an appropriately located site. This development would be oriented to providing suitable, modern facilities for small and growing technology-related local businesses and very light industry. This would be for the purpose of providing opportunities for expanding local businesses that provide jobs and income for the community.

Parks and Open Space

Figure 2.1 illustrates the locations of existing Town parks and open space areas, private homeowner's open space dedications, and Boulder County Open Space areas. The cemetery and high school fields are also included in this category. The Town has approximately 231 acres of park and open space lands within the municipal boundaries. These are a significant resource to the community that contribute to the Town's open character and quality of life. The challenge and plan is to integrate and link these resources within an overall system for the community. One of the key elements will be to establish a development plan for the 25 acre Olson property recently acquired by the Town. This is a significant property that may also be considered for other desired public land uses of community-wide benefit. However, any such alternative

use would need to be reviewed relative to any restrictions or repayment requirements stipulated by the GOCO grant that was received from the state to acquire this property.

Evaluating the distribution of park and open space areas the majority of the Town's resources are located in the southern portion of Town. As new development occurs in Steamboat Valley and Stone Canyon it will be important to insure that these developments provide for adequate park and recreation facilities. Over the long term the Town should pursue a larger community level park area in the northern portion of the community. This would be tied to the strategic development potential of this area, which is described below.

Recommended goals, objectives and implementation policies relative to parks and open space are provided in sub-section 2.8. One of the key recommendations is to prepare and implement a Town Parks, Recreation, Trails and Open Space Master Plan.

Preservation Areas

Preservation areas are the areas within Town and surrounding the Town that have been identified for preservation and/or protection. They are areas where the Town discourages any further development than already exists or that is vested as a property right. Within the Town these areas are primarily areas that have severe slope limitations. Outside of the Town these areas are intended to preserve the Town's small Town character and the rural character and beauty of the surrounding natural environment. Discouraging development in these areas is consistent with the policy of directing future growth and development to existing developable locations within Town. The Town's preservation area generally extends out from the Town's boundary to the limits of its 3-mile annexation territory and area of influence.

Recommended implementation actions and policies for Intergovernmental Agreements applicable to the preservation land areas located outside of Town are presented on Page 2-21 (Growth and Development Element, Implementation Item 2).

Strategic Development Areas

Strategic Development Areas are land areas located immediately adjacent to the Town's existing boundaries that were identified as having strategic development potential due to their location, suitability for development and potential to achieve certain community-wide goals and objectives. These objectives include ability to accommodate public facilities and uses; ability to provide improved traffic circulation by

providing secondary access; ability to provide for "looping" of Town utilities; dedication of key park, open space and trail connections; and suitability for long term development of the Town.

Three strategic development areas were identified as illustrated on Figure 2.1 – Southwest Lyons Valley, Northwest Steamboat Valley, and the Eagle Canyon/Apple Valley Infill Area. The Southwest Lyons Valley Area was identified as a potential opportunity to support and pursue in the short term. The other two locations were identified as preferred locations for the long-term development of Town, after buildout of the Town's existing development potential.

Specific policy recommendations for each area are described as follows:

Southwest Lyons Valley (west of High School, south of floodplain, east of County Road 69):

- Support master planned development of this area for various uses that achieve community goals and objectives.
- Support Boulder County acquisition and development of a Heil Ranch trailhead.
- Support use of the property for a new elementary school and joint use recreation facility.
- Accommodate some "In-Town" residential development potential to achieve the community goals and objectives for the property.
- Establish a buffer between development of this property and adjacent rural development; define the "rural edge" as being west of the lots fronting County Road 69.

Northwest Steamboat Valley (mined quarry area northwest of Steamboat Valley residential subdivision):

- Recognize this area as a preferred location for long-term future residential development potential (after build-out of existing development potential).
- Reclaim and redevelop mined quarry area.
- Require secondary road access and looping of utilities.
- Require adequate water supply system to be provided by the development.
- Require trail easements and park/open space dedications.
- Encourage the land dedications to include the existing pond and historic stone house areas for incorporation into a community level park serving the northern portion of Town.

Eagle Canyon/Apple Valley Infill Area (South of Eagle Canyon residential subdivision on south side of US36):

- Recognize this location as a preferred location for long-term future "In-Town" residential development potential (after build-out of existing development potential).
- Integrate the development with the Eagle Canyon residential subdivision and connections to Town.
- Require municipal water and wastewater service.
- Insure development is located outside of the floodplain.

2.4 GROWTH AND DEVELOPMENT

The growth and development element of the community plan presents an analysis of existing development trends and potentials, and the community's goals, objectives and policies for the future growth and development of Town and its surrounding area. This information supports and implements the Future Land Use and Development Plan from the previous section.

2.4.1 Summary of Issues, Opportunities and Constraints

The primary growth and development issues relate to maintaining the Town's small town character; pursuing economic development opportunities; and preserving the natural environment and beauty of the Town. The location of new development, the amount of development, the type of development, the character of development and the rate of development are the key issues.

The following provides background information regarding existing land use, land suitability for development, existing development potential and existing development trends.

Existing Land Use

The Town of Lyons has a rural small town character. The main physical elements of this character are the Town's small size, low intensity of development and prominent natural features. The Town has significant park and open space areas within its boundaries, and surrounding land areas have either been dedicated as open space or have minimal development. A large portion of the land area is not suitable for development due to steep hillsides and floodplain corridors.

The total land area within the Town's boundaries is estimated at 819 acres, the equivalent of just 1.3 square miles. The Town's current incorporated land area is a 28 percent increase over what it was in 1984 (1986 Comprehensive Plan) and a 44 percent increase from 1975 (1976 Comprehensive Plan).

As shown in Table 2.1, **Town parks and dedicated open space areas** are the largest land use totaling approximately 230 acres or 28 percent of the total land area.

Table 2.1
Town of Lyons Existing Land Use, 1998

Type of Use	Acres	Percent
Town Residential	210	25.7%
Very Low Density Residential	140	17.1%
Commercial	38	4.6%
Industrial	6	0.7%
Public/Institutional	26	3.2%
Parks and Open Space	231	28.2%
Transportation Corridors	70	8.6%
Vacant Developable Land	97	11.9%
Total	**819**	**100.0%**

Source: Computer Terrain Mapping, BRW, Inc.

Parks and open space areas, vacant land, very low-density development and transportation corridors all contribute to the open character of the Town. These four categories currently represent 66 percent of the Town's land area.

Town residential represents the Town's urban development that has a density of at least one dwelling per acre. It includes residential subdivisions that are platted and under construction (Eagle Canyon, Sierra Roja, Steamboat Valley, Mountainview). This category represents approximately 210 acres or 26 percent of the Town's land area.

The **vacant developable land** category is comprised of land areas that have been zoned for urban density residential development and may have an existing plat or preliminary development approval, but have not begun construction (Lyons Valley Park remainder, Turner-Reed Addition remainder, Russell Outlot "A", Stone Canyon). These land areas have varying degrees of physical development constraints primarily related to steep slopes. However, these limitations should not restrict the property's development to an average gross density of less than one unit per acre. Upon buildout of the vacant residential lands the Town residential category would increase by 97 acres to 307 acres, or 37.6 percent of the Town's current land area.

Land areas included in the **very low-density residential** category that have at least five or more acres per dwelling and/or are zoned agriculture. These areas have severe slope limitations and should not be developed to higher densities.

Commercial land uses make up approximately 38 acres. The primary commercial area is the Town's historic downtown predominantly including Main Street and High Street. The historic downtown is a critical element of the Town's rural, small Town character. There are fifteen buildings/sites within the area that are designated on State and Federal historic registers. The majority are sandstone buildings constructed from stone from local quarries surrounding Town. Other commercial development is located primarily on individual lots or strip centers along the Town's east entryway on US Highway 36/State Highway 66. The character of this development and its visual impact on the Town's entryway has been expressed as a significant concern.

The majority of commercial uses are small local businesses that provide basic goods and services to Town and area residents. Downtown stores include a small local grocery store, pharmacy, doctor's office, realty office and local newspaper. There is also a good concentration of specialty retail stores and restaurants that also serve and attract visitors to Town. These include antique and art dealers, a candy store, and a custom bamboo fly rod shop. The unique historic sandstone buildings these stores are located in add to their attraction.

The downtown area also has a new modern commercial center that has a mix of retail, services and restaurant businesses. The center has been successful in attracting tenants and successful businesses, however, a concern was expressed during the planning process that this development did not fit with the existing character of downtown and detracted from its image.

There are no major general merchandise, clothing, furniture, appliances or electronics stores in Town. Major purchases are made in nearby urban centers including Longmont and Boulder. Town and area residents have expressed a specific desire for an expanded local supermarket.

There is no major commercial or **industrial** development in Town that generates a large number of jobs. The stone quarries and associated yards are the largest industry and these are located primarily outside of the Town's boundaries. This is a historic activity that also contributes to the history and character of the Town. Baseline Industries is the only light industry in Town, located on its western edge. The annual festivals produced by Planet Bluegrass are a significant commercial activity drawing thousands of visitors to Town each year for multi-day music events featuring nationally and internationally recognized folk and bluegrass musicians.

Land Suitability for Development

An extensive inventory of map data regarding the natural environment and physical conditions affecting the suitability of land areas for development was prepared during the planning process. This data is in an electronic format utilizing geographic information system (GIS) technology. The data was compiled by Computer Terrain Mapping, Inc. (Boulder, Colorado) and Design Workshop (Denver, Colorado). The primary data sources were Boulder County Land Use and Earth Watch satellite imagery.

The data includes land use, land ownership, topography, soils, vegetation, floodplain areas, wildlife habitat, and historic resources. Analyses were conducted to determine slope conditions, identify ridgelines and identify prominent views. Overlay analyses were also conducted to determine those land areas that had the lowest frequency of development constraints and were most suitable for development. A complete list of the map data that is available for analysis is presented in Appendix II.

The most severe physical limitations on development are related to steep slopes and the St. Vrain River floodplain areas. Development on steep slopes is a primary concern due to drainage impacts on downstream properties and visual impacts on the community. Development in the floodplain is a threat to life and property due to flooding. As shown on Figures 2.2 and 2.3, these areas are extensive. Of the Town's total land area of 819 acres, 219 acres or 27 percent, is located on steep hillsides with slopes in excess of 25 percent. An additional 118 acres or 14 percent is located within the 100-year floodplain. Prominent ridgelines surrounding Town are also shown on Figure 2.3.

Natural resources that the community placed a high value on preserving and protecting include prominent natural features (ridgelines, steep slopes, rock-outcroppings); natural drainage-ways; riparian corridors; and wildlife habitat areas. A complete list of map data that is available for identifying these natural resources is presented in Appendix II.

Existing Development Potential

Residential development represents the Town's largest growth potential. As shown in Table 2.2, the Town of Lyons currently has an estimated 636 dwelling units with an associated population of 1,615. At full build-out of the Town's existing development potential the Town could grow to 1,108 units and a population of 2,814, an increase of approximately 75 percent.

There are currently 120 vacant platted lots in Town. Of this total there are 57 vacant lots in six subdivisions that are currently under construction (Kelling, Mountainview, Lyons Valley Park Filing #5, Eagle Canyon, Sierra Roja and Steamboat Valley). Detailed design engineering is purportedly underway for public improvements to serve the 24 platted lots in the Turner-Reed subdivision.

The remaining 39 platted vacant lots are lots that have been platted for many years but have not been developed for various reasons. It is uncertain what portion of these lots may be developed. Some of these lots are located in the floodway or on very steep slopes and may be unbuildable. Others are owned by property owners who have combined lots for their dwellings and may not be interested in making them available for development.

The remaining residential development potential is primarily located in the Lyons Valley Park Planned Residential Development (PRD) and the Stone Canyon Subdivision property. The Lyons Valley Park PRD represents the Town's largest residential development potential with 269 additional dwelling units preliminarily planned for future phases of development. This area has the least physical development constraints and is most suited for higher density residential development.

The Stone Canyon Subdivision is a 31-acre property that received conditional sketch plan approval for 71 units. This project has been put on hold by the developer pending resolution of the Town's water supply constraints. There has been significant controversy concerning this development due to its location in a currently undeveloped canyon outside of the Town's urban area and the presence of steep hillsides on the site.

The Russell Subdivision Outlot A has the potential for 8 units under Estate Zoning. This zoning is under dispute and there is a pending claim by the property owner of a vested right to an additional 29 units.

