LYONS, COLORADO

COMPREHENSIVE PLAN

ADOPTED - JANUARY 2023

LYONS COLORADO

CLARION

FEHR PEERS

brendle GROUP

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ACKNOWLEDGMENTS

Dedication to LaVern Johnson (1927-2022)

LaVern Maxine Johnson was a regular fixture at Town Board meetings, commission meetings, special events, high school ballgames, her beloved Red Rock Square Dancers Group, and just about every Town event. LaVern's presence reflected her deep love for Lyons – her hometown for 93 years – and her civic involvement made her town a better place to live.

Among the many things Lyons residents can thank LaVern for are Lyons Middle and High School, our amazing parks, the fact that the once-proposed 400-ft. tall Coffintop Dam isn't looming over the town, and the Redstone Museum.

Beyond her activism and advocacy, most of all we are grateful to have had someone among us who remembered and kept our history. LaVern has been called "The most important person in Lyons' history" by author Dan Corson, and we agree it's a mantle richly deserved.

LaVern Johnson was born in 1927. From the time she was six months old, she was raised on a farm that is currently the site of Lyons Valley Park. She remembered when trains ran to Lyons. The Redstone Museum was her schoolhouse. The museum, whose artifacts and documents were personal to her, might just as well be called the LaVern Johnson Museum.

But it wasn't just history that LaVern cared about. She embraced nearly every Town issue and provided a perspective few residents could match. As a town official, LaVern began her 13-1/2 years as a Town Trustee in 1997, being elected to complete her husband Laverne's term after he passed away. (It's one of the town's great stories – that two people with basically the same first name fell in love and married.) Laverne himself was a Town Trustee for 17 years; community service clearly ran deep in the Johnson family.

LaVern was held in high esteem by present-day Trustees and members of the various town boards and commissions who valued her opinions. There was an energy, an enthusiasm and a love for Lyons that set LaVern apart. It's rare to find people who live their whole life in one place, but for LaVern that was enough. And all of us – old-timers and newcomers alike – are the better for it. It is only fitting that this iteration of the Town's Comprehensive Plan – which Lavern actively participated in – be dedicated to her.

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REGIONAL PARTNERS

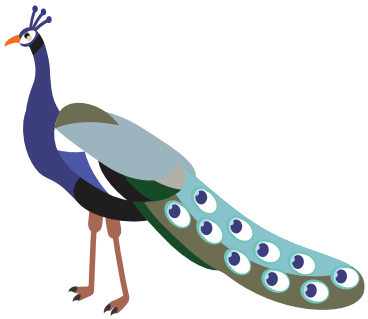
The Town of Lyons would like to thank Boulder County, CEMEX, the Colorado Department of Transportation, and other regional partners for their participation and input as part of this Comprehensive Plan update.

CONSULTANT TEAM

Clarion Associates
Fehr & Peers
Brendle Group

THE LYONS COMMUNITY

A special thanks to the Lyons Community and the hundreds of individuals who participated in the Lyons Thrive process—in-person, online, and via Zoom!



CHAPTER 1
INTRODUCTION

ABOUT LYONS

Lyons is a small, Statutory Town built upon the Lyons sandstone formation and developed around the confluence of the North and South St. Vrain Rivers descending from the Rocky Mountains. Once primarily a quarry town, today Lyons is a hub of outdoor recreation, music, dance, and fine arts. Many of these activities and parts of our 150-year history are depicted in our Town mural, created by our local artists and displayed on the walls of our visitor center in Sandstone Park. Lyons residents enjoy easy access to urban amenities but relish the ability to retreat to a community where the stores are owned by local people and neighbors wave and say hello as they pass. The entire town can be thought of as a single neighborhood where neighbors treat one another as friends, are on a first name basis, and care about each other's wellbeing.

ABOUT THE COMPREHENSIVE PLAN

ROLE OF THE PLAN

The Town of Lyons Comprehensive Plan is an officially adopted advisory document that outlines the community's aspirations and goals for the next ten to 20 years. The Comprehensive Plan addresses issues related to land use, growth and development, community character, historic preservation, economic development and tourism, parks and open space, and other topics of importance to the community. The Plan establishes guiding principles, goals, policies, and strategies to help achieve the community's vision. It also provides a blueprint for future growth within the Town of Lyons Planning Area and vicinity that is implemented through the Town's zoning and subdivision regulations and other regulatory tools.

LYONS PLANNING AREA

For the purposes of this updated Comprehensive Plan and future intergovernmental agreements (IGAs), the Lyons Primary Planning Area (LPPA) includes the following distinct geographies:

- The incorporated Town of Lyons;
- The North St. Vrain, South St. Vrain, and East St. Vrain subareas; and
- Unincorporated portions of Boulder County adjacent to the Town of Lyons that are not contained in the above subareas. Owners of these parcels have expressed a desire to potentially be incorporated into the Town of Lyons in the future.

Subarea boundaries are depicted in the Area-Specific Recommendations section of Chapter 3. The LPPA is a subset of the Town's Three-mile Plan.

LEGISLATIVE AUTHORITY

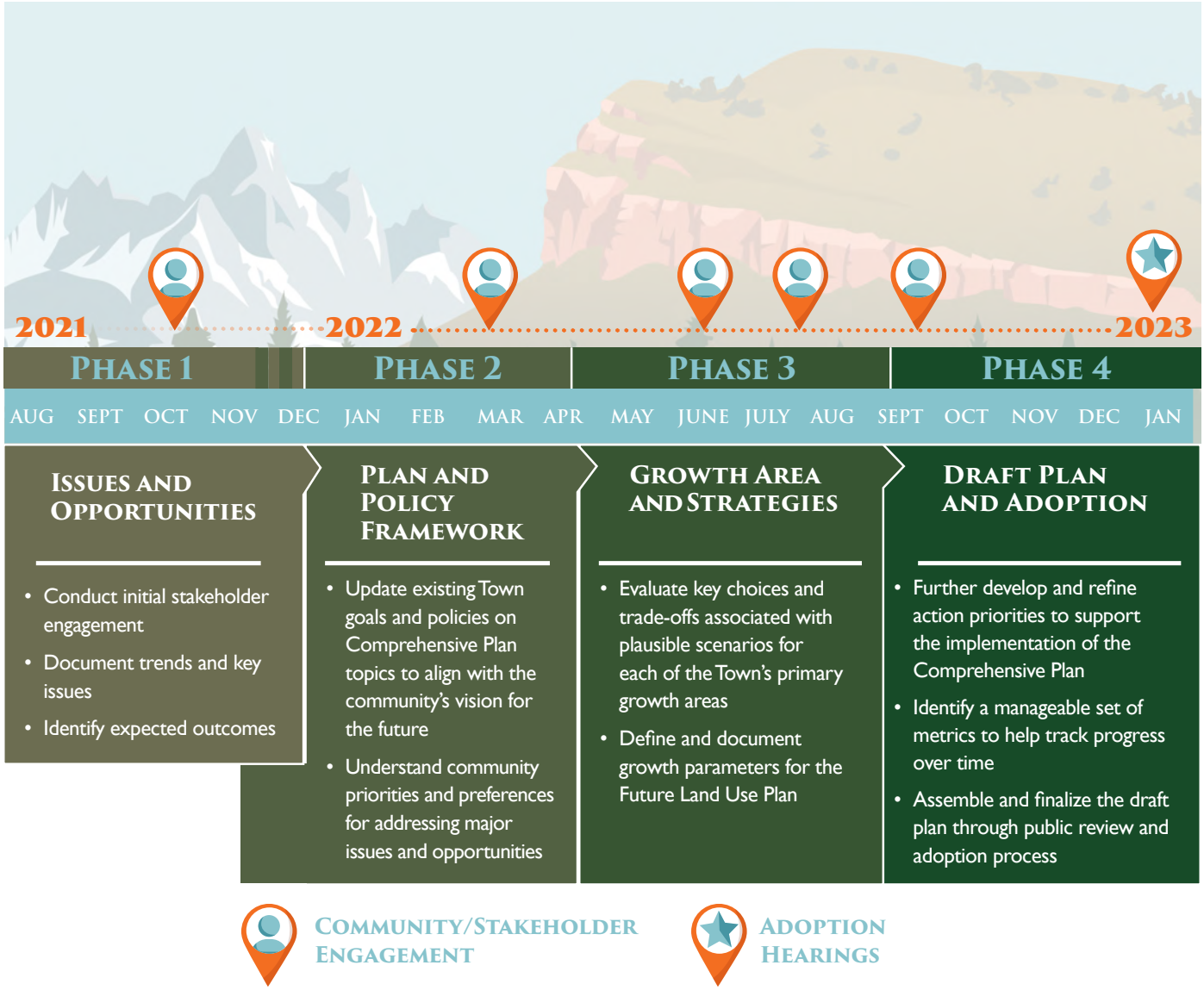
The Town of Lyons is authorized to develop a Comprehensive Plan in accordance with Sections 31-23-206 through 209 of the Colorado Revised Statutes (C.R.S.) which refer to the development, modification, and approval procedures for such a plan.

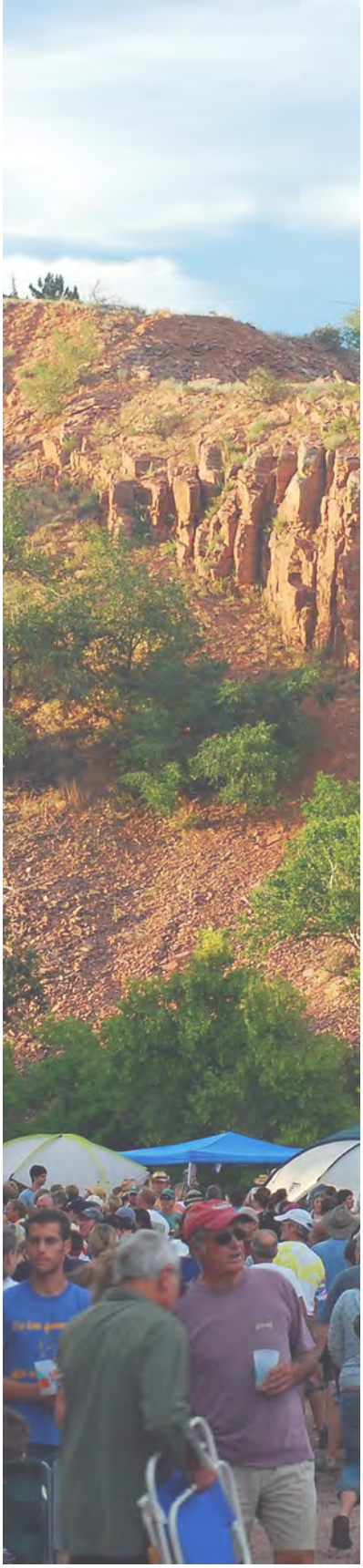
Municipalities in Colorado are required to prepare and adopt a Three-mile Plan prior to annexing property into their territorial boundaries per C.R.S. 31-12-105 et. seq. The Three-mile Plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality. This Comprehensive Plan includes Lyons' Three-mile Plan.

ABOUT LYONS THRIVE

PROCESS AND TIMELINE

The Comprehensive Plan was developed incrementally over the course of a year and a half. Opportunities for community input were provided during each phase of the process, as summarized below.





OPPORTUNITIES FOR INPUT

The Lyons Thrive process included a robust community engagement effort. Over the course of a year, Comprehensive Plan creators engaged a diverse group of people to help envision Lyons' future, refine the community's values, and provide detailed feedback on how to implement that vision. Participants included residents, business owners, youth, members of the development community, community organizations, regional partners, appointed and elected officials, and numerous other stakeholder groups.

The Planning and Community Development Commission (PCDC) served as the guiding body for the process, overseeing the project team, reviewing and providing input on interim drafts, and assisting with public outreach.

Boards and Commissions Questionnaire

In late 2020, Town staff provided each of the Boards and Commissions with a questionnaire asking for their feedback on the 2010 Comprehensive Plan, the 2014 Recovery Action Plan, and the 2016 Lyons Primary Planning Area Plan. Boards and Commissions were asked to assess the progress that they had made implementing these plans, areas of the plans that had yet to be resolved, and to provide goals for the 2022 Comprehensive Plan Update. The project team received 32 pages of recommendations from Ecology Advisory Board, Economic Vitality Commission, Historic Preservation Commission, Lyons Arts and Humanities Commission, Parks and Recreation Commission, and the Utilities and Engineering Board.

Online Engagement (542 respondents)

Community Survey (376 respondents). In October 2021, a community survey was launched on the Lyons Thrive project website to help identify the community's vision for the future. The survey asked respondents about their hopes and fears for the future, to identify issues and opportunities, and to assess how they felt Lyons was performing in key areas. A total of 376 individuals responded to the survey, and the responses were catalogued and summarized in the Community Survey Summary (Appendix B).

Plan Framework Survey (57 respondents). In March 2022, the Town surveyed residents about the Preliminary Plan Framework that set the foundation for the Comprehensive Plan update. Respondents were asked to review the guiding principles and goals to ensure that they described the community's vision for the future. 57 individuals responded to the survey.

Growth Framework Survey (66 respondents). In June 2022, the Town asked residents to weigh in on the Future Land Use map and associated policy direction for distinct geographies within the Lyons Planning Area. Respondents were surveyed about where and how Lyons should grow, and whether the initial policy direction fit with their vision of Lyons future. 66 individuals responded to the survey.

Map Your Ideas! (24 respondents). Throughout the Lyons Thrive process, an online input map allowed residents to place a map marker on specific areas "that could use improvement" or that "should stay the same." 24 individuals provided 132 comments using this tool.

Draft Comprehensive Plan (Nine respondents). An opportunity to comment on the public draft of the Comprehensive Plan was made available on the project website. 330 people visited the site during the review window. Nine people left formal comments.

Community Meetings (100-125 participants)

Between April 2022 and October 2022, three in-person community meetings were held at the Lyons Public Library. The first meeting walked residents through the Preliminary Plan Framework and asked them to weigh in on the guiding principles and goals that would form the vision for Lyons' future. This meeting was held directly after a Board of Trustees meet-and-greet and was very well-attended.

The second meeting introduced residents to the Growth Framework. After an initial presentation, residents were asked to provide feedback on specific geographic focus areas.

A third meeting was held to introduce the draft Comprehensive Plan.

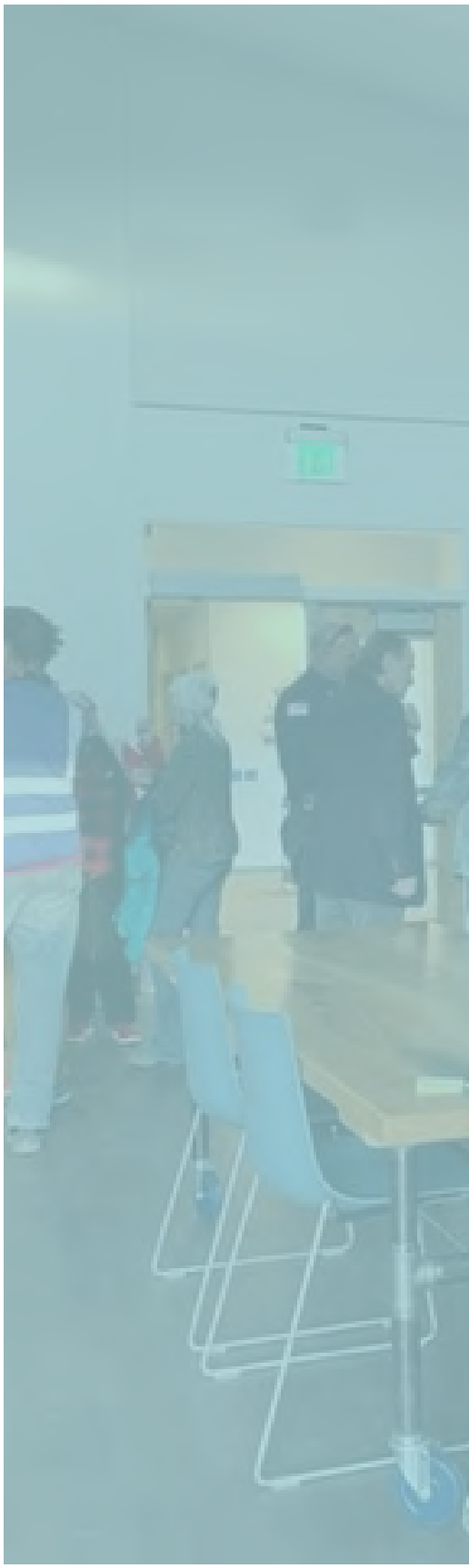
Youth Workshops

In the Fall of 2021, the project team met with the Student Advisory Commission and the Lyons Community Library Teen Advisory Group to better understand the needs of children and young adults in Lyons.

Focus Groups (21 Meetings) and Boards and Commissions Work Sessions (40-50 participants)

Between October 2021 and June 2022, a total of 21 focus groups were held with a wide array of stakeholder groups to explore specific issues and opportunities that needed to be addressed as part of the Lyons Thrive process.

Many of the below groups were engaged in multiple focus groups throughout the process.



- Arts and Humanities Commission
- Business Groups
- East Corridor Owners/ Developers
- Ecology Advisory Board
- Economic Vitality Commission
- Housing and Human Services Commission
- Lefthand Watershed Center
- Lyons Community Foundation
- Lyons Emergency Assistance Fund
- Lyons Historical Society
- Lyons Regional Library
- Library Youth Group
- Parks and Recreation Commission
- Planning and Community Development Commission
- Sustainable Futures Commission
- Youth Advisory Board
- Utilities and Engineering Board
- Wildfire Task Force

Regional Stakeholders

As the vision for the Lyons Thrive Comprehensive Plan began to take shape, regional stakeholders were engaged to ensure that regional planning efforts were incorporated into the process. Boulder County, the Colorado Department of Transportation (CDOT), Think Generator Development, and CEMEX gave feedback on Lyons' growth framework and provided information about their plans and activities in the area.

RELATED PLANS AND STUDIES

Early in the Lyons Thrive process, the project team completed an inventory and "scan" of the nearly 550 individual goals, objectives, strategies, policies, guiding principles, and other policy directions within the Town's existing plans. The Policy Scan (Appendix C) was completed as a way to compiled and compared existing policy direction by topic, and was used as a tool to assess progress, identify gaps, and explore opportunities to streamline, and reduce repetition. The team referenced the following plans, studies, and other documents:

- Saint Vrain and Left Hand State of the Watershed: Restoring the Future with Adaptive Management, 2021
- Wildfire Taskforce Budget Recommendations, 2021
- Boulder County Comprehensive Plan, 2020
- Town of Lyons Annual Report for Fiscal Year Ending December 31, 2020
- Lyons Environmental Sustainability Action Plan (LESAP), 2019
- Downtown Parking Study, 2018
- University of Colorado Denver Student Report, 2018
- Boulder County Regional Housing Plan, 2017
- CDBG-DR Unmet Needs Assessment: Boulder County Collaborative, 2017
- Lyons Land Use and Management Plan for Deed Restricted Buy Out Properties (DRBOP), 2017
- Town of Lyons Hazard Identification and Risk Assessment (HIRA), 2017
- Water Capital Improvements Plan, 2017
- Town of Lyons Parks Flood Recovery Planning Process, 2016
- Lyons Primary Planning Area Master Plan, 2016
- Urban Renewal Plan, 2016
- Stormwater Master Plan, 2016
- Electric System Cost of Services Study, 2016
- Sewer Feasibility Study, 2016
- Lyons Recovery Housing: Socio-Economic Impacts, 2015
- Lyons Housing Needs Assessment, 2014
- Lyons Recovery Action Plan, 2014
- Sustainable River Corridor Action Plan

- Living with the St. Vrain, APA Community Planning Assistance Teams, 2014
- Lyons CEMEX Area Comprehensive Development Plan IGA, 2012
- Lyons Comprehensive Development Plan IGA, 2012
- Parks, Open Space, and Trails Master Plan, 2008
- Lyons Fire Protection District Community Wildfire Protection Plan, 2011
- Town of Lyons Comprehensive Plan, 2010
- Boulder County Multi-Hazard Mitigation Plan, 2008
- Sustainable Energy Plan, Boulder County Consortium of Cities, 2008
- Downtown Improvement Plan, 2006
- St. Vrain Trail Master Plan, 2004
- Boulder County Countywide Coordinated Comprehensive Development Plan IGA ("Super IGA"), 2003

While some of the plans are being replaced by this iteration of the Comprehensive Plan, functional plans (e.g., Stormwater Master Plan) will continue to be referenced in the implementation of the Comprehensive Plan. Cross-references to relevant plans and studies are provided where relevant.

MAJOR TRENDS AND KEY ISSUES

Major trends and key issues facing the Town of Lyons were factored into conversations with the Lyons community. They were incorporated into the goals and policy direction in this Comprehensive Plan. The below trends were identified using data from the 2019 American Community Survey, Zillow, and previous studies. Additional issues and opportunities emerged from the results of the stakeholder interviews and the Community Survey conducted in late 2021. A more detailed analysis of these trends and a list of citations can be found in the Community Profile (Appendix A).

Changing Demographics

The population of residents under the age of 19 has grown considerably since 2010. When combined with a stable and sizable senior community, this creates a need for targeted support services - such as daycares, schools, senior facilities, and healthcare providers. Lyons also saw a decrease in the proportion of low-income residents over the last ten years. The corresponding rise in housing prices and lack of varied housing options will make it difficult for Lyons to attract an economically diverse population in the future.

Loss of Affordability

Lyons' housing market has become significantly more expensive over the last decade due to the loss of affordable housing during the 2013 flood, the effects of a nationwide housing crisis, limited geography, and the high desirability of the community. Although the events are too recent to be reflected in available data sets, pressure on Lyons' housing market (and on the market in other mountain communities in Colorado and across the West) has seemingly been exacerbated by the COVID-19 pandemic and a growing prevalence of remote workers seeking a lifestyle change. If this trend continues, it will strain the ability of local businesses to attract workers and become increasingly challenging for residents on a fixed income to move to or remain in Lyons.

Defining Parameters for Future Growth

Lyons is recognized and valued for its historic small-town character, scenic views, sensitive natural areas, and easy access to parks, open space, and trails. The desirability of these assets and projected regional growth will continue to draw new residents to the area. However, growth opportunities in Lyons are limited. A mix of "greenfield" development and targeted infill/redevelopment will be required to protect the things that make Lyons special and ensure that growth accomplishes community goals. Future growth parameters are discussed in Chapter 3.

Hazard Mitigation and Resilience

While Lyons has vastly improved its resilience to the effects of future flood events as part of flood recovery efforts, a large-scale flood event would still have severe impacts on the community. Continued focus on flood resilience and watershed restoration will be important to mitigate future losses. In addition, Lyons is at substantial risk of catastrophic wildfire events. With the recent fires in the area and projected climate conditions likely to increase wildfire occurrence, it is important to act now to build community resilience to wildfires.

Ability to Leverage Available Resources

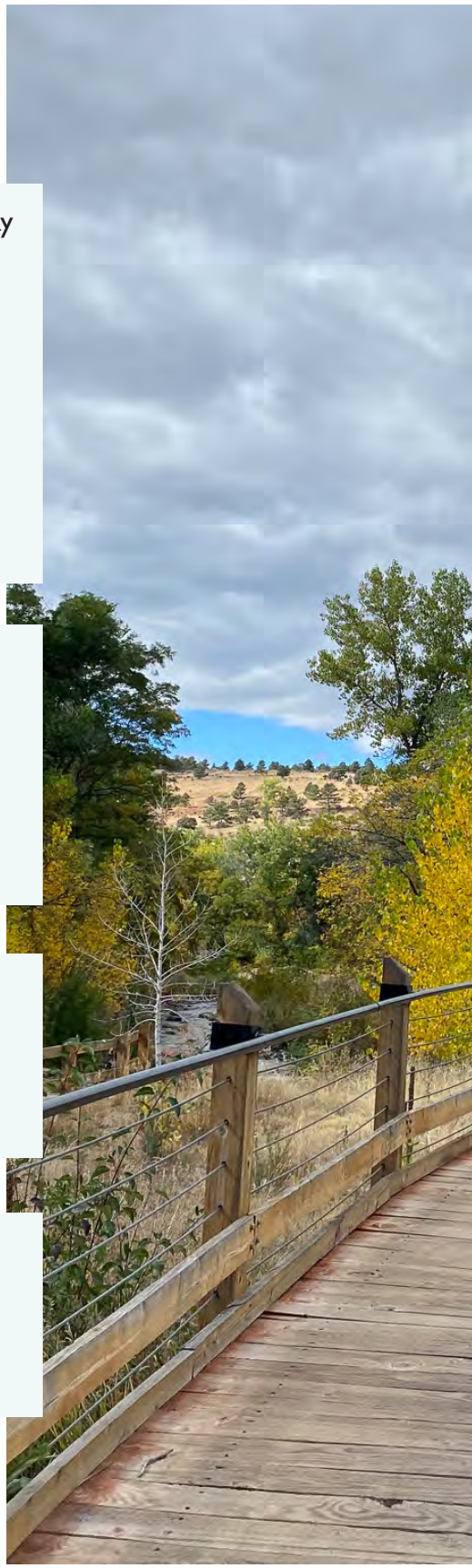
As a small town with limited resources, the Lyons community has a long track record of coming together to "get things done" when needed. Lyons' residents are highly involved in and generous with their commitment of both time and resources. Many residents serve on Town boards and commissions, participate on nonprofit boards, and volunteer for citizen-led projects. Lyons relies heavily on support from these volunteers, nonprofits, and other organizations to help advance community initiatives and provide both essential and non-essential services that the community has come to expect and rely on. Leveraging available resources to ensure these efforts are sustainable over the long-term will be essential.

Enhancing Local and Regional Connections

Lyons exists within the larger context of the Colorado Front Range, Boulder County, and nearby communities such as Boulder, Longmont, and Estes Park. While Lyons has some control over what happens directly within its municipal boundary, the surrounding economy, growth, and tourism influence local dynamics. This can be most directly felt in the cost of housing and the large volume of traffic passing through Town to visit Estes Park and Rocky Mountain National Park. However, Lyons residents benefit from their proximity to natural amenities, the educational and economic opportunities in the Boulder and Denver Metro Areas, and the shopping and healthcare options located in Longmont. Recognizing the importance of the larger economic and recreational ecosystem, and coordinating with government agencies that help regulate it, is vital to implementing the long-term vision for Lyons outlined in this plan.

PARTS OF THE PLAN

The Comprehensive Plan contains four chapters in addition to this introduction:



Chapter 2: Guiding Principles, Goals, and Policies

- Describes what we value about Lyons today and the type of community we'd like to create in the future
- Provides guidance to ensure day-to-day decision-making and other actions taken by the Board of Trustees, the Planning and Development Commission, Town staff, and boards and commissions will help support and advance the goals of the Comprehensive Plan.

Chapter 3: Future Land Use and Three-mile Plan

- Provides guidance on how and where different types of development and land uses will be allowed within the Town of Lyons Planning Area.
- Establishes policies to guide future annexations within the Three-mile Plan area.

Chapter 4: Implementation

- Discusses actions we will take to achieve our goals and leverage available resources.

Appendices

- Appendix A: Community Profile
- Appendix B: Community Survey Summary
- Appendix C: Policy Scan

POLICY FRAMEWORK

The Comprehensive Plan establishes a policy framework to guide decision-making. The overall hierarchy and distinct role of each component of the policy framework is illustrated below. The top four tiers of the framework are addressed in Chapter 2. The bottom tier is addressed in Chapter 4.

As noted previously, the goals and policies contained in this Comprehensive Plan draw from numerous plans and studies developed by the Town of Lyons since the adoption of the 2010 Comprehensive Plan. In some instances, goals from a related plan or study have been carried forward and updated to reflect the changing dynamics in the community. In other instances, new goals have been added to help fill gaps in the Town's current policies that may have not been contemplated or considered relevant in prior planning efforts.

PLAN MONITORING AND UPDATES

The Comprehensive Plan is not intended to be a static document. Ongoing monitoring and periodic amendments will be necessary to communicate progress and keep the plan relevant as a planning and decision-making tool.

Progress Reports

Progress on implementation strategies outlined in Chapter 4 should be reviewed annually to set priorities to allocate limited resources. A brief status report regarding near-term strategies should be provided by Town departments and boards and commissions in the Town's Annual Report.

Plan Amendments

Data and trends related to demographics, housing, economic development, and development permits/capacity information (contained in the Community Profile in Appendix A) should be reviewed and updated every two to three years, or as new information becomes available. Other requests for amendments may arise from time to time. When considering an amendment to the Comprehensive Plan, the Planning and Development Commission (PCDC) and the Board of Trustees should take into account the following criteria:

- The proposed amendment is in substantial conformity with the Comprehensive Plan;
- Strict adherence to a current goal or policy of the Comprehensive Plan would result in a situation neither intended by nor in keeping with the guiding principles, goals, and policies of the Plan;
- The proposed amendment will not have an undesirable effect on adjacent properties;
- The proposed amendment will have minimal effect on public services and facilities and current or planned service provision; and
- The proposed amendment will not have an adverse effect on the public health, safety, and general welfare of the Town.

The need for a major update of the Comprehensive Plan should generally be evaluated every ten years.

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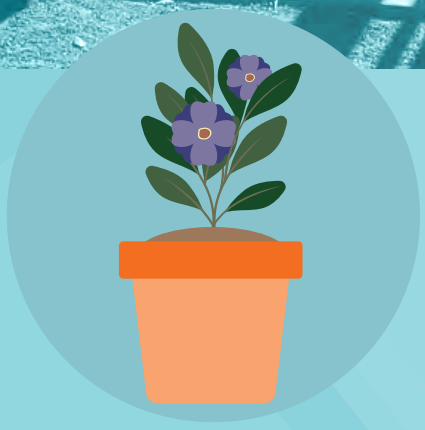


CHAPTER 2

GUIDING PRINCIPLES, GOALS, & POLICIES

ABOUT THIS CHAPTER

This chapter establishes a comprehensive policy framework for Lyons that reflects the community's shared values and vision for the future. It should be used as a reference as questions arise or general guidance is needed about the Town's policy on a particular issue or topic. Many of the broader policy objectives articulated in this chapter are already being carried out through the day-to-day actions of Town Staff, the Board of Trustees, the Planning and Community Development Commission, and the Town's many boards and commissions.

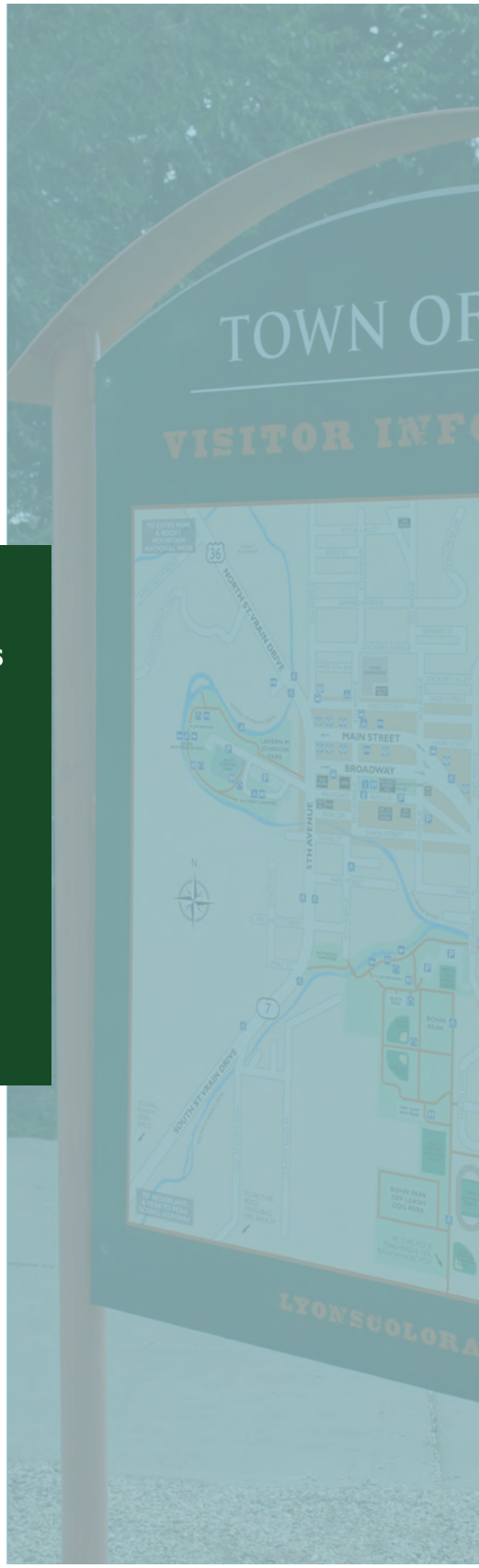
GUIDING PRINCIPLES

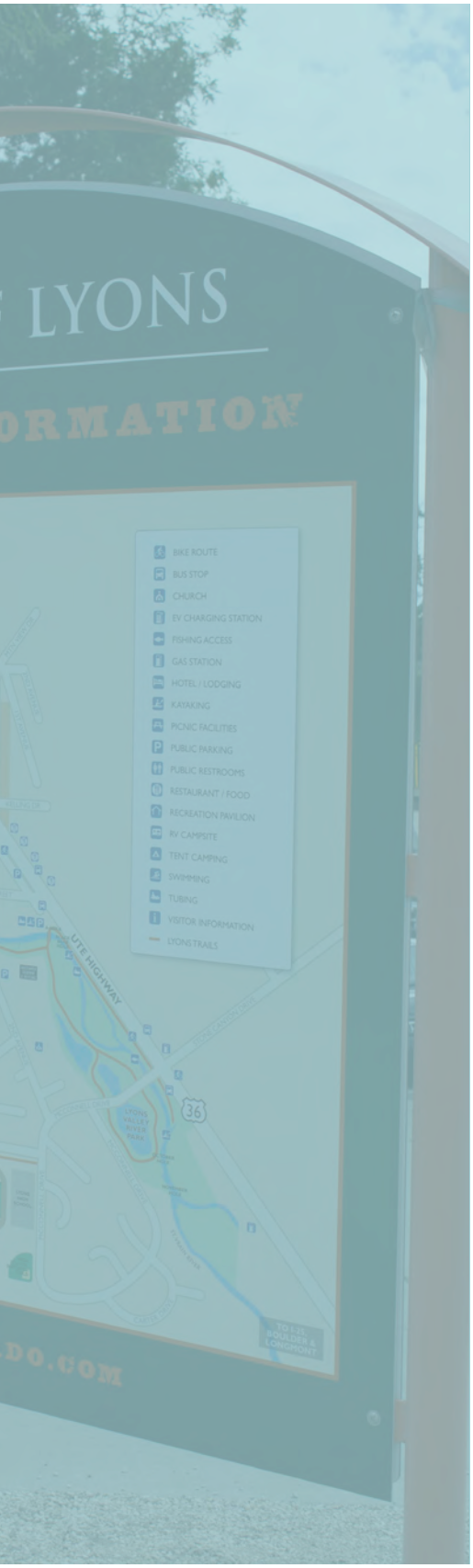
The shared values and overarching priorities of the Lyons community are reflected in five guiding principles:

Lyons Thrives when…

- **We protect our quality of life and foster inclusiveness as we celebrate what makes us unique.**
- **We build a thriving, year-round economy.**
- **We respect the beauty, complexity, and unpredictability of our natural environment.**
- **We manage growth and nurture our small-town character.**
- **We provide support for all in an atmosphere of trust and cooperation.**

These guiding principles provide an organizing structure for the plan elements, goals, and policies contained in this chapter, as well as for the implementation strategies outlined in Chapter 4. Guiding principles are not presented in any particular order of importance or priority—each is equally important to achieving the community's vision for the future.