TABLE 2.2
TOWN OF LYONS
EXISTING AND POTENTIAL RESIDENTIAL DEVELOPMENT
(As of October, 1998)

		Total	Developed	Vacant
Approved, Platted				
Lyons Township		337	309	28
Nortonville Addition		81	79	2
Corona Heights Addition		36	35	1
Turner & Reed Addition		40	16	24
Russell Filing #1		27	25	2
Kelling		10	7	3
Mountainview		10	7	3
Lyons Valley Park #1-5		70	56	14
Eagle Canyon		43	33	10
Steamboat Valley		23	8	15
Sierra Roja		17	5	12
Riverbend Trailer Park		31	30	1
Minor Plats		30	25	5
	Subtotal	759	635	120
Preliminary PRD				
Lyons Valley Park (Remaining)		269	0	269
	Subtotal	269	0	269
Zoned, Sketch Plan Proposal				
Stone Canyon		71	0	71
	Subtotal	71	0	71
Annexed, Zoned				
Russell Outlot A[1]		8	0	8
A-2 Forsberg		2	1	1
E Upper 5th Avenue		4	0	4
A-1 Upper 5th Avenue		2	0	2
A-1 S. High School		LVP dedicated Open Space		
A-1 Above Ewald		County Open Space		
A-1 Connecting Stone Canyon		Built out		
A-1 Forsberg Minor		Built out		
	Subtotal	13	1	12
Total Dwelling Units		**1,108**	**636**	**472**
Population (2.54 persons/HH)		**2,814**	**1,615**	**1,199**

[1]Not platted; represents remaining development potential for total Russell Subdivision property under Estate Zoning. This zoning is under dispute and there is a claim of a vested right to an additional 29 units.

Source: Boulder County Assessor's Office; Town of Lyons; as of October, 1998.

Historic Development Activity

The rate of residential development is a concern to the community as indicated by members of the Citizen Advisory Committee who actively participated in the planning process, as well as the results of the comprehensive plan survey. The trend in building permits for the Town is shown in Table 2.3. As shown the number of permits requested and authorized for new dwelling units averaged just 5 units per year between 1980 and 1990. This average increased significantly beginning in 1992 when the recently approved Lyons Valley Park, Eagle Canyon and Sierra Roja/Steamboat Valley subdivisions came on line. Between 1992 and 1998 the average has been 20 units per year.

These figures reflect a relatively strong market for new homes consistent with the overall Denver-Boulder metro area. It should be noted that the recent growth trends and increases in development activity may have been greater than actually occurred. This is due to limits that were placed on the number of wastewater taps and water taps that could be issued due to service limitations in these systems. From May 1995 through March 1998 there was an annual limit on wastewater taps of 32 per year. Beginning in March 1998 the limit on wastewater taps was repealed and a new limitation was imposed on water taps of 20 per year with a potential for up to 25 taps per year. This limit is currently in effect.

TABLE 2.3
Town of Lyons
Residential Building Permits, New Units

Year	Dwelling Units	Year	Dwelling Units
1980	6	1990	5
1981	6	1991	1
1982	5	1992	9
1983	6	1993	40
1984	5	1994	24
1985	4	1995	12
1986	3	1996	11
1987	6	1997	19
1988	6	[1]1998	25
1989	4		
Avg. 1980-97	**9.6**		
Avg. 1992-98	**20.0**		

[1]Year-end estimate.

Source: Town of Lyons.

During the planning process the Citizen Advisory Committee (CAC) raised a concern over the potential for a significant increase in the rate of residential development and a change in the character of development if the Town did not have its current water tap limit in place. The CAC recommended that the Town should implement a more permanent policy to limit the rate of growth or annual number of residential units permitted each year. The CAC discussed historic trends and growth rates and the merit of a growth rate limit versus a limit on the annual number of units.

The CAC agreed to recommend an annual limit of 18 units per year. This figure would currently represent a growth rate of 2.8 percent. The greatest concern of the CAC was to have a rate of growth consistent with what the Town has been experiencing and to avoid large-scale tract developments.

2.4.2 Growth and Development Goals and Objectives

There are five primary goals for the future growth and development of the community. Each goal has an associated set of objectives presented as follows.

Goal#1: Maintain the unique, small town character of the Town of Lyons.

Objectives:

1. Limit the physical size of the community.
2. Minimize development outside of Town within its influence area.
3. Establish a permanent open space buffer between the Town of Lyons and the City of Longmont.
4. Limit the rate of growth and change in the community.
5. Define the future character of development.
6. Encourage small-scale developments that contribute to a diversity of design and architecture.
7. Prevent large-scale uniform tract residential development; large format retail stores; and large industrial developments.
8. Adopt planning and design standards that maintain the "human scale" and are pedestrian-friendly as opposed to automobile-oriented.

Goal #2: Insure orderly growth and high quality development.

Objectives:

1. Designate adequate and suitable land areas to accommodate the community's desires for residential, commercial, public/institutional and recreational land use activities.
2. Establish appropriate development densities and intensities for new development areas consistent with the surrounding character of development; natural features and systems; and the ability to provide safe, efficient and adequate transportation and utilities infrastructure.
3. Develop existing residential properties within the Town boundaries before creating any new development areas or annexing any new properties into Town for residential development.
4. Support development in locations that are easily accommodated by existing transportation and utilities infrastructure.
5. Require evidence of the availability and provision of adequate public infrastructure, facilities and services to the development, without imposing a burden on existing residents, prior to development approval.
6. Require adequate and thorough reviews of proposed new developments.
7. Insure the Town's land use and development regulations (including annexation, zoning and subdivision) adequately protect the public's health, safety and welfare and achieve the community's desired standards for development.
8. Consider annexation of lands immediately adjacent to the existing Town boundaries only where there is a significant community-wide public benefit, consistent with the Town Vision and goals, objectives and policies recommended within this plan.

Goal #3 Encourage development to be harmonious with the natural environment.

Objectives:

1. Prevent any development that adversely impacts the environment.
2. Require development locations, site planning and site design to preserve prominent natural features and natural systems, such as ridgelines, steep hillsides, natural drainages, wetlands, riparian areas, and scenic areas including prominent view-sheds and rock outcroppings.
3. Use natural building materials and native landscaping that reflect the surrounding environment.
4. Encourage energy efficient and water saving development through the use of appropriate site design, building materials and building fixtures.

Goal #4: Establish viable, attractive commercial activity areas.

Objectives:

1. Enhance and maintain the attractiveness of the Town's commercial areas.
2. Establish an identifiable character for each commercial area of Town.
3. Identify appropriate locations for expansion of commercial activities that are consistent with the economic development goals and objectives of the community including the desired types of businesses.
4. Support rehabilitation, redevelopment and new infill development in existing commercial locations.
5. Discourage further "strip" commercial development.
6. Promote innovative and high quality planning and design to minimize visual and traffic impacts of "strip" development.
7. Encourage mixed-use development that integrates small retail, services, office and restaurant uses along with housing as may be appropriate.
8. Discourage large-scale, large format retail developments.
9. Enhance access to commercial development activities by pedestrians, bicyclists and automobiles.
10. Minimize the impacts of commercial development activities on the Town's residential neighborhoods.

Goal #5: Create and maintain attractive public areas.

Objectives:

1. Support art in public places throughout the community.
2. Increase and maintain landscaping of public places using native plants, vegetation, and materials such as local sandstone and flagstone.
3. Provide "furniture" and "amenities" in public places for the leisure and enjoyment of residents and visitors.
4. Maintain the cleanliness and attractiveness of Town facilities and properties.

2.4.3 Growth and Development Implementation Plan

The following four implementation items recommend specific policies and courses of action for achieving the goals and objectives developed for the Town's future growth and development.

1. Implement the Town of Lyons Future Land Use and Development Plan.

This plan is presented in section 2.3. Implementation of this plan will involve evaluating all future land use and development proposals against the plan map and policy recommendations provided for each land use category. Any proposals that are not consistent with the Future Land Use and Development Plan are discouraged and should not be approved.

2. Enter into Intergovernmental Agreements (IGA) with Boulder County, Larimer County and the City of Longmont to establish policies for the preservation of lands surrounding Town.

The specific policy recommendations related to this action item are listed below. These policies generally apply to lands located outside of the Town's existing boundaries and within its three-mile annexation area.

Boulder County IGA

- Prevent further subdivisions of land outside of the Town's boundaries and within its influence area.
- Restrict residential development potential to existing platted lots and new lots of a minimum of 35 acres (as exempted under State Statutes).
- Prevent any rezoning that allows for more intensive land uses, except for cluster development to preserve valued natural features.
- Support measures to mitigate the impacts of existing platted and vested development, particularly along Eagle Ridge.
- Support measures to protect Steamboat Mountain from any development.
- Support measures to protect and restore the old cement plant site as critical riparian area.
- Support acquisition or dedication of a significantly sized open space buffer between Lyons and the City of Longmont.
- Work with the County to adopt consistent hillside preservation regulations for existing platted lots and residences on visually prominent hillsides and ridgelines.
- Work with the County to share and utilize Geographic Information System data and maps for the purpose of identifying natural features for protection and preservation, such as floodplain areas, ridgelines, steep slopes, critical wildlife habitat and riparian areas, and prominent view corridors.

City of Longmont IGA

- Support Longmont's commitment to limit its future annexation and development to the "Longmont Planning Area" as specified within the current intergovernmental agreement between the City and Boulder County.
- Support acquisition or dedication of a significantly sized open space buffer between Lyons and the City of Longmont.

Larimer County IGA

- Restrict residential development potential to existing lots and new lots of a minimum of 35 acres (as exempted under State Statutes).
- Prevent any rezoning that allows for more intensive land uses, except for cluster development with limited density incentives to preserve valued natural features.

3. Establish a program and adopt associated ordinances to maintain the historic rate of growth and development of the Town of Lyons.

During the planning process the Citizen Advisory Committee (CAC) raised a concern over the potential for a significant increase in the rate of development and a change in the character of development if the Town did not have its current water tap limit in place. The CAC recommended that the Town should implement a more permanent policy to limit the rate of growth, or the annual amount of growth permitted each year. The CAC discussed historic trends and growth rates and the merit of a growth rate limit versus a limit on the annual amount of development. The primary concern was over single family residential development and the potential for large-scale tract developments that could appear "overnight" in the community.

The following are specific policies that the CAC discussed and recommended for consideration:

- Recognize the existing limit on annual water taps as an appropriate measure to provide for orderly planning and insure availability of adequate infrastructure and services for new development.
- Establish a permanent measure to impose an annual limit on the number of single family dwelling units permitted for new construction each year (18-unit limit recommended by CAC).
- Consider and make allowances to the annual limit for special public objectives such as the provision of affordable housing, seniors housing and small business development.
- Consider and recognize any existing legal contractual obligations and vested development rights.

4. Update the Town of Lyons land use and development regulations.

In general the Town's land use and development regulations should be updated to implement the pertinent policy recommendations contained in this plan. These include:

- Update the Town's Official Zoning Map to establish zoning, development rights, and contractual agreements for existing annexed/zoned/subdivided properties in Town.
- Implement architectural design guidelines and landscaping, buffering and screening requirements for commercial land uses that take into consideration the type of commercial use and character of the commercial area; recommend separate standards for downtown to retain its historic character).
- Implement hillside development regulations and design guidelines.
- Update the Town's sign code for effective and appropriately designed signs.
- Incorporate a more thorough review procedure and design standards to evaluate and mitigate the impacts of new development on the natural environment.

2.5 HOUSING

The Housing Element of the Community Plan presents the community's goals and objectives for the character of the Town's housing developments, and for maintaining and creating attractive, safe, friendly and livable neighborhoods.

2.5.1 Summary of Issues, Opportunities and Constraints

The primary housing issues relate to providing for a diversity of housing types, styles and affordability to maintain the diversity of the demographics of the Town's residents and the Town's small town character; and developing neighborhoods that are pedestrian-friendly, encourage social interaction and respect the natural environment. These issues are discussed as follows.

The Town of Lyons currently has an estimated 636 dwelling units with an additional development potential of 472 units, an increase of almost 75 percent. How these units develop could potentially have a significant impact on the character of the community.

The majority of the Town's dwellings are located in the older parts of the community within the original Town plat of 1891 and additions to that plat dating back to 1928. The homes in these areas have been developed gradually over time contributing to the uniqueness and character of each dwelling and of individual neighborhoods. These neighborhoods have mature landscaping and gardens, and many prominently feature sandstone from the Town's surrounding quarries. The character of the **Town's historic neighborhoods** is an essential element of the Town's small Town character and charm.

New subdivisions in Town have also developed over the years mainly beginning in the late 1960s and early 1970s. These subdivisions have also developed relatively gradually over time typically in phases or in plats of between five to 25 homes. This development pattern has also resulted in unique and individualized dwellings and the gradual assimilation of new neighborhoods and residents into the community.

There is a concern that this evolution of the community and the preservation of its unique character could be impacted by large-scale tract housing development. The community has a preference for smaller developments that maintain the diversity of the community.

In recent years the Town has experienced significant increases in **housing values**. In Lyons Valley Park, one of the more moderately priced subdivisions, lot prices rose from an average of $19,143 in 1993 to $30,500 in 1996. Average home prices rose from $122,000 to $175,000 in the same period. Filing #5 of Lyons Valley Park, which is currently under construction, was expected to provide homes in the $190,000 price range. These prices now start at $240,000. Lots in Eagle Canyon, which are generally 1/3 of an acre, have a finished lot price ranging from $50,000 to $80,000. Homes in this development and in the Sierra Roja/Steamboat Valley development are all in the $250,000 to $350,000 price range.

The cost of this development, and the incomes required to support this housing cost, are in sharp contrast to the values and incomes of the older parts of the community. As the market has appreciated and the new developments have come on line housing values in the older portions of Town have also seen significant increases.

The market valuation of a sample of typical homes located just north of downtown averaged $73,600 in 1990. In 1996 the market valuation for the same homes doubled to $145,683. Although these homeowners have realized appreciation in their housing values their housing cost has also increased and it is becoming increasingly difficult for some members of the Town to stay in their homes. For this sample, the property tax increased from $57.04 per month to $111.63 per month, despite a decrease in the total mill levy assessed. For many of the Town's long-time residents and retirees on fixed incomes of as little as $500 per month this tax is a large burden.

The large majority of the Town's residential development is detached single family residential. There are several mobile home parks and a limited number of duplex, fourplex and sixplex multifamily dwellings dispersed throughout Town. There is a Boulder County Seniors housing development with eight units and a Boulder County affordable housing development with six units.

In order to maintain the diversity of its residents, and not strictly be a "bedroom community", it will be important to encourage and require a **diversity of housing types**, as well as support and draw upon available affordable housing programs and organizations. In addition it will require a strong economic development program to generate jobs and income for residents within the community.

Another major concern related to new housing developments has been the location of new housing and impacts on existing neighborhoods. The greatest concern is over **hillside developments** that impact the natural beauty of the Town and also have potential negative storm drainage impacts on downstream residents. New developments are also impacting existing roadways and water and sewer lines in older parts of Town that are inadequate to accommodate the increased development.

2.5.2 Housing Goals and Objectives

Two primary goals were established for housing development. They are presented below along with the associated objectives for each.

Goal #1: Create and maintain stable, attractive residential neighborhoods that reflect/reinforce the small town character of Lyons.

Objectives:

1. Support preservation of existing historic neighborhoods.
2. Develop existing subdivisions and zoned residential properties within the existing town boundaries before creating any new development areas or annexing any new properties into Town for residential development.
3. Support infill development of platted vacant lots located in existing residential areas (not subject to prohibitive natural development constraints).
4. Establish a focal point for each neighborhood area, such as a neighborhood park, trail, public facility, or commercial area.
5. Encourage small-scale residential infill developments, which reflect/are harmonious with the surrounding natural features and existing development character.
6. Encourage the phased construction of larger residential developments to insure their gradual absorption into the community.
7. Encourage a variety of architecture and housing styles in residential subdivisions.

8. Require new residential development to provide safe and convenient access for pedestrians and automobiles.

Goal #2: Recognize and accommodate the housing needs of a diverse population.

Objectives:

1. Encourage a mix of housing types and densities within the community and within individual developments.
2. Support development of affordable housing in dispersed locations.
3. Provide for seniors housing and establish mechanisms to offset seniors housing costs.
4. Encourage mixed-use development that integrates housing with small business uses in existing commercial areas.

2.5.3 Housing Implementation Plan

1. Support and create programs and mechanisms for provision of alternative and affordable housing.

Specific policy recommendations related to this action item are:

- Utilize the Planned Unit Development process to encourage development that includes different densities, and types and styles of housing.
- Consider incentives, such as density bonuses, for provision of affordable housing.
- Allow for "mother-in-law" or accessory units in appropriate locations on a case by case basis.
- Continue the program of utility discounts for seniors.
- Pursue development of a Boulder County Seniors Housing project in Town
- Support and participate in the efforts of various housing agencies, programs and not-for-profit organizations to provide for affordable housing.

2. Require integration of natural areas, neighborhood parks, and sidewalk and trail connections within residential subdivisions.

Specific policy recommendations related to this action item are:

- Require adequate park and open space land dedications and development fees from new development to serve the requirements of the new development, and maintain community-wide level of service standards.
- Require land dedications and sidewalk/trails to be located to enable continuous connections throughout the community.

2.6 ECONOMIC DEVELOPMENT

The Economic Development section of the Community Plan presents the community's strategy for enhancing the economic viability of Town in a way that complements the Town's small town character and preserves its natural environment and beauty. The plan describes the current business environment and identifies opportunities to pursue. Goals and objectives and specific policies and actions are then presented describing the type of economic development the Town seeks to maintain and attract and the mechanisms by which this will be achieved.

2.6.1 Summary of Issues, Opportunities and Constraints

The Town of Lyons has a limited economic base to support its residents. There is no single large employer or industry. Lyons is primarily a bedroom community. Most residents commute to the larger communities nearby for their employment.

The businesses that are in Town are generally small local businesses, predominantly specialty retail and personal services stores and eating and drinking establishments that derive the greatest portion of their business from visitors. There are basic retail and personal services for local residents including a grocery store, doctor's office, bank, and other community serving businesses.

The vitality of the Town is strongly affected by the health of the local commercial base and associated sales tax generation. Recent data from the Colorado Department of Revenue shows that the local commercial base has been strong with significant increases in sales over the past several years. Gross sales more than doubled over two years from $19.2 million in 1995 to $41.5 million in 1997. Over the same period the Town's sales tax revenues increased from $197,358 in 1995 to $243,033 in 1997, a 23 percent increase.

For the Town of Lyons, sales and use taxes comprise approximately 38 percent of the Town's total General Fund revenues (1997 figures). This is significantly less than the average for municipalities statewide, which is 51 percent (1996 figure). In 1997, the net sales tax to the Town of Lyons was estimated at $253 per capita, whereas, the statewide average for all municipalities was $387 per capita.

Since the majority of resident purchases are made in the nearby urban areas the ability to increase sales tax revenues to the Town will depend on capturing a greater number of visitors. The Town has a tremendous opportunity to capitalize on its natural beauty, historic character and location, including traffic to Rocky Mountain National Park (1.2 million visitors annually) and the new Boulder County regional open space parks surrounding Town (Hall Ranch and Heil Ranch).

Supporting the creation and expansion of local small businesses that are technology based is also a significant opportunity for economic development that is supported by the community's residents.

2.6.2 Economic Development Goals and Objectives

There are five primary goals for enhancing the economic base of the community. They are presented as follows along with their associated objectives.

Goal #1: Encourage and support economic development opportunities that preserve the Town's small town character and natural environment, and provide jobs, income, tax revenues and products and services to the community.

Goal #2: Attract visitors to the Town to shop in local retail and services businesses, and eating and drinking establishments.

Objectives:

1. Support establishing Lyons as a center for day visitors from the Denver/Boulder metro area.
2. Capture pass-through traffic destined for regional tourism sites (Rocky Mountain National Park; Indian Peak Wilderness Area; Peak to Peak Scenic Highway).
3. Encourage the sustainable use of recreation amenities and natural resources available in Town and its' surrounding area to draw visitors to Lyons (use of open space areas and St. Vrain River for hiking, biking, fishing, bird watching, scenic enjoyment).
4. Enhance downtown as a vibrant, pedestrian-friendly destination.
5. Support businesses that create unique shopping and entertainment experiences and draw visitors to Town.
6. Support and promote quality special events that showcase the Town's history, culture and natural surroundings (Good Ol' Days; Planet Bluegrass music festivals; square-dancing festivals; Fishing Derby; 5-K Run; bicycle races).
7. Develop a Town theme and marketing program.
8. Support the activities of the Visitors Center.

Goal #3: Support development of businesses that enable the Town's residents to live and work in Town.

Objectives:

1. Support businesses that are locally owned and operated.
2. Support businesses that provide basic goods and services to the Town's residents and keep these expenditures within the community.
3. Encourage mixed-use developments that integrate housing and business uses.
4. Accommodate and support low traffic home-based businesses, telecommuting and cottage industries.
5. Support creation, recruitment, retention and expansion of businesses that are clean and have small or minimal impacts.

Goal #4: Expand the community's business development efforts and create and maintain a positive, supportive business environment.

Objectives:

1. Create and maintain supportive working relationships between the Town government and the business community, as well as with area economic development organizations.
2. Actively work to develop the Town's telecommunications infrastructure.
3. Avoid over-regulation of businesses.
4. Assist businesses in finding suitable commercial space and/or development sites.
5. Recognize local businesses that hire employees from the community and provide training and internship opportunities to the Town's youth.

Goal #5: Recognize historic stone quarrying and stone cutting trades as culturally and economically significant elements of the community.

Objectives:

1. Promote the use of local sandstone and flagstone within the community.
2. Recognize the storage and transportation needs of the local quarrying and stone cutting businesses.
3. Establish education programs on these historic activities.
4. Support reclamation of quarried areas and practices that preserve the natural environment.

2.6.3 Economic Development Implementation Plan

There are four specific courses of action recommended to achieve the community's economic development goals and objectives. They are presented as follows along with recommended policies for implementation.

1. Prepare and implement a downtown improvement plan.

- Work with downtown business and property owners to enhance downtown as an attraction.
- Support continued improvements to the downtown streetscape -- increase landscaping (plants trees, flowers); provide street furniture; incorporate public art.
- Aggressively pursue "traffic calming" measures to minimize the impacts of traffic on US Highway 36 through downtown and improve pedestrian safety and accessibility.
- Explore various sources and mechanisms for funding economic development and downtown revitalization including Energy Impact Grants, special improvement districts, general improvement districts, urban renewal authorities, business improvement districts and private foundation grants.
- Establish architectural design guidelines to insure a strong identity and preserve the historic character.
- Form a historic district that incorporates existing historic buildings and sites.

2. Consider creating a designated area for a new appropriately located and buffered, small-scale office/light industrial business park.

- Establish this center as a master planned center with enhanced requirements for building and site design, landscaping, and buffering.

3. Implement programs and improvements for attracting visitors to Town.

- Develop a sign code and program with the objective of providing clear and effective direction to Town businesses and attractions, parking areas and activity areas. The sign program should be developed to include regional signage on major arterial roadways as well as traffic control and directional signage through Town.
- Establish and develop designated parking areas in the vicinity of downtown.
- Establish a visitor's "rest area" in the vicinity of the Visitor's Center at Sandstone Park.

4. Implement local business development programs.

- Work with and support the efforts of the Town's Chamber of Commerce and Boulder County Economic Development.
- Consider jointly supporting a professional staff position responsible for community and business development efforts that may include grant writing, business assistance, and marketing efforts.
- Establish and maintain a Web page on the Internet.
- Establish an award program to annually recognize the outstanding contributions of local businesses to the community.

2.7 NATURAL ENVIRONMENT

2.7.1 Summary of Issues, Opportunities and Constraints

The Town of Lyons has tremendous natural beauty and scenic quality. It is located in the St. Vrain River Valley and the foothills of the Front Range of the Colorado Rocky Mountains. Prominent features include the steep slopes, rock outcroppings and ridgelines of the surrounding foothills and mountains; views to nearby mountain peaks including the 14,000 foot Long's Peak; open fields in the St. Vrain River valley; and the riparian corridor along the river. Wildlife and bird-life are abundant with a wide range of species including mountain lions, rattlesnakes, deer, bears, and eagles.