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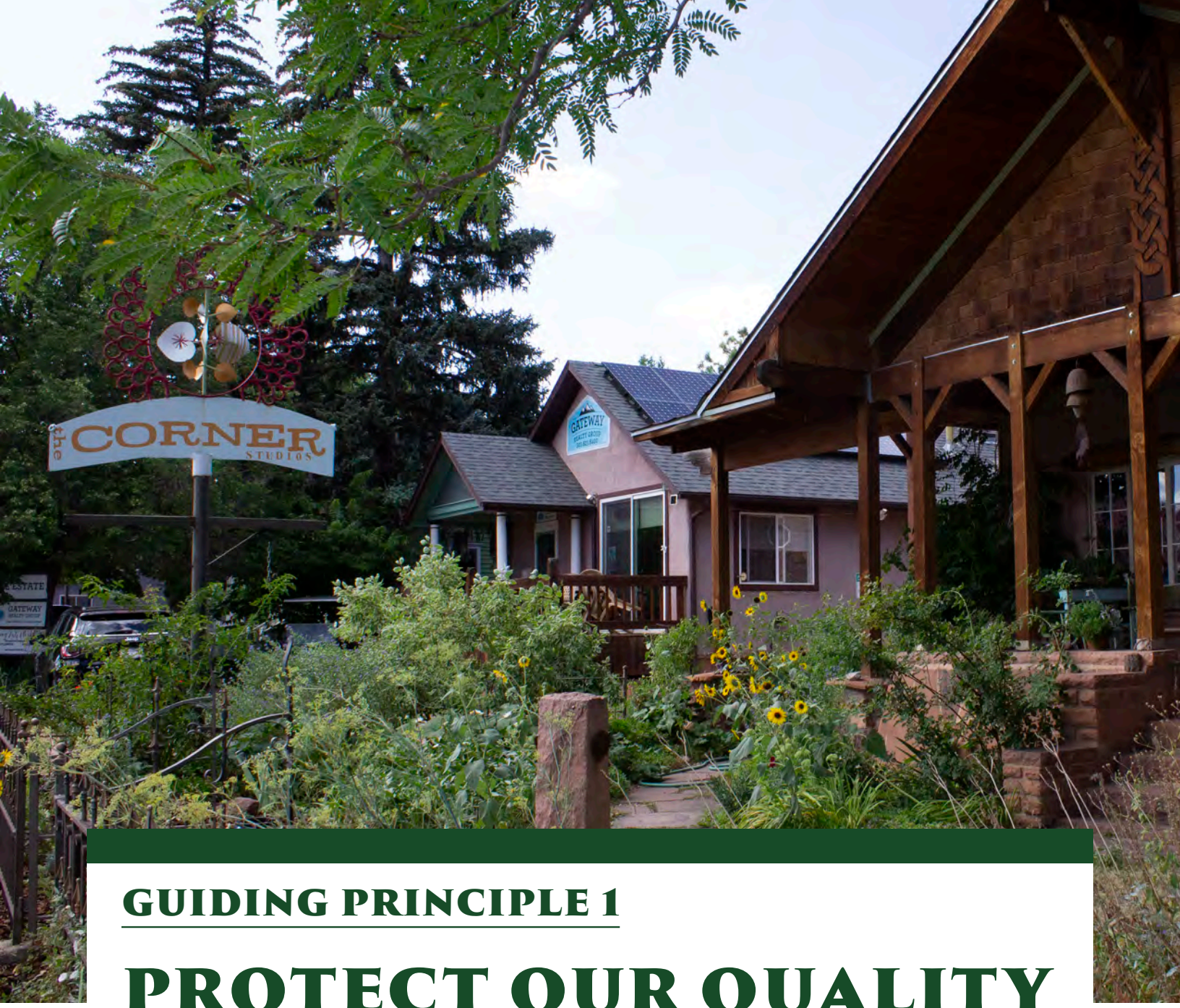
ORIENTATION TO PLAN ELEMENTS

Many of the elements or topics addressed by the Comprehensive Plan, such as fiscal and environmental sustainability, inclusivity, equity, and resilience, are interrelated. These community priorities are embedded in goals and policies throughout the Plan, and the goals and policies in one area will also help advance community priorities in other guiding principles or plan elements. For ease of orientation, Plan elements and goals are associated with the guiding principle that most directly relates to them. Cross-references, sidebars, and other visual cues convey important linkages and points of overlap.

Guiding Principle	Plan Elements	
Guiding Principle 1: Protect our quality of life and foster inclusiveness as we celebrate what makes us unique.	• Parks and Recreation	• Pages 22-25 (Goals and policies) • Pages 128 (Implementation strategies) • Appendix A: Community Profile, pages 173-174 (Background information)
	• Historic Preservation	• Pages 26-29 (Goals and policies) • Pages 129 (Implementation strategies)
	• Arts and Culture	• Page 30 (Goals and policies) • Pages 130 (Implementation strategies)
	• Education	• Page 30 (Goals and policies) • Pages 131 (Implementation strategies) • Appendix A: Community Profile, page 159
Guiding Principle 2: Build a thriving, year-round economy.	• Economic Development	• Pages 34-36 (Goals and policies) • Pages 132-133 (Implementation strategies) • Appendix A: Community Profile, page 169-172
	• Tourism	• Pages 36-37 (Goals and policies) • Pages 133-134 (Implementation strategies) • Appendix A: Community Profile, page 171
Guiding Principle 3: Respect the beauty, complexity, and unpre-dictability of our natural environment.	• Natural Environment	• Pages 40-41 (Goals and policies) • Pages 137-139 (Implementation strategies) • Appendix A: Community Profile, page 166-167
	• Hazard Mitigation	• Pages 42-43 (Goals and policies) • Pages 135-137 (Implementation strategies) • Appendix A: Community Profile, pages 166-167

Guiding Principle	Plan Elements	
Guiding Principle 4: Manage growth and nurture our small-town character.	• Land Use and Built Environment	• Pages 46-47 (Goals and policies) • Pages 140-142 (Implementation strategies) • Appendix A: Community Profile, page 160-161
	• Transportation	• Pages 48-49 (Goals and policies) • Pages 142-144 (Implementation strategies) • Appendix A: Community Profile, page 177-180
	• Infrastructure and Services	• Pages 49-51 (Goals and policies) • Pages 145-146 (Implementation strategies)
Guiding Principle 5: Provide support for all in an atmosphere of trust and cooperation.	• Housing and Neighborhoods	• Pages 54-56 (Goals and policies) • Pages 147-148 (Implementation strategies) • Appendix A: Community Profile, page 163-164
	• Health and Wellness	• Pages 56-58 (Goals and policies) • Pages 148-149 (Implementation strategies) • Appendix A: Community Profile, page 176
	• Governance	• Pages 58-59 (Goals and policies) • Pages 149-150 (Implementation strategies)



GUIDING PRINCIPLE 1

PROTECT OUR QUALITY OF LIFE AND FOSTER INCLUSIVENESS AS WE CELEBRATE WHAT MAKES US UNIQUE.

Lyons recognizes that the quality of life of our diverse residents is enriched by our natural environment and shared love of—and commitment to—arts and culture, outdoor recreation, and the preservation of our history. Lyons will continue to nurture and improve access to events, activities, and amenities that foster creativity, lifelong learning, and a shared sense of community. Lyons will continue to improve access to active and passive recreational activities that promote health and wellness.

WHY IT MATTERS

Lyons has an extensive park system that provides a range of amenities and easy access to the St. Vrain River. Visitors from across the Front Range are drawn to these great public spaces, unique natural settings, and Lyons' historic downtown. Throughout its history, Lyons has leveraged these resources and countless hours of support from volunteers, nonprofits, and the local business community to establish institutions, programs, and events that build upon these assets. The results of those efforts should be maintained and expanded for a vibrant economy and sense of community. This will require ongoing funding and support.

The Town of Lyons maintains approximately 90 acres of public parks and 129 acres of open space. These public spaces offer a wide range of amenities for residents and visitors, including a whitewater kayaking park, a dog park, campgrounds, sports fields, playgrounds, a skate park, and a mountain bike course. While these amenities can be costly to maintain, they substantially improve residents' quality of life and support the local economy by attracting tourists. The community has expressed concern that the popularity of the park system was leading to overuse, causing difficulties with ongoing maintenance, and making it prohibitive for residents to access the resources during peak tourist season. These spaces are critical to quality of life for residents and the economic sustainability of our businesses. Both are deserving and of equal importance and should be balanced.

Lyons has also made significant investments in community institutions, programs, events, and public art. The public library and Redstone Museum provide important community services, while the local artist community, including musicians, adds to Lyons' unique culture. Maintaining them in ways that residents have come to expect requires a significant amount of coordination and funding. As the community grows and tourism expands, demands on these services will increase. Community needs and priorities should be monitored from year-to-year based on the resources that are available.

GOALS AND POLICIES

PARKS AND RECREATION(PR)

Goal PR-1: Goal PR-1: Continue to develop and maintain a high-quality and self-sustaining system of parks and open space.

☐ **Policy PR-1.1: Parks, open space, and Trails Master Plan**

Continue planned improvements to existing parks, open space, and recreational facilities through the implementation of the Parks, Open Space, and Trails Master Plan, as amended, and park- or facility-specific plans. Evaluate opportunities to expand the system through donations, land acquisition, partnerships with other agencies, and conservation organizations, or other means on a case-by-case basis.

☐ **Policy PR-1.2: Service expansion**

Future expansions of the park and open space system and recreation facilities should include a fiscal impact analysis that ensures funding and maintenance can be sustained throughout the lifetime of the project.

☐ **Policy PR-1.3: Ongoing maintenance**

Ensure the Town can reasonably manage and finance the ongoing maintenance of existing parks, trails, open spaces, and facilities prior to dedicating, building, or assuming ownership or maintenance responsibilities of additional amenities.

☐ **Policy PR-1.4: Revenue generation**

Continue to seek opportunities to collect revenue through visitor use of Town of Lyons facilities such as parking, camping, and shelter/pavilion use to help offset the costs of maintenance and improvements.

☐ **Policy PR-1.5: Buy-out properties**

Support ongoing efforts to weave buy-out properties in the Confluence area into the existing parks and open space system or convert them to other uses through the implementation of recommendations contained in DRBOP. Ensure future uses or activities proposed for buy-out properties outside of the Confluence area are compatible with open space lands and the functions of the floodplain.

Buy-out Properties

The Town acquired 27 former residential properties after the 2013 Flood using Federal funds. This included 20 acres of undeveloped land along the St. Vrain confluence in the heart of Lyons. These properties are deed-restricted, which places restrictions on development. They will serve as a living floodplain, riparian habitat restoration areas, and passive recreation areas. One example of a buy-out property being repurposed with a flood resistant use is the Rocky Mountain Botanic Garden, which hosts native plants from different Colorado ecosystems. The 2017 Lyons Land Use and Management Plan for Deed Restricted Buyout Properties (DRBOP) provides recommendations for a range of appropriate uses for buyout properties in the Confluence area. Additional buy-out properties exist in unincorporated portions of the Town's Planning Area, primarily within the North St. Vrain area.

Goal PR-2: Expand trail connectivity to and between major destinations in the Lyons region.

☐ Policy PR-2.1: In-Town trail network

Continue to plan for and invest in an easy-to-navigate and connected network of on- and off-street trails to link major destinations (e.g., parks, schools, downtown, public facilities, neighborhoods, and other community services) throughout Lyons.

☐ Policy PR-2.2: Active transportation facilities

Continue to pursue and support projects that help grow a network of regional trails and active transportation corridors. Prioritize projects that fill gaps or key trail linkages and improve continuity and connectivity. Where feasible, create trails that support walking, hiking, biking, and other non-motorized uses. (See Existing and Proposed Active Transportation Facilities Map, page 84)

☐ Policy PR-2.3: Wayfinding

Continue to invest in signage, mileage markers, maps, and other wayfinding strategies that help improve resident and visitor access to the trail system (e.g., walking biking, golf cars) in and around Lyons.

Goal PR-3: Provide equitable access to active and passive recreational opportunities.

☐ Policy PR-3.1: Park and trail design

Balance the needs and desires of different user groups (e.g., avid recreationists, youth, families, older adults) when planning improvements to existing parks and trails and designing new parks and trails.

☐ Policy PR-3.2: Recreational programs

Seek opportunities to expand the range of year-round recreational programs that are available to residents of all ages and abilities. Monitor demographic trends and community preferences to identify and adapt to changing needs over time.

☐ Policy PR-3.3: Multi-purpose facilities

Leverage available resources by seeking opportunities to develop and maintain joint-use, multi-purpose, multi-generational, and/or other types of shared-use facilities.

HISTORIC PRESERVATION (HP)

Goal HP-1: Document, preserve, and protect historic, cultural, and archaeological resources in and around the Town of Lyons.

☐ Policy HP-1.1: Historic Preservation initiatives

Encourage ongoing efforts by the Lyons Historic Preservation Commission (HPC), the Lyons Redstone Museum, Lyons Historical Society, and other local, state, and federal partners to research, identify, document, interpret, and preserve structures and sites with cultural, archaeological, or paleontological significance.

☐ Policy HP-1.2: Documentation

Work with the State Historic Preservation Office (SHPO), local preservation organizations, and volunteers to pursue grant funding to complete surveys, context studies, and other research needed to more fully document and interpret historic, cultural, and archaeological resources that exist in and around the Town of Lyons.

☐ Policy HP-1.3: Preservation incentives

Increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and adaptive reuse of historic buildings.

☐ Policy HP-1.4: Adaptive reuse

Encourage the adaptive reuse of buildings over 50 years of age—and others from the more recent past that contribute to Lyons' history and character—as a preferred alternative to demolition, regardless of whether they have been formally recognized at the local, state, or federal level.

☐ Policy HP-1.5: Certified Local Government status

Proactively pursue technical support and other resources offered through the Certified Local Government (CLG) program. Periodically review the standards and requirements of the CLG program to ensure the Town remains in good standing as a CLG.

Preservation Organizations

Lyons Historical Society. The Lyons Historical Society (LHS) was established in 1973. LHS supports historic preservation of Lyons historic buildings walking/driving tours, operating the Lyons Redstone Museum and by sharing historic local videos and books, and tracking family histories in the community. http://www.lyonsredstonemuseum.com/historic-walking-tour.html

Lyons Redstone Museum. Since 1979, the Lyons Redstone Museum has operated from the Town's original 1881 schoolhouse. The building served as the Lyons Elementary School until 1978 when it was slated for demolition. The building was saved through the efforts of the LHS, in partnership with the Town of Lyons and the School District, and adapted to its current use. The museum serves as a repository for photos, objects, and documents that illustrate the history of the Town of Lyons and the surrounding area.

Preservation Assistance

In 2021, the Town of Lyons was recognized as a Certified Local Government (CLG) by the State Historic Preservation Office (History Colorado). The CLG program is intended to promote consistency with federal historic preservation programs and the Secretary of the Interior's Standards for Archaeology and Historic Preservation. CLG status also provides access to grants and other assistance to support local preservation initiatives. Authorized through the Town's CLG status, the Lyons Historic Preservation Commission (HPC) is an appointed board of community volunteers that reviews applications for historic designation, makes decisions related to the demolition and upkeep of historic resources, and helps owners of historic landmarks with the physical, technical, and financial aspects of preservation, renovation, rehabilitation, and reuse.

As a CLG, the Town is eligible to apply for grant funding to survey potentially eligible structures and to identify and classify buildings as to the "period of significance," such as the prevailing date, style, or association of the buildings in a given location.

Goal HP-2: Increase awareness and appreciation of Lyons' complete history and culture through programming, events, and artistic expression.

☐ **Policy HP-2.1: Access to information**

Coordinate with the Lyons Redstone Museum, Lyons Historical Society, Boulder County, and other organizations to improve access to information on local history. Support efforts to expand educational offerings, digitize records, and broaden community awareness and understanding of the economic, social, and environmental benefits of preserving historic, cultural, archaeological, and paleontological resources in the region.

☐ **Policy HP-2.2: Interpretation**

Continue to employ a variety of strategies, such as the use of signage, plaques, and murals, to increase community and visitor awareness of the historic, cultural, and archaeological resources in and around Lyons. Coordinate efforts with the Main Street Program and economic development and tourism initiatives.

☐ **Policy HP-2.3: Public buildings and infrastructure**

Prioritize the preservation, rehabilitation, and adaptive reuse of historic resources that are owned by the Town of Lyons as new uses are contemplated for historic buildings and/or upgrades to historic infrastructure (e.g., stone canals, bridges, and retaining walls) are needed. Recover and reuse materials in the construction of new structures where preservation is not practicable.

☐ **Policy HP-2.4: Public realm**

Seek opportunities to incorporate historic themes and resources into public art displays, gateway features, and other areas of the public realm. Encourage commercial and nonprofit entities to recognize and promote the history of Lyons in their structures, advertisements, and published materials.

Historic Resources in and around the Town of Lyons

Lyons Sandstone Buildings Historic District. The Lyons Sandstone Buildings Historic District was listed on the National Register of Historic Places in 1980. The district is composed of 15 non-contiguous buildings constructed between the early 1870s and 1917. While they represent a wide range of building types and forms, the buildings are significant in that they are all constructed from the red sandstone that Lyons is known for and reflect the work of the skilled craftsmen of the era in utilizing local building materials. The district is also listed on the Colorado Register of Historic Places. A map and complete list of buildings is provided here: https://theclio.com/tour/910.

Other Significant Buildings and Structures. There are also a number of individual buildings and structures within or adjacent to the Town of Lyons that are listed on the National and State Registers of Historic Places, including:

- Longmont Power Plant (c. 1911)
- Lyons Railroad Depot (c. 1885)
- North St. Vrain Creek Bridge (c. 1955)
- Meadow Park Shelter House (c. 1933)

Much of the Meadow Park Shelter House (located in what is now known as LaVern M. Johnson Park) was destroyed in the 2013 flood; however, the original chimney was restored as part of the replacement structure.

Potentially Eligible Resources. The Town's Historic Preservation Ordinance prioritizes the documentation and nomination of buildings, structures, objects, and districts that are more than 50 years old, but does not provide formal protections for those resources. 26 percent of the Town's buildings were built prior to 1980; however, there is growing interest in Colorado and across the country in the preservation of buildings from the more recent past. A reconnaissance-level cultural resources survey is needed to more fully document resources that exist in and around the Town of Lyons and determine which properties might be eligible for nomination to the National Register of Historic Places and/or designation as Local Landmarks.

Native American History. Preliminary consultations and investigations regarding the history of Native Americans in the Dowe Flats area east of Lyons were conducted in the early 1990s. The Town of Lyons and Boulder Country entered into an intergovernmental agreement in 2002, amended in 2012, that protects archaeologically significant sites (and other sensitive resources) from development. Additional work is needed to document the history of the Ute, Arapahoe, and Cheyenne people in the area. Work should be conducted in collaboration with tribal entities to ensure accuracy and respect.

ARTS AND CULTURE (AC)

Goal AC-1: Create opportunities for art, art education, and artists to thrive.

☐ **Policy AC-1.1: Public art and artistic expression**
Continue to highlight Lyons' identity as a creative place by pursuing opportunities to incorporate art installations, musical events, and other creative projects throughout the community.

☐ **Policy AC-1.2: Creative partners**
Continue to engage and collaborate with Lyons' creative sector through the efforts of the Lyons Arts and Humanities Commission, Lyons Creates, and other potential future creative partners.

☐ **Policy AC-1.3: Facilities and venues**
Encourage the creation, retention, and expansion of businesses, multi-purpose facilities, and venues that celebrate and increase community and visitor access to and support for visual arts, performance arts, and music.

Goal AC-2: Support community events and activities that build on and strengthen Lyons' culture.

☐ **Policy AC-2.1: Cultural events and activities**
Continue to collaborate with and provide support for the attraction, retention, and expansion of events, venues, and organizations that provide cultural enrichment opportunities.

☐ **Policy AC-2.2: Shared community spaces**
Continue to encourage and incentivize the use and development of publicly available spaces for community events.

EDUCATION (E)

Goal E-1: Promote the creation and growth of programming that supports learning throughout all stages of life.

☐ **Policy E-1.1: Youth education and programming**
Enhance existing educational programs to meet emerging needs in the community.

☐ **Policy E-1.2: Lyons Regional Library**
Continue to support the Lyons Regional Library in its role as a community hub and a provider of programming and learning opportunities for community members of all ages.

☐ **Policy E-1.3: New partnerships**
Encourage the growth of new partnerships that enhance existing educational programs in the community.

Arts and Cultural Resources and Amenities

The Lyons Arts and Humanities Commission (LAHC) was established with a mission to beautify the streets of downtown Lyons, promote local artists, and educate the viewing public on artistic inspirations and procedures. The LAHC works closely with Town staff, the Board of Trustees, and a variety of community partners to expand the role of arts and humanities in the community. Arts and cultural resources and amenities available in the Town of Lyons include:

Library. The Lyons Regional Library was a department of the Town of Lyons until 2015, when a library district was approved by the voters and formed. In August 2019, construction was completed on a new library building, which has become an important part of the Lyons community. It provides event spaces for a variety of community groups and offers programming for adults and children.

Public Art. The LAHC manages several public art programs. Creative Outlets recruits and pays artists to decorate utility boxes throughout Lyons, while the heARTS of LYONS program offers a rotating collection of outdoor sculptures that are displayed throughout the town. The LAHC also helps facilitate permanent public art displays, such as the Bell of Renewal that was installed in Bohn Park on the seventh anniversary of the 2013 flood.

Music. Musicians are integral to Lyons' creative spirit and energy. Lyons hosts year-round music festivals, including The Rocky Grass and Mountain Folks Festival, Winter Wonderland Music Series, Sandstone Summer Concert Series, and impromptu jam sessions throughout town.

Creative District Status. In 2021, the Town of Lyons initiated the process of applying to become a certified Colorado Creative District through the Colorado Office of Economic Development and Trade. Achieving this status would provide Lyons with a cash award, signs on state highways, marketing support, access to funding for technical assistance, and increased visibility at the state level.

Scientific and Cultural Facilities District. The Scientific and Cultural Facilities District covers seven counties in the Denver metropolitan area and charges one penny on every $10 in sales and use tax. A portion of these funds are allocated to Boulder County's Cultural Council, which distributes funds through annual grants. More research is needed to understand how Lyons can utilize this funding source.

GUIDING PRINCIPLE 2:

BUILD A THRIVING, YEAR-ROUND ECONOMY

Lyons recognizes that in order for local businesses to survive—and truly thrive—the ebbs and flows of visitors, local patrons, and other business fluctuations must become less extreme. The Town of Lyons, in partnership with the business community, will take a holistic approach to economic development that embraces tourism and outdoor experiences as an essential segment of the Town's economy while also prioritizing opportunities for primary employment, business expansion, and the quality of life of residents.

WHY IT MATTERS

In its early years, Lyons' economy centered on flagstone mining. Lyons served as a gateway to Rocky Mountain National Park and the surrounding national forests. More recently, Lyons has become a destination for festivals, weddings, outdoor recreation, and events, all of which depend upon Lyons' beautiful natural surroundings. In short, Lyons' tourism is mostly driven by historic, cultural, and natural resource experiences. Leveraging, enhancing, and protecting these resources is critical to building a thriving, year-round economy in Lyons.

The sales tax generated by visitors helps the Town provide essential and non-essential services and programs for the community. However, seasonal fluctuations make it challenging for local businesses to remain economically healthy. To create a healthy, year-round economy, Lyons must find ways to leverage existing resources to help local businesses, attract more visitors during the winter and spring, and expand opportunities for primary employers.

While expanding opportunities for off-season tourism and off-peak days/weeks is a priority, it is also important to generally add diversity to the economy where feasible. Opportunities for the expansion of services and employment in Lyons are constrained by the fact that Lyons has a limited supply of buildable land. Protecting areas designated for light industrial/flex uses and supporting an expanded mix of uses in Downtown and other established areas will ensure Lyons can continue to nurture local businesses and start-ups, while also providing them with the opportunity to expand and stay in Lyons as they grow.

Residents have also expressed the desire for more diverse and affordable services in town. Attracting these services may involve allowing larger scale commercial areas than Lyons has previously considered. This needs to be balanced with residents' desire to maintain a focus on
local businesses that "fit" Lyons in terms of their provision of essential services, scale, and ethos.

GOALS AND POLICIES

ECONOMIC DEVELOPMENT (ED)

Goal ED-1: Create an environment in which local businesses can prosper year-round.

☐ **Policy ED-1.1: Support networks**

Work with local and regional partners to increase awareness and utilization of support networks, tools, and educational opportunities available to local businesses and remote workers in Lyons, such as the Revolving Loan Fund and Main Street Program.

☐ **Policy ED-1.2: Business attraction and recruitment**

Work with local and regional partners to recruit and support the development of a diverse set of businesses that reinforce Lyons' small-town character (e.g., restaurants, lodging, live/work facilities downtown) and/or help fill gaps in local services (e.g., medical offices, pharmacies, food, retail).

☐ **Policy ED-1.3: Branding and marketing**

Continue to explore ways to communicate that Lyons is both a beautiful and pleasant community to visit and is business-friendly. Increase local business buy-in, participation, and engagement with the Town's year-round tourism marketing initiatives.

☐ **Policy ED-1.4: Business expansion**

Encourage the expansion of light industrial and flex uses on the Town periphery to create spaces for local businesses to expand into, and encourage entrepreneurism through local maker spaces.

Economic Development Partners

Economic Vitality Commission. The EVC was established to act as an advisory committee to the Board of Trustees. Broadly, the EVC works to promote economic development and a business-friendly environment consistent with adopted plans and in collaboration with the Town itself, the Lyons Area Chamber of Commerce, other Town of Lyons boards and commissions, and numerous local and regional partners. The EVC also supports the Lyons Main Street Program, participating as Board members and working with Town staff to advance the Main Street principles.

Lyons Area Chamber of Commerce. The Lyons Area Chamber of Commerce plans events, provides educational materials, and represents the business community to the Board of Trustees.

☐ Policy ED-1.5: Data and information

Periodically solicit input from residents, visitors, and businesses about the evolving needs of the Town and its environment. Continue to monitor tourism and sales tax data to better understand Lyons' strengths and weaknesses and identify opportunities for diversification.

☐ Policy ED-1.6: Ease of doing business

Make doing business in Lyons as transparent and predictable as possible through the consistent application of regulations, and the efficient deployment of development review and permitting processes.

Goal ED-2: Reinforce the role of Downtown Lyons as a destination for residents and visitors.

☐ Policy ED-2.1: Main Street Community

Continue participating in and working with local businesses to more fully leverage resources and support available to the Town as a Colorado Main Street Community.

Main Street Program

Since 2010, Lyons has been a member of the Colorado Main Street Program, managed by the Colorado Department of Local Affairs (DOLA). As a Main Street Community, Lyons has access to a number of grants and State support to revitalize its downtown core. The Main Street Program provides resources, training, and technical services to meet the objectives of historic preservation and commercial enhancement, unique to each community. The program utilizes the Main Street Four Point Approach: 1) Organization; 2) Promotion; 3) Design; and 4) Economic Restructuring. The Economic Vitality Commission (EVC) serves as the Main Steet Board of Directors and assists the Town staff and the Board of Trustees.

☐ Policy ED-2.2: Wayfinding and access

Improve wayfinding signage to encourage "pass through" visitors to stop and spend time in Lyons, and outdoor recreationists to linger in Downtown after their hike or ride. Signage could highlight public parking options as well as distances to nearby trailheads and other destinations.

Goal ED-3: Continue to enhance the appearance, functionality, and safety of Lyons' gateways and public spaces.

☐ **Policy ED-3.1: Public spaces**

Design public spaces with comfort, safety, accessibility, equity, and the enjoyment of pedestrians and bicyclists in mind. Continue to expand placemaking efforts through the use of cohesive lighting, local materials and artistic elements, drought-tolerant landscaping, wayfinding signage, pedestrian and bicycle facilities, and other features as a component of planned roadway improvement projects and other public improvement projects.

☐ **Policy ED-3.2: Gateways**

Establish an ongoing maintenance program for existing gateway features (e.g., signage, public art, and landscaping) to create a welcoming entrance for visitors. Explore opportunities to enhance gateway entrances as ownership of gateway properties transition over time. Ensure that future land uses in gateway areas complement Lyons' small-town character.

TOURISM (TSM)

Goal TSM-1: Build Lyons' reputation as a destination for outdoor recreation, arts and culture, and heritage tourism.

☐ **Policy TSM-1.1: Environmental resources and outdoor recreation**

Increase awareness of the unique environmental resources surrounding Lyons and continue to build Lyons' brand as a premier destination for experiential outdoor recreation that is welcoming to all ages, abilities, socioeconomic statuses, and diverse populations.

☐ **Policy TSM-1.2: Cultural tourism**

Continue to promote and build awareness of Lyons as a premier destination for music and the arts.

☐ **Policy TSM-1.3: Cultural heritage tourism**

Work with the Lyons Historical Society to develop and promote cultural heritage tourism related to Lyons' historic buildings and sites.

☐ **Policy TSM-1.4: Tourism-focused businesses**

Support the establishment and growth of tourism-focused businesses in Lyons that align with the outdoor experiential tourism and cultural tourism that the Town is known for.

☐ **Policy TSM-1.5: Third-party events**

Build Lyons' brand to include being a premier destination for third-party events, such as music festivals, and weddings.

☐ **Policy TSM-1.6: Participation in state programs**

Pursue designations and participate in state economic development and marketing programs, such as Colorado Creative Communities, that have the potential to increase Lyons' visibility outside the region and improve access to resources for local businesses.

Goal TSM-2: Manage visitor access to mitigate the effects of tourism on Town infrastructure and amenities and protect quality of life.

☐ **Policy TSM-2.1: Outdoor recreation**

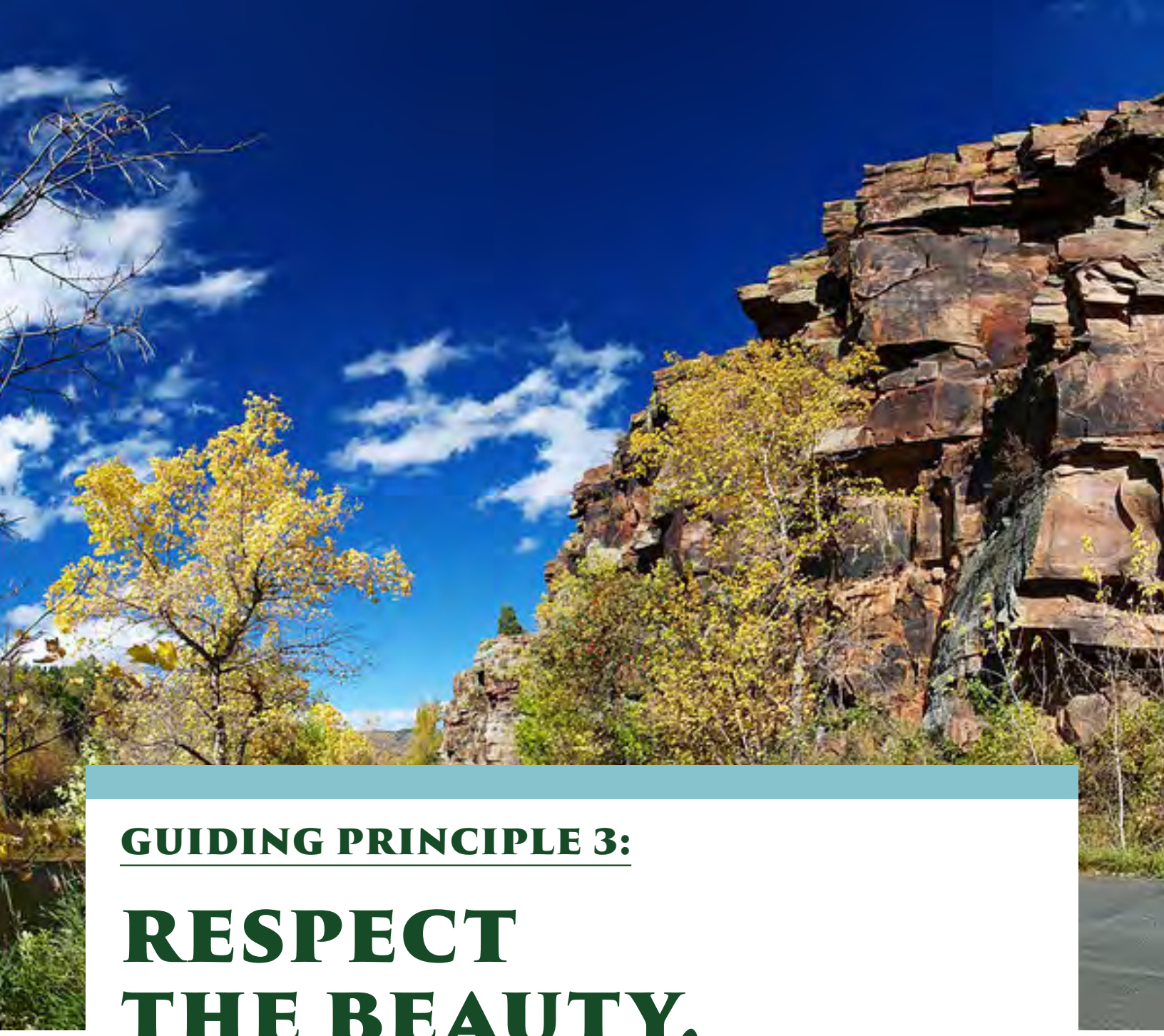
Coordinate with Boulder County Parks and Open Space and other partners to monitor and explore opportunities to better manage the spillover effects of the popularity of Town and County parks, open space, and trails on parking and adjacent neighborhoods in the Town of Lyons, as well as to mitigate impacts on the natural environment. Explore the feasibility of strategies such as requiring reservations and/or establishing public parking and shuttle systems.

☐**Policy TSM-2.2: Special events**

Continue to work with event producers to coordinate transportation, parking, and waste management needs for special events and employ strategies to mitigate the impacts of congestion on local businesses and neighborhoods.

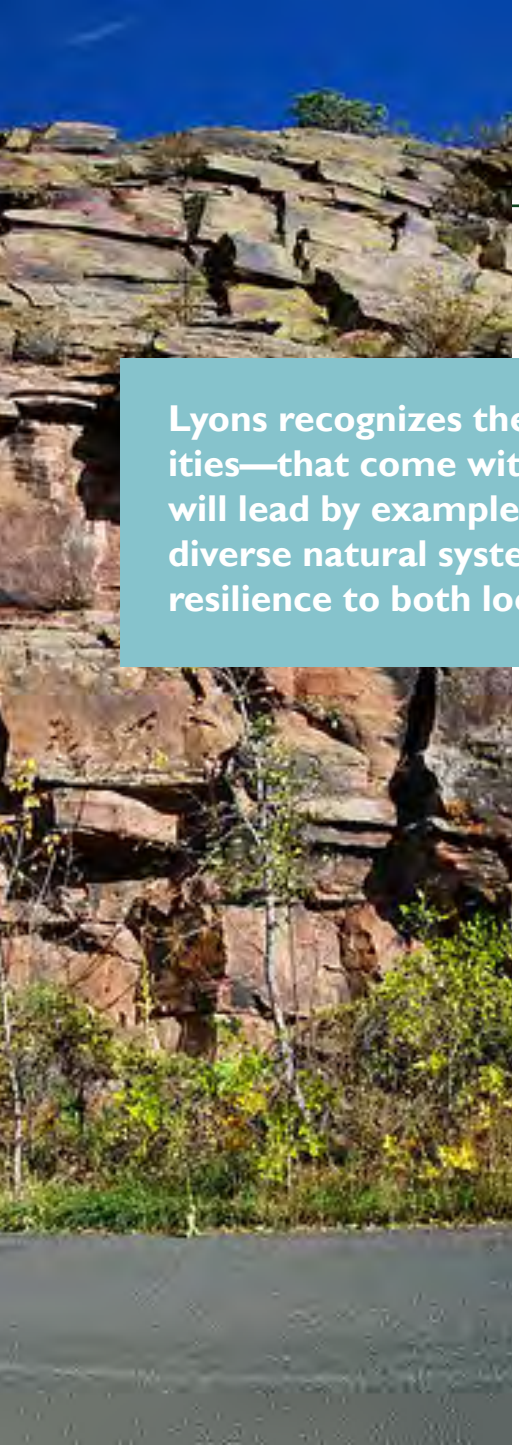
☐ **Policy TSM-2.3: Parking supply**

Pursue the implementation of short-term recommendations identified in the Downtown Parking Study as a component of other street improvement projects, and in collaboration with local businesses and property owners. Monitor the need for and feasibility of implementing a structured parking garage or metered parking as demand increases over time. Consider new opportunities that arise through public-private partnerships, redevelopment, or other means.



GUIDING PRINCIPLE 3:

RESPECT THE BEAUTY, COMPLEXITY, AND UNPREDICTABILITY OF OUR NATURAL ENVIRONMENT



Lyons recognizes the many benefits—as well as the risks and responsibilities—that come with living in such a spectacular natural setting. Lyons will lead by example in the protection and stewardship of the area's diverse natural systems. Lyons will take steps to improve the community's resilience to both local and regional natural hazards.

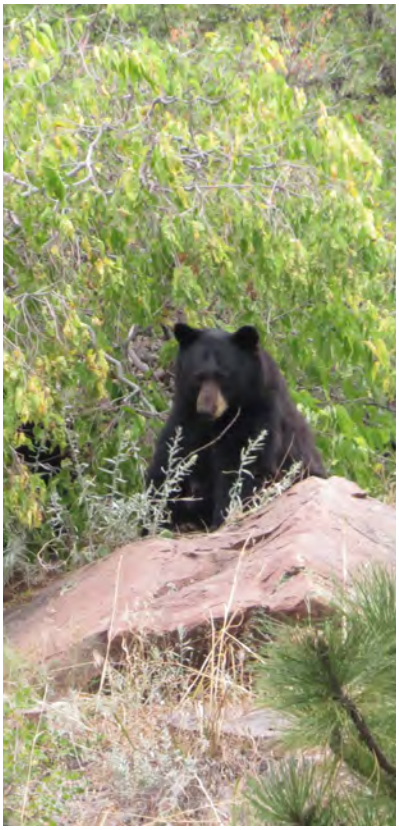
WHY IT MATTERS

The exquisite natural setting surrounding Lyons draws visitors from around the world and contributes to the amazing quality of life that residents enjoy. Lyons' economy and sense of place depend on protecting the area's various natural ecosystems that support a diversity of plants, insects, birds, mammals, and other native species. However, the ecosystems that form the natural beauty of the Town of Lyons and surrounding area are being impacted by overuse, encroaching development, and climate change. Strategies to prevent the overuse of natural areas should be considered, and future development should be designed to protect sensitive natural areas.

The 2013 flood and a pattern of more frequent wildfires in Colorado and across the West have created a heightened awareness about the community's inherent vulnerability to natural disasters. The effects of climate change should be considered as part of any decision-making process. This is necessary to mitigate the impacts of fire and flooding on our resources and the health of our residents and visitors.

GOALS AND POLICIES

NATURAL ENVIRONMENT (NE)



Goal NE-1: Promote the responsible stewardship of natural systems, processes, and resources in Lyons and the surrounding region.

☐ Policy NE-1.1: Environmentally sensitive areas

Consider opportunities to restore and conserve natural features, including but not limited to mature tree canopy, native vegetation, geologic formations, and waterways, through the use of conservation easements, overlays, and other tools as appropriate. (See Natural Areas, Wetlands, and Waterways map, Appendix D.)

☐ Policy NE-1.2: Wildlife habitat

As development occurs, consider clustering, open space dedication, conservation easements, and other techniques to minimize impacts in wildlife movement corridors, riparian habitat, and areas with critical or important wildlife habitat. (See Critical Wildlife Habitats map, Appendix D.)

☐ Policy NE-1.3: Invasive species and integrated pest management

Manage noxious weeds, other invasive species, and pests using techniques that are effective and have the least harmful impact on human health, wildlife, wetlands, gardens, riparian, ditch corridors, and individual ecosystems.

☐ Policy NE-1.4: Stormwater management

Encourage the use of stormwater management techniques designed to manage runoff while helping to improve water quality and minimize the adverse impacts of development on local waterways.

Goal NE-2: Emphasize the conservation of Lyons' natural resources in public and private investments and decision making.

☐ Policy NE-2.1: Sustainable development practices

Encourage the integration of sustainable development practices—energy and water conservation, use/generation of renewable energy, stormwater capture and filtration, and others—as part of new development and infill/redevelopment to the extent practicable (i.e., balance the goals of environmental and economic sustainability with community character and property owners' rights).

☐ **Policy NE-2.2: Climate-smart landscaping**

Prioritize the use of native species and xeriscape techniques in public and private landscaping to reduce water demand, reduce or eliminate the need for the use of pesticides, enhance habitat for pollinators, and adapt to a changing climate (i.e., a warmer climate zone in the future).

☐ **Policy NE-2.3: Building and site design**

Encourage the integration and protection of significant views, steep slopes, mature trees, drainages or creek corridors, and other features into the design and orientation of future developments.

☐ **Policy NE-2.4: Dark skies**

Encourage the use of lighting and policies that support the protection of Lyons dark skies as an increasingly unique and valuable community resource.

☐ **Policy NE-2.5: Greenhouse gas reduction**

Invest in infrastructure and improvements to encourage the adoption of electric vehicles and equipment (e.g., electric golf cars, scooters, bikes, etc.), encourage transit use for regional trips, enhance safety and comfort for local walking and biking trips, and implement other strategies that help reduce greenhouse gas emissions. (See also, Goals PR-2 and TR-2 and associated policies.)

Goal NE-3: Adapt the natural and built environment to protect the health and natural functions of the St. Vrain River and its watershed.

☐ **Policy NE-3.1: Riparian corridors, natural buffers, and wetlands**

Consider preservation, restoration, and connection of riparian habitats to expand and link natural buffers, to improve water quality through increased filtration and to enhance flood mitigation potential.

☐ **Policy NE-3.2: River course restoration**

Ensure that river channel restoration and improvement projects minimize channelization, use natural materials, and support fish populations/fisheries, while balancing both cost and safety considerations for boaters and other river users.

HAZARD MITIGATION (HM)

Goal HM-1: Work with regional partners to build resilience in the watershed and forested land surrounding Lyons.

☐ **Policy HM-1.1: Watershed and forest health collaboration**

Collaborate with governmental, nonprofit, and private sector partners on multi-benefit regional watershed and landscape-scale initiatives (e.g., plans, partnerships, and projects) that improve watershed resilience, forest health, and land restoration/stewardship.

☐ **Policy HM-1.2: Wildfire preparedness**

Collaborate with the Lyons Fire District and Boulder County on efforts to increase Lyons' wildfire preparedness.

☐ **Policy HM-1.3: Property owner responsibilities**

Educate the community about the inherent risk of wildfire that comes with living in and around Lyons and opportunities that exist to mitigate those risks on private property.

Goal HM-2: Minimize risks to property, infrastructure, and lives from natural hazards.

☐ **Policy HM-2.1: High hazard areas**

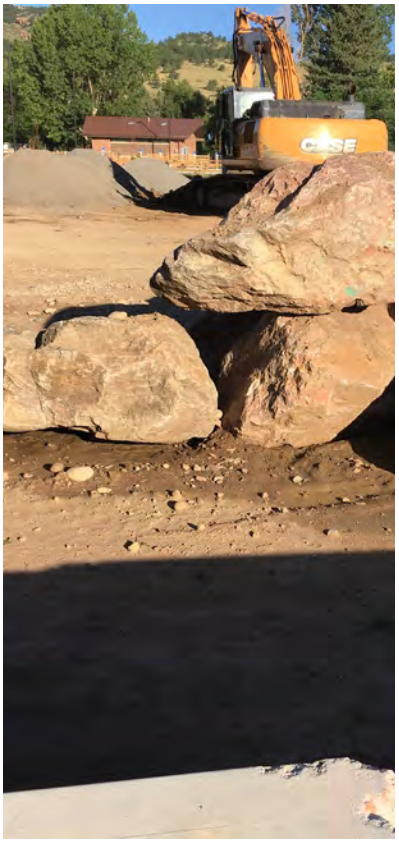
Discourage new development or the intensification of existing development in high-risk areas, such as in the floodplain or on steep slopes. Consider the use of regulatory incentives (e.g., clustering, density transfers) and other strategies where feasible to support the implementation of this policy.

☐ **Policy HM-2.2: Wildfire risk mitigation**

Reduce risk of wildfire on public and private property through improved community awareness, defensible space, resilient building materials, and landscape management. Invest in and support efforts to ensure safe ingress/egress for residents and firefighters, provide adequate water supply and pressure for firefighting.

☐ **Policy HM-2.3: Flood hazard mitigation**

Reduce the risk of flood damage on public and private property through implementation of the Stormwater Master Plan, infrastructure projects, floodplain management and development standards, watershed health and restoration initiatives, participation in federal buyout programs, and community awareness initiatives.



☐ **Policy HM-2.4: Regional planning**

Continue to collaborate with local, state, and federal entities to prepare for emergencies and natural disasters, and continue to collaborate on monitoring, revision, maintenance, and implementation of the Boulder County Hazard Mitigation Plan, as amended.

Goal HM-3: Increase community risk awareness and preparedness.

☐ **Policy HM-3.1: Hazard risk awareness**

Enhance community member and visitor awareness about the risks of natural and human-caused hazards (e.g., flooding, wildfire, severe storm, landslide, rockfall, extreme heat) and potentially sensitive areas and/or vulnerable populations (e.g., schools, people with physical disabilities).

☐ **Policy HM-3.2: Community preparedness and resilience hubs**

Improve community preparedness for and resilience to natural and human-caused hazards and risks. Proactively prepare for community post-disaster response and recovery and facilitate development of neighborhood-based resilience hubs.

☐ **Policy HM-3.3: Emergency transportation network**

Identify opportunities to implement redundancy in the transportation network to minimize locations with single points of access.

Goal HM-4: Maintain essential public services during disasters, pandemics, and other emergencies.

☐ **Policy HM-4.1: Continuity of operations and services**

Ensure government services, critical functions, communications, and disaster response can be continued during disasters and emergencies, and that services are in adequate, safe, and secure facilities.

☐ **Policy HM-4.2: Critical facilities and infrastructure**

Maintain an updated list and map of critical facilities and infrastructure in Lyons. Limit the construction of new critical facilities in the 100-year floodplain.

GUIDING PRINCIPLE 4

MANAGE GROWTH AND NURTURE OUR SMALL-TOWN CHARACTER

Lyons is recognized and valued for its historic small-town character, scenic views, sensitive natural areas, and easy access to parks, open space, and trails. Protecting these assets, which make Lyons special, while also managing future growth, promoting economic vitality, and creating an inclusive community requires careful consideration of where and how development occurs. Lyons will grow intentionally to promote the efficient use of available land and infrastructure, enhance the quality of life and economic opportunity for current and future residents, and ensure future development respects the small-town character that the community values.

WHY IT MATTERS

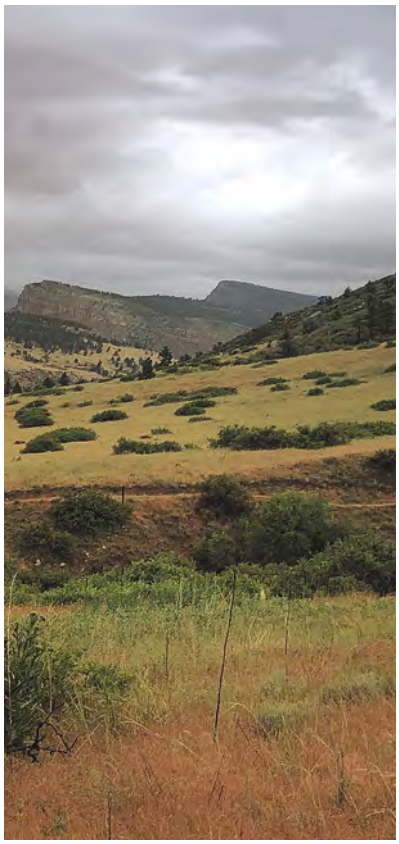
The Denver Regional Council of Governments conducts growth forecasts for the Denver metropolitan area and is projecting that an additional 500 people could reside in the Lyons region over the next 20 years. This would require approximately 180 new housing units. While not all of this growth will occur within current Town limits, land available for development in and around Lyons is limited and housing affordability is a growing concern. Where and how growth occurs is shaped by the community goals in this Comprehensive Plan. Accommodat-ing the needs of current and future residents and businesses will require a mix of "greenfield" development, especially along the East St. Vrain, and targeted infill/redevelopment within Town limits. (i.e., Eastern Corridor)

Ensuring that the scale and intensity of future development "fits" Lyons' small-town character is a priority for the community. The Town has a number of policies and regulatory tools in place to help guide the siting and intensity of future development, including the Future Land Use Plan, IGAs with Boulder County, the blueline, limitations on growth within the floodplain, and the zoning code.

GOALS AND POLICIES

LAND USE AND BUILT ENVIRONMENT (LU)

Goal LU-1: Promote the efficient use of buildable land and infrastructure.



☐ **Policy LU-1.1: Lyons Planning Area and Three-mile Plan**

Maintain and periodically update the Town's Future Land Use map and Three-mile Plan, which define the Town's interest and legal standing within and in lands surrounding Lyons (i.e., the Lyons Planning Area, and three-mile area). (See Chapter 3: Future Land Use and Three-mile Plan.)

☐ **Policy LU-1.2: Infill and redevelopment**

Encourage targeted infill and redevelopment to maximize the use of existing infrastructure, increase density where appropriate, improve access to services and amenities, and maintain a compact development footprint. Ensure infill and redevelopment is consistent with area-specific policy guidance provided in Chapter 3, and applicable design and development standards.

☐ **Policy LU-1.3: Annexation**

Pursue and/or consider requests for annexation that align with the criteria outlined in Chapter 3, help advance the goals and policies contained in this Comprehensive Plan, and comply with all applicable Town ordinances.

☐ **Policy LU-1.4: Adequate public facilities and infrastructure**

Ensure that new development and redevelopment contributes its fair share to install, upgrade, and maintain public facilities and infrastructure (e.g., water and sanitary sewer, schools, fire/emergency services, transportation, electrical, parks and recreation, and Library).

☐ **Policy LU-1.5: Financing mechanisms**

Utilize a wide range of financing mechanisms and tools as appropriate to finance capital improvements and infrastructure in priority areas for growth and reinvestment (as discussed in Chapter 3).

☐ **Policy LU-1.6: Urban renewal**

Continue to explore ways that the Lyons Urban Renewal Authority (LURA) can support and facilitate new development and redevelopment.

Goal LU-2: Provide opportunities for a balanced, and fiscally and environmentally sustainable mix of land uses.

☐ Policy LU-2.1: Mix of uses

Strive to accommodate a mix of residential, retail/commercial, light industrial, and institutional uses that allow residents and workers to live, work, and conduct more of their daily business in Lyons.

☐ Policy LU-2.2: Light industrial and commercial uses

Maintain opportunities for light industrial and commercial services in the Lyons Planning Area as the community grows, particularly within the East St. Vrain Area. (See Chapter 3: Future Land Use Plan and Three-mile Plan.)

☐ Policy LU-2.3: Housing

Support the incremental diversification of housing options available in Lyons through targeted infill and redevelopment in existing areas of the community or through future annexation. (See Goals HN-1, HN-2, and HN-3 for additional guidance on housing and neighborhoods.)

☐ Policy LU-2.4: Fiscal impact analysis

Use fiscal impact analyses to evaluate the potential financial implications of new development and annexations to the Town as part of the land use review process. Recognize that some essential uses may not always be fiscally positive.

Goal LU-3: Promote a built environment that reinforces Lyons' identity and small-town feel.

☐ Policy LU-3.1: Design and development standards

Create design standards and apply land use regulations to ensure that future development contributes to Lyons' unique identity and reinforces the distinctive characteristics of different areas of the community and different types of land uses.

☐ Policy LU-3.2: Historic and cultural resources

Encourage the retention and incorporation of historic buildings, signs, murals, and site features or objects as part of infill/redevelopment or adaptive reuse projects, where feasible.

☐ Policy LU-3.3: Vacant or underutilized properties

Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings, including, but not limited to: adaptive reuse of existing buildings (particularly those that have historic significance); infill of existing surface parking lots; integration of live-work space; and/or public/private partnerships.

Goal LU-4: Implement ecologically sustainable, low-impact planning solutions in public and private development and land management.

☐ **Policy LU-4.1: Water resource management**

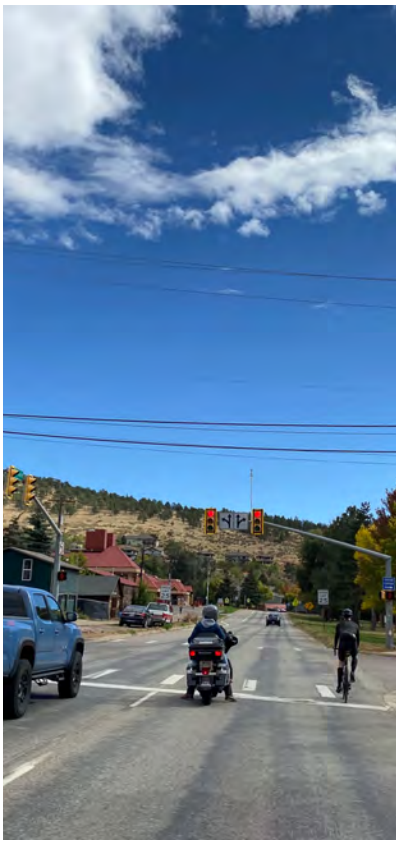
Encourage development site plans that respect the full water cycle, supporting reduction and water demands and water treatment needs.

☐ **Policy LU-4.2: Stormwater**

Ensure any new stormwater infrastructure prioritizes water quality and down-stream responsibility.

☐ **Policy LU-4.3: Sustainable development practices**

Encourage the integration of sustainable development practices (e.g., energy efficiency and water conservation in existing and new buildings) as part of public and private development to the extent practicable.



TRANSPORTATION (TR)

Goal TR-1: Provide and maintain a safe and accessible transportation system.

☐ **Policy TR-1.1: System maintenance**

Continue to invest in maintenance and repair needs as well as correction of existing deficiencies in the Town's transportation network. Prioritize improvements that will improve accessibility and safety for pedestrians, bicyclists, and the aging/mobility impaired.

☐ **Policy TR-1.2: Coordinated improvements**

Continue to seek opportunities to complete sewer upgrades, utility undergrounding, street improvements, and other construction projects concurrently to minimize impacts on adjacent residences and businesses and promote the efficient use of resources to the extent practicable.

☐ **Policy TR-1.3: Roadway design**

Incorporate multimodal considerations in the design of new streets and upgrades to existing streets to accommodate all transportation modes safely and efficiently.

Goal TR-2: Maintain and improve existing sidewalks and active transportation infrastructure to provide safe and comfortable opportunities for walking and bicycling.

☐ Policy TR-2.1: Sidewalks and trails

Continue to enhance Lyons' sidewalk and trail network by filling in gaps, improving accessibility, and addressing safety concerns. (See Existing and Proposed Active Transportation Facilities map, page 84)

☐ Policy TR-2.2: Bicycle infrastructure

Continue to expand infrastructure for bicycles to make cycling a safe and convenient way to get around town.

☐ Policy TR-2.3: Traffic calming

Continue to explore and implement the use of traffic calming measures such as bulb-outs, enhanced crossings, roundabouts, and other methods of reducing traffic speeds and improving safety along major travel corridors and to/from surrounding neighborhoods.

Goal TR-3: Increase multi-modal connections to neighboring communities.

☐ Policy TR-3.1: Transit service and connections

Explore opportunities to build upon the Lyons Flyer and provide transit options within Lyons and connecting Lyons to regional destinations. (See Existing and Proposed Transit map, page 87.)

☐ Policy TR-3.2: Ride and car share

Explore opportunities to better facilitate and encourage the use of ride and car share services within and to/from Lyons.

☐ Policy TR-3.3: Dedicated travel corridors

Identify, designate, improve, and market dedicated travel corridors for specific travel modes and purposes, including but not limited to dedicated routes for golf cars, bicycles, electric vehicles, large-scale events, and emergency evacuations.

Goal TR-4: Provide adequate parking for the community and businesses.

☐ Policy TR-4.1: Parking regulations and management

Continue to balance the needs for parking with other community priorities like safety, walkability, and compact/environmentally sensitive development through a comprehensive parking management strategy.

☐ Policy TR-4.2: Shared parking

Support the use of shared parking, on-street parking, and other strategies to maximize the use of available resources and support local business, particularly during major events and peak season.

INFRASTRUCTURE AND SERVICES (IS)

Goal IS-1: Maintain and improve the Town's water and wastewater resources to ensure safe and sustainable service is provided for residents and businesses.

☐ Policy IS-1.1: Water supply, treatment, and distribution

Ensure the Town's water supply, treatment, and distribution system is adequate to meet expected future demand, taking into account seasonal fluctuations in water use, drought, and climate change scenarios. Implement and periodically update the Town's Stormwater Master Plan, Water Capital Improvements Plan, and associated feasibility studies.

Blue Line

The Town Municipal Code sets the maximum elevation that will be served by water or wastewater at 5,450 ft.

☐ Policy IS-1.2: Wastewater treatment

Continue to maintain and operate the wastewater treatment plant to comply with all state and federal regulations.

☐ Policy IS-1.3: Stormwater improvements

Continue to improve the Town's stormwater system, including efforts to enhance flood infrastructure, maintenance, regulatory compliance, water quality monitoring, and hazard mitigation, and to maintain and improve detention ponds, water quality structures, storm drain inlets, and culverts. Prioritize stormwater projects that mitigate flood danger and improve water quality in a safe, compliant, and sustainable manner.

☐ Policy IS-1.4: Efficiency first

Prioritize the efficient use of resources (e.g., energy, water, materials, etc.), reuse, and conservation in Town operations and service delivery. Carefully assess investments in new infrastructure for potential improved value, effectiveness, durability, and safety for Town residents and businesses.

☐ **Policy IS-1.5: Facilities and infrastructure resilience**

Design, maintain, and improve public infrastructure to be resilient and adaptable to future challenges and risks, climate change, and other natural and human-caused hazards.

Goal IS-2: Expand the use of reliable, cost-effective, and sustainable renewable energy to reduce reliance on fossil fuels.

☐ **Policy IS-2.1: Resilient electricity**

Pursue opportunities to improve resilience and reliability of the Town's electrical system in the face of future impacts and challenges, such as increasing demand, severe weather, and other potential disruptions.

☐ **Policy IS-2.2: Utility-scale renewable energy**

Work with current and future providers to increase the amount of renewable energy the Town consumes to 100 percent.

☐ **Policy IS-2.3: Distributed renewable energy and energy storage**

Explore ways to make distributed renewable energy (e.g., rooftop solar, community solar gardens) and energy storage (e.g., batteries) easier and more financially viable for Lyons' electricity customers.

☐ **Policy IS-2.4: Building and system electrification**

Support the transition of thermal heating and cooking systems (e.g., natural gas heating, cooking, etc.) to highly efficient electric systems (e.g., heat pumps), as the electricity energy mix becomes increasingly clean/renewable, and the electricity grid can handle increased demand.

Goal IS-3: Increase opportunities to divert waste from the landfill.

☐ **Policy IS-3.1: Waste management and diversion**

Encourage diversion of household, organic, construction and demolition and other waste from the landfill.

☐ **Policy IS-3.2: Recycling facility**

Continue to enhance and expand public recycling facility.

☐ **Policy IS-3.3: Circular and repair economy**

Increase the amount of repair, reuse, and/or repurposing of materials in the greater Lyons community.

GUIDING PRINCIPLE 5:

PROVIDE SUPPORT FOR ALL IN AN ATMOSPHERE OF TRUST AND COOPERATION

Lyons recognizes that the quirkiness, independent spirit, and sense of community that residents value comes from the diversity and shared experiences of the people who live here. Lyons will be a welcoming community that provides opportunities for all people to meet their basic needs and be safe and supported. Lyons will foster a collaborative and caring spirit and the knowledge that residents can rely upon one another for support during difficult times.

WHY IT MATTERS

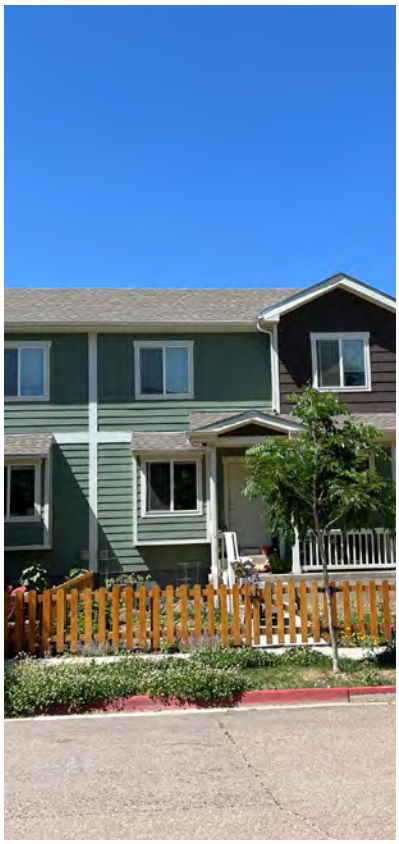
Lyons' residents value the sense of community that comes with living in a small town—the fact that people know and look out for their neighbors, and that the community pulls together when things get tough. Over the last decade, Lyons was devastated by a historic flood, faced a global pandemic, and experienced an exponential rise in housing costs. In response, Lyons' residents volunteered their time to rebuild, support those in need, and find ways to move forward. Despite these efforts, the quality of life provided in Lyons and housing shortages across the Front Range have also increased the cost of housing in Lyons. Many residents have expressed concern that Lyons is becoming less and less accessible to the essential workers and lower-income residents who are a vital part of the community.

In addition, Lyons has lost essential services in recent years, such as the pharmacy, doctor's office, and laundromat. Residents have made it clear that attracting these services back to Lyons is a top priority. Local nonprofits have stepped in to help respond to a growing need for mental health and other support services in the community, and they rely heavily on volunteers and donations to carry out their work. It will be important to find ways to create lasting support for the critical services they provide.

GOALS AND POLICIES

HOUSING AND NEIGHBORHOODS (HN)

Goal HN-1: Encourage a diversity of housing options to meet the needs of a dynamic population.



☐ **Policy HN-1.1: Housing options**

Support the incremental diversification of housing options available in Lyons through targeted infill and redevelopment or future annexation. Encourage a mix of housing types, tailored to different areas of the community, including but not limited to small homes, accessory dwelling units, townhomes, live/work units, and apartments or condominiums.

☐ **Policy HN-1.2: Multi-generational housing**

Encourage the construction of new homes or developments, as well as the adaptation of existing homes, designed to accommodate changing household types and needs and allow residents the opportunity to age in place and/or with the live-in support of additional family units (co-housing and multi-generational families).

☐ **Policy HN-1.3: Accessible housing**

Encourage the construction of housing that is accessible to seniors, persons with disabilities, or persons with mobility limitations through the use of universal design and visitability principles in the construction of new housing and the rehabilitation of existing homes.

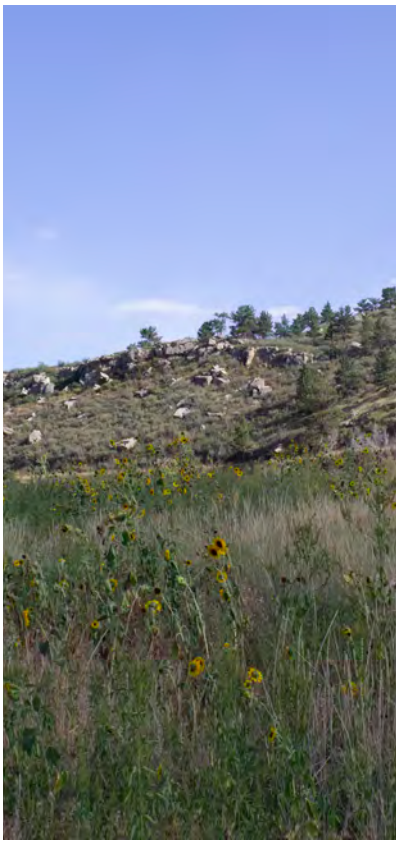
Goal HN-2: Expand and preserve workforce and affordable housing options.

☐ **Policy HN-2.1: Regional housing goals**

Continue to work with the Boulder County Regional Housing Partnership and other partners to increase awareness of affordable housing issues and opportunities to achieve regional targets outlined in the Boulder County Regional Housing Plan.

☐ **Policy HN-2.2: Affordable housing**

Continue to seek opportunities to facilitate the development of permanently affordable housing units that provide options for Lyons' lower-income residents and replace units that were lost during the 2013 flood in accordance with the Town's goal of maintaining approximately twelve percent of the total housing stock within the Town limits for affordable housing.



☐ **Policy HN-2.3: Workforce housing**

Work with the development community, area housing organizations, property owners, landlords, and the community to preserve and expand housing options, including existing mobile home parks, that are affordable to workers earning below average wages in the community.

☐ **Policy HN-2.4: Annexation**

Use annexations as an opportunity to expand Lyons' supply of affordable and workforce housing. Where appropriate, encourage new development to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.

☐ **Policy HN-2.5: Public-private partnerships**

Continue to explore opportunities to partner with private or nonprofit developers on the construction of affordable and workforce housing on Town-owned and privately held land.

☐ **Policy HN-2.6: Housing programs and resources**

Collaborate with Boulder County, the state, and others on programs and projects that assist Lyons residents and workers seeking affordable housing options and facilitate the management and maintenance of existing affordable housing units.

What is Affordable and Workforce Housing?

The Boulder County Regional Housing Plan defines affordable and workforce housing as follows:

Affordable Housing. Any housing that is subsidized by the federal, state and local government, or any housing where units are subject to long-term covenants or deed restrictions which require that the units be sold or rented at levels that preserve them as affordable housing for a specific period of time. The Town of Lyons further defines affordable housing as units that meet the needs of residents earning 60 percent or less of Boulder County Area Median Income (AMI).

Workforce Housing. Affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace. The Town of Lyons further defines workforce housing as units that are available to residents earning 80 percent or less of Boulder County AMI.

In Lyons, workforce housing is targeted toward workers who are vital for the everyday function of the community, such as teachers, public safety workers, first responders, Town staff, and workers in retail, food/beverage, and other core industries.

Goal HN-3: Promote safe, stable, and diverse neighborhoods.

☐ **Policy HN-3.1: Retention of existing housing stock**

Encourage ongoing maintenance and promote reinvestment and improvements in Lyons' Central Neighborhoods for both owner- and renter-occupied units.

☐ **Policy HN-3.2: Infrastructure improvements**

Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk installation or repair projects, bikeways, stormwater improvements, or other projects that will improve safety and quality of life for neighborhood residents.

☐ **Policy HN-3.3: Home repair assistance**

Explore and invest in programs that help fixed-income and low-income residents reinvest in their homes to improve neighborhood stability, enhance safety, mitigate impacts from natural hazards, increase energy efficiency, and allow older residents to age-in-place.

☐ **Policy HN-3.4: Short-term rentals**

Continue to support short-term rentals for residents who classify Lyons as their primary residence (i.e., they reside in Lyons at least nine months out of the year). Monitor short-term rentals to assess and mitigate the impacts of visitors and vacation rentals units on neighborhoods and affordable housing, and update short-term rental regulations as needed.

HEALTH AND WELLNESS (HW)

Goal HW-1: Promote access to essential social, health, and human services.

☐ **Policy HW-1.1: Recruitment and retention**

Explore strategies to attract, retain, and/or restore health service providers within Lyons (e.g., medical, pharmaceutical, and behavioral health services).

☐ **Policy HW-1.2: Partnerships**

Collaborate with the Area Agency on Aging, LEAF, and other organizations to increase access to information, resources, and programs that support the health and wellbeing of the community.

Goal HW-2: Encourage a sustainable, local, safe, and healthy food supply that is accessible to all.

☐ Policy HW-2.1: Local food production

Support and encourage local and regional food production, including personal and community gardens, urban agriculture, and regional farming and ranching.

☐ Policy HW-2.2: Food access and distribution

Coordinate and nurture partnerships with food retailers, distributors, producers, and non-profits to increase access to healthy and/or local food options.

☐ Policy HW-2.3: Education

Use community gardens to provide a space for educational opportunities that demonstrate gardening methods and the types of plants that are most efficiently grown in the area.

☐ Policy HW-2.4: Vulnerable populations

Increase accessibility of local food for vulnerable populations. Support donation of locally grown food when feasible.

Community Groups

Lyons Emergency and Assistance Fund (LEAF). LEAF offers a human services safety net for people in need in the Greater Lyons area. LEAF provides more than $2.5M in services to the Lyons area. They have five programs: Food Pantry, Meals on Wheels, Basic Needs and Resource Matching, Mental Wellness and Addiction Recovery, and Lyons Volunteers.

Lyons Community Foundation. The Lyons Community Foundation is a philanthropic organization focused on helping the Lyons Community by providing grant funding for programs and projects that support community connectivity, human services, youth investment, and local ecology. These grants have been used to support the Rocky Mountain Botanic Gardens, to provide college scholarships to local high school students, to help fund the LEAF, and as a small business economic relief fund during the COVD-19 pandemic.

Goal HW-3: Support a clean and safe environment for all citizens.

☐ **Policy HW-3.1: Environmental quality**

Collaborate regionally and across sectors to address regional air, water, and land quality challenges (e.g., ozone levels, particulate matter, water contamination, land degradation, and climate change-related impacts).

☐ **Policy HW-3.2: Environmental cleanup**

Identify and monitor any environmental contamination or proximity to pollution (e.g., traffic proximity, underground storage tanks, mining operations) and work with property owners, homeowners, and county, state, and federal agencies to remediate sites or reduce impacts.

GOVERNANCE (G)

Goal G-1: Provide efficient and effective government programs and services.

☐ **Policy G-1.1: Public facilities**

Maintain and upgrade public facilities to support modern governmental program and service delivery. Maintain and upgrade essential systems (e.g. recordkeeping) to ensure resiliency.

☐ **Policy G-1.2: Fiscal sustainability**

Ensure that the Town's budget adequately covers the costs of public services that are provided by the Town. Proactively plan to ensure that adequate funding can be maintained over the long-term and can keep pace with future cost increases.

☐ **Policy G-1.3: Budgeting**

Ensure that the budgeting process promotes Town expenditures and investments that reflect community priorities, including those set forth in this Comprehensive Plan.

Goal G-2: Nurture Lyons' culture of collaboration, volunteerism, and inclusivity.

☐ **Policy G-2.1: Volunteer committees and commissions**

Continue to leverage the expertise and lived experiences of Lyons residents through a mix of long-term and ad-hoc volunteer initiatives, committees, and commissions. Communicate the role of these groups in the implementation of the Comprehensive Plan and provide clear direction regarding Town priorities.

☐ **Policy G-2.2: Regional collaboration and partnerships**

Coordinate and partner with regional governmental entities, service providers, and community-based organizations to address challenges and opportunities collaboratively and to maximize benefits and resources.

☐ **Policy G-2.3: Inclusivity**

Actively work toward making Lyons a place where the safety and comfort of all people is a given, regardless of ability, age, culture, economic status, gender identity, sexual orientation, national origin, race, or religion, and where all are respected, appreciated, and welcome.

Goal G-3: Encourage broad-based participation in local government decisions.

☐ **Policy G-3.1: Community engagement**

Seek diverse perspectives and provide a mix of engagement opportunities and techniques to inform local government decision-making.

☐ **Policy G-3.2: Board and commission representation**

Strive to fill positions on the Town's citizen advisory boards and commissions with people that bring a diversity of interests, perspectives, and backgrounds.

☐ **Policy G-3.3: Youth engagement**

Explore opportunities for engaging and actively soliciting input from youth in local government. Explore and promote additional opportunities to work with Lyons Elementary School and the Lyons Middle Senior High School on special projects.

Goal G-4: Keep Lyons safe and secure.

☐ **Policy G-4.1: Proactive communications and alerts**

Upgrade, coordinate, and maintain communication systems to provide proactive information and alerts about community notices and emergencies.

☐ **Policy G-4.2: Safety and emergency services**

Continue to collaborate with safety and emergency service providers and responders (e.g., Lyons Fire Protection District, Boulder County Sheriff's Department, emergency medical services) to support community safety and emergency response.

☐ **Policy G-4.3: Monitoring and enforcement**

Monitor and enforce public health, safety codes and other ordinances stipulated by the Town's Municipal Codes.

Goal G-5: Ensure accountable and transparent governance that builds community trust.

☐ Policy G-5.1: Open meetings and records

Ensure that all public meetings and records are provided and maintained in accordance with the Colorado Open Records Act.

☐ Policy G-5.2: Communication

Communicate Town goals, initiatives, and Comprehensive Plan implementation progress to the public.

☐ Policy G-5.3: Citizen satisfaction

Periodically gauge citizen satisfaction level with Town services, governance, and other issues.