Hillside development on steep slopes and ridgelines has been a major concern. Issues are primarily related to visual impacts and drainage impacts on downstream properties. There are also traffic concerns associated with single access points through existing neighborhoods on inadequately designed roads. Development along the St. Vrain River is a concern with respect to flood safety issues and protection of riparian areas.

Much of the land adjacent to the Town has been protected, purchased by Boulder County Regional Open Space for recreational enjoyment, and preservation of critical natural environments and ecological systems. Hall Ranch located adjacent to the Town's west boundary covers 3,205 acres, and Heil Valley Ranch located on the Town's southern boundary contains an additional 4,923 acres. A recently completed study has identified land areas up Steamboat Valley as a critical area for preservation and potential acquisition.

2.7.2 Natural Environment Goals and Objectives

There are two primary goals for preserving the Town's natural environment and for providing opportunities for community members to experience and enjoy the natural environment and the scenic beauty of Lyons and its surrounding area. They are presented as follows along with their associated objectives.

Goal #1: Preserve and protect valued natural features and resources, and their natural functions.

Objectives:

1. Protect natural drainage-ways for efficient conveyance of storm-water and preservation of ecological systems.
2. Protect flood-plain areas from development to safeguard life and property from flooding.
3. Protect riparian areas and all wetlands as vital components of the community's ecosystems.
4. Preserve wildlife habitat areas and migration corridors.
5. Protect and preserve visually sensitive hillsides, ridgelines, steep slopes and rock outcroppings.
6. Preserve and protect geologic hazard areas and sensitive soils.
7. Protect water sources.
8. Recognize and accommodate the desire for public access to natural amenities, such as the St. Vrain River, in a fashion consistent with wildlife management objectives.
9. Harmonize new development with the carrying capacity of the land.

Goal #2: Provide opportunities for the Town's residents to easily access and experience the natural environment for their health and enjoyment.

Objectives:

1. Establish a connected system of natural areas and open space throughout Town that also provides linkages to natural areas and regional open space lands adjacent to Town.
2. Pursue a balance between accessibility to natural areas/open spaces and preservation of wildlife diversity.
3. Preserve prominent views to natural features.
4. Support and participate in regional open space planning efforts.

2.7.3 Natural Environment Implementation Plan

There are six recommended courses of action identified to achieve the goals and objectives for the natural environment, presented as follows.

1. Incorporate and utilize the "Natural Resources Inventory" developed for this plan within the development review process to evaluate development suitability and mitigation requirements.

- Utilize the Geographic Information System data prepared for this comprehensive plan as the base information for identifying critical natural resource issues and establishing standards and guidelines for development (data and maps are presented in Appendix II).
- Based on initial screening of problem/hazard/resource lands, require detailed field investigation, site analysis and mitigation measures to address these issues.

3. Prepare and adopt a hillside preservation ordinance.

- Prepare design and development guidelines and standards for hillside preservation oriented to protect steep slopes, ridgelines and natural drainages.
- Specify maximum slopes and elevations for development.
- Identify design methods and practices to mitigate impacts on visual character and natural drainage systems.

4. Establish an intergovernmental agreement with Boulder County to protect natural features and resource areas outside of the Town.

Refer to sub-section 2.4, Growth and Development implementation item 2.

5. Require new development to dedicate appropriately located open space or park areas, and sidewalk/trails connections.

- Provide pedestrian access to natural areas throughout the community.
- Establish visual connections and integrate natural features and systems within developed areas of the community that are also connected to surrounding natural features and open space areas.

- Work cooperatively with existing property owners to obtain easements in existing platted and/or developed areas where these linkages do not exist.
- Require new development to integrate natural areas and native landscaping within the development.

2.8 RECREATION AND CULTURE

This section presents the plan for the Recreation and Culture element of the community plan. This element addresses the community's parks and recreation facilities, open space areas and trails. It also includes cultural activities and opportunities, which are an important component of recreation and leisure activities offered to Town residents.

2.8.1 Summary of Issues, Opportunities and Constraints

The following provides a summary of the Town's park and open space resources, and highlights the key issues related to their development/preservation. Existing and planned park and open space resources are summarized in Table 2.4.

Table 2.4
Town Of Lyons, Parks and Open Space Areas

Park Type/Name		Size (Acres)
Town/Community Parks		
Bohn Park		5.0
Meadow Park		7.5
Sandstone Park		2.0
Olson Property		25.0
	Total	39.5
Subdivision Open Space		
Eagle Canyon Open Space		20.0
Steamboat Valley/Sierra Roja		8.0
Russell Subdivision		17.5
Lyons Valley Park - Park Area[1]		15.3
Lyons Valley Park – Greenbelt[1]		49.3
Stone Canyon[2]		10.0
	Total	110.1
School Facilities/Fields		
High School		14.6
Elementary School		1.3
	Total	15.9
Regional Open Space Areas		
Hall Ranch[3]		3,205
Heil Valley Ranch		4,923
	Total	8,128

[1]To be deeded to the Town as stipulated in the Lyons Valley Park Subdivision Agreement.

[2]Estimate based on the minimum open space dedication requirement for Planned Unit Developments.

Source: Town files, BRW, Inc.

As shown in Table 2.4 the Town has managed to assemble an abundant park and open space resource base. As compared to general standards recommended by the National Recreation and Parks Association (NRPA) the Town has a very high level of service standard. The NRPA recommends 10 acres of parks and open space (excluding regional open space) per 1,000 of population. Including future dedications from Lyons Valley Park and minimum open space requirements for the potential Stone Canyon subdivision, the Town will have an estimated 166 acres of parks and open space areas. Based on a future population of 2,814 (estimate for buildout of existing development potential), the Town's level of service will be approximately 60 acres per 1,000 of population or six times the NRPA recommended standard.

A key issue is how best to utilize and integrate the Town's various resources for the enjoyment of Town residents and also for visitors to the community. There are currently limited sidewalk and trail linkages between these recreation and park areas and the Town's neighborhoods and activity areas. The existing Corridor Trail running along the St. Vrain River provides a strong core for an expanded trail system.

Fundamental to how and when the Town's recreation resources will be developed is the availability of funding and the willingness of residents to pay for improvements. The Town has been very successful in obtaining grant funding for park acquisitions and for specific facilities. It is expected that the Town can continue to be successful in obtaining additional funding, particularly for projects that link the Town's parks and open spaces to regional open space areas, thereby benefiting both the Town's residents and visitors from the region. The Town also has a fund for parks development, made up of revenues generated from park development fees collected from new development. The Town should continue to collect these fees based on the development's share of the costs for future park development. Significant parks and trails development, and major facilities such as a community/recreation center, will require additional dedicated funding sources.

2.8.2 Recreation and Culture Goals and Objectives

Goal #1: Provide recreation opportunities for the Town's residents and visitors.

Objectives:

1. Provide recreation opportunities for all members of the community, specifically addressing the needs of the Town's youth and seniors.
2. Establish and implement a long-term strategy for developing, improving and maintaining an integrated system of parks, recreation facilities and programs, trails and open space areas.
3. Develop sidewalk and trails linkages between the Town's recreational resources and adjacent regional open space lands.
4. Develop facilities, activities and programs for each of the Town's park and open space resources that are consistent with the natural features of the site.
5. Provide for the on-going maintenance and safety of recreation facilities and equipment.
6. Support efforts to establish the St. Vrain River Corridor as a "Gold Medal" trout stream.
7. Require adequate park and open space land dedications and development fees from new development to serve the requirements of the new development, and maintain community-wide level of service standards.
8. Work with private property owners and utilize existing easements to secure public access along the river corridors.

Goal #2 Support the recreational use of regional open space areas for Town's residents and visitors.

Objectives:

1. Actively support and participate in Boulder County open space and trails planning activities, and acquisition and development efforts.
2. Pursue a balance between accessibility to natural areas/open spaces and the preservation of wildlife diversity.
3. Recognize these open space areas as a resource for attracting visitors to Lyons

Goal #3: Support the advancement of art and culture within the community.

Objectives:

1. Establish and support programs that provide community members with opportunities to participate in art and culture activities.
2. Integrate visual art in public places throughout the community.
3. Support activities and events that showcase the arts, including theater, music, dance and visual arts.
4. Develop facilities for art and cultural activities and performances.
5. Support special events and festivals that establish Lyons as a center for arts and culture attracting visitors to the Town.

2.8.3 Recreation and Culture Implementation Plan

There are two primary implementation actions recommended for maximizing the benefits of the Town's park and open space resources to the Town's residents and visitors. They are:

1. Prepare, adopt and implement a Town of Lyons parks, recreation, trails and open space Master Plan.

Specific projects and recommendations to consider and address within the Master Plan include:

- Continue to evaluate the community's desires and support for the development of major community and recreation facilities and the formation of a recreation district.
- Restore and enhance the St. Vrain River corridor as the main recreation artery through Town.
- Work with private property owners to establish a "North Loop" and "South Loop" Trail.
- Evaluate the potential for maintaining and increasing public camping areas in Town.
- Consider establishing an area or facility in Town for equestrian uses that provides access to the adjacent regional open space lands and trails.
- Preserve the ponds in Lyons Valley Park that are to be deeded to the Town and develop them as a community-wide amenity.
- Prepare a site development plan for the 25 acre Olson property and adjacent public properties as they may be acquired.
- Consider the long term potential for establishing a community park in the northwest Steamboat Valley strategic development area.

2. Work with and support the efforts of Boulder County Open Space and the North Foothills Open Space Advisory Committee (NFOSAC) to establish linkages to the Hall Ranch and Heil Valley Ranch open space areas from Town.

Specific policy recommendations related to this action item are:

- Trail connections between Heil Valley Ranch and Hall Ranch should utilize the Town of Lyons trail systems to the maximum extent possible. The overall trail system of the entire North Foothills Open Space should be considered in conjunction with Town planning including transportation/circulation and economic development.
- Support Boulder County's acquisition and development of the proposed Heil Ranch trailhead located off of Red Gulch Road.
- Support Red Gulch Road as the primary access to the Heil Ranch Trailhead, with enhanced measures for bicycle and pedestrian safety.
- Support Boulder County's proposed low-impact Antelope Road Trailhead access to Hall Ranch.
- Support a minimum-impact, limited use access trail from the Town of Lyons on the side of Corona Hill to the Bitterbrush Trail that is located and designed to avoid eagle nesting and hunting areas.
- Support continued studies of the Highway 7 corridor as the main connection between the Town and the Hall Ranch Bitterbrush Trail, developing an appropriate alternative that connects to the Town's corridor trail west terminus.
- Support establishing a trailhead at the vacated Ideal Cement plant site, with a trail connection to Heil Ranch along the South Ledge ditch and the Lyons Valley Park PRD open space dedications.

2.9 TRANSPORTATION/CIRCULATION

This section presents the recommended goals, objectives and implementation plan for the Transportation/Circulation element of the community plan. Overall this element seeks to create a pedestrian friendly environment throughout Town, while improving traffic circulation within Town and to surrounding areas.

2.9.1 Summary of Issues, Opportunities and Constraints

The primary transportation/circulation issues confronting Town include:

- Addressing the safety and traffic impacts of the high volumes of traffic travelling on US 36/SH 66 through Town (1997 Colorado Department of Transportation figures estimate an average of 12,500 vehicles per day).
- Upgrading collector roads in the older developed parts of Town to accommodate traffic from new developments.
- Addressing safety issues related hillside development on over length cul-de-sacs with no secondary emergency access
- Providing for improved pedestrian safety by completing a system of sidewalks through Town.

2.9.2 Transportation/Circulation Goals and Objectives

There are five primary goals for transportation/circulation presented as follows.

Goal #1: Provide for the safe and efficient movement of vehicles and pedestrians throughout the community.

Objectives:

1. Establish a street, sidewalk and trails network that accommodates the future land use and development plan for the community.
2. Require new development to provide safe and efficient access to local and regional transportation systems.
3. Enhance connections between existing subdivisions and activity areas.
4. Upgrade inadequate streets and sidewalks in the older parts of Town as necessary.
5. Implement improved directional signage – on regional systems, at entry corridors and within Town.

Goal #2 Minimize the impacts of local and regional traffic travelling through Town.

Objectives:

1. Actively pursue various measures to reduce the speed of traffic on US 36/SH 66.
2. Provide safe pedestrian crossings at key intersections on US 36/SH 66.
3. Actively monitor and participate in regional transportation issues and planning efforts.
4. Establish and develop easily accessible public parking areas.