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CHAPTER 3

FUTURE LAND USE AND THREE-MILE PLAN

ABOUT THIS CHAPTER

This chapter builds on prior Town planning efforts and intergovernmental agreements between the Town of Lyons and Boulder County. It should be used to as a tool for making decisions regarding the location, timing, and types of future growth that can occur, for guiding future infrastructure investments, and for communicating the Town's long-term interests. This chapter should be used in conjunction with the goals and policies contained in Chapter 2 of this Comprehensive Plan. It contains the following sections:

- **Factors Influencing Growth.** A brief overview of the most significant factors that will influence where and how Lyons grows in the future.
- **Future Land Use Plan.** The Future Land Use map and land use category descriptions that will be used to guide the type, intensity, and location of future development within the Town of Lyons and the Lyons Planning Area.
- **Multimodal Connectivity Plan.** Maps and narrative illustrating existing and proposed active transportation facilities (sidewalks, bike facilities, and trails), proposed roadway improvements, and existing and proposed transit.
- **Area-Specific Recommendations.** Summarizes area-specific context, future land uses, and circulation and access considerations for Downtown, Central Neighborhoods, and the East St. Vrain (Eastern Corridor), CEMEX and Eastern Environs, North St. Vrain, and South St. Vrain subareas.
- **Three-mile Plan.** Establishes the Town of Lyons' interests and intent regarding future annexation within a three-mile boundary of the Town's current municipal limits, as required under Colorado law. Two areas of influence are identified for purposes of this Comprehensive Plan: 1) Lyons Planning Area, which identifies areas where the Town of Lyons would consider annexations over the next ten to 20 years, and 2) Area of Interest, which includes areas within three miles of the Town of Lyons municipal boundary. The Town and community have a vested interest in land use decisions in this area and wish to be engaged as partners in the review of future development applications, land use review, and projects of significance.

Proactively establishing and maintaining a plan to guide future growth is essential to support the community's goals related to housing affordability, environmental protection, economic vitality, and the visual character of the Town.

FACTORS INFLUENCING GROWTH

Land available for development in and around Lyons is limited. There are numerous other factors that will influence where and how the Town of Lyons grows in the future: existing and future intergovernmental agreements, the presence of environmentally sensitive lands and natural hazards, and the availability of and cost to provide infrastructure and services. Each of these factors is described briefly below and should be considered when evaluating future development proposals. A more detailed discussion of these factors and supporting maps are provided in Appendix A: Community Profile.

INTERGOVERNMENTAL AGREEMENTS

Lyons is surrounded by unincorporated Boulder County, and some land within the Lyons Primary Planning Area (LPPA) and adjacent to the municipal boundary is governed by three Intergovernmental Agreements (IGAs):

- **Boulder County Countywide Coordinated Comprehensive Development Plan IGA.** Referred to as the "Super IGA," this agreement was established in 2003 to coordinate all of Boulder County's comprehensive development plan IGAs. The agreements recognize and protect each municipality's planning area and preserves the rural character of land outside of each community's respective planning area. The terms of this agreement extend through October 16, 2023.
- **Lyons Comprehensive Development Plan IGA.** This IGA was established in 2002, amended to add additional properties to the LPPA in 2005, updated again in 2012 to extend the terms of the agreement through May 15, 2022, and further extended through November 2023. The stated intent of this IGA is to protect and enhance the Town's ability to coordinate its future growth into its Primary Planning Area for the purposes of implementing the Comprehensive Plans as adopted by the Town and Boulder County. The IGA calls for the retention of land as a community buffer, the protection of view corridors, compatible development in the LPPA, and transparent and timely decisions pertaining to the IGA.
- **Lyons CEMEX Area Comprehensive Development Plan IGA.** This IGA was adopted as a complement to the Comprehensive Development Plan IGA on May 11, 2012, in recognition that portions of the CEMEX property may be appropriate for future development.

Updates to all three IGAs are anticipated following the adoption of this Comprehensive Plan. The Future Land Use Plan and Three-mile Plan outlined in this Comprehensive Plan reflect proposed changes to the boundary of the Lyons Planning Area and proposed land uses that will need to be negotiated with Boulder County and CEMEX as part of these planned updates. Proposed changes are intended to simplify the terms of future IGAs and better reflect the long-term interests of the Town and community.

ENVIRONMENTALLY SENSITIVE LANDS

Lyons and surrounding areas of Boulder County include many sensitive natural areas, as identified by Boulder County. The following types of sensitive natural areas have been identified within - or within the vicinity of - the Lyons Planning Area, significant natural communities, critical wildlife habitat, waterways and riparian areas, rare plant areas, and designated open space and conservation easements. (See also, Goal NE-1, NE-2, and NE-3, and accompanying policies.)

NATURAL HAZARDS

The climate of Lyons is expected to become significantly warmer and drier in the coming years, which will increase the likelihood of droughts, wildfires, extreme heat events, and increase the magnitude of torrential storms that lead to flooding. The risk from these natural hazards has important implications to how Lyons plans for future development. Much of the area surrounding Lyons is at moderate to high risk from wildfires or is located within the St. Vrain Creek floodplain. Since the 2013 flood, Lyons has invested significant resources into flood mitigation projects, buy-outs funded by federal programs, and wildfire mitigation strategies. (See also, Goal HM-1, HM-2, HM-3, and HM-4, and accompanying policies.)

INFRASTRUCTURE AND SERVICES

The Town provides water and wastewater/sewer services to most residents within Lyons' municipal boundaries and plans to incrementally expand services within the Lyons Planning Area. For planning purposes, anticipated service needs are based on the uses and development intensities depicted on the Future Land Use map. Most of the unincorporated lands within the Lyons Planning Area do not have infrastructure and services in place. The costs of extending or expanding Town infrastructure and services to support new development are generally borne by the developer and not by the Town or residents. (See also, Goal IS-1 and IS-2, and accompanying policies.)

LYONS PLANNING AREA

For the purposes of this updated Comprehensive Plan and future IGAs, the Lyons Primary Planning Area (LPPA) includes the following distinct geographies:

- The incorporated Town of Lyons;
- The North St. Vrain, South St. Vrain, and East St. Vrain subareas; and
- Unincorporated portions of Boulder County adjacent to the Town of Lyons that are not contained in the above subareas. These parcels are included based on interest expressed by property owners in potentially incorporating into the Town of Lyons.

Subarea boundaries are depicted in the Area-Specific Recommendations section of this chapter. The LPPA is a subset of the Town's Three-mile Plan.

FUTURE LAND USE PLAN

PURPOSE

The Future Land Use Plan establishes a vision for the types, intensity, and location of future development in and around Lyons. The Future Land Use Plan will be applied through day-to-day decision-making as a means to help implement a shared vision for the physical growth of the Town of Lyons and portions of Boulder County that are located within the Lyons Planning Area. The Future Land Use Plan is intended to be used by Town staff, the PCDC, and the Board of Trustees to:

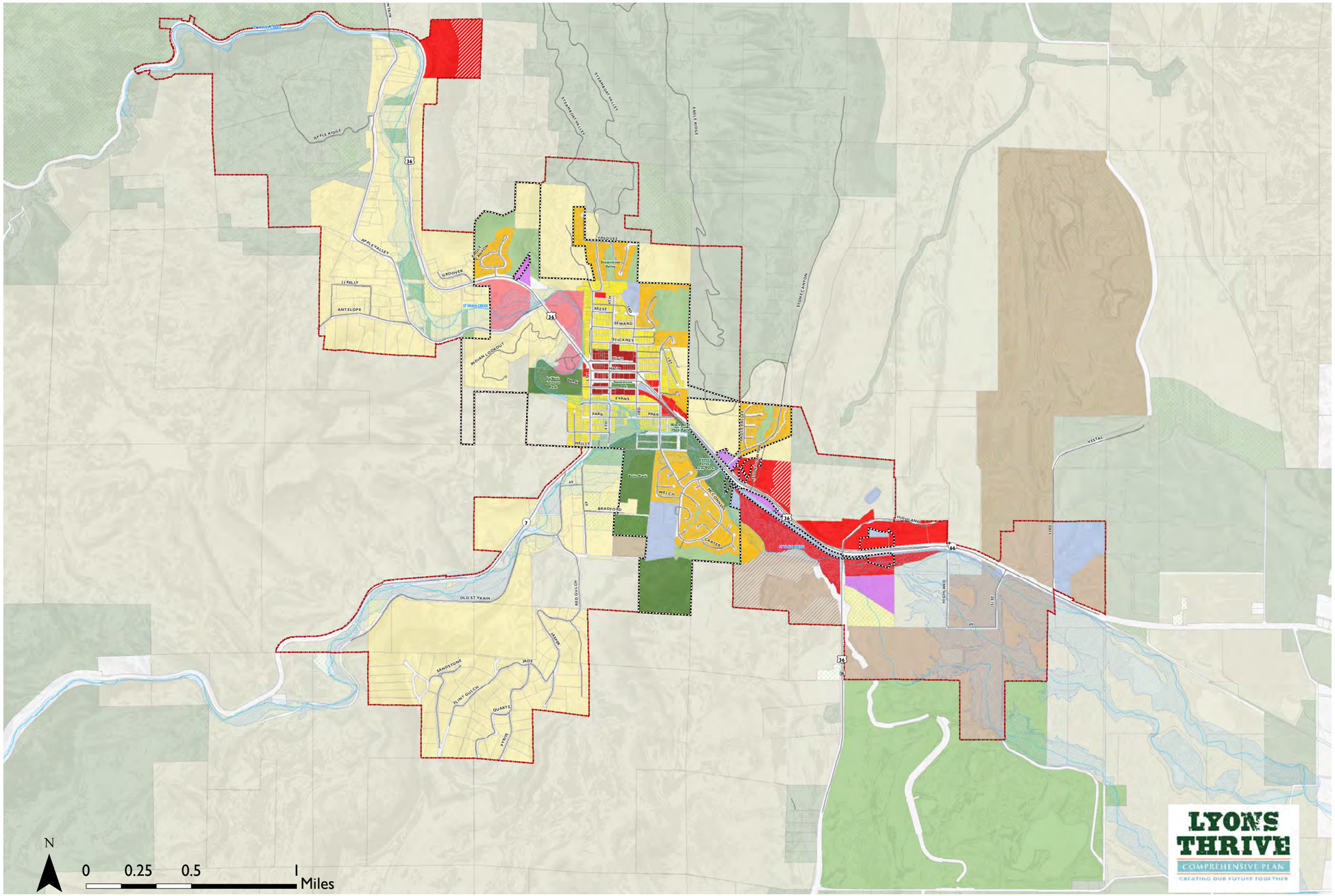
- Help guide future rezoning and annexation requests;
- Inform future updates to existing zoning districts and development standards;
- Track the Town's overall capacity for future development;
- Inform infrastructure and facility planning; and
- Ensure future development is supportive of the community's vision.

The Future Land Use map is also intended as a tool for residents, property owners, and the development community. The Future Land Use Plan is composed of a map and the accompanying land use category descriptions. The Future Land Use map may be amended from time to time. Check the Town's map portal for the most current version.

How does the Future Land Use Plan relate to Zoning?

The Future Land Use Plan establishes a vision for the overall pattern of land uses in the Lyons Planning Area and provides policy guidance for different areas that will be used to inform future updates to the Town's Zoning and Subdivision Regulations (Chapters 16 and 17 of the Municipal Code).

Future Land Use Plan (Map)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

- Lyons Planning Area
- Town of Lyons

Future Land Use Categories

Future Land Use categories illustrated on the Future Land Use map are listed below. Guidance on the types of uses, intensity/density of development, and characteristics of uses are provided on the pages that follow.

Neighborhoods

RN Rural Neighborhoods

CN Central Neighborhoods

PN Planned Neighborhoods

Mixed Use/Employment

DTM Downtown Mixed-Use

MU Mixed-Use

DE Destination Entertainment

LI Light Industrial/Flex

Conservation/Recreation

A Agriculture

P Parks

OS Open Space and Natural Areas

BC Boulder County Open Space

Conservation Easements (Overlay)

Overlays and Other Categories

MF Municipal Facilities

FOA

ES

FP

Municipal Facilities (MF)

Future Opportunity Areas (FOA)

Future opportunity areas represent areas of strategic importance to the Town of Lyons. Existing land uses are not anticipated to change within the planning horizon; however, ongoing discussions with property owners, Boulder County, other regional partners, and the community-at-large will be necessary as opportunities to transition land uses, ownership, and jurisdiction of these evolve.

Heightened Environmental Sensitivity Area (ES)

Areas of heightened environmental sensitivity reflect areas identified in current IGAs as No Development Areas.

100-Year Floodplain (FP)

Overlay of the 100-year floodplain on public and privately owned properties, as identified by official Federal Emergency Management Agency (FEMA) mapping.

Rural Neighborhoods

Primary Land Uses

Single-family detached homes.

Supporting Land Uses

Agriculture, parks and recreational facilities, open space conservation.

Density/Intensity

Typically, less than one unit per acre, but many existing homes have smaller lots. Existing development is generally served by well and septic, though Boulder County regulations require a connection to a public utility.

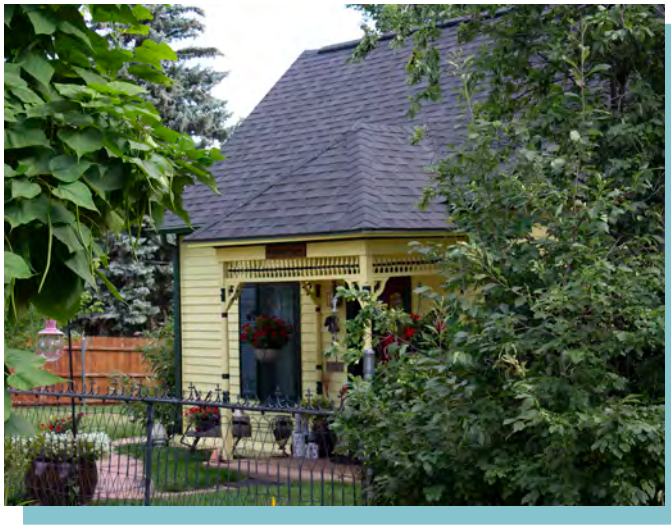
Characteristics

Consists primarily of single-family detached homes on large lots. The majority of the land in this category is outside of Lyons' municipal boundary and, unless annexed, future development is under the authority of Boulder County's zoning and development regulations. New homes or neighborhoods should be designed and sited to protect significant natural areas, wildlife habitat, and avoid locations at significant risk from natural hazards.

Examples

Typically located outside the municipal boundary in areas like Apple Valley, the South St. Vrain area, and along Indian Lookout Rd. Isolated parcels also exist in more constrained areas of the Lyons Planning Area.

Central Neighborhoods



Primary Land Uses

Single-family detached homes and duplexes.

Supporting Land Uses

Triplexes, fourplexes, and accessory dwelling units.

Density/Intensity

Varies depending on location, but ranges from 6 to 10 units per acre or more.

Characteristics

Represents traditional development pattern in Lyons. Predominantly composed of smaller, detached single-family homes, some of which are contributing structures in the Town's historic district. While these neighborhoods are largely built out, opportunities for infill development and redevelopment could expand the mix of housing options and densities in the future.

Many blocks have not traditionally had sidewalks or have sidewalks that are in poor repair or are buried due to road repairs or construction. Improving pedestrian and bicycle safety and connectivity in Central Neighborhoods is a priority.

Examples

Original neighborhoods surrounding Downtown, including the Nortonville Addition, Turner and Reed Addition, and Corona Heights First Addition.

Planned Neighborhoods

Primary Land Uses

Single-family detached homes.

Supporting Land Uses

Duplexes, triplexes, fourplexes, rowhomes, small apartments, accessory dwelling units.

Density/Intensity

Typically range from six to 16 units per acre.

Characteristics

Predominantly composed of detached single-family homes, though pockets of higher density housing may also be included. A mixture of housing types is desired as part of new Planned Neighborhoods to help expand the variety of housing types and price points available in Lyons. New neighborhoods should incorporate access to surrounding sidewalks, parks, open space, trails, and services.

Examples

The Lyons Valley Park subdivision and the River Cliff Cottages are examples of Planned Neighborhoods.

Municipal Facilities

Primary Land Uses

Town facilities, utilities, schools, cemeteries, and other public or governmental uses.

Density/Intensity

Varies by type of facility.

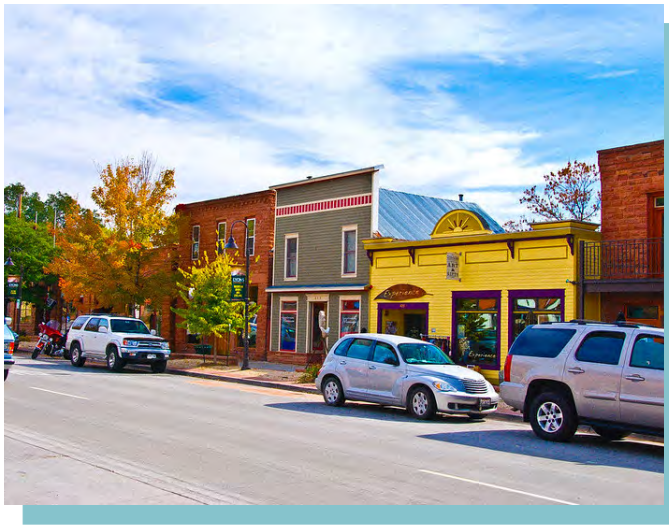
Characteristics

Land and facilities owned by the Town of Lyons or a public utility that is anticipated to remain a municipal facility for the foreseeable future. New public facilities should be located outside of high hazard areas.

Examples

The wastewater treatment plant, fire station, and local schools are examples of public and municipal facilities.

Downtown Mixed-Use



ADOPTED

Primary Land Uses

Retail, restaurants, lodging, and professional offices.

Supporting Land Uses

Civic and government facilities, multi-family residential dwellings, parks, and other public spaces.

Density/Intensity

Varies; typical building heights range from one to three stories; residential development up to 16 units per acre.

Characteristics

The Downtown Mixed-use encompasses historic structures and businesses along Main St., 5th St., High St., and Broadway, as well as portions of Railroad Ave. While predominantly commercial, a more diverse mix of uses is encouraged to increase the vitality of the area. The adaptive reuse of historic buildings is encouraged. New buildings should be oriented to the street and ground floor frontage along Broadway, Main St., 5th St., High St. and other high traffic streets should be reserved for activity- and revenue- generating uses.

Examples

Downtown Mixed-use is concentrated in and around Lyons' historic core.

Mixed-Use

MIXED

Primary Land Uses

A mix of retail, office, restaurants, and other commercial uses which may include attached residential units such as townhomes, rowhouses, and small-scale multi-family residential buildings.

Supporting Land Uses

Light industrial, manufacturing, public facilities, civic uses, recreation, and parks.

Density/Intensity

Varies; typical building heights range from one to three stories; residential development up to 16 units per acre.

Characteristics

This category is predominantly located along Highways 36 and 66 and acts as a gateway to Lyons, with high visibility from tourists visiting Rocky Mountain National Park. A horizontal or vertical mix of uses is encouraged, particularly on larger sites. Site layout and building design should be pedestrian- and bicycle-friendly and well-connected to nearby uses and destinations. Highway 36 and 66 frontages should be reserved for commercial uses. The adaptive reuse of historic and/or vacant buildings is encouraged.

Examples

Mixed-Use areas include frontages along Highway 36, entering Lyons from the east, and areas adjacent to Downtown.

Destination Entertainment

Primary Land Uses

Mix of tourism-oriented commercial, recreation, and service uses.

Supporting Land Uses

Ancillary commercial, lodging, and event parking.

Density/Intensity

Varies by location and type of attraction/destination.

Characteristics

Supports destination tourism as an important sector of the Lyons economy. These areas are intended to provide for a variety of entertainment activities, including concerts and cultural performances, indoor and outdoor wedding venues, and related ancillary uses such as the sale of food and beverages, and lodging.

Destination Entertainment uses attract a large volume of visitors on an annual or seasonal basis and must be managed carefully to mitigate congestion and other impacts to residents and the natural environment. Uses should be easily accessible from the highway, well-connected with trails and bicycle paths, and adequately buffered from residential areas to mitigate noise and other impacts.

Examples

Planet Bluegrass, WeeCasa Resort.

Light Industrial/Flex

Primary Land Uses

Light industrial, manufacturing, offices, and other employment uses.

Supporting Land Uses

Live/work units and ancillary commercial uses.

Density/Intensity

Varies by location.

Characteristics

Typical uses may include business parks, commercial, light industrial, and a variety of complementary uses to meet the needs of employees such as business services, live/work residential spaces, convenience retail, and childcare. Employment area uses must be adequately buffered from less intense uses and sites should have access to major highways capable of handling heavy truck traffic.

Examples

These uses are largely limited to eastern Lyons, near CEMEX, along Highway 66, near the north end of 5th St., and along Rt. 36 on the west side of Town.

Agriculture

Primary Land Uses

Crop production, livestock/poultry operations, and agricultural processing facilities.

Supporting Land Uses

Owner/manager residence, accessory dwelling units, employee housing (temporary), associated outbuildings, farm stands, ag-related commercial services, agri-tourism.

Density/Intensity

Typically 35-acre lots, but some parcels may be smaller.

Characteristics

Typically includes large parcels of land that are used to cultivate crops and nursery stock, raise animals, and provide farm-related products. Residential developments should be clustered and have an adequate buffer from agricultural operations.

Examples

Generally located outside Lyons' municipal boundary and subject to Boulder County zoning.

Parks

Primary Land Uses

Parks and recreational facilities.

Characteristics

Public gathering spaces that include plazas, parks, natural areas, and major trail corridors. Many of these areas are used to host community events, which draw visitors from around the region. They should be well-connected to surrounding neighborhoods and accessible to all.

Examples

LaVern M. Johnson Park, Sandstone Park, Bohn Park.

Open Space and Natural Areas

Primary Land Uses

Undeveled natural land, trails, trailheads, picnic areas, and other passive outdoor recreational use.

Characteristics

In addition to providing outdoor recreation opportunities, these areas preserve natural resources, such as unique botanical areas, biological diversity, scenic views, and wildlife corridors and habitats. Open space also protects cultural, historic, and archaeological resources and contributes to mitigation from hazards, such as flooding, wildfire, and extreme heat.

Examples

Town of Lyons and Boulder County Open spaces, buy-out properties along the St. Vrain Creek, and Rocky Mountain Botanic Gardens.

Conservation Easements (Overlay)

Primary Land Uses

Varies.

Supporting Land Uses

Varies.

Density/Intensity

Varies.

Characteristics

This overlay zone shows private properties that have entered into a deed restricted conservation easement with Boulder County. A conservation easement is a voluntary agreement by a landowner to limit development on a property and/or restrict uses of the property for the purpose of protecting the property's natural features, agricultural land (if any), historical significance, and/or other open space qualities, such as preserving a buffer between communities.

Examples

Locations vary; generally located in unincorporated portions of the Lyons Planning Area, with the exception of the Lyons Dog Park parcel.

MULTIMODAL CONNECTIVITY PLAN

EXISTING AND PROPOSED ACTIVE TRANSPORTATION FACILITIES

This map shows existing and proposed sidewalks, trails, and bike facilities in the Town of Lyons. The town is missing sidewalks in several key areas in the downtown core. This plan proposes completing sidewalks along Main Street, Broadway, and other key connecting streets in central Lyons, based on previous recommendations from the Broadway/US-36 Multimodal Improvements project and public comments received as part of this planning process. This plan recommends:

Bike lanes

Along SH-7 and McConnell Drive, as recommended in the 2016 Parks Flood Recovery Plan

Along SH-66, as recommended in the SH-66 Planning and Environmental Linkages Study.

Bike Routes

Along 2nd Avenue, 4th Avenue, 5th Avenue, Antelope Drive, and Apple Valley Road, as recommended in the 2016 Parks Flood Recovery Plan.

Multimodal Pathways

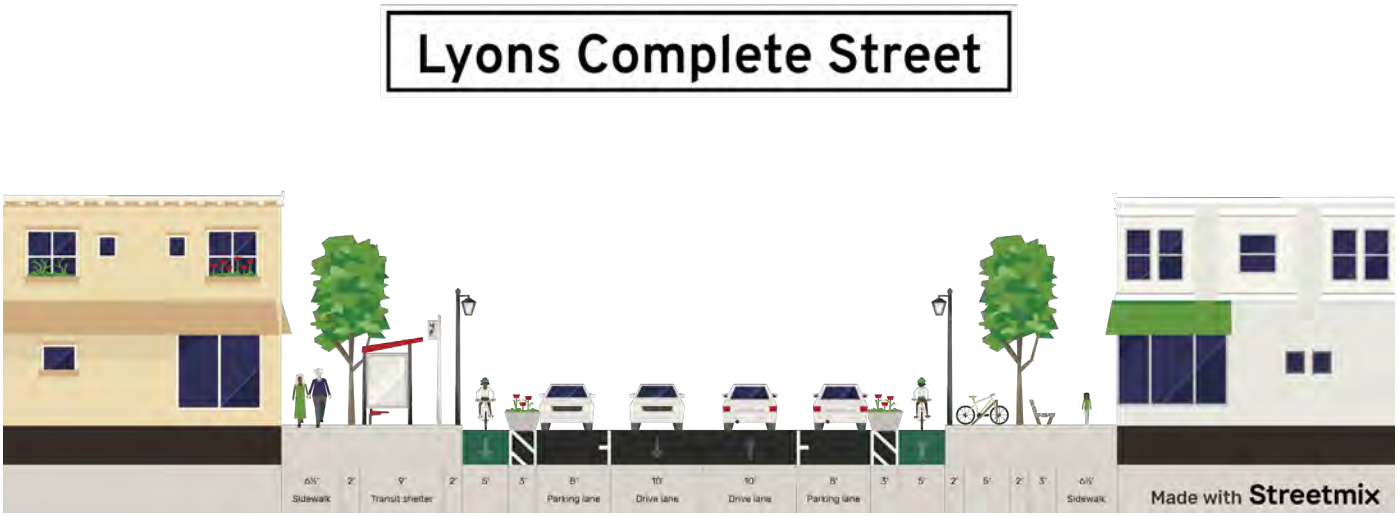
Along Broadway as proposed in the Broadway/US-36 Multimodal Improvements project

Along US-36 as suggested in the US-36 North Foothills Bikeway Feasibility Study.

New Trails

New trails proposed as part of this plan emerged from the 2016 Parks Flood Recovery Plan, Boulder County plans, the St. Vrain Trail Master Plan, and US-36 Multimodal Improvements project. They include:

- New neighborhood unpaved trails
- Extensions of the St. Vrain Trail
- A trail along US-36
- The Hatrock Trail on the southeast side of Lyons
- North Loop Trail from Eagle Canyon



PHASING RECOMMENDATIONS

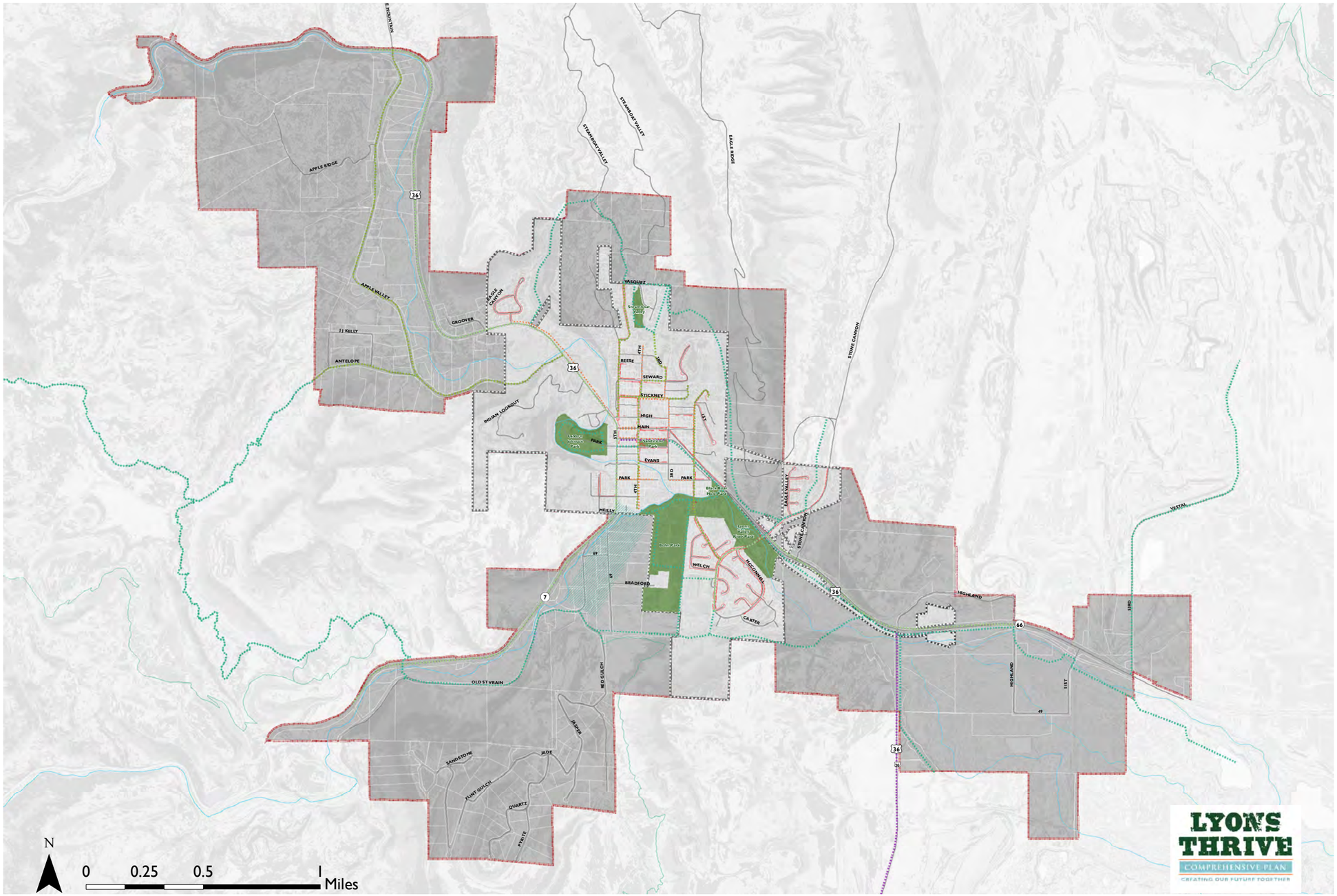
In the near-term (one to five years), the Town should prioritize sidewalk, trail, and bike facility projects that provide missing connections to key downtown destinations such as schools, the post office, and town hall. Near-term projects should also be weighted more heavily if they improve access to bus stops or if they better connect neighborhoods to the downtown core.

The Town should consider prioritizing crossing treatments and roadway improvements in areas and corridors with greater pedestrian and bicycle traffic (or in areas where they would like to encourage this type of transportation). The Town may also wish to consider the cost-effectiveness of any given treatment at a location. CDOT controls the the major highway and streets through town.

Not every street in Lyons can or should host all transportation modes. The figure above illustrates the variety of street elements that the town may wish to incorporate over time. The downtown commercial streets of Lyons may eventually include many of these elements – bus stops, wide sidewalks, bike lanes, parking, and other streetscape amenities.

Neighborhood streets today may only include travel lanes and parking, but residents have expressed a need for new sidewalks and bike facilities to connect to Downtown and other destinations. Given a limited right-of-way, these decisions will require tradeoffs. Completing active transportation projects in Lyons neighborhoods will require collaboration between the Town residents, in some cases CDOT, and a shared commitment to creating a safe, comfortable environment for people walking and bicycling.

Existing and Proposed Active Transportation



Legend

Proposed Improvements

Type

- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- St Vrain Trail Extension

Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

PROPOSED ROADWAY IMPROVEMENTS MAP

The Proposed Roadway Improvements map shows intersection improvements recommended in the 2016 Parks Flood Recovery Plan, the SH-66 Planning and Environmental Linkages Study, and the Downtown Parking Study. It also makes new recommendations based on public feedback received as part of this planning process.

Roadway Improvements

Improvements include traffic calming projects on SH-66, US-36, Main Street, and Broadway. Previous plans and the public have suggested implementing speed mitigation measures in these areas to create a more comfortable pedestrian environment for residents and visitors.

Creating a new gateway into Downtown and implementing curb extensions, wayfinding, landscaping, art, and other amenities can enhance walkability and entice people to explore Lyons.

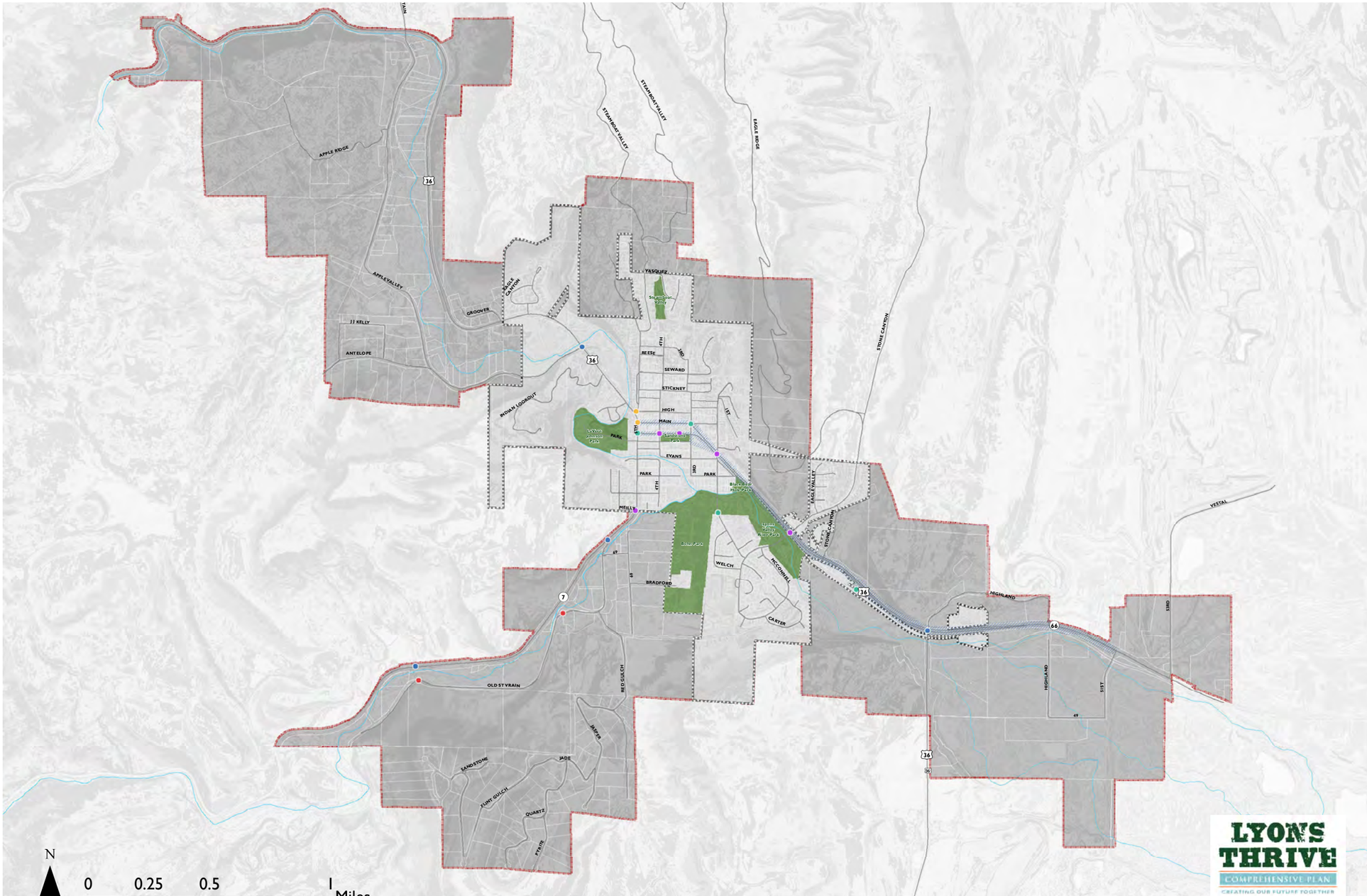
Suggestions also include upgraded signage and paving near Apple Valley Road at the St. Vrain Creek parking area.

Crossing Improvements

Enhanced crosswalks, bicycle and pedestrian improvements, roundabouts, and other traffic calming strategies at key locations downtown.