Goal #3: Design and construct streets and sidewalks to insure their proper function and desired character.

Objectives:

1. Review and update the Town's street classification system and associated standards for design and construction.
2. Develop standards that enhance the Town's small town character and preserve the natural environment.

Goal #4: Encourage pedestrian movement throughout the community.

Objectives:

1. Enhance pedestrian and bicycle connections to the Town's parks, open spaces and activity areas such as downtown, other commercial areas and the schools.
2. Work to expand trail links to surrounding open space areas and communities (Hygiene, Longmont, Boulder, Allenspark, Estes Park.)

Goal #5: Encourage increased use of mass transit and enhanced transit service.

Objectives:

1. Support maintaining and expanding Regional Transportation District (RTD) service to the community.
2. Support smaller, more frequent shuttle buses.
3. Pursue shuttle loops to Longmont, Boulder and other major employment areas.
4. Accommodate the special needs of seniors.

2.9.3 Transportation/Circulation Implementation Plan

Six primary implementation actions are recommended to improve pedestrian safety and traffic circulation within Town and to surrounding areas. They are:

1. Prepare and implement an official Lyons street plan.

- Develop the street plan to accommodate the future land use and development concept plan for the community. Require all new development to conform to the street plan.
- Utilize the Transportation/Circulation Concept Plan shown in Figure 2.5 and described as follows as the basis for the official Lyons street plan.
- Recognize Main Street and Broadway as the main arterials in Town.
- Establish and improve north-south collector connections (2nd Avenue to 5th Avenue) to these arterials from north side residential developments and development south of the St. Vrain River.
- Insure that McConnell Drive Bridge is constructed to provide access from the Lyons Valley Park development to US 36/SH 66.
- Identify the Town's Strategic Development Areas (Soutwest Lyons Valley, Northwest Steamboat Valley) as special traffic study areas requiring street master plans to be completed and implemented as a component of any potential land use and development master plans for these areas. Require secondary accesses for these areas.

- Pursue street connections for Steamboat Valley hillside developments to provide secondary access and improved circulation.

2. Prepare and implement an official Lyons sidewalk and trails plan.

3. Implement a Capital Improvement Program for upgrading the Town's streets and sidewalks.

- Utilize the official Lyons street plan as the basis for determining street and sidewalk connections requiring upgrading and enhanced maintenance.
- As a priority implement a Capital Improvement Program for continuing to upgrade the designated collector streets in the older parts of Town that are inadequate to safely carry traffic from multiple neighborhoods and activity areas.

4. Review, update and implement the Town's street and sidewalk requirements and design and construction standards.

- Evaluate alternative street cross-sections and designs that provide for vehicle and pedestrian safety but may be more consistent with the community's desired character.
- Consider narrower streets to slow traffic and create a more pedestrian scale environment.
- Support including alleys in new developments in locations with suitable topography.
- Establish road design standards and associated landscaping or screening requirements for mitigating the visual impacts of road cuts and fills on the Town's hillsides.
- Require all new development to provide sidewalk and trail connections within the development and to adjacent developments, activity areas.
- Encourage and as appropriate require detached sidewalks and trails that provide for separation of pedestrians from the roadway.
- Require an evaluation of the traffic impacts of proposed new developments on existing streets and neighborhoods during the development review process.
- Require the development to construct or provide for any off-site improvements that are required to mitigate the impacts of the development on existing neighborhoods and pedestrian and vehicle safety.
- Require alternative access points for new development to mitigate traffic impacts on existing streets and neighborhoods, and provide for secondary emergency access.
- Require all new streets and sidewalks to be constructed in compliance with applicable design and construction standards. Restrict the approval of variances to these standards.

5. Develop and pursue a program for implementing "traffic calming" measures on US 36/SH 66 through Town.

- Formulate and implement a strategy to work with the Colorado Department of Transportation to implement traffic calming measures and safety improvements on US 36/SH 66 through Town.
- Solicit the support of Boulder County, the Denver Regional Council of Governments, the Governor's Office, the United States EPA Transportation Partners Program and other appropriate agencies and organizations that may assist in the effort.

6. Establish and develop improved public parking areas.

Specific areas recommended for improved parking include:

- The south side of High Street
- The RTD Park N 'Ride lot.
- The Visitor's rest area at Sandstone Park.

2.10 PUBLIC UTILITIES, FACILITIES AND SERVICES

2.10.1 Summary of Issues, Opportunities and Constraints

The Town provides a full range of public services to the Town's residents including water service, sewer service and electric service. Police protection is provided by Boulder County and fire safety is provided by the Lyons Fire District which serves Lyons and its surrounding areas.

The biggest issues confronting the Town have been to maintain and provide expanded capacity in existing, aging utility systems to serve existing and new development. The priority has been to insure high quality, clean water to the Town's residents. Currently the Town has a limitation on the number of water taps it issues for new development each year in order to make plans for serving future identified development. The Town is actively evaluating alternative solutions for expanding the Town's water supply capability and insuring clean drinking water to Town residents.

Another major issue with health and safety considerations is storm drainage. The Town currently has inadequate storm drainage infrastructure to handle storm-water impacts on the community. The Town has recently completed a storm drainage master plan that provides recommendations for a system of public improvements and developer requirements for detaining and conveying storm water.

2.10.2 Public Utilities, Facilities and Services Goals and Objectives

Goal #1: Provide adequate, safe and efficient public utilities and services to address the needs of existing approved and planned development.

Objectives:

1. Provide clean drinking water. Meet and exceed all regulatory water and waste treatment standards.
2. Develop an annual report on the capacities and utilization of the water and sewer treatment plants, as well as relevant operational data.
3. Insure that water and sewer facilities will have adequate capacity to serve new development prior to development approval.
4. Insure that water and tap fees for new development fully recover all capital costs associated with serving the development including the replacement cost of existing facilities utilized by the development based on the development's proportionate utilization of facility capacity.
5. Establish long term plans for implementing required facility upgrades to meet new development requirements, more stringent regulatory standards and replacement of facilities at the end of their useful life.
6. Improve public utilities in a cost effective but technically sound manner; avoid "quick fix" solutions.
7. Insure adequate inspection and preventative maintenance services are performed on all public utilities on an on-going basis.
8. Increase community awareness and understanding of utility issues and costs.
9. Promote water conservation measures to extend water treatment capacity and to cost effectively accommodate additional development, thereby decreasing water costs to all users.
10. Connect all water users to water meters by the end of the year 2000.

Goal #2: **Insure public facilities and services not provided by the Town are expanded concurrently with the needs associated with new development. These facilities and services include the Post Office, fire protection, police safety, education, recycling, the library and other valued services.**

Objectives:

1. Insure the demands and requirements placed on these services are evaluated as part of the development and review process.
2. Insure that there is adequate capacity to serve new development prior to development approval.
3. Support on-going efforts to provide improvements to these services utilizing up-to-date technologies and resources.
4. Establish a system to track the costs and benefits of all facilities and services and develop a method for citizen input into needs not currently being addressed.
5. Insure development of a new elementary school or rehabilitation of the existing school.

2.10.3 Public Utilities, Facilities and Services Implementation Plan

1. Implement the 1997 Town of Lyons Storm Drainage Master Plan

Storm drainage was recognized within the Comprehensive Plan planning process as a community-wide concern, with support for implementing the recently adopted Storm Drainage Master Plan. Priority policies and actions that were recommended include:

- Establish the Town's role in the ownership, maintenance and funding of storm drainage system improvements relative to liability, public works capacity and public support for capital expenditures.
- Evaluate alternative funding mechanisms for constructing the recommended storm drainage improvements, including developer requirements, a special assessment district, general obligation bonds, the Town's annual capital improvements program, and county impact fees.
- Establish an equitable funding method based on impacts generated and benefits received.
- Protect the core areas of the Town from upland development.
- Require developers to contain increased storm water run-off on site or to pay for required off-site improvements required for storm water conveyance.
- Pursue funding and construction of priority storm drainage improvements in the Steamboat Valley drainage, including: (1) Detention facilities upstream in Steamboat Valley (Sierra Roja and Boone property); (2) resize the existing box culverts at Reese Street and adjacent alleys; (3) construct storm drain, curb and gutter improvements on Fourth Avenue, Third Avenue and Second Avenue.

2. Complete and implement a Water Supply Master Plan.

October 6, 1998
SBM / BRW / CTM

1000 0 1000 Feet

Land Use Categories

- Town Boundary
- Contours
- Highways
- Railraod / Easements
- Property Lines
- Town Streets
- River / Creeks
- Strategic Areas
- Light Industry
- Town Residential
- Commercial
- Commercial Entertainment
- Parks/Lyons Public Lands
- Public / Institutional
- Mix Use Area
- Boulder County Regional Open Space
- Preservation Areas

Lyons, Colorado

FUTURE LAND USE CONCEPT MAP

Figure 2.1

October 6, 1998
SBM / BRW / CTM

1000 0 1000 Feet

Town Boundary
Contours
Highways
Railraod / Easements
Property Lines
Town Streets

Slope Legend (%)
0 - 10
10 - 25
25 - 1000

Floodplain Legend
100 Year Flood
500 Year Flood

Lyons, Colorado

SLOPE AND FLOODPLAIN CONSTRAINTS

Figure 2.2

October 6, 1998
SBM / BRW / CTM

900 0 900 Feet

Lyons, Colorado

PROTECTION AREAS
Sensitive Landscapes

- Town Boundary
- Contours
- Highways
- Railraod / Easements
- Property Lines
- Town Streets

- Slopes > 25%
- High Visibility Areas
- Ridgeline Area
- Colorado Natural Heritage Conservation Sites
- Floodplains

Figure 2.3

October 6, 1998
SBM / BRW / CTM

1000 0 1000 Feet

Lyons, Colorado

PARKS, TRAILS & OPEN SPACE

Figure 2.4

- Town Boundary
- Contours
- Highways
- Railraod / Easements
- Property Lines
- Town Streets
- Core Trail (Existing)
- Core Loop Trails (North & South) - Future
- Multiuse Trails - Future
- Regional Open Space Areas
- City Park & Town Lands
- Home Owner Open Space

October 6, 1998
SBM / BRW / CTM

1000 0 1000 Feet

Lyons, Colorado

TRANSPORTATION/ CIRCULATION CONCEPT PLAN

Figure 2.5

Town Boundary
Contours
Highways
Railraod / Easements
Property Lines
Town Streets

ü Recognized Parking Issues
Arterial
Collector
Local Streets
Alley

Future Traffic Study Area

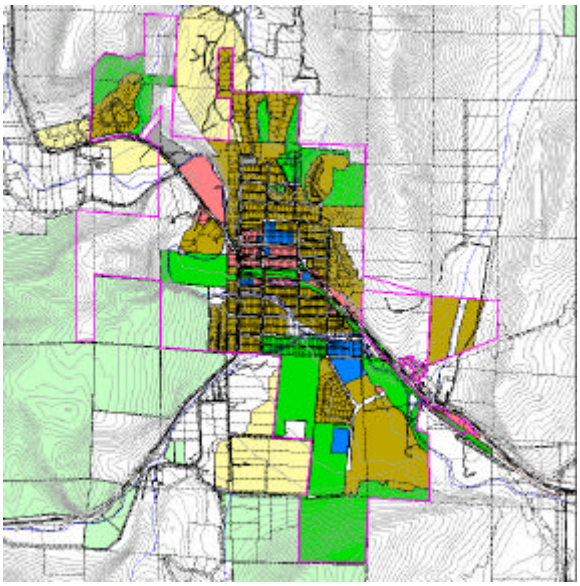
CHAPTER THREE: NEIGHBORHOOD PLANS

3.1 INTRODUCTION

An extensive effort was conducted during the planning process to form development plans for each distinct part of the community. By focusing primarily on the land areas within and immediately adjacent to the existing Town boundaries, these "neighborhood" concept plans support the Town's vision for the future and philosophy for managing the future growth and development.