Residents indicated concern about people speeding through town, particularly at the entrances on the east and west side of Main Street and Broadway. At some locations along SH-66 and SH-7, underpasses and bridges may be a more appropriate crossing treatment, to separate people walking and bicycling from traffic. Space for an underpass was incorporated as part of flood recovery work at US-36 and SH-66, but funding has not been identified.

Proposed Roadway Improvements



Legend

Intersection Improvements

- Bike Ped Improvements
- Enhanced Crosswalk
- Potential Bridge
- Potential Underpass
- Roundabout
- Roadway Improvement Areas

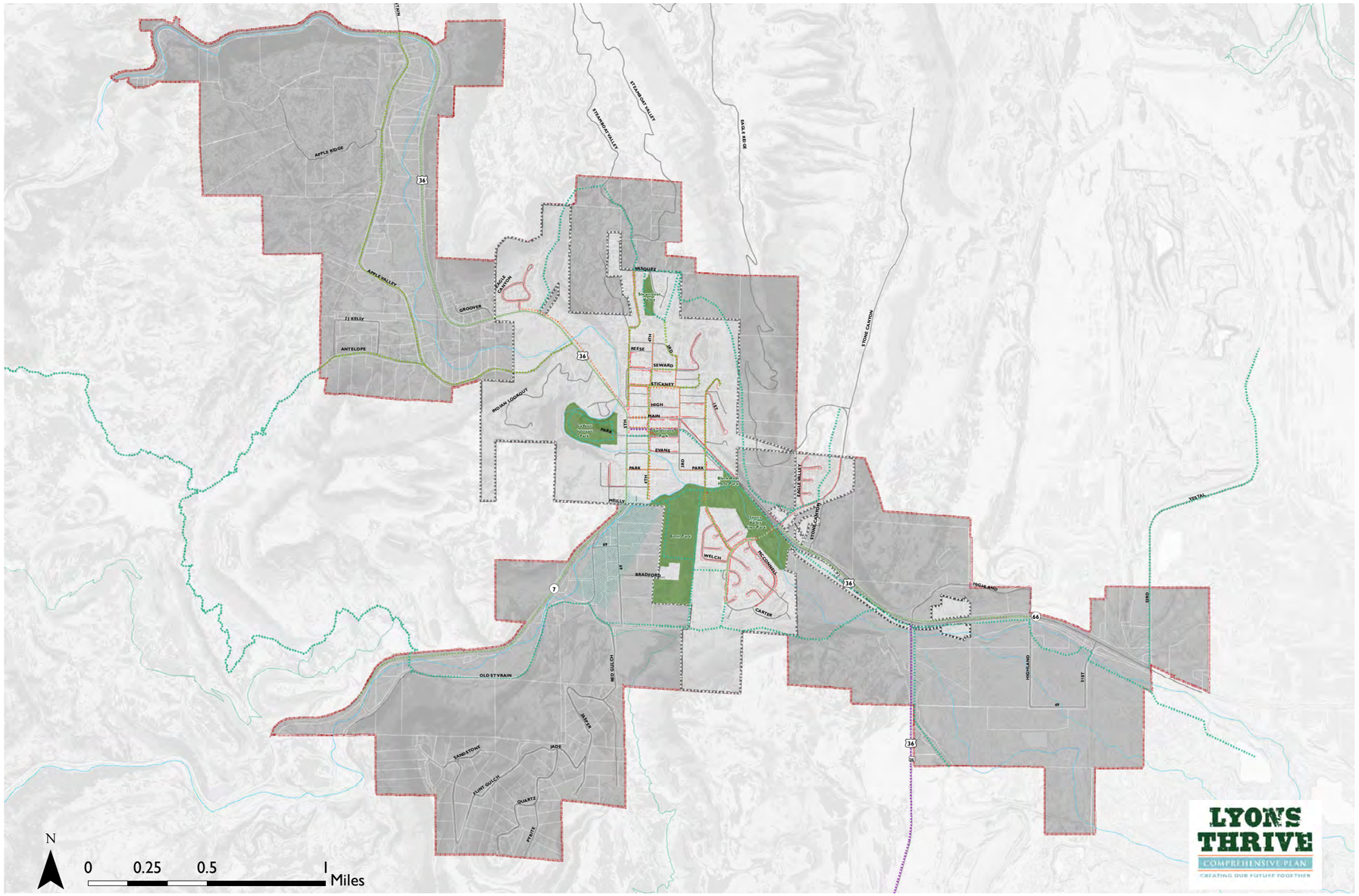
Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

EXISTING AND PROPOSED TRANSIT

This map shows the existing Lyons Flyer transit bus service along US-36 between Lyons and Boulder.

Existing and Proposed Transit



Legend

Proposed Improvements

Type

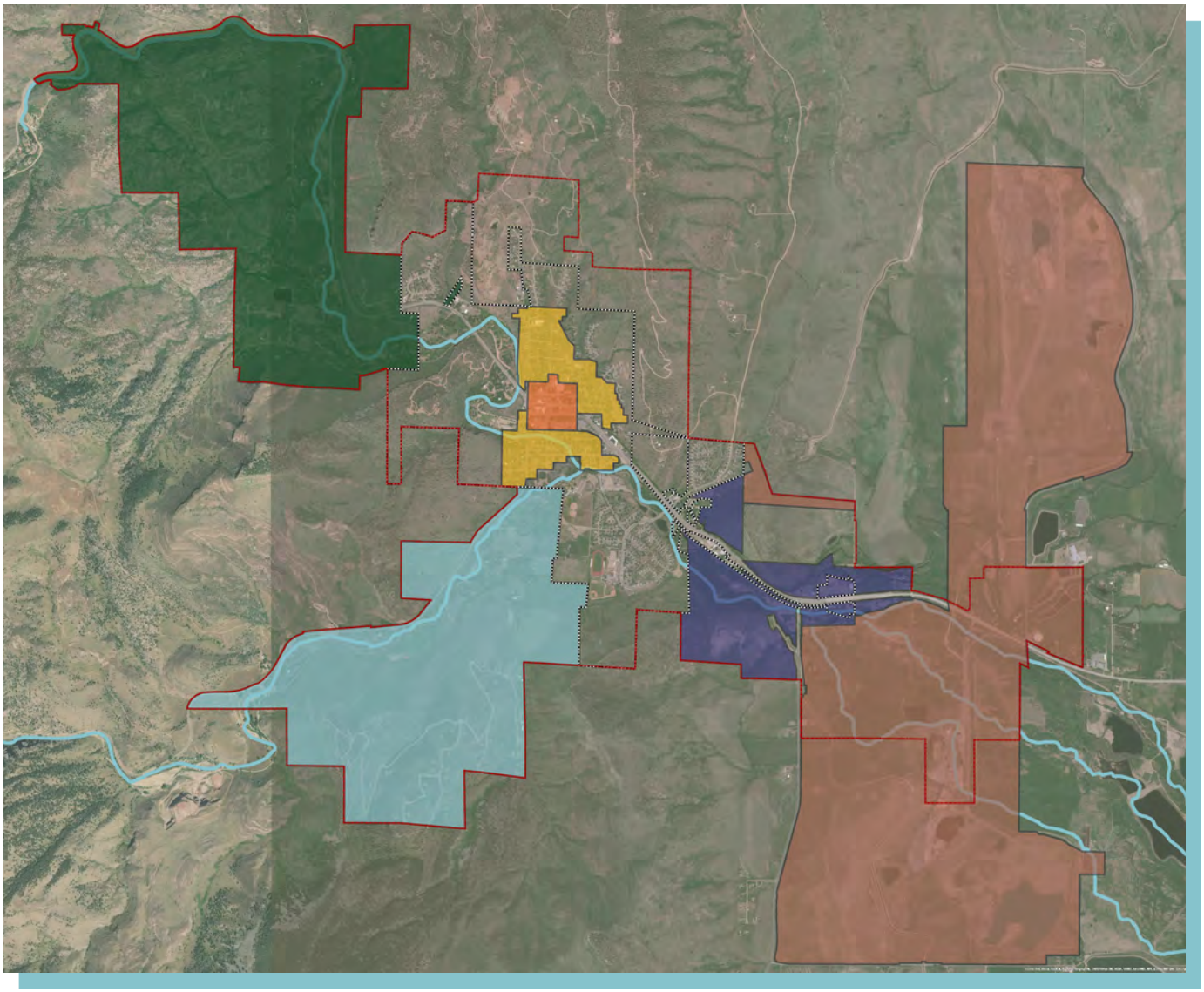
- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- St Vrain Trail Extension

Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek



AREA-SPECIFIC RECOMMENDATIONS

Area-specific recommendations are provided for the following geographies in and around the Lyons Planning Area:

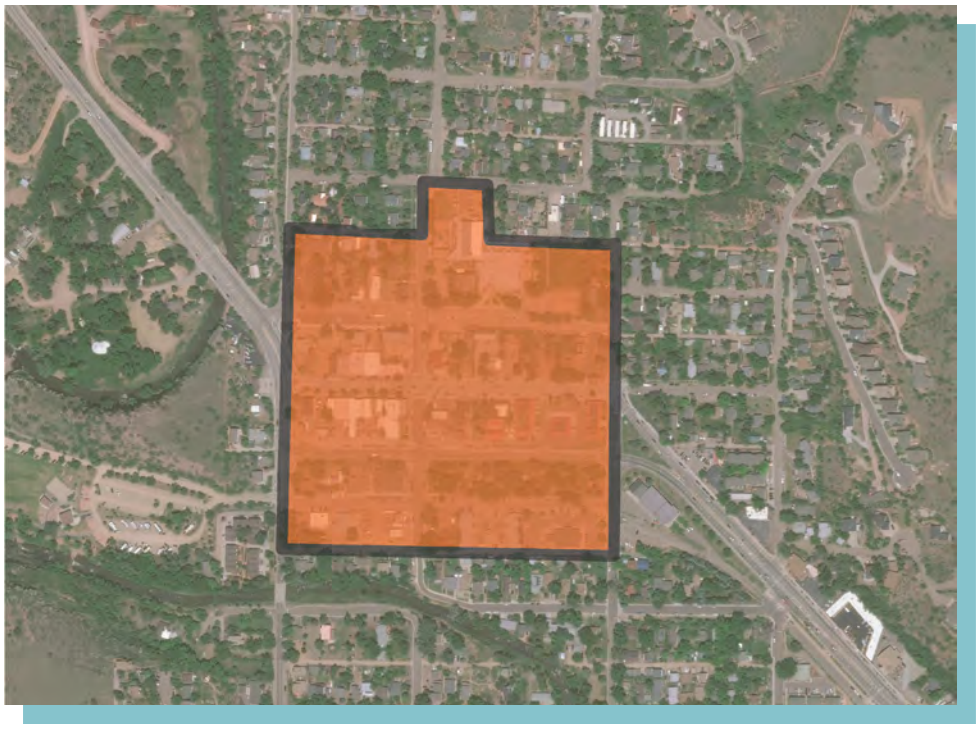
- Downtown
- Central Neighborhoods
- East St. Vrain (Eastern Corridor)
- CEMEX and Eastern Environs
- North St. Vrain
- South St. Vrain

Area-specific context, future land use, and circulation and access considerations are provided for each area on the following pages as a supplement to the Future Land Use Plan.

Legend

- Lyons Planning Area
- Town of Lyons
- North St Vrain
- Central Neighborhoods
- Downtown
- East St Vrain
- Cemex and Eastern Environs
- South St Vrain

Downtown



Context

Total Land Area. Eight acres

Infrastructure and Services. There are limited available funds for infrastructure improvements in Lyons, so any projects will need to be priori-tized.

Natural Hazards. The western most parcels on Main Street are located in the 500-year floodplain.

Economy. The businesses along Main Street and High Street between 3rd Avenue and 5th Avenue generate a large share of Lyons' sales tax and help form the Town's character. However, many of these businesses rely on tourism, which peaks from late spring through early fall. This seasonality can make it difficult for businesses to survive the winter months.

Historic Preservation. The Lyons Sandstone Buildings historic district was listed on the National Register of Historic Places in 1980. The district is comprised of 15 non-contiguous buildings constructed between the early 1870s and 1917, some of which are located outside of Downtown.

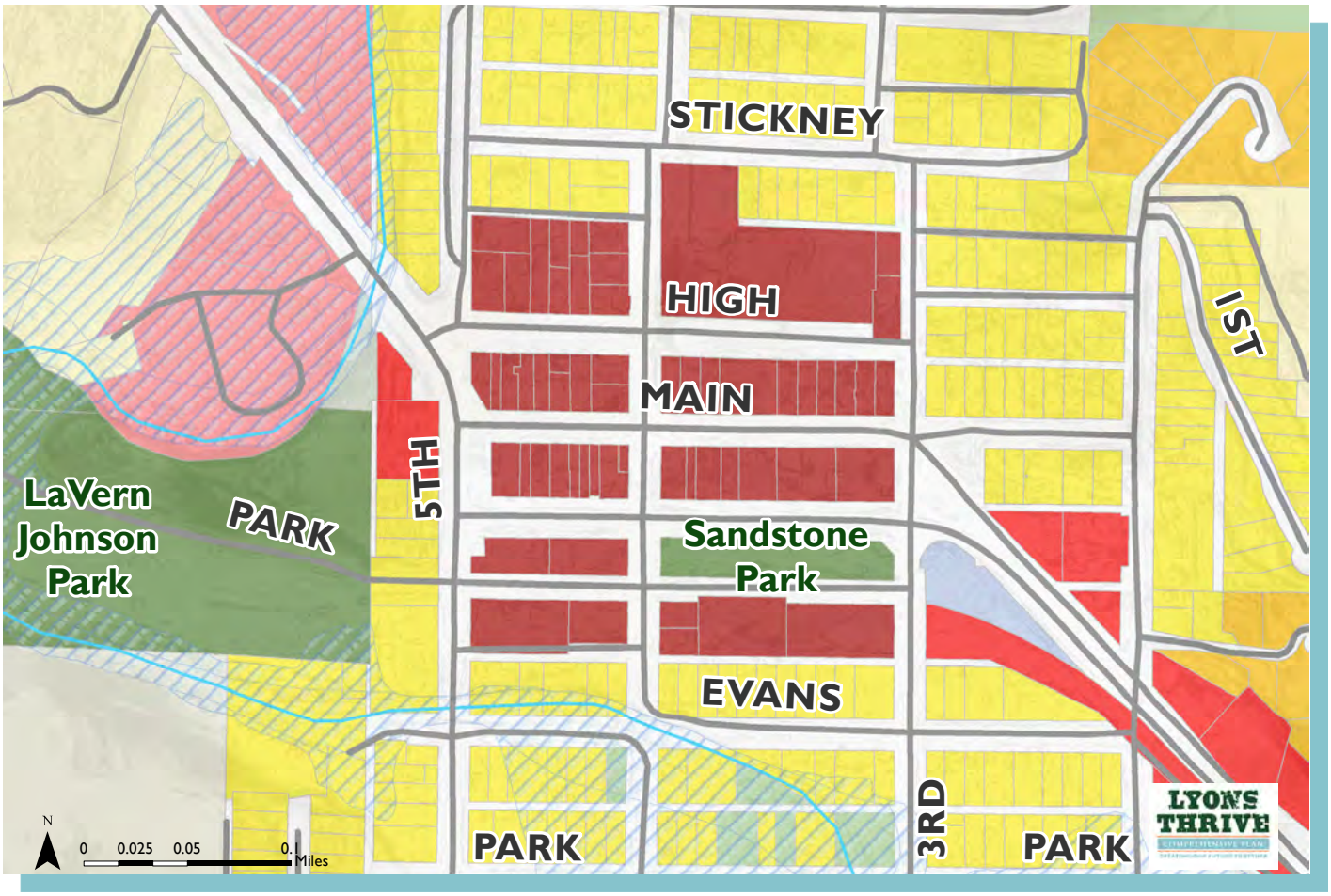
Arts and culture. Downtown Lyons serves as a regional hub for arts, culture, and education. The Lyons Community Library, Town Hall, Redstone Museum, Lyons Elementary School, and Sandstone Park are important community resources and gathering places that provide educational programming, events, and bring the community together.

Future Land Use Considerations (Downtown)

Downtown functions as the physical and social hub of the Lyons community. New development, adaptive reuse, and public improvements in this area should help reinforce the established character of Downtown Lyons while also improving its ability to meet the needs of current and future visitors and residents. Future land use considerations include:

- **Mix of uses.** Encourage a mix of retail, restaurants, galleries, and other uses in Downtown that appeal to visitors, but also help fill the day-to-day needs of local residents.
- **Massing and scale.** While Downtown has traditionally consisted primarily of one-story buildings, current zoning allows for up to three stories. Where taller buildings or additions are proposed, transitions in height and massing should be provided to promote compatibility with adjacent uses and neighborhoods. New buildings should be oriented to the street.
- **Historic character.** Infill and redevelopment projects should respect the historic character of Downtown and small-town feel of Lyons, while balancing new architectural design with the past.
- **Housing.** Support the integration of housing in and adjacent to Downtown Lyons to expand the Town's housing options, foster a vibrant atmosphere, and provide consumers for the area's shops and restaurants more consistently throughout the day and year.
- **Ground floor retail.** To the extent practicable, retain ground floor spaces along Main Street, High Street, and Broadway for retail, restaurants, and other activity-generating uses.
- **Broadway Retail Frontage.** Develop strategies that provide waste and delivery service to businesses along Main Street, while also allowing the expansion of retail frontage along Broadway.
- **Town-owned property.** Opportunities to repurpose and/or redevelop municipal buildings and properties in Downtown should be explored to help advance community goals related to housing and economic vitality.

Future Land Use Map (Downtown)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

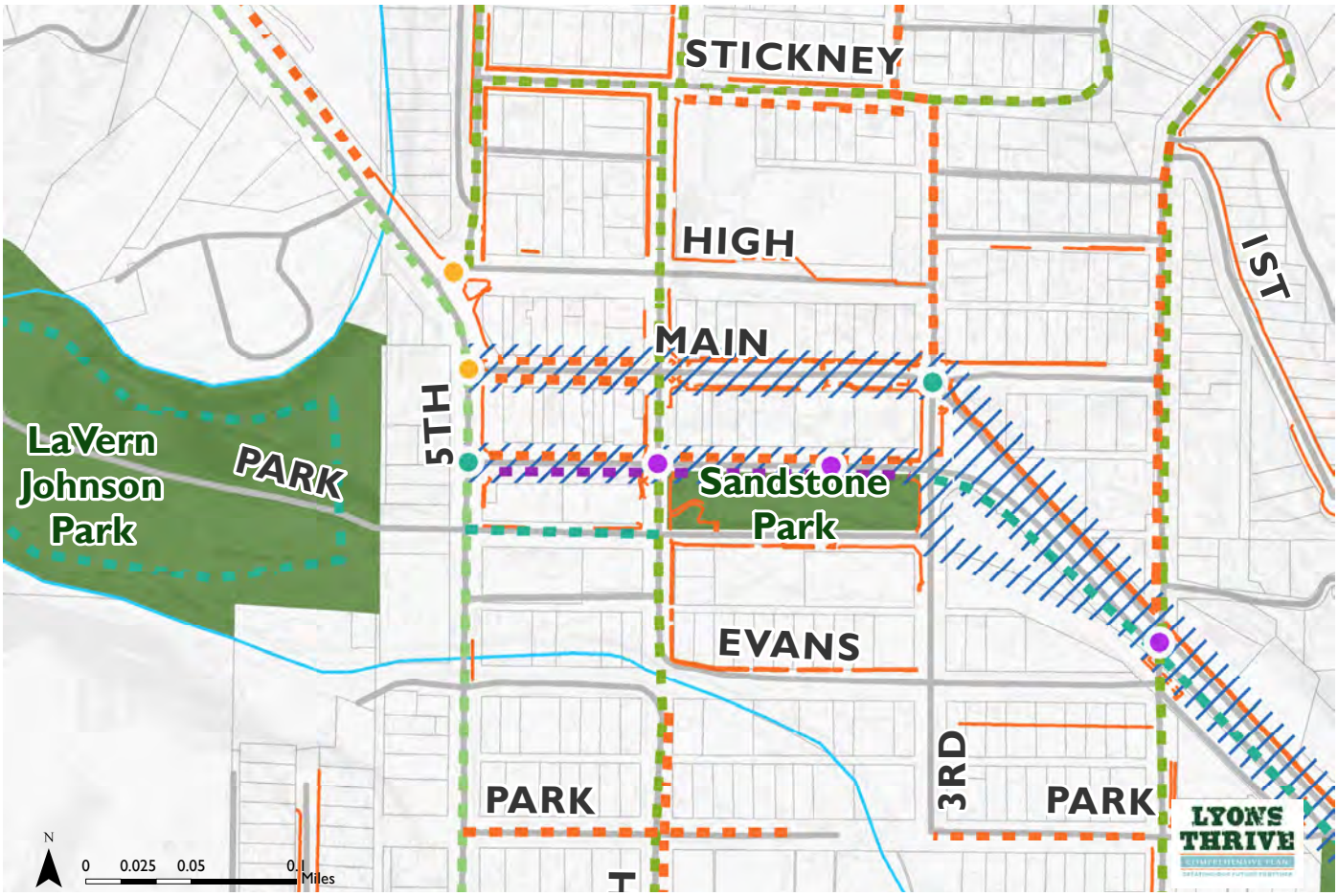
- Lyons Planning Area
- Town of Lyons

Circulation and Access Considerations (Downtown)

The downtown area's historic character is central to the community. Maintaining the historic built environment while allowing for infill and redevelopment is vital to the economic wellbeing of Lyons. New development, adaptive reuse, and public improvements in this area should achieve clear community objectives and help establish Lyons as an enduring community that reflects it's eclectic character.

- **Parking.** The 2018 Lyons Downtown Parking Study outlines a number of strategies to increase the parking supply in Lyons. Recommendations include improving wayfinding, striping unmarked parking spaces, and in the long-term planning horizon, building a parking garage. Recommendations are being implemented in conjunction with other roadway improvements. As infill and redevelopment occurs, creative on and off-site parking solutions will need to be considered to ensure sufficient parking is available to meet anticipated demand.
- **Pedestrian facilities.** Improvements to Main Street and Broadway are currently in the planning stages and include a road diet, and curb extensions that shorten pedestrian crossing distances and widen sidewalks, and adding on-street parking opportunities. Enhanced pedestrian crossings along US-36, Main Street, and Broadway should also be considered to create more comfortable pedestrian travel conditions to and through Downtown.
- **Sidewalks.** Additional sidewalks are recommended throughout Downtown to enhance pedestrian connectivity and safety.
- **Bicycle facilities.** Extensive bicycle route and trail connections were recommended as part of the 2016 Parks Flood Recovery Plan to improve access to Downtown from surrounding neighborhoods and to provide safe connections to surrounding outdoor recreational opportunities. Additional bicycle connectivity is recommended on Park Street, Stickney Avenue, and 2nd Avenue.
- **Wayfinding.** Existing wayfinding signage should be expanded to clearly indentify public parking, in addition to Town amenities and attractions.

Proposed Transportation Improvements (Downtown)



Legend

Proposed Improvements

Type

- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- Roadway Improvement Areas

Intersection Improvements

Type

- Bike Ped Improvements
- Enhanced Crosswalk
- Potential Bridge
- Potential Underpass
- Roundabout

Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

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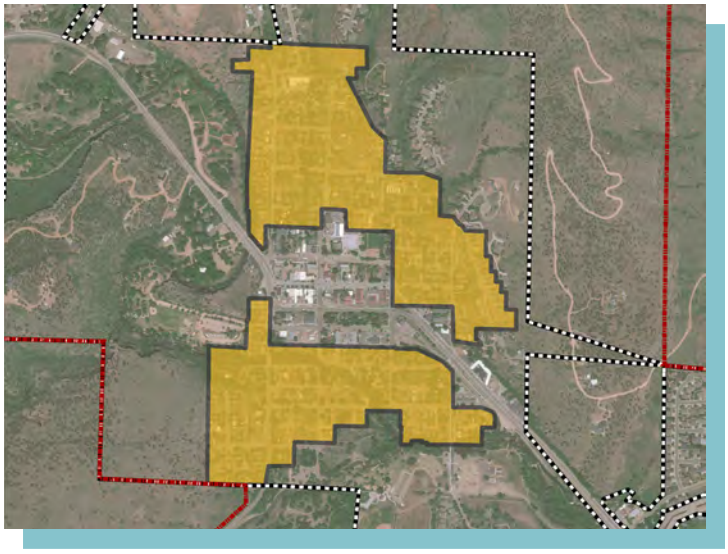
Central Neighborhoods



Context

Total land area. 86 acres

Natural Hazards. Approximately 58 residential units in the planning are within the 100-year floodplain

Environmentally sensitive lands. The North St. Vrain Creek provides habitat for numerous types of wildlife.

Infrastructure and services. A municipal solar project was approved by the Board of Trustees in 2021 and will be located in Bohn Park. There are stormwater issues throughout the area, particularly along 2nd Street. There are limited available funds for infrastructure improvements in Lyons, and projects will need to be prioritized.

Historic Preservation. Lyons' Central Neighborhoods were originally platted in 1882. Most of the homes in this area were built in the first half of the 20th century, more recent housing scattered throughout. Several houses in the area were built in the late 1800s and are a part of the Lyons Sandstone Buildings historic district and listed on the National Register of Historic Places.

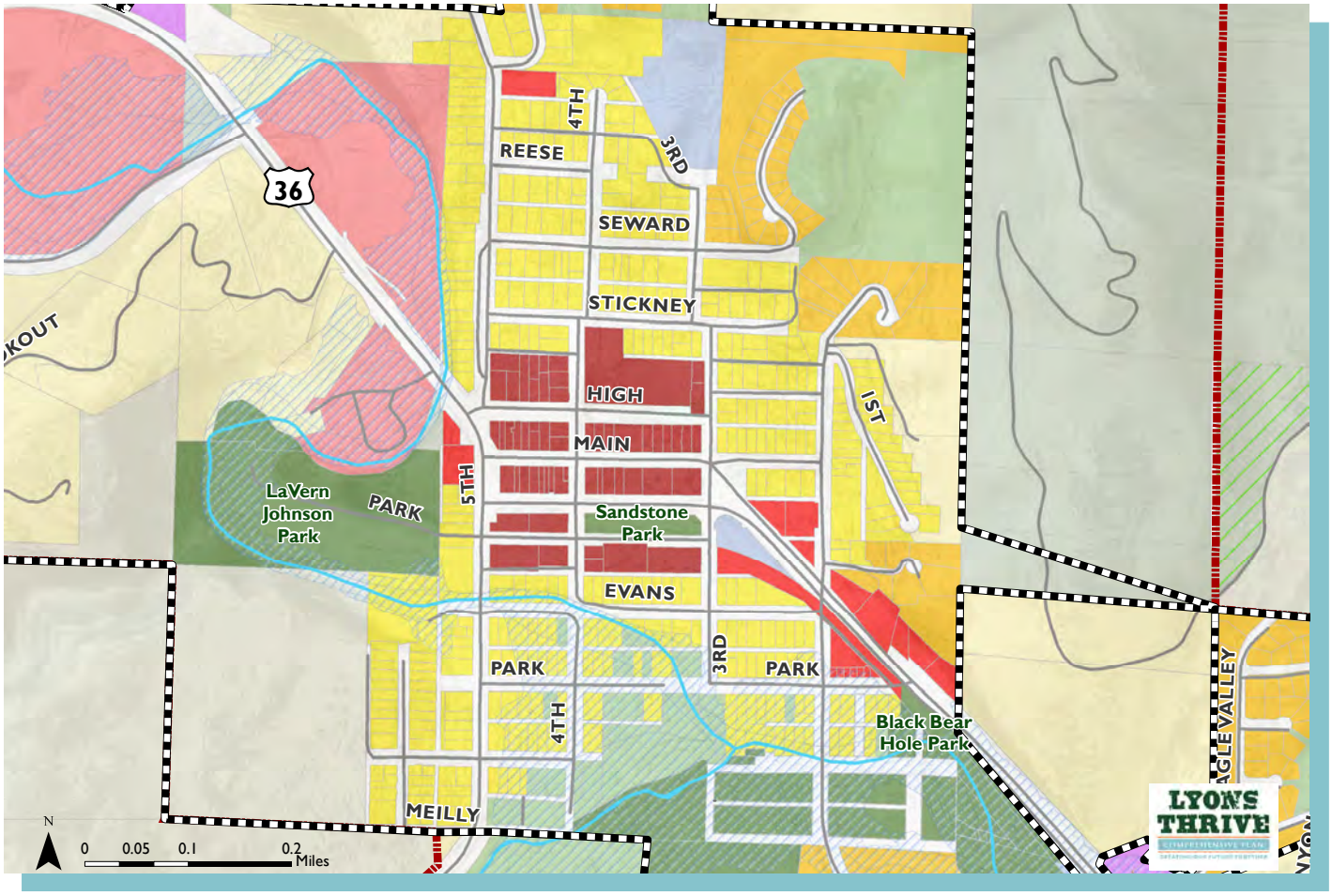
Affordable Housing. The Town worked with Habitat for Humanity in 2018 to build six affordable homes and is currently working with the Summit Housing Group to build 40 affordable units near Lyons Valley Park off of McConnell Drive. The 2021 Community Survey showed that the community was split on whether additional affordable housing units were needed, but there was universal agreement that living in Lyons has become increasingly difficult due to rising housing costs. Local businesses expressed concerns that hiring workers has become difficult because they are not able to pay wages that would allow their employees to live in Lyons.

Future Land Use Considerations (Central Neighborhoods)

Lyons' Central Neighborhoods are valued for their historic character, eclectic architecture, mature trees, and laid-back vibe. The area is largely composed of smaller homes, the majority of which are located on 6,500 to 7,500 square foot lots. Housing prices have risen steeply over the last decade, making it increasingly challenging for both owners and renters living in Lyons. Recommendations for Central Neighborhoods include consideration of the following as part of a more in-depth neighborhood planning effort:

- **Mix of housing options.** The majority of the zoning in this area is R1 (Low Density Residential District), which allows only single-family detached housing (minimum lot size 7,000 sq ft) and accessory dwelling units. There is one pocket of R2A (Medium-High Density Residential District) that allows single-family detached housing (minimum lot size 3,500 sq ft) and duplexes. Updating zoning to allow for duplexes, triplexes, and fourplexes is one strategy to allow for more varied housing options. These uses could be incorporated through targeted infill, redevelopment, and the conversion of single-family residences. The creation of infill design standards would be necessary to ensure new projects fit with the surrounding area and protect historic resources.
- **Infill development.** While the Central Neighborhoods are largely built out, some vacant lots remain. Where larger sites exist, infill projects should be encouraged to provide variety of housing types and/or unit sizes. The scale, design, and intensity of infill development this area should respect the traditional character of Lyons Central neighborhoods and the modest scale of existing homes.
- **ADUs/Tiny Homes.** In 2018, the Town passed an ordinance allowing attached accessory dwelling units (ADUs) as a use-by-right in all single-family zoning districts. Detached accessory dwelling units are a conditional use. Tap fees for ADU projects were also waived. An ordinance allowing a limited number of tiny homes to be allowed as accessory dwelling units was also passed in 2018. Construction of detached ADUs, or the adaptation of existing homes to accommodate ADUs should be encouraged in Lyons' Central Neighborhoods.
- **Future annexation.** Opportunities to annex individual properties or groups of properties adjacent to the northern edge of the current municipal boundary should be considered for the purposes of improving utilities, neighborhood access, trail connectivity, and wildfire mitigation opportunities.

Future Land Use Map (Central Neighborhoods)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

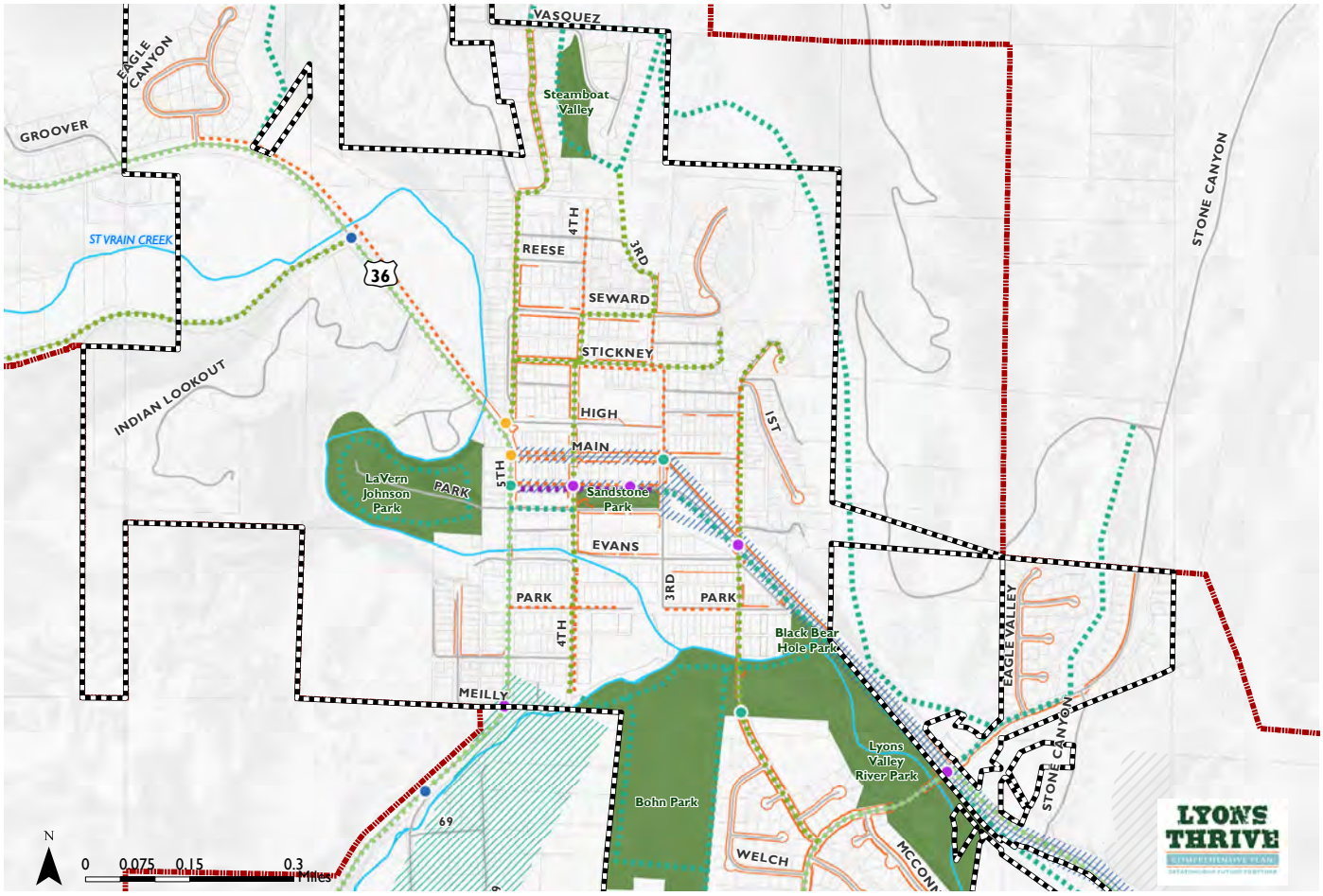
- Lyons Planning Area
- Town of Lyons

Circulation and Access Considerations (Central Neighborhoods)

Lyons Central Neighborhoods are situated on a grid of collector and local streets that is characteristic of traditional development. This area is walkable to Downtown Lyons, but many of the streets lack sidewalks, and crossing Highway 36 is dangerous. Recommendations to improve pedestrian and bicycle safety for neighborhood residents and connectivity to Downtown Lyons include:

- **Bicycles.** Bicycle route and trail connections are recommended on SH 7 and US 36 to facilitate safe access to and from Downtown and nearby outdoor recreational opportunities.
- **Unpaved Trail.** Access around the community can be enhanced through a semi-ring unpaved trail surrounding the northern neighborhoods (recommended as part of the 2016 Parks Flood Recovery Plan).
- **Sidewalks.** Sidewalk projects should be prioritized on key north-south neighborhood streets that improve community walking and biking access to the Lyons core, such as 2nd, 3rd, and 4th Avenue. Streets with segments adjacent to schools, parks, or other Town facilities should also be weighted more heavily to improve access to these key destinations (both 3rd Avenue and Stickney Avenue near Lyons Elementary School lack sidewalks, for example).