Each distinct neighborhood was delineated based on a review of existing natural and developed conditions, and socio-economic considerations. Nine neighborhoods were established for planning purposes:

1. **Downtown Commercial Area**
2. **North Old Town Neighborhoods**
3. **Steamboat Valley, East Hillside Neighborhoods**
4. **Eagle Canyon/Apple Valley**
5. **East Entry Corridor**
6. **Stone Canyon**
7. **River Park Neighborhoods**
8. **Lyons Valley Development Area**
9. **Southwest Area**

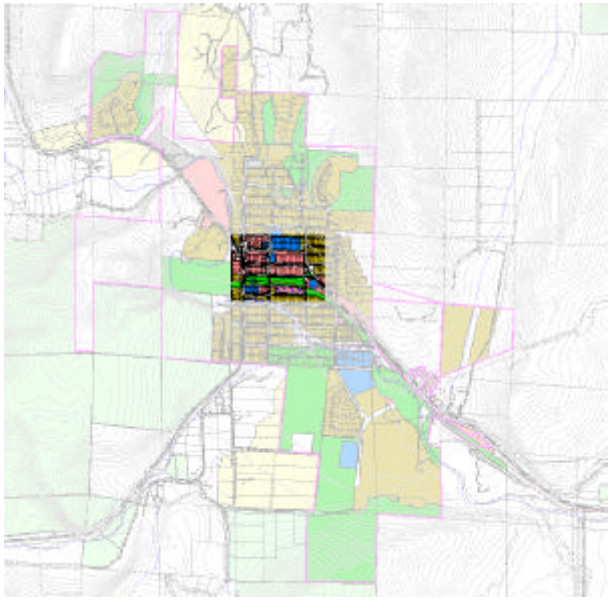


Each of these neighborhoods was studied in detail to identify their unique opportunities and constraints. Separate CAC "Neighborhood Meetings" were held to study and debate the opportunities and constraints for each neighborhood and to formulate a future plan for each that includes specific policy, program and investment initiatives. These plans represent a long-term vision for each neighborhood and the means by which to implement those visions.

These neighborhood plans together established the basis for the community-wide development plan. Many of the recommendations contained within these neighborhood plans are also found in the Community Plan presented in Chapter 2. The neighborhood plans provide for a complete snap-shot of recommendations for each neighborhood area

The nine neighborhood plans are presented on the following pages. The opportunities and constraints that were evaluated by the CAC members to formulate these plans are presented in Appendix I.

3.2 DOWNTOWN COMMERCIAL AREA PLAN



1. Prepare a streetscape improvement plan for downtown.

- Actively pursue traffic calming measures on Main Street – widen the sidewalks, install brick crosswalks, increase landscaping.

- Pursue an expanded streetscape improvement program that includes sidewalk improvements, street lights, signage, street furniture, landscaping and public art for an area that includes include Main Street, High Street and Broadway between 3rd and 5th Avenues. Provide a connection to the Planet Bluegrass commercial entertainment site.

- Explore alternative funding and/or organizational methods to fund improvements such as a Business Improvement District or dedicated sales tax.

2. Support re-use of the existing Lyons Elementary School site.

- Support acquisition of an alternative site for a new elementary school in the vicinity of the High School; strongly support construction of a new school versus rehabilitation of the existing school; insure approved, bonded funds that are ear-marked for the Lyons Elementary are utilized.

- If a new elementary school is constructed on a new site the priority re-use for the existing school facility/site is a Community/Recreation Center funded through a Recreation District; orient this use to support downtown and minimize impacts on the adjacent neighborhood.

- Alternative re-uses considered appropriate for the site include public/private offices, seniors housing and civic uses.

- Re-use of the site as a commercial retail center was strongly discouraged.

3. Designate the Town railroad property for mixed use development.

- Encouraged uses include small specialty stores, seniors housing, co-housing, community gardens and a public amphitheater.

- Evaluate alternative site concept plans prior to any development of the property.

- Link the property and future uses to Sandstone Park and downtown – establish a shared parking and open space connection.

- Minimize the impact of any future development of this site on adjacent residential properties.

- Maintain a trail connection through the site.

4. Preserve Sandstone Park in current use.

- Maintain the current uses and features including the Visitors Center, memorial trees, natural drainage, water fountain and gardens.

- Establish the site as a Visitor Rest Area with an improved parking area.

5. Develop a long-term redevelopment plan for Town Hall and the adjacent property.

- Enhance the character of the area including Town Hall, the Public Works building, the Old Depot Library, the RTD Park 'N Ride lot, the recycling bins and the bulk fuel tanks.

- Preserve the historic Town Hall and Old Depot Library buildings. Support the expansion of the library in this location.

- Support relocation of the Public Works building to the wastewater treatment plant site; also pursue relocation of the bulk fuel tanks.

- Develop a portion of the site for a paved public parking lot that serves downtown and RTD.

- Evaluate incorporating private office uses on this site.

6. Support retail and services infill development/redevelopment on vacant and underutilized sites.

- Primary infill development/redevelopment opportunities include: the South side of High Street between 3rd and 5th Avenues; the north side Broadway between 3rd and 5th Avenues; and the west terminus of Main Street.

- Allow for increased commercial activities in residential structures adjacent to the downtown core.

- Minimize the need for off-street parking requirements by implementing the proposed improved public parking areas.

- Encourage the expansion of the supermarket in its current location.

- Allow for expansion of special event, theater and entertainment uses at the Commercial Entertainment District site.

7. Establish and develop public parking areas.

- Develop a paved parking lot on the Town Hall site that serves downtown and RTD.

- Construct sidewalk, curb and gutter, and paved, striped parallel parking on High Street.

- Stripe parking spaces on Main Street.

- Develop a paved parking lot on the Town Railroad property that serves Sandstone Park and functions as a "Visitor Rest Area".

- Implement clear signage encouraging visitor use of designated public parking areas.

8. Implement a sign program.

- Review the Town's sign code and implement standards to insure their desired character and function.

- Work with CDOT to improve traffic control signage.

- Install directional signage that is designed to implement a "Town theme" and direct visitors to the Historic District, Visitor Rest Area, museum, library, public parks, Town trailhead areas, regional open space area trailheads, and public parking areas.

9. Promote the Town's Historic District.

- Incorporate the existing federal and state registered historic sites.

- Install placards for historic buildings.

- Establish as local overlay zone with architectural design guidelines for new development and redevelopment to insure a strong, common identity and preserve the historic western character; utilize native sandstone.

- Market the State and Federal Historic District designation.

- Support the efforts of the Lyons Historical Society and preserve the Old Stone Church and Redstone Museum.

10. Evaluate alternatives for a funded downtown business program/organization.

- Explore alternatives for funding downtown improvements such as tax increment, dedicated sales tax, or a business improvement district.

11. Support efforts to market Lyons as a destination for day visitors and travelers, and attract visitors to downtown.

- Support the efforts of the Town's Chamber of Commerce.

- Pursue improved highway and Town signage.

- Obtain Historic District designation.

- Maintain an Internet home page.

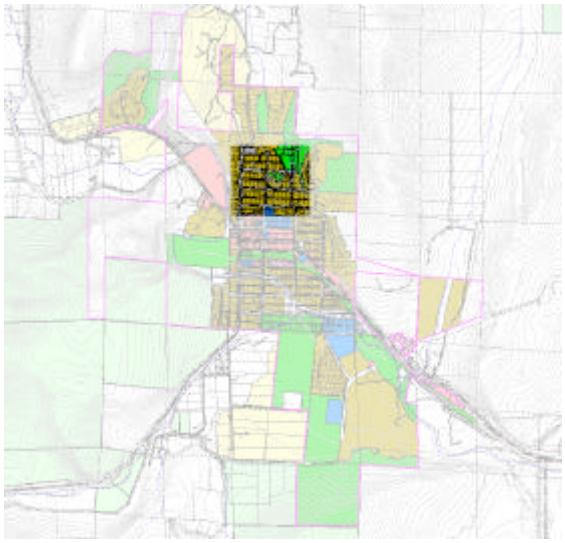
- Support the recreation use of regional open space areas.

- Support community special events and festivals.

- Evaluate public and private support for community business development position.

3.3 NORTH OLD TOWN NEIGHBORHOODS PLAN

1. Preserve/enhance the historic character of neighborhoods in this area.



- Preserve historic residences by including them in the Historic District.
- Preserve the diversity of housing and reinvestment in existing housing.
- Support re-use of the elementary school re-use for a community/recreation facility or other public use.
- Mitigate the impacts of adjacent commercial activities and any re-use of the elementary school.
- Support programs for seniors including property tax and utility abatements; Boulder County community service; and State income tax credits.
- Allow for "caretaker"/mother-in-law units on a special use basis on 150 feet deep lots with alley access (place a limit on the size of these units; restrict future subdivision).
- Protect the Cemetery as a public area – accommodate trail connections across the site.
- Establish water tank hill trail connections.

2. Implement the storm drainage improvements identified in Storm Drainage Master Plan.

- Recognize storm drainage as a community-wide concern.
- Implement the following priority projects – (1) Detention facilities upstream in Steamboat Valley (Sierra Roja, Boone); (2) resize existing box culverts at Reese Street and adjacent alleys; (3) storm drain, curb and gutter in Fourth Avenue; storm drain, curb and gutter Third avenue; storm drain curb and gutter Second Avenue (total estimated cost of improvements in Steamboat Valley drainage -- total estimated cost $2.4 million).
- Establish the Town's role relative to ownership, maintenance, and funding of storm drainage system improvements relative to liability, public works capacity and public support for capital expenditures by Town.
- Evaluate alternative funding mechanisms for storm drainage improvements including developer requirements, special assessment district, general obligation bonds, Annual CIP, and County impact assesments. Base any assessment on the equitable distribution of costs relative to impacts generated and benefits recieved.

- Protect the core areas of Town as upland development patterns occur; require developer on-site improvements and contributions to any required off-site improvements for stormwater detention and conveyance.

3. Establish a street-paving program.

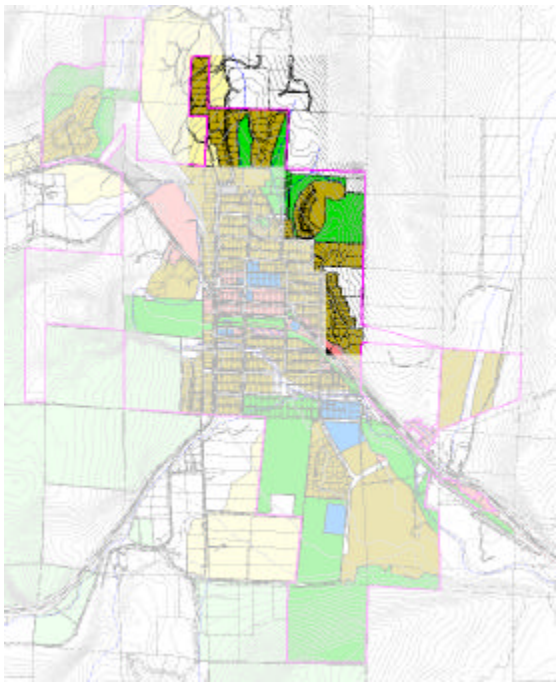
- Implement the program with the timing of storm drainage and other utility improvements.
- Establish the north/south collectorstreets as the priorities for paving (2nd, 3rd, 4th and 5th Avenues).
- Evaluate alternative funding mechanisms including the Town CIP, developer contributions and special assessments.

4. Implement a sidewalk improvement program.

- Establish the west side of 5th Avenue as a priority, followed by 2nd, 3rd and 4th Avenues.
- Require property owners to pay for improvements based on frontage and consideration of benefits.

3.4 STEAMBOAT VALLEY, EAST HILLSIDE PLAN

1. Development pattern.



- Support infill development to establish street, utility, open space and trail connections.
- Encourage clustered development to preserve open space and hillsides (consider a Transfer of Development Rights or density bonus for clustered development).
- Support the Boulder County agricultural zoning designation for unincorporated areas.
- Explore the potential for a Transfer of Development Rights program with Boulder County to relocate development sites off steep hillsides and ridgelines.
- Support Boulder County and the Front Range Scenic Mountain Backdrop preservation efforts – establish priority protection areas such as Steamboat Mountain.
- Establish agreements with Boulder County through IGAs.

2. Prepare and adopt a hillside development/preservation ordinance that applies to this area.

- Establish environmental resource protection requirements.
- Establish public improvement requirements (developer is responsible for on-site and off-site development impacts).
- Establish design requirements and guidelines addressing items such as landscaping, maximum road grades, maximum cut and fill, and street widths.