Proposed Transportation Improvements (Central Neighborhoods)



Legend

Proposed Improvements

Type

- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- Roadway Improvement Areas
- St Vrain Trail Extension

Intersection Improvements

Type

- Bike Ped Improvements
- Enhanced Crosswalk
- Potential Bridge
- Potential Underpass
- Roundabout

Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

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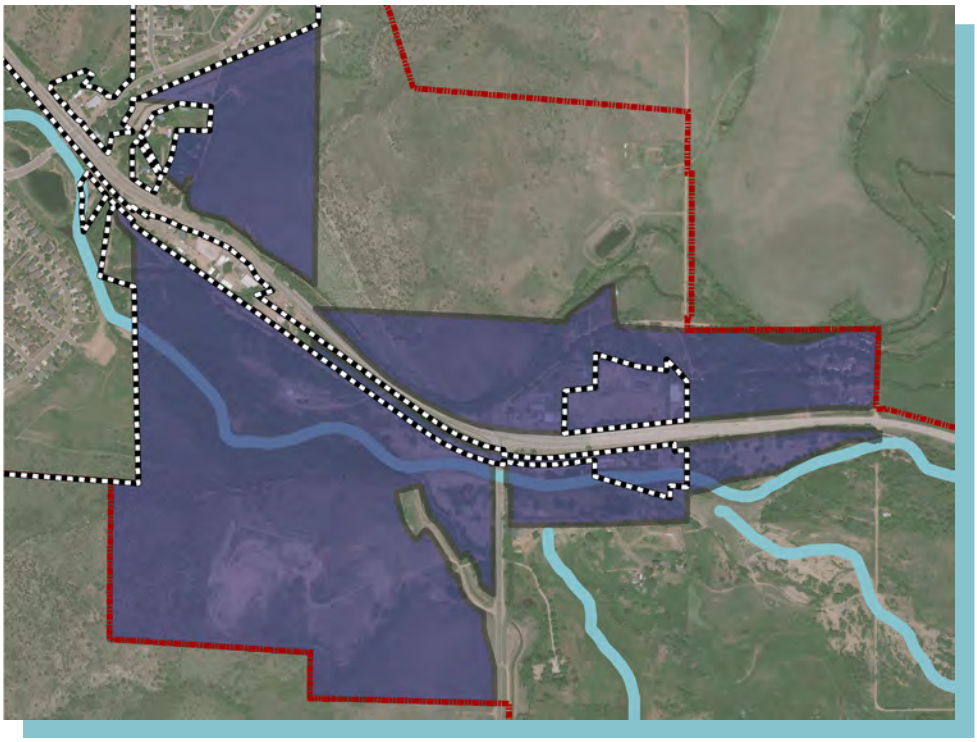
East St. Vrain



Context

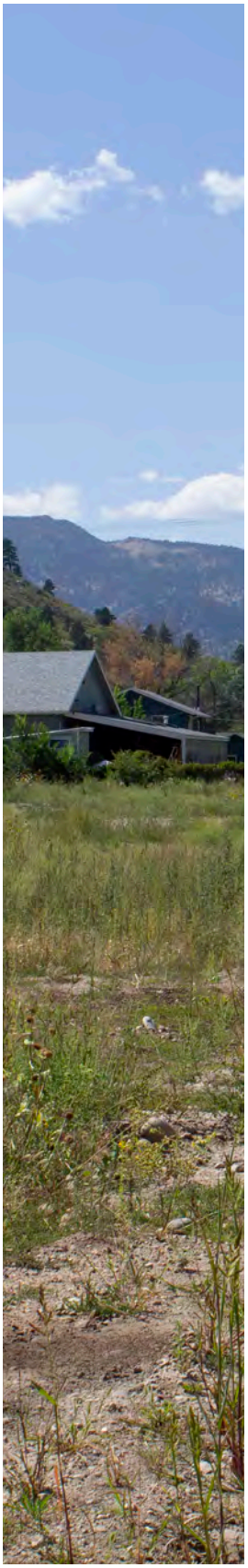
Total land area. 264 acres within the East St. Vrain area. The CEMEX area and eastern environs includes an additional 1,349 acres.

Ownership. 91 percent of the land is privately owned. The Northern Colorado Water Conservancy District and the Highland Ditch Company both own land in this area. 68 percent (922 acres) of this area, which is larger than the entirety of the Lyons municipal area, is owned by CEMEX. CEMEX also owns 318 acres in Dowe Flats north of the planning area.

Natural hazards. A significant portion of this area is located within the floodplain or along steep slopes.

Environmentally sensitive lands. Boulder County considers the St. Vrain Creek riparian area a critical wildlife habitat that could also provide habitat for the endangered Preble's Meadow Jumping Mouse.

Infrastructure and Services. Municipal water and sewer service is provided to the US 36 and SH 66 junction. The potential of extending services to the area has been explored, but funding and timing has not been determined.

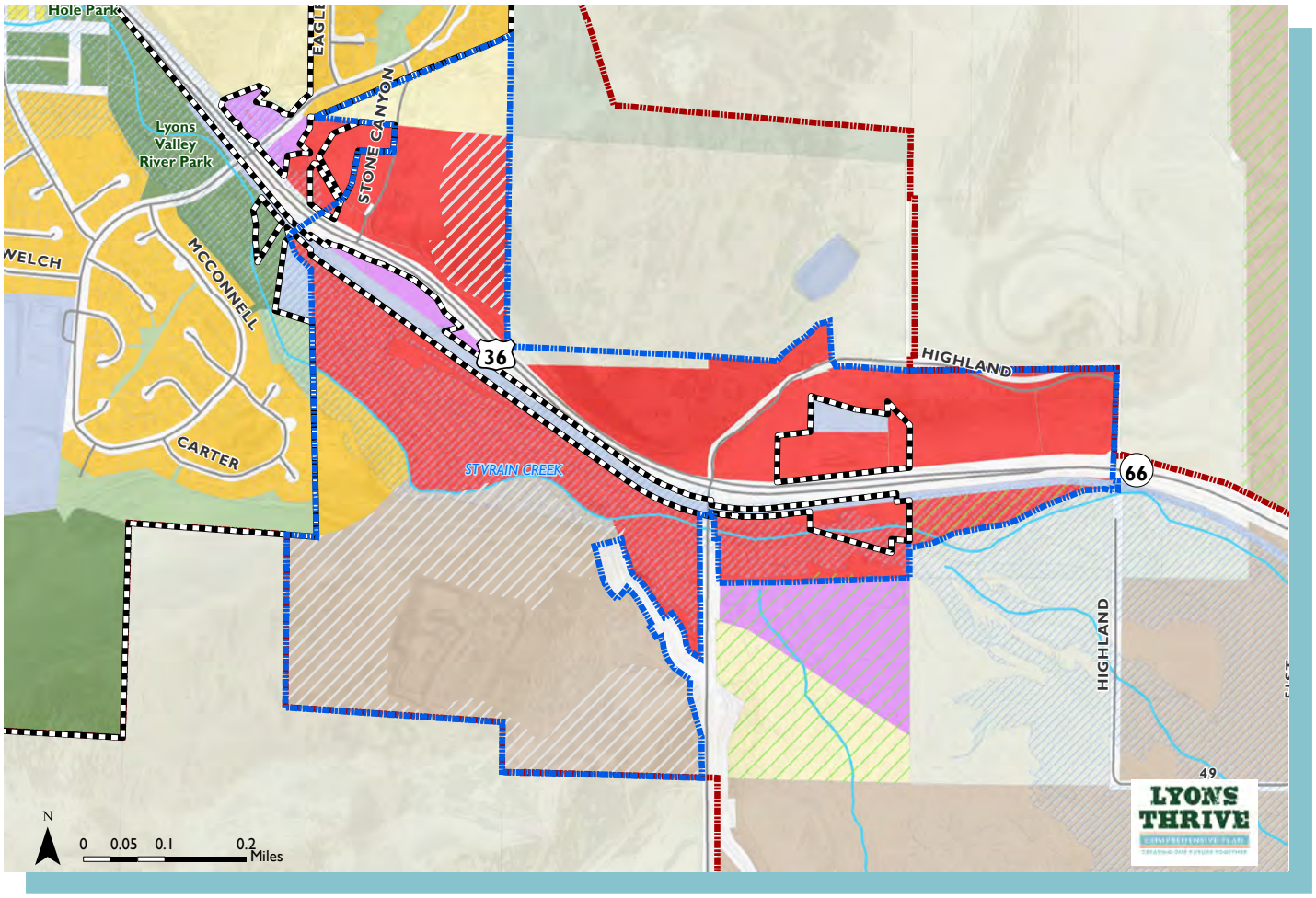


Future Land Use Considerations (East St. Vrain)

The East St. Vrain area follows the boundaries established by the Eastern Corridor Primary Planning Area in the 2016 Lyons Primary Planning Area Plan, which is largely west of the US 36 and SH 66 junction. Current development in this area consists of a mobile home park, commercial strip centers, restaurants, small-scale manufacturing, and a gas station. The convergence of these two highways acts as a major gateway into Lyons and is ideally situated to create welcoming entry point into Lyons. This area includes or abuts lands owned by Boulder County Open Space, CEMEX, and the City of Longmont, as well as privately owned land. Annexation of portions of the East St. Vrain area is anticipated within the planning horizon. Future land use considerations for the East St. Vrain area include the following:

- **Mixed-Use.** A mix of residential, commercial, and employment uses is encouraged. Highway frontage should be reserved for commercial uses, with small-scale apartments or townhomes located behind. As one of the last greenfield sites remaining in Lyons, affordable or workforce housing should be a priority.
- **Employment.** Employment is encouraged in areas that lack visibility from the highway but provide excellent access to major highways. These areas are appropriate for light industrial, small-scale manufacturing, industrial flex spaces, and other uses that generate heavy truck traffic.
- **Site design.** Planned development should fit with the surrounding landscape, minimize impacts on the natural environment, incorporate art and outdoor experiences, and integrate pedestrian and bicycle connectivity. Projects south of SH 66 should address St. Vrain Creek and comply with applicable flood mitigation requirements.
- **Adaptive reuse/historic preservation.** While not formally designated, the East St. Vrain area contains several historic structures, including a former water treatment plant. The adaptive reuse of these structures is encouraged.
- **Intergovernmental Agreements (IGAs).** Some areas in East St. Vrain are under the jurisdiction of IGAs between Lyons, Boulder County, and CEMEX, which stipulate land uses within their boundaries. Improvements and development in those areas will be governed by the IGAs throughout their agreed upon-duration.
- **CEMEX.** The land owned by CEMEX south of SH-66 is governed by the 2012 Lyons CEMEX Area Comprehensive Development Plan IGA. The IGA established three planning areas, described below. Aside from the CEMEX property, both Longmont and Boulder County own considerable amounts of land within the planning area, and regional partnership will be important for long-term planning of this area. Long-term planning for this area will be dictated by the terms of the updated IGA. Ongoing coordination with CEMEX and Boulder County will be essential as the Town works to update its Three-mile Plan parameters.

Future Land Use (East St. Vrain)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

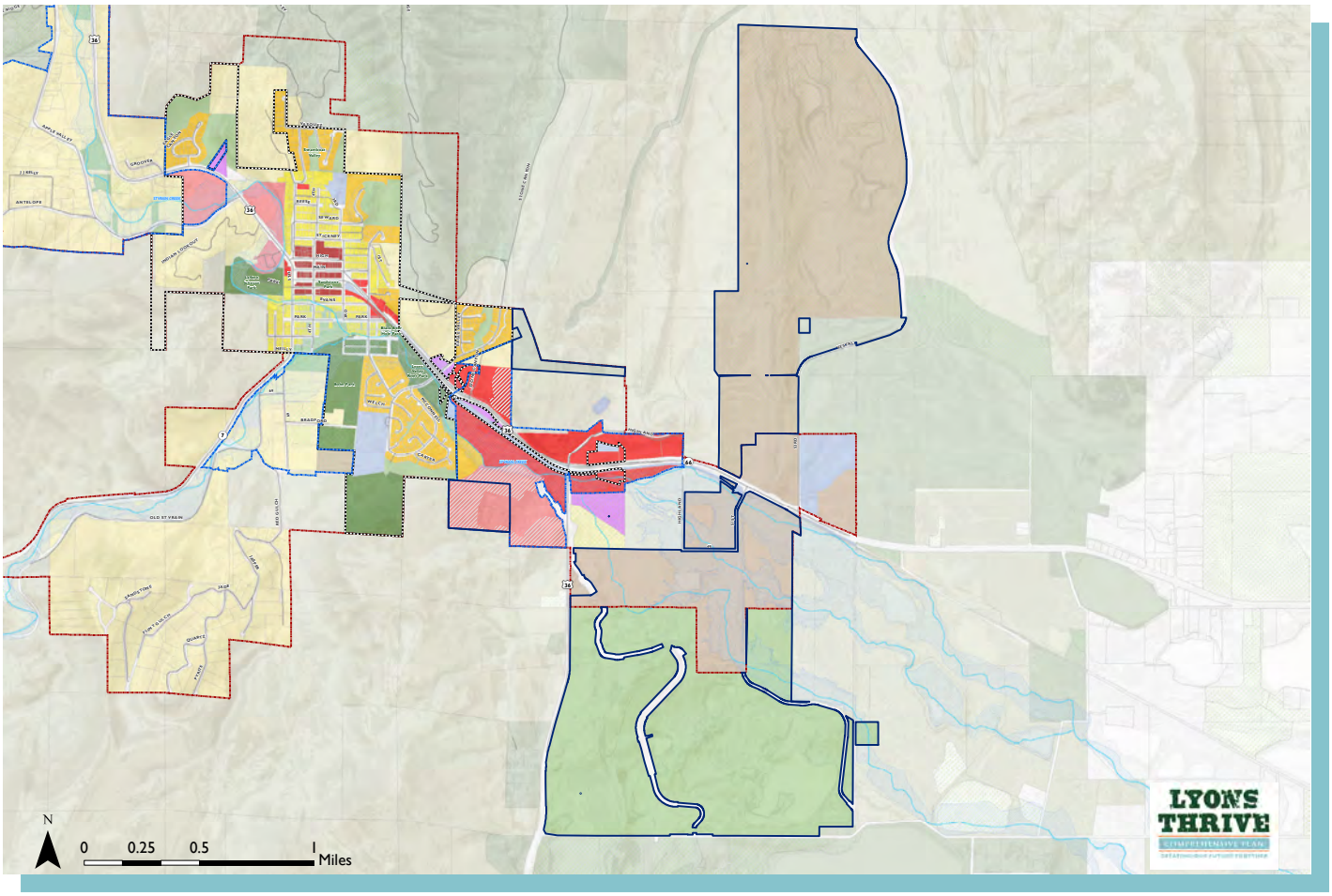
Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

- Lyons Planning Area
- Town of Lyons

Future Land Use (CEMEX and Eastern Environs)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

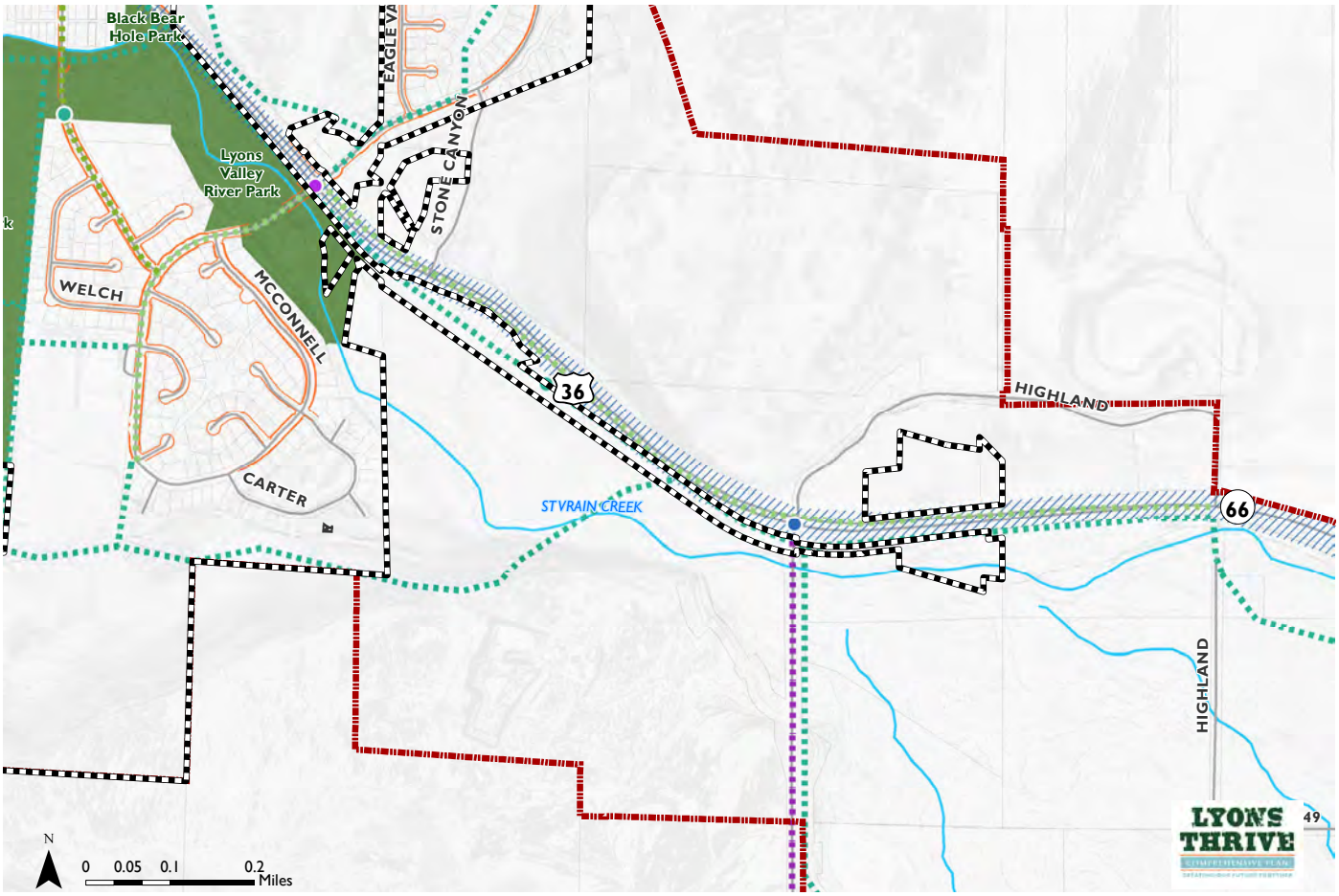
- Lyons Planning Area
- Town of Lyons

Circulation and Access Considerations (East St. Vrain)

Multimodal connectivity to surrounding neighborhoods and downtown Lyons is vital to the successful integration of the East St. Vrain area with the rest of Lyons. The community has stressed the lack of sidewalks and bicycle facilities, which make accessing the area without a car dangerous. Boulder County, CDOT, and other regional partners have conducted plans and studies aimed at helping to improve connectivity in this area. Recommendations include:

- **St. Vrain Corridor Trail Extension.** East to US 36 Underpass, regional connections to Lyons to Boulder, St. Vrain Greenway on east side of US Highway 36 at SH 66.
- **Lyons to Rabbit Mountain Connector Trail**
- **Lyons to Boulder Trail**
- **US-36 streetscape improvements.** General improvements for making the East St. Vrain area more friendly for all users include adding landscaped medians, traffic calming features, and reducing the speed limit as US 36 enters Lyons.
- **Pedestrian crossing.** As this area develops, an enhanced pedestrian crossing at Stone Canyon Drive should be constructed across US 36 and SH 66,
- **McConnell Drive Bike Lane.** The 2016 Parks Flood Recovery Plan recommended a bike lane on McConnell Drive south of US-36 and a trail along Stone Canyon Drive to the north of US-36, which would enhance connectivity across the roadway along this portion of the corridor.
- **Bicycle and pedestrian improvements.** Bicycle and pedestrian improvements are recommended along US-36 and SH-66 outside of Lyons. Recommendations include suggested bike lanes west of Highland Drive and sidepath east of Highland Drive, as shown in the SH-66 Planning & Environmental Linkages Study. Of particular concern for bicycle safety is the area around and immediately west of the 66/36 juncture.

Proposed Transportation Improvements (East St. Vrain)



Legend

Proposed Improvements

Type

- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- Roadway Improvement Areas

Intersection Improvements

Type

- Bike Ped Improvements
- Enhanced Crosswalk
- Potential Bridge
- Potential Underpass
- Roundabout

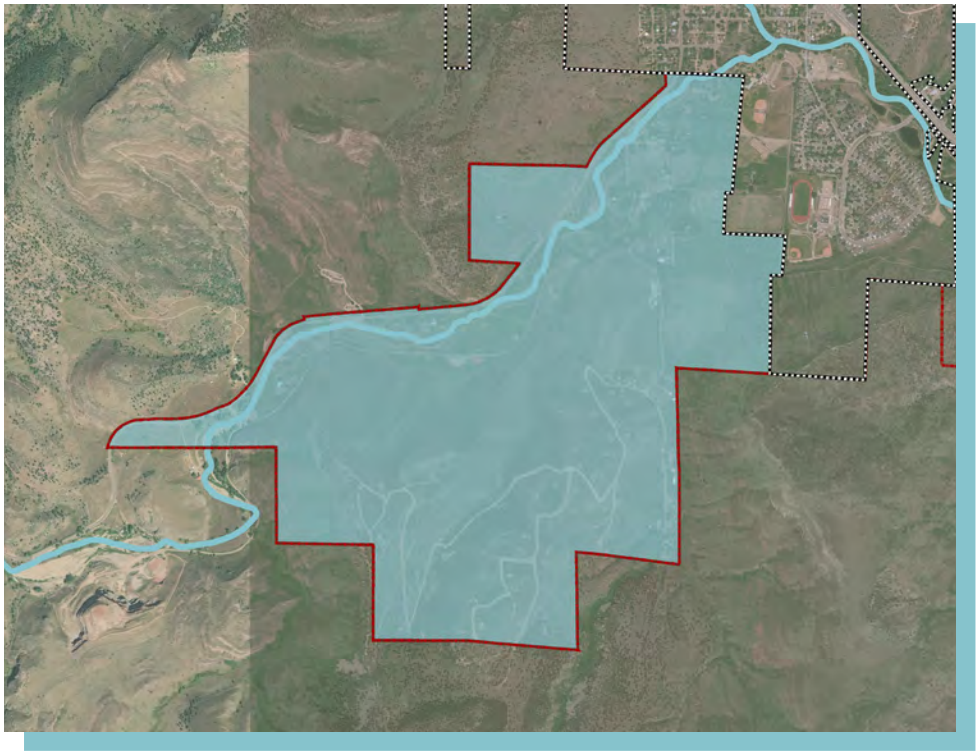
Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

South St. Vrain



Context

Total Land Area. 110 acres

Ownership. 89 percent of the land is privately owned, though 17 percent of that land is under a deed-restricted conservation easement. The Town of Lyons owns a single ten-acre parcel just south of the Lyons Dog Park.

Natural Hazards. A large portion of this area is located within the floodplain/floodway. This area also contains several undevelopable properties, that were purchased by Boulder County with Federal funds after the 2013 flood.

Sensitive Natural Areas. The South St. Vrain Creek watershed, wildlife corridors, open space.

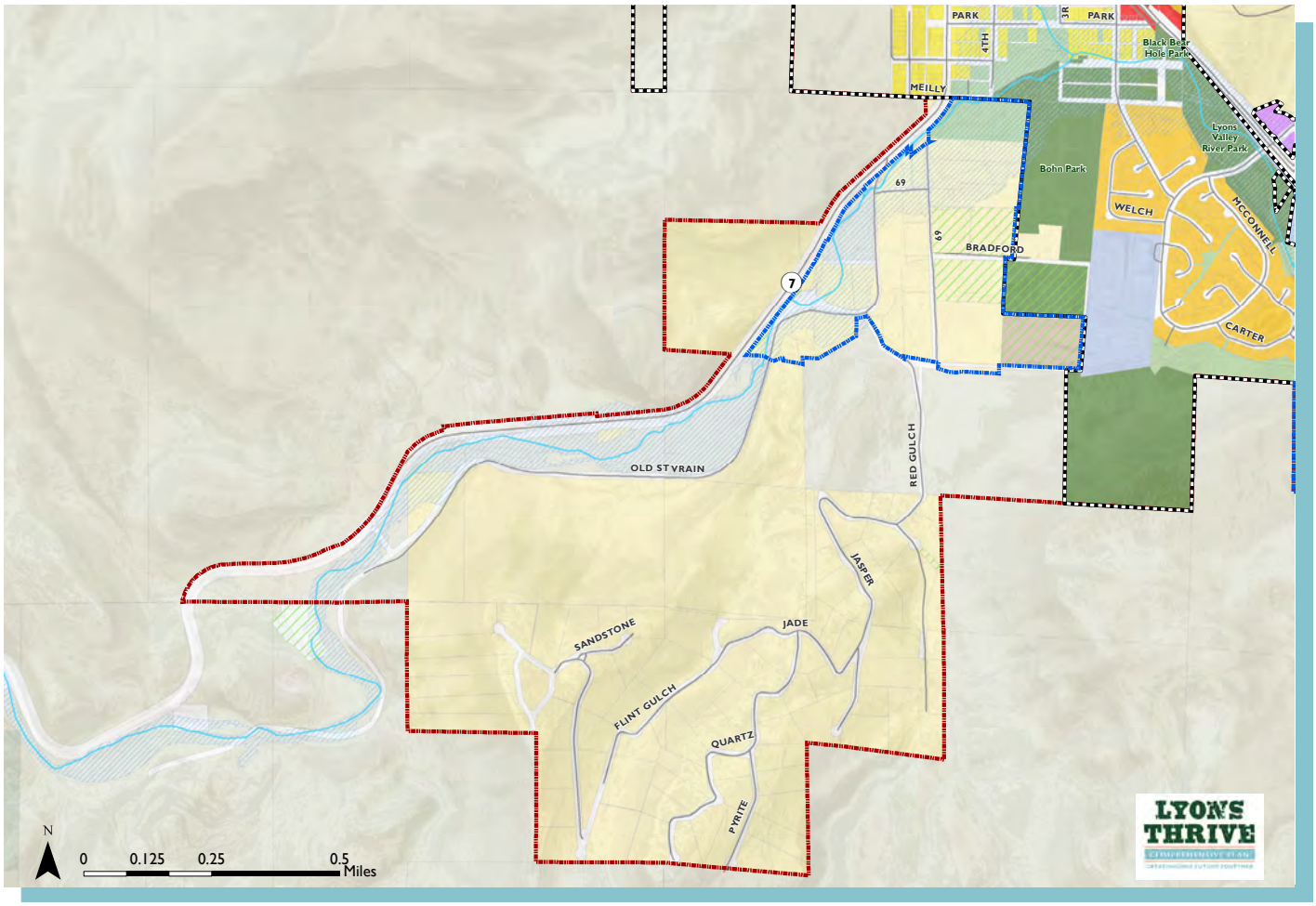
Infrastructure and Services. Municipal water and sewer service is not present in this area and would be cost prohibitive to construct.

Future Land Use Considerations (South St. Vrain)

The Town of Lyons does not foresee annexing the South St. Vrain area during the lifetime of this plan, but acknowledges that as time passes considerations may change. To that end, establishing a vision for the South St. Vrain neighborhoods is in the community's long-term interest. The community has emphasized that this area should be viewed as an established neighborhood of residences, rural in character and reflecting the community's values of protecting environmentally sensitive lands, wildlife corridors, and providing access to the natural resources that contributes to Lyons' character. Any future improvements will be context-sensitive (consistent in character, design, and intensity) and introduced in a manner that preserves and protects the natural environment.

- **Mix of uses.** Land use designations for parcels located in unincorporated Boulder County are informed by the Boulder County Comprehensive Plan and underlying zoning. Limited changes to existing Estate Residential or Agricultural areas will be considered within the planning horizon.
- **Context-sensitive development.** The design, intensity, and character of any public improvements or future development should respect the area's rural context and sensitive natural environment.
- **Hall Ranch 2.** Boulder County purchased the old Lyons Quarry in 2011 with the intention of converting the area to open space. Reclamation of the site was required and is currently underway. Reclamation is expected to be complete within the planning horizon and the site could add new recreational opportunities to the area.
- **Long-term potential.** Should annexing and extending services to some or all of the area become viable in the future, more intensive housing options should be considered in collaboration with property owners and the community.
- **Intergovernmental Agreements (IGAs).** Some land in the South St. Vrain valley fall within the IGAs between Lyons, Boulder County, and CEMEX, which stipulate land uses within their boundaries. Improvements and development in those areas will be governed the IGA throughout its duration.
- **Conservation Easements.** Private landowners are encouraged to explore conservation easements as a means to provide long-term protection of environmentally sensitive lands and wildlife corridors. Interested landowners should contact the Boulder County Parks and Open Space Department to learn more.

Future Land Use (South St. Vrain)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

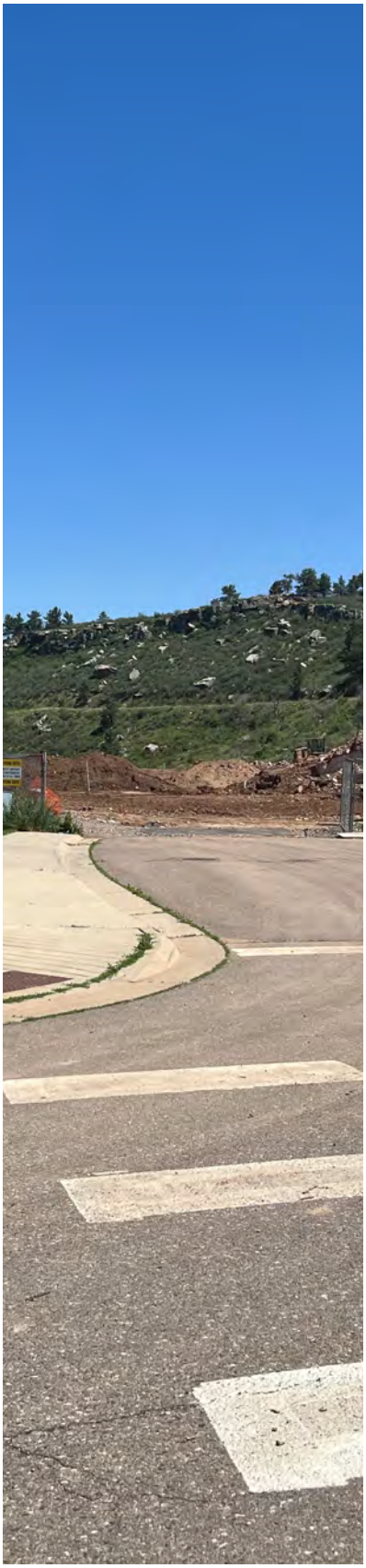
- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

- Lyons Planning Area
- Town of Lyons

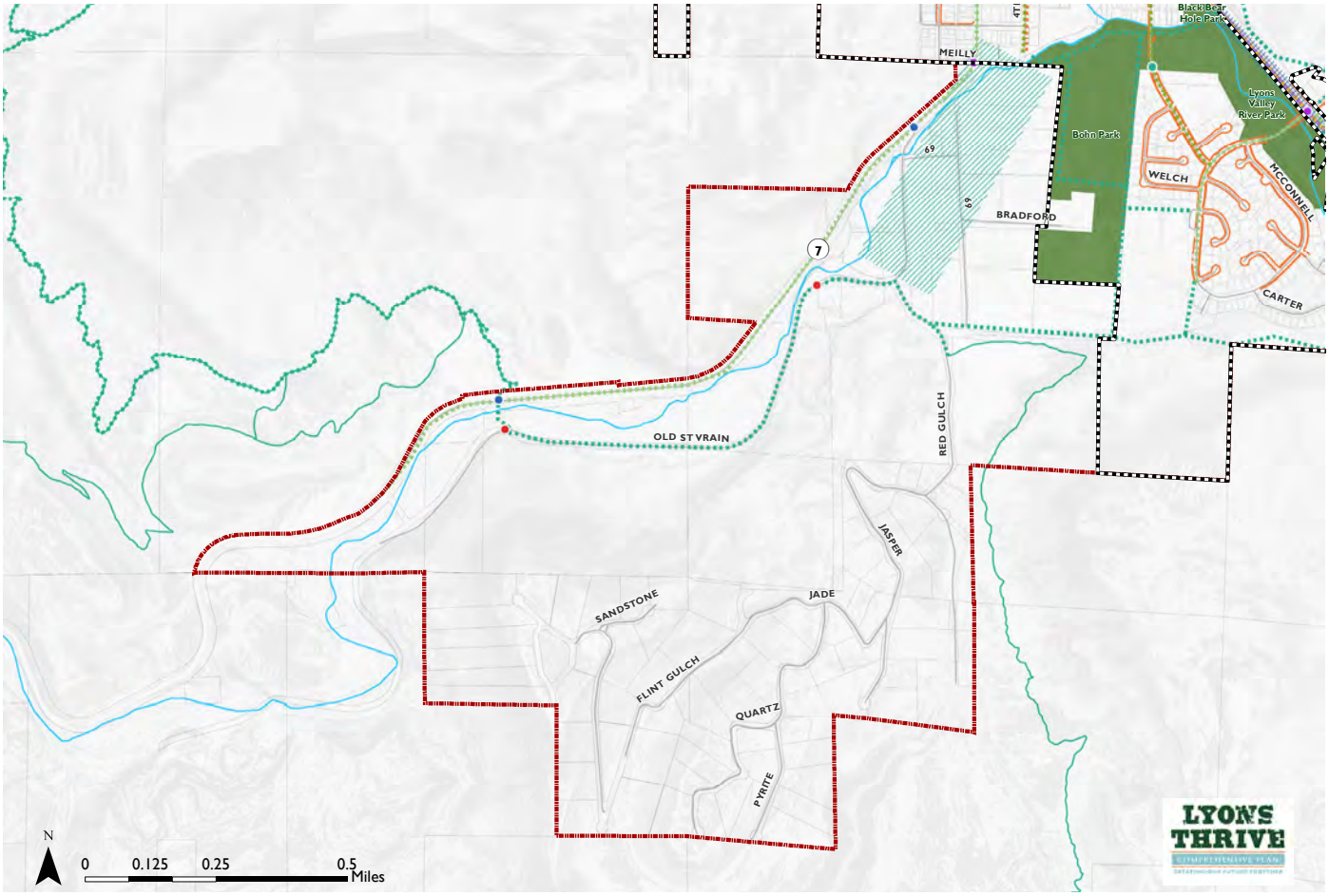


Circulation and Access Considerations (South St. Vrain)

The South St. Vrain Area is a popular destination for hikers and bikers, with easy access to the Hall Ranch Bitterbrush and Heil Valley Ranch Picture Rock trailheads. Recent plans and studies have identified a range of recommendations to enhance safety and connectivity to and from Downtown Lyons. Implementation of these recommendations is ongoing and involves coordination with Boulder County, CDOT, and local property owners.

- **St. Vrain Corridor Trail to Old South St. Vrain Road connector trail.** Martin Parcel to CR69 or other opportunities.
- **Lyons to Hall Ranch Connector trail opportunities.** Explore opportunities including Corona Hill (e.g., Hatrock Trail).
- **SH-7 bicycle route.** A bicycle route along SH-7 through the planning area has also previously been proposed. This facility can be achieved through striping or through shoulder widening.
- **Unpaved Neighborhood Trail.** The 2016 Parks Flood Recovery Plan also recommended an unpaved neighborhood trail along the South Ledge Ditch that would connect to the Old St. Vrain Trail.
- **Hall Ranch 2 Connector Trail**. Reclamation plan at former Aggregate Industries site.

Proposed Transportation Improvements (South St. Vrain)



Legend

Proposed Improvements

Type

- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- Roadway Improvement Areas
- St Vrain Trail extension

Intersection Improvements

Type

- Bike Ped Improvements
- Enhanced Crosswalk
- Potential Bridge
- Potential Underpass
- Roundabout

Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

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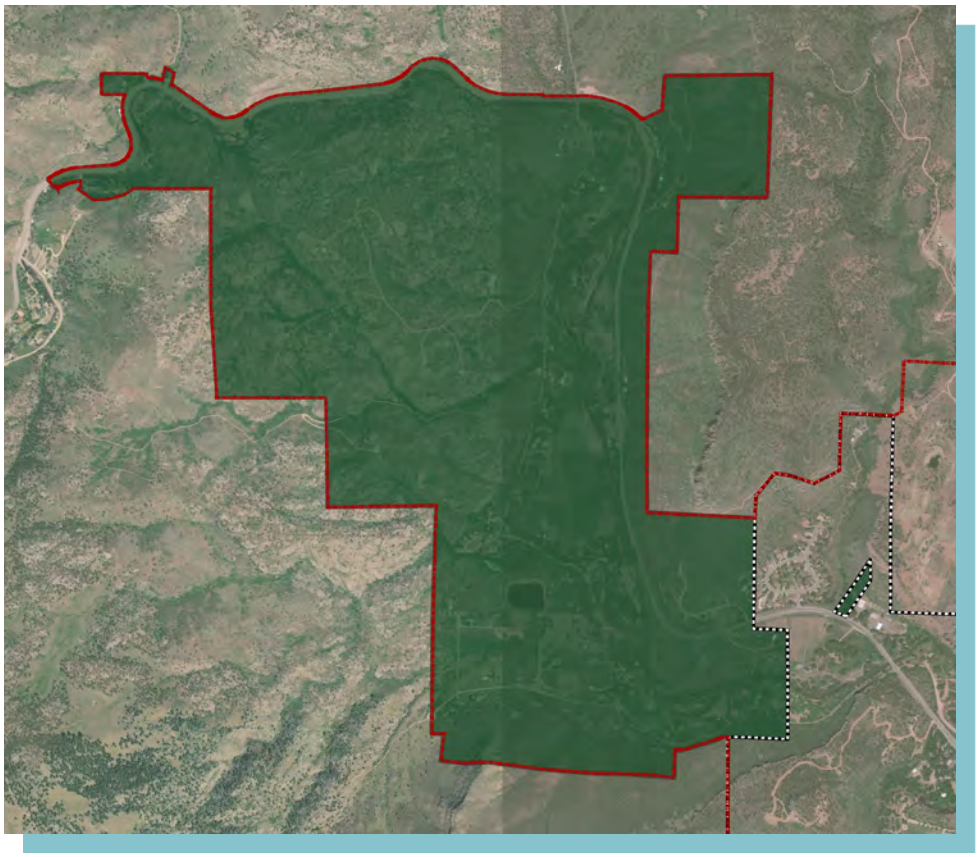
North St. Vrain



Context

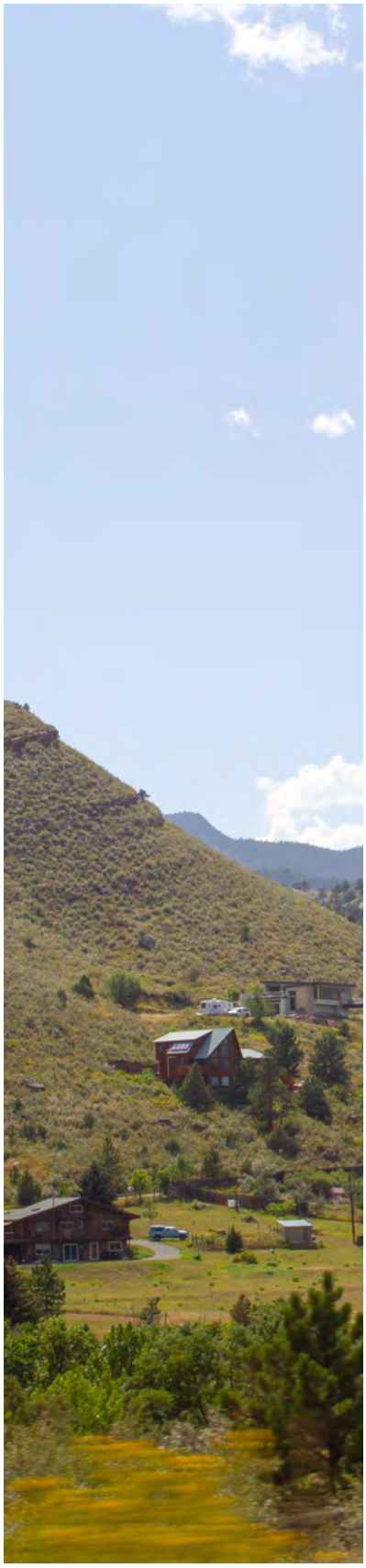
Total Land Area. 544 acres

Ownership. 91 percent of the land is privately-owned. The majority of the public lands in this area were bought as part of a federal buyout program following the 2013 flood and are owned by Boulder County.

Natural Hazards. A large portion of this area is located within the floodplain/floodway. This area also contains several undevelopable properties that were purchased by Boulder County with Federal funds after the 2013 flood.

Sensitive Lands. Future growth is limited by conservation easements, a wildlife migration corridor, archaeologically sensitive areas, steep slopes, floodplains, and a high to severe risk from wildfires.

Infrastructure and services. The area lacks public water and sewer service. While some development potential in the area is possible, cost and a lack of public support for the necessary infrastructure improvements is a significant barrier.

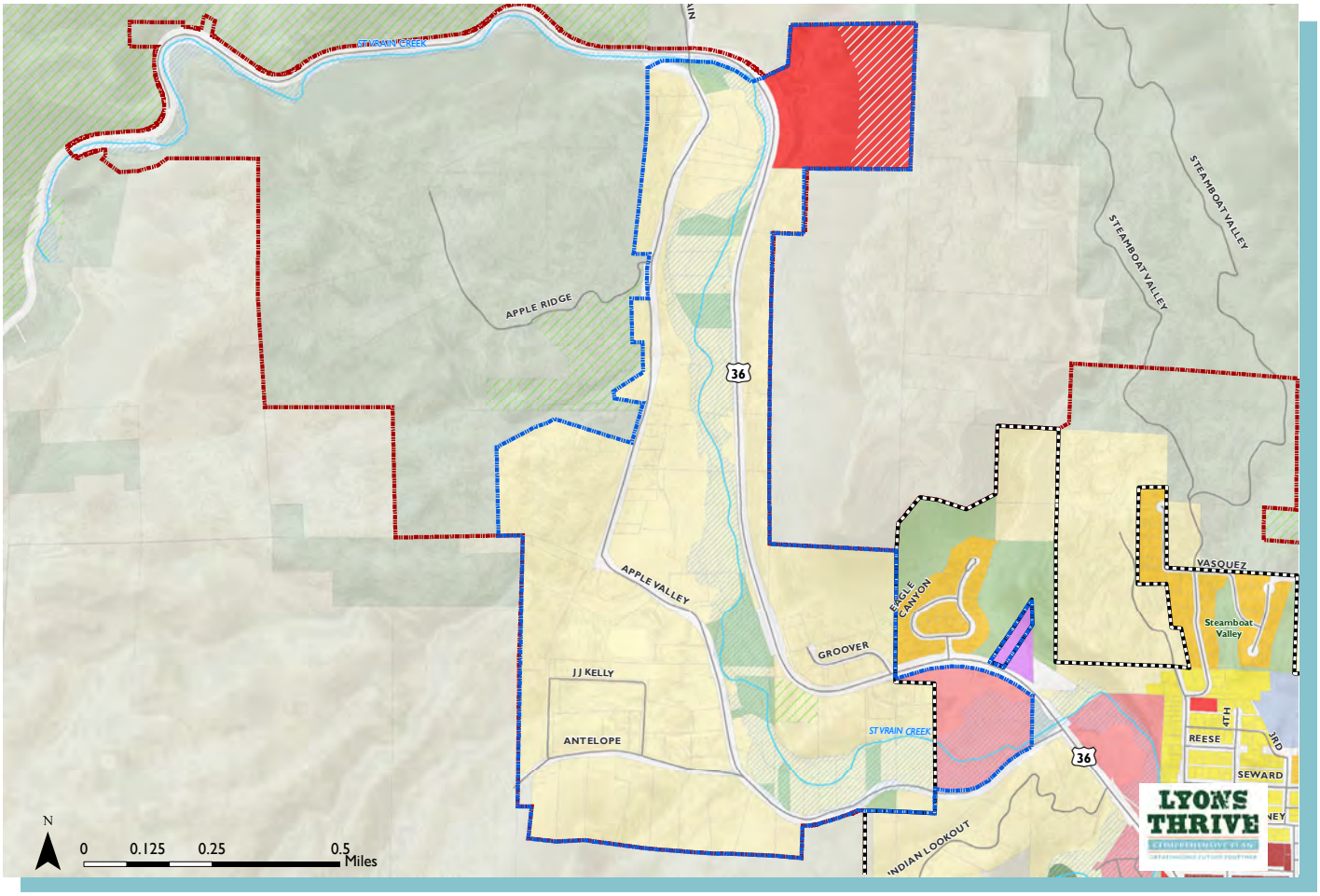


Future Land Use Considerations (North St.Vrain)

The Town of Lyons does not anticipate annexation into the North St. Vrain area during the 20-year planning horizon. However, as conditions shift over the coming years, the community's needs may change as well. If it becomes necessary or beneficial to the community to annex this area, a long-term vision has been established based on community input to help determine the type of development or improvements that would fit with the community's aspirations. The community has stressed that the rural nature of Lyons and access to the St.Vrain Creek, is a meaningful contribution to outdoor recreational opportunities and the wellbeing for all people. Protecting unique ecological lands and enhancing access from Town are short-term priorities, while long-term improvements and development should be context-sensitive (consistent in character, design, and intensity) and introduced in a manner that preserves and protects the natural environment.

- **Mix of uses.** Land use designations for parcels located in unincorporated Boulder County are informed by the Boulder County Comprehensive Plan. Limited changes to existing Estate Residential or Agricultural areas are anticipated within the planning horizon.
- **Mixed-Use.** Stone Mountain Lodge and Cabins is currently operating as a nonconforming use. Should the property be annexed into Lyons in the future, opportunities to retain/expand tourism-oriented commercial uses could be considered.
- **Context-sensitive development.** The scale and intensity of development and public improvements should fit with the rural character of the area and minimize disruptions to the natural environment.
- **Long-term potential.** Should annexing and extending services to some or all of the area become viable in the future, more intensive housing options should be considered. Housing should be compact and clustered to minimize disturbance to surrounding environmentally sensitive lands.
- **Intergovernmental Agreements (IGAs).** Some areas in the North St.Vrain area are under the influence of IGAs between Lyons, Boulder County, which stipulate land uses within their boundaries. Improvements and development in those areas will be governed the IGA throughout its agreed upon lifecycle.
- **Conservation Easements.** Private landowners are encouraged to explore conservation easements as a means to provide long-term protection of environmentally sensitive lands and wildlife corridors. Interested landowners should contact the Boulder County Parks and Open Space Department to learn more.

Future Land Use (North St. Vrain)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

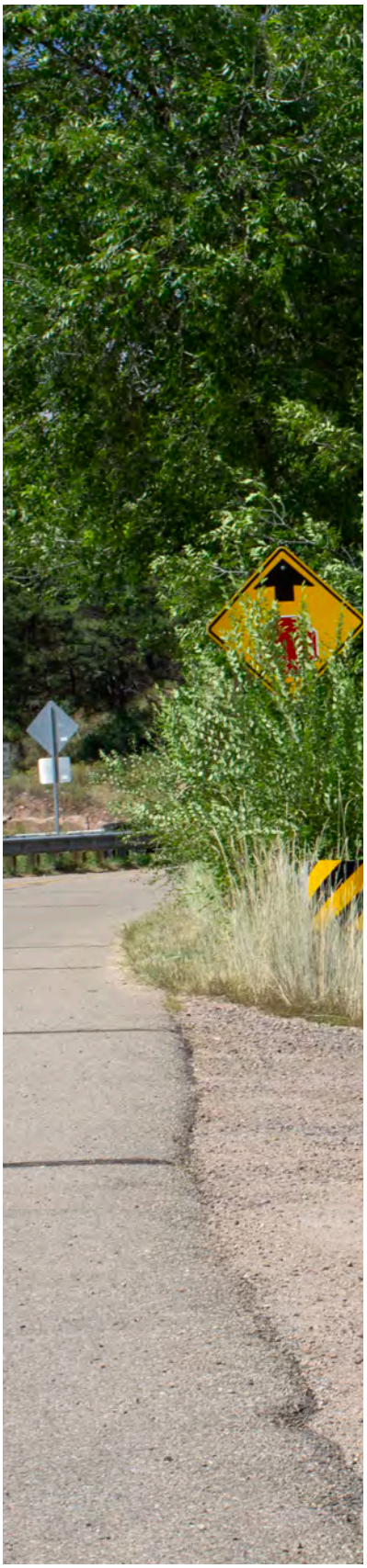
- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

- Lyons Planning Area
- Town of Lyons

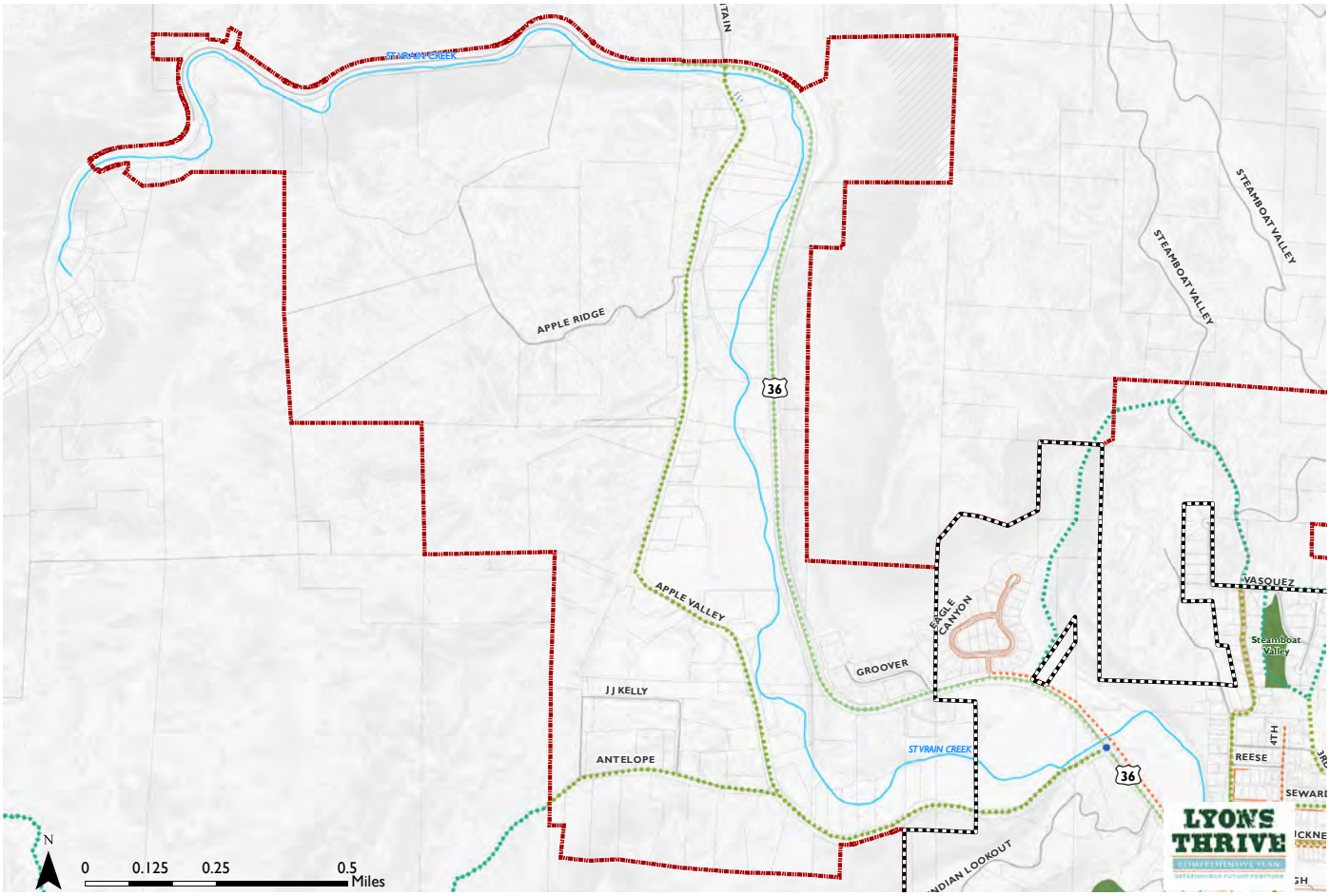


Circulation and Access Considerations (North St.Vrain)

This area contains a number of recreational opportunities, such as North St.Vrain Creek access and the Hall Ranch Antelope Trail trailhead, which can become busy during peak season. Managing parking and creating safe bicycle and pedestrian connections to this area has become increasingly important as the region becomes more popular. While not within the Lyons municipal border, regional partners, such as CDOT and Boulder County, have developed recommendations and plans for this area in coordination with the Town. Implementation of these recommendations is ongoing and involves coordination with Boulder County, CDOT, and local property owners.

- **Apple Valley Road bicycle route.** A bicycle route along Apple Valley Road is recommended for creating a parallel facility to US-36.
- **Underpass/Crosswalk/Trail for Apple Valley Road at US-36.** The 2016 Parks Flood Recovery Plan recommended a bicycle facility on US-36 through Apple Valley.
- **North St.Vrain Creek access.** To facilitate better access to the North St Vrain Creek, both sides of US-36 east of Apple Valley Road could be paved, have striped parking spaces, and upgraded signage for wayfinding.

Proposed Transportation Improvements (North St. Vrain)



Legend

Proposed Improvements

Type

- Sidewalk
- Multimodal Pathway
- Trail
- Bike Lane
- Bike Route
- Roadway Improvement Areas

Intersection Improvements

Type

- Bike Ped Improvements
- Enhanced Crosswalk
- Potential Bridge
- Potential Underpass
- Roundabout

Existing Facilities

- Existing Sidewalks
- Boulder County Trails

Boundaries

- Lyons Planning Area
- Town of Lyons
- St. Vrain Creek

THREE-MILE PLAN

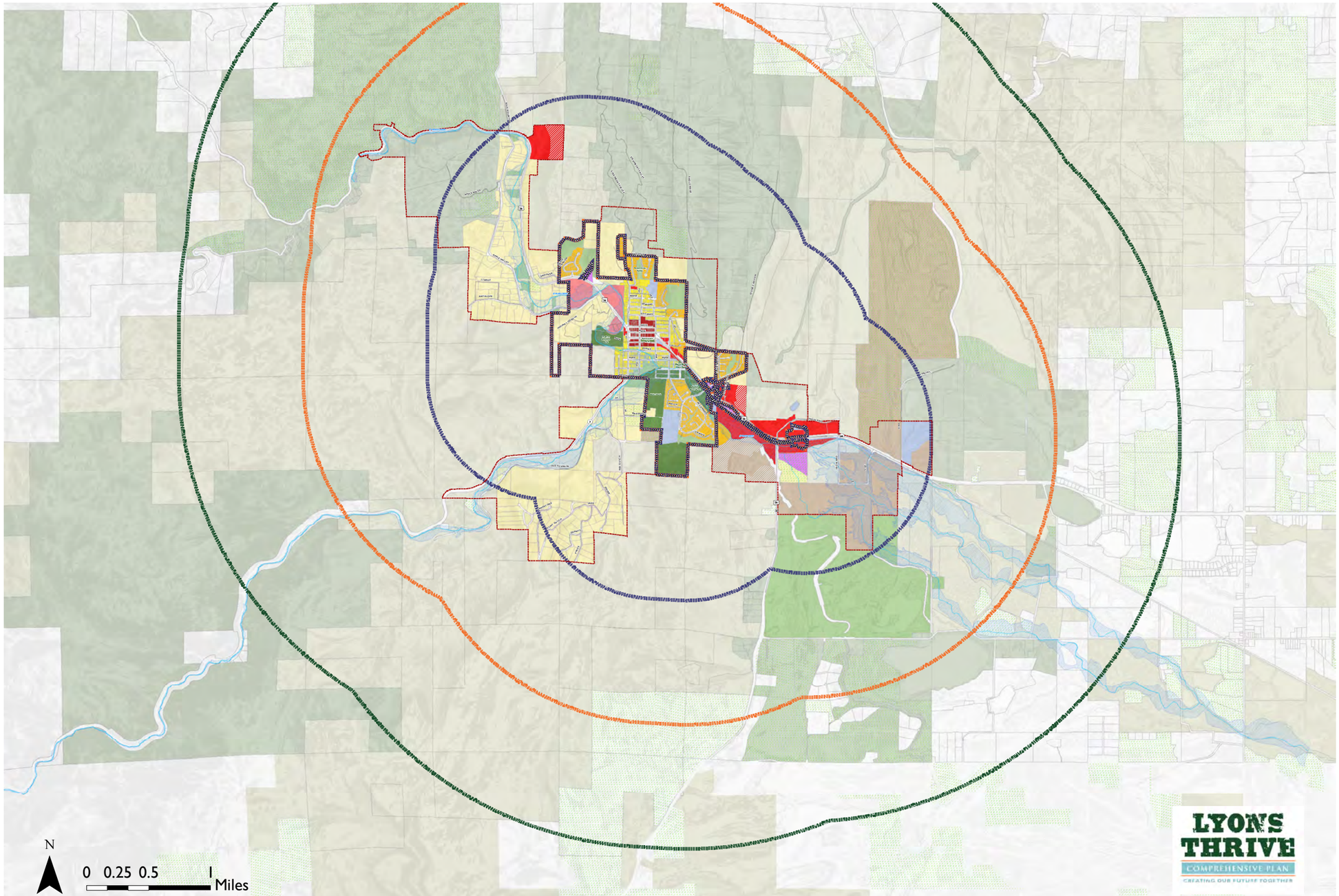
Colorado law requires municipalities to adopt a Three-mile Plan prior to annexing new land. Generally, such plans describe where a municipality plans to annex new territory within three miles of its current municipal limits, and how the municipality will provide adequate public facilities, services, and utilities to newly annexed areas while maintaining adequate levels of service in the remainder of the jurisdiction.

The boundary illustrated on the Three-mile Plan Area map constitutes the Town's three-mile limit as required by CRS 31-12-105. (1) (e) (I). Two areas of influence are identified for purposes of this Comprehensive Plan:

- **Lyons Planning Area.** The Lyons Planning Area identifies areas where the Town of Lyons would consider annexations over the next ten to 20 years. As illustrated on the Three-mile Plan map, the limits of the Lyons Planning Area generally lie within one mile of the Town of Lyons municipal boundary.
- **Area of Interest.** Areas that lie within two and three miles of the Town of Lyons municipal boundary are also shown on the Three-mile Plan map. While the Town of Lyons does not anticipate property owner requests for annexations outside of the Lyons Planning Area, the Town of Lyons and the Lyons community have a vested interest in land use decisions made in this larger area of interest and wish to be engaged as a partner in the review of future development applications, land use decisions, and projects of significance.

The Town of Lyons intends to focus annexation and new development in the East St. Vrain area within the planning horizon of this Comprehensive Plan, but anticipates that individual property owners may initiate annexations in other parts of the Planning Area. In accordance with Section 15-1-340 of the Lyons Municipal Code, any proposed annexation of a property that is larger than five acres in size, or simultaneous annexation of properties that together exceed five acres in size, or 10 acres in size in the East St. Vrain area, must be approved by voters.

Future Land Use (Three-Mile Influence Area)



Legend

Neighborhoods
- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment
- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation
- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

Overlays and Other Categories
- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries
- Lyons Planning Area
- Town of Lyons
- One-mile Influence Area
- Two-mile Influence Area
- Three-mile Influence Area

ANNEXATION CRITERIA

Lyons will consider future annexations using the following criteria, in addition to the standards listed in Chapter 15 of Lyons Municipal Code:

- **Located within the Planning Area.** All annexations should occur within the Lyons Planning Area as shown on the Future Land Use Map.
- **Conservation and Hazard Mitigation.** Annexations should maintain a compact footprint, preserve environmentally sensitive lands, wildlife corridors, and riparian areas, and minimize risk from natural hazards.
- **Maintain Levels of Service.** Allow for the efficient expansion of services and infrastructure, while maintaining the levels of service currently provided to residents and properties within the municipal boundary.
- **Consistency with Comprehensive Plan.** Annexations should advance the visions, goals, and policies of the Comprehensive Plan, including opportunities to diversify the Town's economy, provide affordable or workforce housing, and support tourism.
- **Municipal Code Requirements.** Annexations must meet the detailed requirements listed in Chapter 15 of the Municipal Code and all other relevant Town policies.
- **Regional Coordination.** Annexations will be evaluated in coordination with Boulder County and follow the policies outlined in all current Intergovernmental Agreements (IGAs).

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CHAPTER 4
IMPLEMENTATION

ABOUT THIS CHAPTER

Implementation of this Comprehensive Plan will require a sustained commitment on the part of the Town's elected officials, Town staff, boards and commissions, and Lyons' many partners in the region over the next ten to twenty years. While some of the implementation strategies contained in this chapter are already underway or will be initiated over the next one to three years, some will be carried out over a longer timeframe. Others represent ongoing efforts that will be carried out as part of day-to-day decision-making over the full life of the Comprehensive Plan.

This chapter should be reviewed and updated on an annual basis to update the status of near-term strategies; review and refine the anticipated timing of mid-term and long-term strategies, or make other adjustments as needed. Progress on implementation strategies should be communicated by Town departments and boards and commissions in the Town's Annual Report.

ROLE OF THE IMPLEMENTATION PLAN

In addition to conveying a clear commitment to the implementation of the Comprehensive Plan, this chapter is intended to help achieve the following objectives:

Set realistic expectations. Implementation of many aspects of the Comprehensive Plan will require the allocation of funds and staffing resources—both of which are limited today. It is critical to acknowledge the significant constraints the Town faces with respect to the lack of resources and financing tools. It is also critical to acknowledge that while resource limitations will pose constraints in terms of the speed with which some implementation strategies can be carried out, incremental progress can be made. Establishing clear priorities will help ensure that the resources that are available are focused on where they will be most impactful in the near-term.

Foster a culture of collaboration. Close collaboration among Town staff, elected officials, appointed officials, boards and commissions, a diverse array of partner entities and organizations, and the community-at-large will be needed to see the strategies listed here implemented. As such, this chapter reflects related plans as well as ongoing efforts and initiatives that have been identified as priorities by various Town departments and boards and commissions independent of the Lyons Thrive process, but that directly support the implementation of the community's guiding principles.

Reinforce the interrelated nature of the guiding principles, goals, and policies in the Comprehensive Plan. The range of issues addressed by this iteration of the Comprehensive Plan is broader than it has been in the past. Along with traditional policy considerations like housing, transportation, parks and open space, land use, and historic preservation, the Comprehensive Plan now incorporates new or expanded policy guidance on issues like hazard mitigation, health and human services, climate adaptation, equity, and more to reflect recent trends in Lyons and the surrounding region, and emerging community priorities. While the purview of Lyons' boards and commissions tends to be issue or topic-focused, in practice, there are numerous opportunities for collaboration on strategies that will help advance the community's goals on multiple fronts.

Establish a framework for monitoring progress over time. Progress that is made toward achieving the community's goals must be monitored, and the results of that monitoring be made available to the community at large.

IMPLEMENTATION STRATEGIES

This section outlines strategies the Town may pursue, alone or in partnership with others, to support the implementation of the guiding principles, goals, and polices established in Chapter 2 of this Comprehensive Plan. These strategies are tools to guide Town work programs, capital improvement planning, and the allocation of staff time and other Town resources. It should also be used as a reference for boards and commissions and others with a role in supporting plan implementation. Implementation strategies are organized by guiding principle and plan element for reference. Anticipated roles and responsibilities, priorities, and resources required are identified for each of the strategies listed, as defined below.

ROLES AND RESPONSIBILITIES

Town department or organization responsible for leading the action for each implementation strategy is identified, and coordinating partners are included. The responsible lead and partners are drawn from the lists below.

Town Departments

- Building Department (BD)
- Community Development Department (CDD)
- Community Programs and Relations (CPRD)
- Finance (F)
- Parks and Public Works Department (PPWD)
- Town Administrator's Office (TAO)
- Utilities (U)

Boards and Commissions

- Board of Trustees (BOT)
- Board of Adjustments (BOA)
- Ecology Advisory Board (EAB)
- Economic Vitality Commission (EVC)
- Historic Preservation Commission (HPC)
- Housing and Human Services Commission (HHSC)
- Lyons Arts and Humanities Commission (LAHC)
- Lyons Urban Renewal Authority (LURA)
- Parks and Recreation Commission (PRC)
- Planning and Community Development Commission (PCDC)
- Public Safety (PS)
- Student Advisory Commission (SAC)
- Sustainable Futures Commission (SFC)
- Utilities and Engineering Board (UEB)

State and Regional Partners

- Boulder County
- CEMEX
- City of Longmont (COL)
- City of Boulder
- Town of Estes Park
- Mountain Communities
- Colorado Department of Local Affairs (DOLA)
- Colorado Department of Transportation (CDOT)
- Colorado Parks and Wildlife (CPW)
- Colorado Municipal League (CML)
- Denver Regional Council of Governments (DRCOG)
- Lyons Fire Protection District (LFPD)
- Regional Transportation District (RTD)

Other Partner Organizations

- Boulder County Sheriff's Office (BCSO)
- Colorado Communities for Climate Action (CC4CA)
- Left Hand Watershed Center (LHWC)
- Lyons Emergency and Assistance Fund (LEAF)
- Lyons Chamber of Commerce (LCC)
- Lyons Community Foundation (LCF)
- Lyons Historical Society (LHS)
- Lyons Regional Library District (LRLD)
- St. Vrain Valley School District (SVVSD)

PRIORITY

Implementation strategies are organized according to their anticipated level of priority following the adoption of the Comprehensive Plan:

- **Near-Term**—these strategies should be completed within one to two years.
- **Mid-Term**—these strategies should be completed within three to five years.
- **Long-Term**—these strategies should be considered within six to ten years.
- **Ongoing**—these strategies will be completed incrementally as opportunities arise.

Strategies may be implemented sooner than the timeframes identified here if the opportunity to do so arises (e.g., grant funding becomes available) or as community priorities change over the planning horizon.

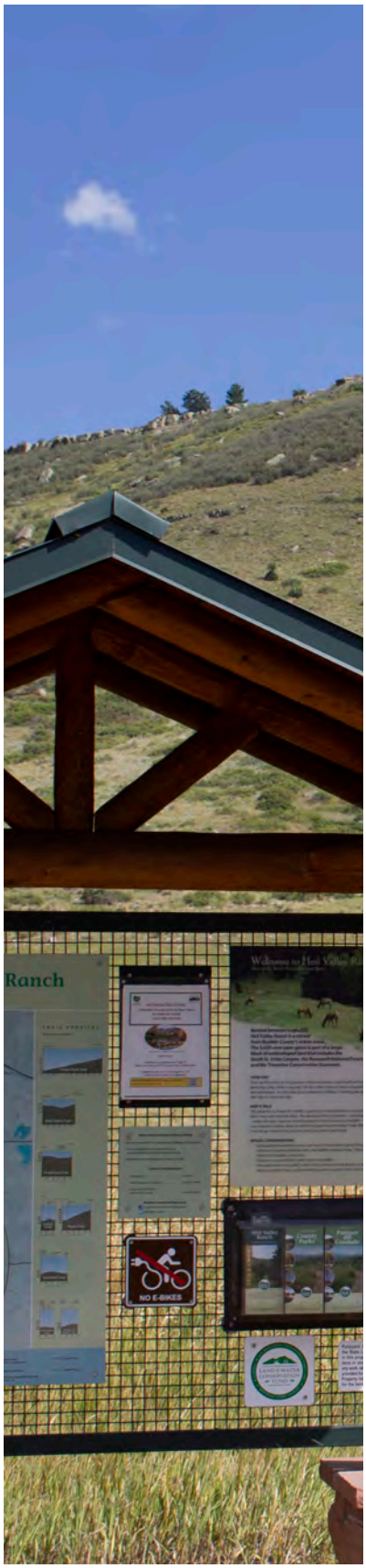
Only the Near-Term and Ongoing strategies will be populated in the Priority/Resources Required column. There will need to be a yearly priority setting exercise by the Board of Trustees to set Near-Term strategies that reflect current Board priorities, funding constraints and input from other Town Boards and Commissions.

RESOURCES REQUIRED

The types of resources needed to implement each of the actions will inform preparation, planning, and budgeting. This information will also help Town staff and elected officials identify needs and gaps in currently available resources. While the time commitment required for each action will vary, all actions will require Town staff time. Some of the actions build on Town initiatives and efforts that are already underway.

Other types of resources that may be required to carry out the actions listed include:

- **Funding (F).** Actions that will require funding through the Town's General Fund and/or Capital Improvement Plan (CIP). Others will require outside support or other specialized services, through grants or other funding sources, to supplement staff time and expertise.
- **Public Engagement (P).** Actions that may include significant interaction with the public, workshops with the Town Board and Planning and Community Development Commission and/or the public, reviewing and adopting ordinances, public meetings, and other time from elected and appointed officials.
- **Regional Collaboration (RC).** Actions to be implemented in partnership with others in the region, such as Boulder County, the City of Longmont, the Colorado Department of Transportation, and the Denver Regional Council of Governments (DRCOG). In some cases, actions will be initiated by the Town. In other cases, actions reflect ongoing partnerships or initiatives that the Town is already engaged in.



GUIDING PRINCIPLE 1: PROTECT OUR QUALITY OF LIFE AND WHAT MAKES US UNIQUE.

Strategies in this area are intended to reflect the community's priorities related to parks and recreation, historic preservation, arts and culture, and education.