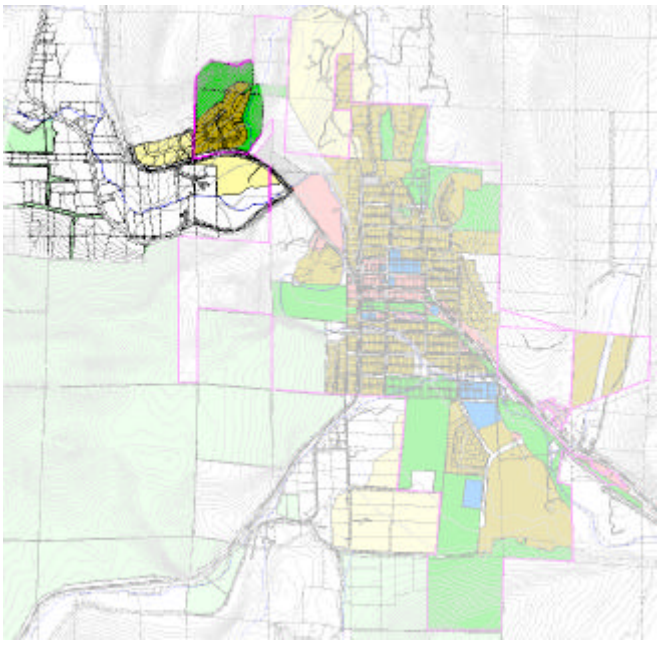
3. Establish street, sidewalk and trails connections.

- Identify and pursue connections between subdivisions, open space areas and Town.
- Require land dedications/easements in strategic locations from any future development.
- Pursue development of a Town "North Loop" trail.

3.5 EAGLE CANYON, APPLE VALLEY PLAN

1. Pursue Eagle Canyon pedestrian/bike connections.

- Establish a connection along the north side of US 36 to Town.
- Pursue an easement up Eagle Canyon or around the base of Steamboat Mountain to connect to a Lyons "North Loop Trail".
- Support the Antelope Road trailhead for Hall Ranch.



2. Protect Steamboat Mountain from any development.

- Pursue acquisition as a permanent open space protection area.
- Apply hillside development regulations.

3. Apple Valley.

- Maintain the Valley's rural character.
- Support some infill development, with a minimum lot size of 5 acres.
- Allow for In-Town residential on suitable development parcels that are currently contiguous to the Town and may be annexed and served by municipal water and sewer.

- Provide for pedestrian and bicycle safety along Apple Valley Road.

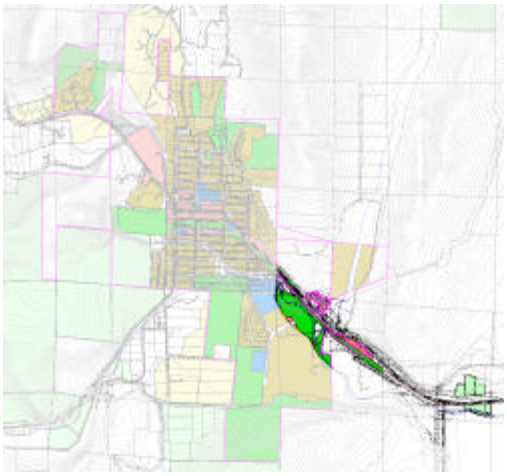
4. Zoning.

- Correct the zoning map to change the 3 Eagle Canyon lots to A-1 from R-1.
- Obtain a conservation easement on Eagle Canyon Outlot C, or zone the property as A-2.
- Support on-going light industrial uses on the CDOT and Baseline industries sites.

5. Address the negative visual character of the Town water facility.

- Remove the barbed wire fence and landscape the site.
- Maintain the cleanliness of the site.

3.6 EAST ENTRY CORRIDOR PLANZ



1. Enhance the image of the entry into town.

- Introduce community identity signage (historic district, open space areas).
- Encourage town initiatives to support reinvestment/improved design and quality of existing commercial development in the corridor (e.g., tax deferrals for rehabilitation).
- Discourage further strip commercial development.
- Limit commercial development to existing zoned locations.
- Establish landscaping and design standards for development/redevelopment that address vegetative screening, sign standards, lighting restrictions, shared access and parking and architectural guidelines.
- Encourage the master planned development of the Stone Canyon Commercial Subdivision;
  - Preserve the existing wetland as an amenity;
  - Develop the site as an attractive community "gathering" place;
  - Integrate a pathway/footbridge connecting to the Stone Canyon residential subdivision and the Town river corridor trail on the south side of US 36.

2. Extend the corridor bike trail along the east entry corridor.

- Utilize the existing rail bed to extend the trail out to the US36/SH66 intersection and ultimately to Longmont.

- Make a connection to the north side of the highway at Stone Canyon Drive; tie into the "North Loop" trail running northwest back into town.

3. Establish a permanent buffer area to the east of Town to protect the Town's identity from Longmont encroachment.

- Enter into an IGA with Longmont and Boulder County to prohibit urban development outside of the existing Longmont Planning Area (LPA) as stipulated in the Longmont IGA with Boulder County. The western extent of Longmont's planning area is Hygiene and 61st; the "area outside of the Longmont Planning Area is to remain as rural in character, for the purpose of preserving an open space buffer"; limit density to one unit per 35 acres).

- Support acquisition of open space areas for a permanent buffer adopting language contained within the Boulder County/Longmont IGA -- "any lands outside of LPA may be acquired by either party as open space". Preserve the James and Toteve Open Space and Dowe Flats conservation easements.

4. Support reclamation and restoration efforts of former mining and heavy industry sites; mitigate the impacts of on-going permitted activities.

- Support restoration of the critical floodplain/wetlands habitat area at former Ideal Cement Plant site; pursue acquisition and development of this site as a trailhead for Town's river corridor trail and a South Loop trail along the South Ledge ditch to Heil Ranch.

- Monitor the expansion of the Loukonen quarries on Rattle Snake Peak and consider taking a position relative to mitigating the impacts of these activities.

5. Carefully evaluate any proposals for annexation by existing commercial properties in the unincorporated county contiguous to Town.

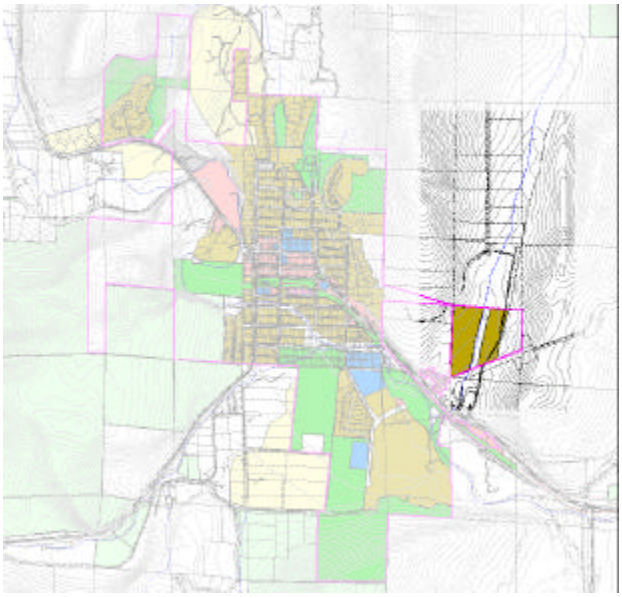
- Consider the fiscal benefits to Town and evaluate associated services requirements.

3.7 STONE CANYON PLAN

1. Minimize development impacts in Stone Canyon; preserve the open, mountain character.

- Limit the Town's municipal area to the existing 31 acre Stone Canyon Subdivision property.

- Support preserving the existing Boulder County agriculture zoning and 35 acre minimum lot sizes in the Canyon.



- Support the transfer of Southwest Portland Cement development rights off of Stone Canyon ridge.

- Encourage clustering and open space preservation in unincorporated areas of Stone Canyon to protect ridgelines and steep slopes.

- Support historic quarrying activities up canyon and future quarry reclamation.

2. Allow for the residential development of the 31-acre Stone Canyon Subdivision property within Town as a PUD in accordance with new Hillside Development regulations and specified criteria.

- Establish drainage corridor setbacks.

- Encourage clustered development off of steep slopes.

- Provide a neighborhood park area.

- Provide trail linkages along the drainage-way to properties up the canyon and to the highway and Town River Corridor trail; establish a trail link from the site connecting northwest back to Town over the base of Eagle Ridge.

- Provide secondary access.

- Accommodate traffic from quarrying activities and existing residences up the canyon.

- Minimize and mitigate any impacts of the Stone Canyon Drive alignment on the existing wetlands area within the Stone Canyon Commercial Subdivision.

- Require Stone Canyon Drive to align with McConnell Drive.

- Require the developer to provide and/or pay for all costs associated with obtaining water and sewer service for the development.

- Recognize that the R-1 zone district designation an the associated theoretical density is not suitable for the steep slopes and development constraints of the site.

3.8 RIVER PARK AREA PLAN

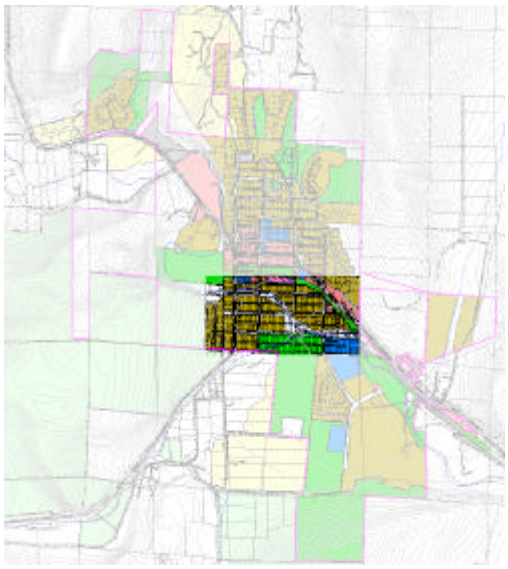
1. Continue to establish the St. Vrain River corridor area as a primary recreation amenity for Town.

- Establish the corridor as the main artery for the Town's walking and biking trail system (extend the corridor trail east to a trailhead at the vacated Ideal Cement plant site and establish connections to Hall Ranch, Heil Ranch and Meadow Park).

- Integrate the Lyons Valley Park open space and aprk dedications along the river corridor within the Town's park and recreation system (retain access to the existing ponds and develop them for public access for fishing, swimming and other appropriate uses).

- Provide for the on-going maintenance and development of Bohn Park and Meadow Park recreation facilities to high standards (ball fields, fishing access, picnic areas).

- Pro-actively support establishing the St. Vrain River as a "Gold Medal Trout Stream".



2. Protect the floodplain and floodway from development.

- Review the adequacy of the Town's floodplain development regulations.

- Strictly enforce floodplain regulations.

- Identify and inventory undevelopable platted lots.

- Implement the recently completed Floodplain Study.

3. Address the negative visual impacts of the sewage treatment plant.

- Remove the existing abandoned structures.

- Clean up any junk and plant trees for screening.

- Maintain the cleanliness of the site.

- Utilize a portion of the site area for a river corridor trail access to the Lyons Valley Park recreation ponds.

- Consider relocating the Town's Public Works department and maintenance buildings to this site.

3.9 LYONS VALLEY PLAN

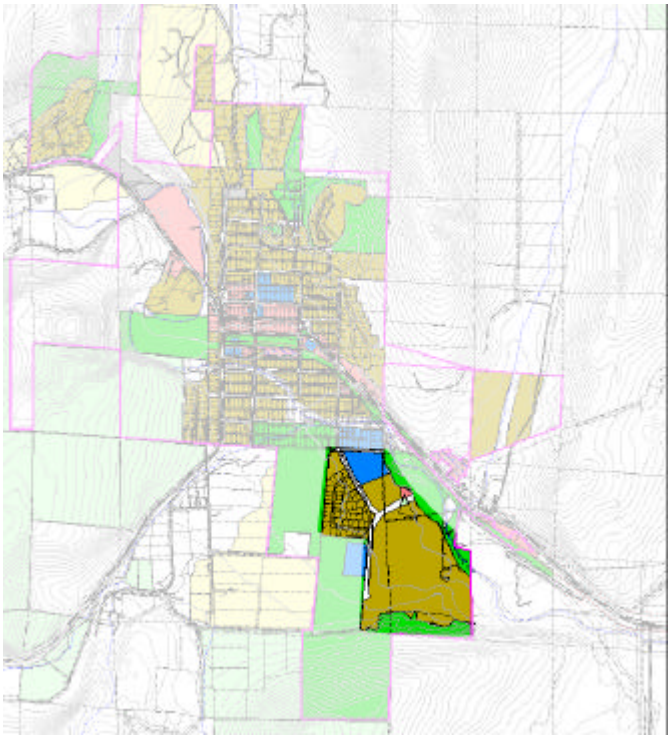
1. Insure that the development of Lyons Valley Park occurs according to existing approvals and agreements and all Town standards.

- Insure high quality development according to adopted improvement agreements and Town standards – require construction of the McConnell Bridge; dedication of the designated park and open space areas ; preservation of the existing ponds and their accessibility; and require development to include the proposed mix of single family and multi-family housing.

- Recognize this property as the largest opportunity for residential development in Town, having the least development constraints.

- Provide for adequate public facilities (water and sewer infrastructure) to serve approved development; insure services are provided at no net cost to Town and existing residents.

2. Establish policies for land areas adjacent to the Town's boundaries.



- Consider annexation of lands immediately adjacent to the existing Town boundaries only where there is a significant community-wide public benefit.

- Pursue control of the Olson property and a master development plan that maximizes the community-wide public benefit.

- Establish desired and acceptable land uses for this area such as a Boulder County Heil Ranch trailhead; St. Vrain School District Joint Use Recreation Facility; Elementary School site; equestrian uses; residential development.

- Define the edges for urban versus rural development as the area west of the lots fronting County Road 69.

- Establish a street plan for this area considering its potential development including the access to Heil Ranch, development of the 28 acre Town park property, and any other future development in this area such as a new elementary school or joint use recreation facility with the School District.

3. Establish an overall development plan for the Town's parks and open space amenities.

- Prepare a development plan for the 25 acre Town park property that integrates with other existing and future parks and recreation facilities in Town (consider the potential for other desired land uses for the site and integrate this within an overall development plan for the valley.

- Pursue a trail link from the vacated Ideal Cement plant site along the South Ledge ditch to Heil Ranch and also to Hall Ranch.

3.10 SOUTHWEST AREA PLAN

1. Support development of accesses and linkages to the Heil and Hall Ranch Open Space Area Access.

- Support Boulder County's aqcuisition and development of a Heil Ranch trailhead on the Olson property.

- Support Red Gulch Road as the primary access to the new Heil Ranch trailhead.

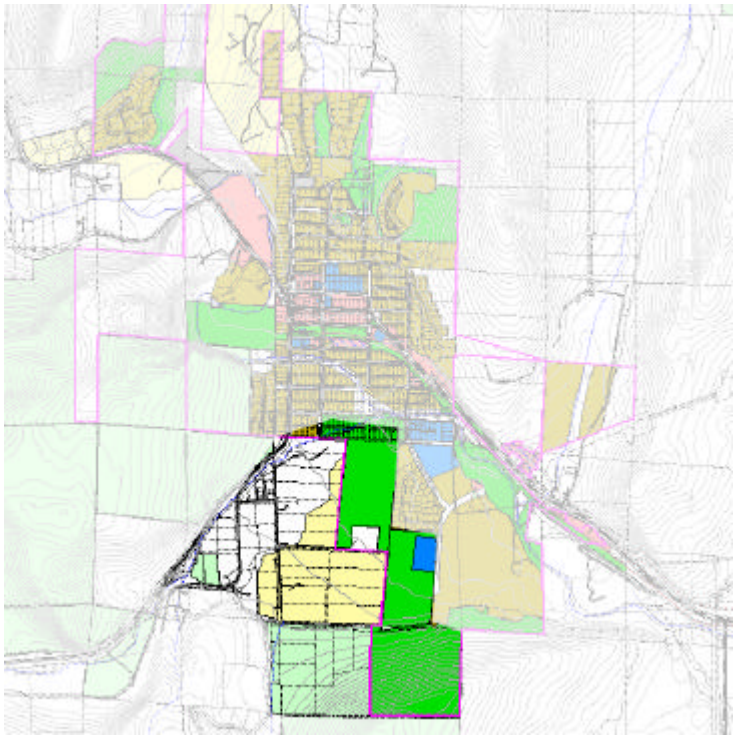
- Establish Hall and Heil Ranch connections to the Town's trail system (support a limited impact trail over Corona Hill to Hall Ranch that avoids the eagle nesting area).

- Maximize the Town's economic opportunities related to visitation and usage of these open space areas.

2. Preserve the rural character of the area.

- Define the rural edge as the area west of the lots fronting County Road 69.

3. Recognize the strategic development potential of the area as recommended in the future land use and development plan.



CHAPTER FOUR: IMPLEMENTATION ACTION PLAN

4.1 INTRODUCTION

This chapter presents a summary checklist of priority actions for the Town to pursue to implement the key recommendations of this plan. The priority actions are those items that are expected to have the greatest impact on achieving the community's vision for the future and recommendation for the Town's growth and development. The priority actions are summarized under five categories of initiatives:

1. **Cooperative Efforts with Adjacent Communities.**

2. **Town Ordinances and Land Use Regulations.**

3. **Town Master Planning Efforts.**

4. **Infrastructure and Services Capital Improvement Programs.**

5. **Special Projects.**

The priority actions under each initiative are summarized in the following tables. The time frame for implementation, the purpose, and the key participants responsible for implementation are included for each action. The time frames for implementation are categorized as Short Term (1-2 years); Medium Term (3-5 years); and Long Term (More than 5 years). Greater detail describing the recommended goals, objectives and policies related to each action item are provided in Chapters 2 and 3 of this plan.

4.2 IMPLEMENTATION ACTION PLAN

Establish Cooperative Planning and Regulatory Efforts with Adjacent Communities.

ACTION	PURPOSE	TIME FRAME	KEY PARTICIPANTS
Enter into an Intergovernmental Agreement with Boulder County for cooperative land use and planning efforts.	Implement Town objectives for land use in unincorporated land areas surrounding Town; implement cooperative planning efforts in transportation, economic development and recreation.	Short Term	Town Board County Commissioners Town Administrator Town Attorney County Attorney
Restrict rezonings and new subdivisions in unincorporated areas surrounding Town.	Maintain the Town's small town character; provide for community separation and identity; preserve surrounding the natural environment and rural character.	Short Term	Town Board Town Attorney County Attorney Boulder County Land Use
Establish land protection areas in unincorporated areas surrounding Town.	Pursue measures to protect problem/hazard/prominent natural resource lands including floodplain corridors, wetlands, riparian areas; steep slopes, ridgelines and prominent natural features (Steamboat Mountain, Eagle Ridge, Steamboat Valley).	Medium-Long Term	Town Board Town Planning Commission Town Planner Boulder County Land Use Boulder County Open Space
Support Boulder County open space planning, acquisition and development.	Provide outdoor recreation and environmental amenity; provide permanent community buffers; support Town's economic development efforts (visitor attraction); connect to Town trail system; minimize traffic impacts.	Short Term On-going	Town Board Town Planning Commission Town Recreation Dept. Town Recreation Commission Boulder County Open Space North Foothills Open Space Advisory Committee
Obtain support from Boulder County Economic Development for the Town's economic development activities.	Encourage and support local business development efforts and downtown improvements; continue annual economic development funding.	Short Term On-going	Town Board Town Administrator Chamber of Commerce Boulder County Economic Development

Obtain support from the County in transportation planning efforts with CDOT.	Actively identify and pursue measures traffic calming measures on US36 through Town, to improve pedestrian and accessibility to downtown businesses.	Medium Term	Town Board Town Administrator Public Works Town Engineer, Planner Sheriff's Department County Transportation DRCOG, CDOT
Work with the Boulder County Housing Authority to pursue seniors/affordable housing programs/projects in Town.	Provide increased housing opportunities for maintaining a diverse population.	Short – Medium Term	Town Board Town Administrator Seniors Community/Orgs. County Housing Authority
Enter into an Intergovernmental Agreement with the City of Longmont for cooperative land use and planning efforts.	Establish agreements on annexation and development areas (limit Longmont's growth and development to within its current Longmont Planning Area; provide for community separation and identity; pursue a significant open space buffer along SH 66 corridor.	Short Term	Town Board Longmont Council Town Attorney
Enter into an Intergovernmental Agreement with Larimer County for cooperative land use and planning efforts.	Minimize impacts of development in unincorporated portions of Larimer County on the Town including impacts on traffic, fire protection and schools.	Short Term	Town Board County Commissioners Town Attorney

Implement Town Ordinances and Land Use Regulations

ACTION	PURPOSE	TIME FRAME	KEY PARTICIPANTS
Implement ordinances related to growth management. *Establish a program to limit the rate of growth in Town to historical rates.* *Restrict new annexations and rezonings until existing development potential has been accomplished.*	Maintain the small town character; provide for orderly growth and high quality development.	Short – Medium Term On-going	Town Board Town Attorney
Implement sensitive lands preservation/hillside development requirements and design guidelines.	Protect problem/hazard/resource lands; protect natural drainages; minimize visual impacts; protect prominent natural features.	Short – Medium Term	Town Board Town Planning Commission Town Attorney Town Planner Town Engineer
Update the Town's zoning map and regulations.	Insure correct zoning designations relative to Town ordinances and approvals and review existing designations relative to implementing the future land use and development plan.	Short – Medium Term	Town Board Town Planning Commission Town Attorney Town Planner
Implement enhanced design guidelines and landscaping standards for commercial development.	Enhance the accessibility and attractiveness of the Town's commercial areas.	Medium Term	Town Board Town Planning Commission Town Attorney Town Planner
Establish a downtown Historic District with associated design guidelines.	Preserve historic buildings and sites; preserve the historic character of downtown; promote downtown as an attraction.	Medium Term	Town Board Lyons Historical Society Property/business owners Chamber of Commerce Town Administrator

Town Master Planning Efforts.

ACTION	PURPOSE	TIME FRAME	KEY PARTICIPANTS
Prepare and adopt a comprehensive Parks, Recreation, Trails and Open Space Master Plan.	Maximize the benefit of the Town's park and open space resources to the community; provide a system of recreation opportunities that integrates with surrounding open space areas.	Short Term	Town Board Town Parks Director Recreation Commission Town Residents Boulder County Open Space
Complete a water master plan.	Develop a long-term strategy for capital improvements required for providing clean drinking water for existing and future planned development.	Short - Medium Term	Town Board Public Works Town Engineer
Prepare a street and sidewalk improvement master plan.	Develop a long-term strategy for improving pedestrian safety and traffic circulation; establish a funding and phased construction program.	Medium Term	Town Board Public Works Town Engineer Town Residents
Prepare a downtown development plan.	Enhance downtown as an attraction and the commercial center of Town; establish traffic calming measures; parking areas; streetscape improvements; signage; funding and organization mechanisms.	Medium Term	Town Board Property/business owners Chamber of Commerce Town Administrator Town Planner Colorado Department of Transportation

Capital Improvement Programs.

ACTION	PURPOSE	TIME FRAME	KEY PARTICIPANTS
Implement the Storm Drainage Master Plan.	Address existing deficiencies in the Town's storm drainage system to protect life and property from storm water impacts and flooding.	Medium Term - Long Term	Town Board Town Engineer Public Works
Implement the street and sidewalk improvements master plan upon completion.	Provide for enhanced pedestrian safety, transportation/circulation and storm water conveyance.	Long Term	Town Board Town Administrator Public Works Town Engineer
Implement the water master plan upon completion.	Provide clean drinking water for existing and future planned development..	Medium Term -- Long Term	Town Board Public Works Town Engineer

Special Projects.

ACTION	PURPOSE	TIME FRAME	KEY PARTICIPANTS
Pursue control of the 132 acre Olson property and develop a master plan that maximizes the community-wide benefit.	Pursue a combination of desired public uses and private development for the property.	Short -- Long Term	Town Board Town Administrator Town Attorney
Continue to explore support for a community/recreation center facility.	Provide a facility for a wide variety of community, cultural and recreation programs for all members of the community.	Short to Long Term	Town Board Town Administrator Town Residents
Pursue a site for a new elementary school.	Provide a new, state-of-the-art school facility for the Town's children; utilize available bonded funding.	Short to Medium Term	Town Board Town Administrator