Strategy	Roles and Responsibility	Priority/Resources Required
Parks and Recreation (PR)		
Goal PR-1: Continue to develop and maintain a high-quality, self-sustaining system of parks and open space.		
PR-1a: Update and maintain GIS mapping to provide a complete picture of existing and planned facilities as well as natural resource data.	**Lead:** Staff **Partners:** PRC, EAB	Near-Term
PR-1b: Implement Parks Flood Recovery Master Plan of March 2016 and DRBOP with facilities, trails, natural areas, and other amenities that are safe and consistent with floodplain regulations.	**Lead:** Staff **Partners:** PRC, BOCO, CEMEX, EAB	
PR-1c: Ensure any new parks, recreational facilities and open space have adequate funding for ongoing operations and don't present a net liability for the Town.	**Lead:** Staff **Partners:** PRC	Ongoing
PR-1d: Explore various funding mechanisms for parks and recreation	**Lead:** Staff **Partners:** PRC	
Goal PR-2: Expand trail connectivity to and between major destinations in the Lyons region.		
PR-2a: Utilize existing parks and other master planning documents for trail planning and construction.	**Lead:** Staff **Partners:** PRC, BOCO	
PR-2b: Continue sidewalk or path connectivity to Eagle Canyon neighborhood alongside US 36.	**Lead:** Staff **Partners:** PRC, CDOT	
PR-2c: Increase trail opportunities in parks where available.	**Lead:** Staff **Partners:** PRC	Ongoing
PR-2d: Support the concept of trails connecting Lyons to existing current planned and future conceptual trail networks that enable pedestrian, cycling or multi-modal access to nearby communities, Boulder County Open Space and National Forest lands.	**Lead:** Staff **Partners:** PRC, BOCO Transportation, CDOT	
PR-2e: Continue to seek opportunities to complete both a North Loop and South Loop trail to form a "ring" trail around Lyons.	**Lead:** Staff **Partners:** PRC, BOCO	
PR-2f: Periodically poll the community to assess levels of satisfaction with the range of programing and facilities offered and identify specific needs and opportunities.	**Lead:** Staff **Partners:** PRC, LDB, SVVSD	

Strategy	Roles and Responsibility	Priority/Resources Required
Goal PR- 3: Provide equitable access to active and passive recreational opportunities.		
PR-3a: Explore incentives to improve access for residents to Town parks.	**Lead:** Staff **Partners:** PRC	
PR-3b: Ensure Town parks and trails are accessible for all ages and abilities.	**Lead:** Staff **Partners:** PRC	Near-Term
Historic Preservation (HP)		
Goal HP-1: Document, protect, and preserve Lyons' historic resources.		
HP-1a: Update the policy to landmark our most important structures in the downtown overlay district, establishing a pre-permitting review application and process via the Historic Preservation Commission.	**Lead:** Staff **Partners:** HPC	Near-Term
HP-1b: Complete a cultural resources survey to more fully document resources that exist in and around the Town of Lyons and determine which properties and districts might be eligible for nomination to the National Register of Historic Places and/or designation as Local Landmarks.	**Lead:** Staff **Partners:** HPC, CLG	
HP-1c: Support the Lyons Redstone Museum as its own entity.	**Lead:** Staff **Partners:** HPC, Lyons Historical Society, Lyons Redstone Museum, SVVSD	
HP-1d: Pursue funding opportunities from the National Trust for Historic Preservation and the Colorado State Office of Archaeology and Historic Preservation to advance preservation goals.	**Lead:** Staff **Partners:** HPC	
HP-1e: Establish incentives to encourage designation of historic buildings and promote consistency with the Secretary of the Interior's Standards for the Rehabilitation and Treatment of Historic Properties.	**Lead:** CDD **Partners:** HPC	
HP-1f: Support historic preservation measures and use of Lyons red sandstone in renovation, development, and redevelopment of historic sites.	**Lead:** CDD **Partners:** HPC	
Goal-HP-2: Increase awareness and appreciation of Lyons' complete history and culture through programming, events, and artistic expression.		
HP-2a: Promote, publicize and install historical plaques that highlight historically significant buildings and events in Lyons' history (e.g., the 2013 Flood).	**Lead:** HPC **Partners:** Staff	
HP-2b: Document the history of the Ute, Arapahoe, and Cheyenne people in the area through land acknowledgement and creation of strong ties to local Native American communities.	**Lead:** HPC **Partners:** Lyons Historical Society, Lyons Redstone Museum	Ongoing

Strategy	Roles and Responsibility	Priority/Resources Required
Arts and Culture (AC)		
Goal AC-1: Create opportunities for art, art education, and artists to thrive.		
AC-1a: Create a dedicated funding mechanism for arts and culture projects.	**Lead:** Nonprofit **Partners:** Staff	Ongoing
AC-1b: Update public art donation and decommissioning policies for any art developed for or gifted to the Town.	**Lead:** Staff **Partners:** LAHC	Ongoing
AC-1c: Pursue opportunities for public art as a component of future public/private development.	**Lead:** Staff **Partners:** LAHC	Ongoing
AC-1d: Continue to work with the arts and music community to encourage artists of all ages in the community to submit art projects that may be incorporated into public spaces.	**Lead:** LAHC **Partners:** Staff	
AC-1e: Create a live-work development that can provide affordable housing for artists and musicians, as well as a space to incubate their trade and business.	**Lead:** Staff **Partners:** LAHC	
AC-1f: Explore feasibility of a music and arts school that complements Lyons' cultural tourism sector and employs local creative arts professionals.	**Lead:** LAHC **Partners:** EVC	
AC-1g: Explore the possibility of a multi-use performing arts center/community campus.	**Lead:** Staff **Partners:** EVC, LAHC	
AC-1h: Maintain the facility-sharing agreement with the St. Vrain Valley RE-1J School District to promote opportunities for community educational, recreational, and social activities.	**Lead:** Staff **Partners:** SVVSD, LAHC	
Goal AC-2: Provide community events and activities that build on and strengthen Lyons' culture.		
AC-2a: Facilitate a partnership between the LAHC and LEAF to utilize arts and culture to support community health, wellbeing, and safety.	**Lead:** LAHC, Staff **Partners:** LEAF	Near-Term
AC-2b: Continue to enhance the use of Town facilities for events such as plays, dance performances, concerts, live theater, opera, and experimental art placements.	**Lead:** Staff **Partners:** LAHC	Near-Term
AC-2c: Support efforts to engage Lyons' youth in cultural programs and community events.	**Lead:** LAHC, Staff **Partners:** SVVSD	
Education (E)		
Goal E-1: Promote the creation and growth of programming that supports learning throughout all stages of life.		
E-1a: Maintain and strengthen the Town's relationship with public and private educational providers.	**Lead:** Staff **Partners:** All Boards & Commissions	Ongoing

Strategy	Roles and Responsibility	Priority/Resources Required
E-1b: Promote and enhance the use of the Lyons library facility as a community resource and a strategic hot spot to support local businesses, students, scholars, and other residents.	**Lead:** LRLD **Partners:** EVC, LAHC	Ongoing

GUIDING PRINCIPLE 2: BUILD A THRIVING, YEAR-ROUND ECONOMY.

Strategies in this area are intended to reflect the community's priorities related to economic development and tourism.

Strategy	Roles and Responsibility	Priority
Economic Development (ED)		
Goal ED-1: Create an environment in which local businesses can prosper year-round.		
ED-1a: Review business licensing and development requirements, exploring ways to streamline policies (e.g., rooftop patios for restaurants, live/work studios, etc.).	**Lead:** Staff **Partners:** EVC	Near-Term
ED-1b: Increase awareness and use of Boulder County's Business Sustainability Advisors through the Partners for a Clean Environment (PACE) program to help businesses access expert advisor services and financial incentives to support environmental sustainability initiatives.	**Lead:** SFC **Partners:** EVC, Staff	
ED-1c: Continue evaluating business inventory and sales tax study to help identify opportunities to increase sales tax within the Town.	**Lead:** EVC **Partners:** Staff	
ED-1d: Increase awareness and use of the Revolving Loan Fund to support business capital and expansion, and job creation.	**Lead:** Staff **Partners:** EVC,	
ED-1e: Review temporary business regulation adaptations made during the COVID-19 pandemic and explore whether or not to make some modifications permanent (e.g., outdoor patio extensions).	**Lead:** Staff, BOT **Partners:** EVC	
ED-1f: Survey remote workers and home-based businesses to see what other job-related services or amenities would help them thrive and/or remain invested in the local economy.	**Lead:** EVC **Partners:** Staff	
ED-1g: Create and maintain clear, consistent, and user-friendly communication systems and processes for businesses to participate in cooperative promotional efforts.	**Lead:** Staff **Partners:** EVC, LCC	
Goal ED-2: Reinforce the role of Downtown Lyons as a destination for residents and visitors.		
ED-2a: Explore creative strategies to develop businesses along Broadway addressing deliveries, waste collection and other key services.	**Lead:** Staff, PCDC **Partners:** EVC	Near-Term
ED-2b: Increase awareness and use of the Main Street: Open for Business grant program to support façade improvements and energy efficiency projects.	**Lead:** Staff **Partners:** EVC	
ED-2c: Assess Lyons' Municipal Code to understand barriers to residential and mixed-use development in the Downtown area.	**Lead:** Staff, PCDC **Partners:** EVC	
ED-2d: Assess Lyons' municipal code to understand barriers to adaptive reuse, infill, and redevelopment projects.	**Lead:** Staff, PCDC **Partners:** EVC	

Strategy	Roles and Responsibility	Priority
ED-2e: Engage the Lyons Urban Renewal Authority (LURA) to revitalize and optimize development in the Urban Renewal Plans.	**Lead:** Staff, LURA **Partners:** EVC	
Goal ED-3: Prioritize the attraction and retention of businesses and services that allow Lyons' residents to meet more of their daily needs close to home.		
ED-3a: Develop standards for live/work, lodging, and other desired targeted business/industries.	**Lead:** Staff, PCDC **Partners:** EVC	Near-Term
ED-3b: In collaboration with the Lyons Area Chamber of Commerce identify key businesses and employers that would fit well in Lyons and create a recruiting plan to market the community to them.	**Lead:** EVC **Partners:** Staff, LACC	
ED-3c: Support upgrading communication infrastructure to improve internet speeds thus allowing telecommuting and small tech firms to operate from town.	**Lead:** Staff **Partners:** EVC, BOT	
ED-3d: Create and maintain an inventory of Town-owned real estate to identify the highest and best use. Pursue opportunities to transfer ownership of Town-owned real estate or engage in public-private partnerships.	**Lead:** Staff **Partners:** EVC	
ED-3e: Encourage development of essential services and businesses that are currently missing in the community.	**Lead:** Staff **Partners:** EVC	
Goal ED-4: Continue to enhance the appearance, functionality, and safety of Lyons' gateways and public spaces.		
ED-4a: Evaluate the potential to use taxing districts and other tools to finance public improvements to benefit tourism and/or business development.	**Lead:** EVC, Staff **Partners:** CDD	
ED-4b: Work with CDOT and private property owners to develop design elements to enhance the appearance of key community gateways, such as streetscape, signage, public art, landscaping, and other unique features, to provide a sense of arrival when entering Lyons.	**Lead:** Staff **Partners:** CDOT, LAHC	
Tourism (TSM)		
Goal TSM-1: Build Lyons' reputation as a destination for outdoor recreation, arts and culture, and heritage tourism.		
TSM-1a: Pursue Colorado Creative District designation to access technical and professional assistance with marketing, projects, activities that support strategic goals.	**Lead:** LAHC, Staff **Partners:** EVC	Near-Term
TSM-1b: Support the establishment and growth of tourism-focused businesses to the extent it does not diminish the natural beauty and character of the town.	**Lead:** EVC **Partners:** Staff, EAB	Near-Term
TSM-1c: Increase buy-in to Lyons marketing campaigns (e.g., Love Lyons) from the business community and continue Town support of the program.	**Lead:** Staff **Partners:** EVC, LAHC	Ongoing

Strategy	Roles and Responsibility	Priority
TSM-1d: Work with the Lyons Historical Society to develop and promote cultural heritage tourism related to Lyons' historic buildings and sites.	**Lead:** EVC, Staff **Partners:** HPC, Lyons Historical Society	
TSM-1e: Coordinate marketing with the State of Colorado's Scenic Byways program to position Lyons as a starting or ending point for the Peak-to-Peak Scenic Byway route.	**Lead:** Staff **Partners:** EVC, LAHC, CDOT	
TSM-1f: Coordinate and partner with the US Forest Service and National Park Service to expand and staff the Lyons visitor center. Explore feasibility of running a seasonal shuttle to nearby trailheads.	**Lead:** Staff **Partners:** EVC, EAB	
TSM-1g: Encourage recreational rental equipment business to open storefronts for residents and visitors.	**Lead:** EVC **Partners:** Staff	
Goal TSM-2: Manage visitor access to mitigate the effects of tourism on Town infrastructure and amenities and protect quality of life.		
TSM-2a: Create a wayfinding, roadway and parking system that can capitalize and leverage destinations such as the North and South St. Vrain Rivers which are not readily apparent from downtown.	**Lead:** Staff **Partners:** PRC	
TSM-2b: Create a map of trails and key destinations in Lyons and the immediate surrounding area to include Lyons' parks, trails, and open lands in the Town's marketing plan. Identify opportunities to integrate with existing maps of the historic district and public art collection.	**Lead:** Staff **Partners:** PRC, EVC, LAHC, HPC	
TSM-2c: Investigate ways to manage traffic during events to prevent accidents and major delays (e.g., transit, parking, bicycle, carpool, and shuttle programs).	**Lead:** PPWD **Partners:** PRC, CDD	Ongoing
TSM-2d: Develop a use management strategy for park, open space, trail, and river overcrowding (e.g., reservations/ alternating use days, parking and shuttle systems, restrooms, and waste facilities.)	**Lead:** Staff **Partners:** PRC, EVC	Ongoing
TSM-2e: Coordinate with recreational groups to balance of in-stream habitat features.	**Lead:** Staff **Partners:** PRC	
TSM-2f: Maintain space for camping and promote additional park and ride opportunities for events.	**Lead:** PPWD **Partners:** PRC, CDD	

GUIDING PRINCIPLE 3: RESPECT THE BEAUTY, COMPLEXITY, AND UNPREDICTABILITY OF OUR NATURAL ENVIRONMENT.

Strategies in this area are intended to reflect the community's priorities related to hazard mitigation and the natural environment.

Strategy	Roles and Responsibility	Priority
Hazard Mitigation (HM)		
Goal HM-1: Work with regional partners to build resilience in the watershed and forested land surrounding Lyons.		
HM-1a: Explore and pursue funding for ongoing wildfire mitigation and forest health initiatives.	**Lead:** Staff, BOCO **Partners:** LFPD	
HM-1b: Participate in regional watershed and forest health initiatives (e.g., St.Vrain Forest Health Partnership Plan).	**Lead:** Staff, SVLHWC **Partners:** CDD, LHWC, EAB, BOCO	Ongoing
HM-1c: Coordinate restoration efforts with private landowners and upstream and downstream communities.	**Lead:** LHWC, SVLHWCD **Partners:** EAB, LFPD, Staff, BOCO	
Goal HM-2: Minimize risks to property, infrastructure, and lives from natural hazards.		
HM-2a: Coordinate with fire district(s) to identify areas of concern from a water supply and/or ingress/egress perspective and address concerns.	**Lead:** LFPD **Partners:** Staff, UEB	
HM-2b: Evaluate Lyons Fire Protection District's Community Wildfire Protection Plan (CWPP) recommendations for Lyons and identify priorities for implementation.	**Lead**: LFPD **Partners:** Staff	
HM-2c: Partner with Lyons Fire Protection District regarding wildfire mitigation and improve building and land use codes.	**Lead:** Staff **Partners:** LFPD	
HM-2d: Develop fire mitigation strategy for Town owned properties.	**Lead:** Staff **Partners:** LFPD, EAB	
HM-2e: Consider higher floodplain management standards: (e.g., restrict development in the regulatory floodway, limit growth in the floodplain, and limit critical facilities in the floodplain).	**Lead:** Staff **Partners:** BC	
HM-2f: Evaluate and modify existing regulations and codes regarding construction of residential structures in floodplain areas.	**Lead:** Staff **Partners:** BC	
HM-2g: Develop strategy for residential fire mitigation, including code changes and incentives to improve fire resiliency capabilities.	**Lead:** Staff **Partners:** BC, LFPD	
HM-2h: Review and adopt WUI code that reflects the State's regulation and Lyons' needs.	**Lead:** Staff, LFPD **Partners:** PCDC, EAB	

Strategy	Roles and Responsibility	Priority
HM-2i: Develop strategic plans to improve Town utility infrastructure to improve fire resiliency (e.g., bury electrical lines).	**Lead:** Staff **Partners:** UEB	
HM-2j: Improve water supply for firefighting.	**Lead:** Staff **Partners:** UEB, BOCO	
HM-2k: Pursue grant opportunities for both Town and residential fire mitigation.	**Lead:** Staff **Partners:** BOCO	
HM-2l: Improve defensible space against fire though Town assisted cleanup efforts.	**Lead:** Staff **Partners:** UEB, BOCO	
HM-2m: Build hazard identification and risk assessment (HIRA) into development review checklists for new construction to reduce impacts.	**Lead:** Staff **Partners:** BOCO	
HM-2n: Develop a Hazard Overlay District that may include wildfire, flood, debris flows, landslide and rockfall susceptibility, steep slopes, and drainage.	**Lead:** Staff,PCDC **Partners:** BOCO	
HM-2o: Review setback requirement on steep slopes and amend to account for rockfall and landslide hazards.	**Lead:** Staff,PCDC **Partners:** BOCO	
HM-2p: Evaluate intersection improvements at Hwy 7 and US36 corner to mitigate the potential for a hazardous materials spill in town.	**Lead:** Staff **Partners:** BOCO, CDOT	
Goal HM-3: Increase community risk awareness and preparedness.		
HM-3a: Develop and implement a disaster preparedness plan. Town evacuation plan with improved coordination on shelters, and leading periodic community evacuation and/or hazard response trainings or drills.	**Lead:** Staff **Partners:** All Town Departments, BOCO, LFPD	
HM-3b: Identify properties that can serve as "resilience hubs" for neighborhoods, including year- round programming and communi-ty-building opportunities, as well as temporary shelters and/or centers for distribution of food and necessities following disaster events.	**Lead:** Staff **Partners:** BOCO	
HM-3c: Coordinate with key service providers to ensure adequate resources exist in a emergency event, such as fuel availability for generators.	**Lead:** Staff **Partners:** BCSO	
HM-3d: Foster redundancy in the transportation network to minimize locations with single points of access.	**Lead:** Staff **Partners:** RTD, CDOT, BOCO	
HM-3e: Coordinate with Boulder County on Reverse 911 enhance-ments and adaptation for Lyons.	**Lead:** Staff **Partners:** BCSO	

Strategy	Roles and Responsibility	Priority
HM-3f: Develop policies and procedures to be followed in an emergency. (e.g., Evaluate development of an ordinance on post-disaster building moratorium.).	**Lead:** TAO, CDD, PCDC **Partners:**	
HM-3g: Develop wildfire mitigation strategic plans.	**Lead:** TAO, CDD, PCDC, BOT **Partners:**	
HM-3h: Develop program to educate Lyons residents about wildfire risk and mitigation strategies.	**Lead:** Staff, BOT **Partners:** LFPD	
HM-3i: Develop awareness strategies to assist owners and residents about the risks of extreme weather events (e.g., using the library as a cooling center, staying hydrated, utilizing creeks, etc.).	**Lead:** CPRD **Partners:** BCSO, LFPD	
Goal HM-4: Maintain essential public services during disasters, pandemics, and emergencies.		
HM-4a: Use GIS to maintain an updated list and map of critical facilities and infrastructure in Lyons and share that information with regional partners.	**Lead:** Staff, **Partners:** LFPD, BCSO	
HM-4b: Develop a Continuity of Operations Plan (COOP).	**Lead:** Staff **Partners:**	
HM-4c: Evaluate the options for a new Town Hall facility or rehabilitate, remodel and flood proof the existing facility.	**Lead:** Staff **Partners:**	
HM-4d: Inventory sources of backup power (e.g., generators) at critical facilities and ensure ongoing maintenance of adequate fuel supply exist for extended outages.	**Lead:** Staff **Partners:**	
HM-4e: Develop a water security strategy to address potential water shortages, backup treatment, interconnects between water providers, and/or emergency water hauling.	**Lead:** Staff **Partners:** TAO	
HM-4f: Pursue grant opportunities for emergency fire planning.	**Lead:** LFPD **Partners:** Staff	
HM-4g: Coordinate wildfire prevention with Boulder County and State of Colorado resources.	**Lead:** LFPD **Partners:** TAO	
HM-4h: Pursue funding to digitize all town records.	**Lead:** Staff **Partners:** TAO	

Strategy	Roles and Responsibility	Priority
Natural Environment (NE)		
Goal NE-1: Promote the responsible stewardship of natural systems, processes, and resources in Lyons and the surrounding region.		
NE-1a: Retain updated maps of environmentally sensitive areas, wildlife corridors, and habitat.	**Lead:** Staff **Partners:** EAB, BOCO	Ongoing
NE-1b: Align regulations with mapped environmentally sensitive areas.	**Lead:** PCDC **Partners:** Staff, EAB	Ongoing
NE-1c: Review new development in environmentally sensitive or constrained areas (e.g., steep slopes, river floodways and floodplain, riparian areas, and wetlands).	**Lead:** PCDC **Partners:** Staff, EAB	
NE-1d: Review new development to identify natural resources on the site and show how they are integrated into the overall design for the project or alternate solution proposed (e.g., surface and ground-water pollution, soil erosion and contamination, air pollution, weed management and invasive species and the loss of wildlife habitat).	**Lead:** PCDC **Partners:** Staff, EAB	
NE-1e: Work with the State and local agencies to minimize impacts to sensitive habitats.	**Lead:** Staff **Partners:** PCDC, EAB, CPW	Ongoing
NE-1f: Develop and maintain a list of known/potential invasive species already within the Town or in the region and train Town staff on invasive species identification and removal on public properties per IPM guidelines.	**Lead:** Staff **Partners:** EAB, LEAF	Ongoing
NE-1g: Review Integrated Pest Management (IPM) guidelines for species and pest removal or remediation.	**Lead:** Staff **Partners:** EAB	Ongoing
NE-1h: Provide information and education to community members about identifying and removing invasive plant species on private property.	**Lead:** Staff **Partners:** EAB	Ongoing
Goal NE-2: Emphasize the conservation of Lyons' natural resources in public and private investments and decision-making.		
NE-2a: Update native landscape development standards to align with locally appropriate plantings, and water conservation efforts.	**Lead:** PCDC **Partners:** Staff, SFC, EAB	Near-Term
NE-2b: Develop informational resources to highlight aesthetically pleasing and climate resilient species.	**Lead:** Staff **Partners:** EAB, SFC	
NE-2c: Coordinate with the Botanic Garden to hold a seasonal native plant sale for residents.	**Lead:** Staff **Partners:** EAB, SFC	Ongoing
NE-2d: Hold resident training programs hosted by landscape designers specializing in climate appropriate landscapes.	**Lead:** EAB, Botanical Gardens **Partners:** Staff, SFC	

Strategy	Roles and Responsibility	Priority
NE-2e: Establish a process to identify and address sources of noise and/or light pollution.	**Lead:** Staff **Partners:** SFC	
NE-2f: Update development standards to address dark sky protection including Lyons streetlight policy.	**Lead:** PCDC **Partners:** Staff, SFC	
NE-2g: Maintain and update the Lyons Sustainable River Corridor Action Plan as new information and conditions warrant.	**Lead:** Staff **Partners:** EAB, SFC	Ongoing
NE-2h: Develop a plan to address extreme heat events, while simultaneously enhancing the built environment (e.g., urban forest and utilizing tree ways.)	**Lead:** PCDC **Partners:** Staff, EAB, SFC	
Goal NE-3: Adapt the natural and built environment to protect the health and natural functions of the St. Vrain River and its watershed.		
NE-3a: Designate areas for permanent and temporary wetlands.	**Lead:** Staff **Partners:** EAB	Ongoing
NE-3b: Investigate and assess extend and maximize naturalized buffers on all sides of the St. Vrain River.	**Lead:** Staff **Partners:** EAB	Ongoing
NE-3c: Invest in projects and adopt development standards that minimize channelization of the river.	**Lead:** Staff **Partners:** EAB	Ongoing
NE-3d: Work with State and local agencies to restock native fisheries in the St. Vrain River and improve aquatic habitat for fish species.	**Lead:** Staff **Partners:** EAB	Ongoing
NE-3e: Work with regional partners to enhance and protect aquatic species during periods of low river flow (e.g., install fish ladders in proper locations).	**Lead:** Staff **Partners:** EAB	
NE-3f: Collaborate with in-stream recreational groups to ensure safe navigation around in-stream habitat features.	**Lead:** Staff **Partners:** EAB	

GUIDING PRINCIPLE 4: MANAGE GROWTH AND NURTURE OUR SMALL-TOWN CHARACTER.

Strategies in this area are intended to reflect the community's priorities related to land use and built environment, transportation, and infrastructure and services.

Strategy	Roles and Responsibility	Priority
Land Use and Built Environment (LU)		
Goal LU-1: Promote the efficient use of buildable land and infrastructure.		
LU-1a: Update the Intergovernmental Agreement with Boulder County to redefine Lyons' Planning Area.	**Lead:** BOT, Staff **Partners:**	Near-Term
LU-1b: Explore an Intergovernmental Agreement with the City of Longmont to reflect Lyons' Three Mile Planning Area in order to promote sharing of resources and cooperation to achieve common goals (e.g. constructing regional trails, protecting the St. Vrain watershed, water usage).	**Lead:** Staff **Partners:** BOT	Near-Term
LU-1c: Develop a map of opportunity areas for infill development and redevelopment.	**Lead:** Staff **Partners:** PCDC	Ongoing
LU-1d: Review Lyons zoning code to ensure a flexible, sustainable, land use framework to guide future growth and development patterns and forms.	**Lead:** Staff **Partners:** PCDC	
LU-1e: Develop a standard guideline for the Planned Unit Development (PUD) process.	**Lead:** Staff **Partners:** PCDC	
Goal LU-2: Provide opportunities for a balanced and fiscally, and environmentally sustainable mix of land uses.		
LU-2a: Align land use category descriptions and other community goals with zoning districts to clarify development intent, intensity, and key characteristics.	**Lead:** Staff **Partners:** PCDC	Near-Term
LU-2b: Create a fact sheet that outlines the land use application process and includes review criteria to clarify the development process.	**LLead:** Staff **Partners:** PCDC	Near-Term
LU-2c: Ensure that the Town's review process evaluates applications for conformance with the Towns adopted plans.	**Lead:** Staff **Partners:** PCDC	Ongoing
LU-2d: Deliver superior customer service in the development process through streamlined processes, single point of contact and other mechanisms to facilitate high quality residential/commercial development.	**Lead:** Staff **Partners:** PCDC	
LU-2e: Periodically review and update building codes in conformance with State of Colorado regulations.	**Lead:** Staff **Partners:** PCDC	

Goal LU-3: Promote a built environment that reinforces Lyons' identity and small-town feel.		
LU-3a: Establish and adopt infill design standards for Lyons Central Neighborhoods.	**Lead:** Staff **Partners:** PCDC	
LU-3b: Encourage new development to balance the goals of environmental and economic sustainability with community character.	**Lead:** Staff **Partners:** PCDC	
Goal LU-4: Implement ecologically sustainable, low-impact planning solutions in public and private development and land management.		
LU-4a: Develop a water efficiency and/or water shortage action plan.	**Lead:** Staff **Partners:** UEB, SFC	Near-Term
LU-4b: Perform audits and renovate Town of Lyons buildings and parks to enhance energy and water efficiency and sustainability.	**Lead:** Staff **Partners:** UEB, SFC	
LU-4c: Develop training programs for town staff on water efficiency best practices including irrigation.	**Lead:** Staff **Partners:**	
LU-4d: Find ways to reduce community potable irrigation through audit programs; education; enforcement; turf replacement programs; and non-potable solutions.	**Lead:** Staff **Partners:** UEB, SFC	
LU-4e: Investigate alternate methods of water reuse for residential properties. (e.g., rainwater and grey water).	**Lead:** Staff **Partners:** UEB, SFC	
LU-4f: Evaluate Town of Lyons water budget and rate structure to identify ways to cost effectively lower consumption of water by residences and businesses.	**Lead:** Staff **Partners:** UEB, SFC	
LU-4g: Preserve natural drainage and design stormwater improvements as landscape amenities to enhance the project, slow stormwater runoff, capture water pollutants, prevent erosion and minimize impervious surfaces.	**Lead:** Staff **Partners:**	
LU-4h: Update development standards to specify best practices for on-site energy generation, drought-tolerant water use, and increased permeable surfaces management	**Lead:** Staff **Partners:** SFC	
LU-4i: Investigate incorporating a natural wastewater treatment component into the new wastewater facility that treats the end-product and turns it into useful byproducts.	**Lead:** Staff **Partners:** SFC	
LU-4j: Update Building and Energy codes to align with International Energy Conservation Code (IECC) so the Town of Lyons is never more than one cycle behind.	**Lead:** Staff **Partners:** SFC	
LU-4k: Evaluate the Town of Lyons' utility budgets, utility rate structures and energy sources to identify cost-effective ways to support less energy useage and use of alternative forms of energy such as wind and solar power (e.g., Net Metering).	**Lead:** Staff **Partners:** UEB, SFC	
LU-4l: Educate residents and businesses on available energy efficiency programs and rebates.	**Lead:** Staff **Partners:** SFC	
LU-4m: Provide information and incentives about IECC (or other green building standards) to commercial projects.	**Lead:** Staff **Partners:** SFC	

LU-4n: Support the creation of energy-efficient affordable housing stock that includes on-site energy generation.	**Lead:** Staff **Partners:** SFC	
LU-4o: Coordinate with the Colorado Energy Office and energy utilities on mandatory energy benchmarking and reporting for buildings smaller than 50,000 square feet to help coordinate energy benchmarking for smaller buildings.	**Lead:** Staff **Partners:** SFC	
Transportation (TR)		
Goal TR-1: Provide a range of safe and accessible mobility options for all residents and visitors.		
TR-1a: Complete sidewalk network, with segments near Lyons Elementary School and adjacent to the downtown core receiving priority.	**Lead:** Staff **Partners:**	Near-Term
TR-1b: Expand upon multimodal circulation and access plan for the East St.Vrain area (Eastern Corridor) in collaboration with regional and state partners.	**Lead:** Staff **Partners:** BOCO, CDOT	
TR-1c: To reduce speeds and improve safety along SH-66, apply for reclassification to arterial of US-36 from SH-66 to McConnell based on IGA with CDOT.	**Lead:** Staff **Partners:** CDOT	
TR-1d: Seek grant opportunities to fund enhanced pedestrian crossings along US-36.	**Lead:** PPWD **Partners:** CCD, CDOT	Ongoing
TR-1e: Complete the ADA Self-Evaluation and Transition Plan to determine specific needs for improving accessibility and safety.	**Lead:** Staff **Partners:** CCD	
TR-1f: Continue to grow public transportation programs and work with Longmont, Boulder County, RTD and/or other providers to enhance routes.	**Lead:** Staff **Partners:**	
TR-1g: Support biking, car-pooling, car sharing, van-sharing, golf car and EV adoption to reduce single occupancy carbon vehicles.	**Lead:** Staff **Partners:**	
TR-1h: Identify multiple opportunities for the continued funding for all Lyons residents to encourage the use of public transportation. (e.g., zTrips, The Flyer, and EcoPass)	**Lead:** Staff **Partners:**	
TR-1i: Support the implementation of local strategies identified through the Boulder County Regional Transportation Electrification Plan.	**Lead:** Staff **Partners:**	
TR-1j: Assess needs, map, and pursue funding and construction for a comprehensive electric vehicle charging network. Charging stations should include a broad range of EV's including cars, trucks, golf carts, bicycles and scooters.	**Lead:** Staff **Partners:** PCDC	
TR-1k: Explore a range of shared EV programs	**Lead:** Staff **Partners:** PCDC	
TR-1l: Determine feasibility of providing a rebate for residents seeking to purchase an electric bicycle from a Boulder County bicycle shop.	**Lead:** Staff **Partners:** PCDC	
TR-1m: Share upcoming transportation information and resources with residents and businesses.	**Lead:** Staff **Partners:**	

TR-1n: Organize and/or participate in electric vehicle demonstrations and ride and drive events.	**Lead:** Staff **Partners:**	
Goal TR-2: Maintain and improve existing sidewalks and active transportation infrastructure to provide comfortable opportunities for walking and bicycling.		
TR-2a: Create a Town of Lyons active transportation master plan to formalize an all-forms framework for building a safe, comprehensive, safe active transportation network.	**Lead:** Staff **Partners:** PS	Near-Term
TR-2b: Create a Town-wide EV routes map in paper, online, and signage formats.	**Lead:** Staff **Partners:**	
TR-2c: Invest in bicycle amenities (e.g., bicycle parking and storage, bicycle repair facilities) at key locations.	**Lead:** Staff **Partners:**	Ongoing
TR-2d: Explore opportunities to connect soft surface trails with on-street bikeways and with separated multiuse paths to create a connected network for cyclists.	**Lead:** Staff **Partners:**	
TR-2e: Establish protocols for managing bicycle access and parking at events that draw large volumes of bicyclists. Considerations can include locations for safe bicycle storage and designation of event-specific bicycle routes that minimize conflicts with other users.	**Lead:** Staff **Partners:** PS	
TR-2f: Prioritize pedestrian and bicycle improvements on key north-south neighborhood streets that improve community walking and biking access to the schools and public facilities.	**Lead:** Staff **Partners:** PS	
Goal TR-3: Increase multi-modal connections to neighboring communities.		
TR-3a: Work with the regional partners to identify joint funding and collaboration opportunities to expand the presence of transit in Lyons and to establish regional transit connectivity that would serve both general travel (commuting, accessing medical services, etc.) and recreational (e.g., accessing trailheads) needs.	**Lead:** Staff **Partners:** CDOT, RTD, DRCOG, NPS, COL, COB	
TR-3b: Designate ride share pick-up/drop-off areas in popular community areas (e.g., Downtown).	**Lead:** Staff **Partners:** EVC	
TR-3c: Engage with car share companies and explore locations to implement car sharing.	**Lead:** Staff **Partners:** EVC	
TR-3d: Coordinate with the Scenic Byway Program on Peak-to-Peak Byway wayfinding and electric vehicle improvements.	**Lead:** Staff **Partners:** EVC	
TR-3e: Identify routes and develop signage/informational resources to support emergency evacuations.	**Lead:** Staff **Partners:** CDOT, PS	
TR-3f: Identify routes and develop signage/informational resources to support large-scale event parking and circulation.	**Lead:** PPWD **Partners:** CDOT, PS	
Goal TR-4: Provide adequate parking for the community and businesses.		
TR-4a: Reevaluate Downtown parking needs to understand whether the recommendations of the 2018 Downtown Parking Study remain relevant.	**Lead:** Staff **Partners:** EVC	

TR-4b: Explore the use of shuttle service to move people through town during major events and nearby trailheads to/from public parking facilities. Include transporting employees to/from their place of employment (e.g.,. - hotel).	**Lead:** Staff **Partners:** EVC	
Infrastructure and Services (IS)		
Goal IS-1: Maintain and improve the Town's water and wastewater resources to ensure safe and sustainable		
IS-1a: Create a One Water Plan which incorporates all related water elements and conservancy into a unified master document.	**Lead:** Staff **Partners:** EAB	
IS-1b: Develop a strategic plan for renewing Lyons' agreement with Longmont for the provision of water services.	**Lead:** Staff **Partners:**	
IS-1c: Conduct a risk and vulnerability assessment for Town facilities and infrastructure.	**Lead:** Staff **Partners:**	
IS-1d: Develop/update standards for facility and infrastructure resilience.	**Lead:** Staff **Partners:**	
IS-1g: Include resilience considerations into capital improvement project prioritization	**Lead:** Staff **Partners:**	
IS-1h: Inventory existing infrastructure and implement an asset management system utilizing geographical information system (GIS) mapping.	**Lead:** Staff **Partners:**	
IS-1i: Perform energy and water audits on all town owned buildings to identify green energy saving opportunities and their associated cost and return on investment. Renovate local government buildings to implement these upgrades.	**Lead:** Staff **Partners:** SFC	
GOAL IS-2: Improve the resilience of the Town's electrical system.		
IS-2a: Identify current system deficiencies and make improvements.	**Lead:** Staff **Partners:** SFC	
IS-2b: Where appropriate and cost effective, underground overhead electric utility lines.	**Lead:** Staff **Partners:**	
IS-2c: Explore and encourage microgrids and/or combined renewable energy generation with large scale storage capabilities.	**Lead:** Staff **Partners:** SFC	
IS-2d: Monitor wholesale electric contracting options for one that would be financially beneficial and more environmentally sustainable than our current contract provides.	**Lead:** Staff **Partners:** SFC	
IS-2e: Seek funding mechanisms to provide rebates/incentives for residents and businesses installing solar and/or energy efficient technology (e.g., grants, revolving loan fund, on-bill financing; promoting low renewable-interest financing, EnergySmart, Partners for a Clean Environment (PACE)).	**Lead:** Staff **Partners:** SFC	

IS-2f: Build municipal project(s). When investigating solar project(s) consider solar hubs/gardens in each neighborhood that could become isolated from various hazards such as flood or wildfire.	**Lead:** Staff **Partners:** SFC	
IS-2g: Pilot building electrification for Town facility renovations at time of equipment replacement	**Lead:** Staff **Partners:**	
IS-2h: Conduct energy benchmarking for all Town facilities.	**Lead:** Staff **Partners:**	
IS-2i: Review time-of-use rate structure to determine if it would be beneficial to change to that model	**Lead:** Staff **Partners:**	
Goal IS-3: Increase opportunities to divert waste from the landfill.		
IS-3a: Educate Lyons community on ways to reduce waste.	**Lead:** Staff **Partners:**	
IS-3b: Continue to enhance and expand the public recycling facility.	**Lead:** Staff **Partners:**	
IS-3c: Continue to expand and support waste diversion efforts at the community clean up event.	**Lead:** Staff **Partners:** SFC	
IS-3d: Continue to streamline zero waste event policy and implementation. Develop waste diversion plan for residential, commercial and construction activities.	**Lead:** Staff **Partners:** SFC	
IS-3e: Promote the use of rapidly renewable materials and regional materials in building construction and renovation to save resources and support local businesses.	**Lead:** Staff **Partners:** SFC	
IS-3f: Create or support the establishment of lending libraries for things like tools, yard maintenance equipment, etc.	**Lead:** Staff **Partners:** SFC, UEB	
IS-3g: Create or support the establishment of lending and mutual-aid groups and events (e.g., Buy Nothing groups, rummage sales, etc.)	**Lead:** Staff **Partners:** SFC, UEB	
IS-3h: Work with local businesses to assess waste streams (e.g., pallets, food products, etc.) and identify local uses for those products.	**Lead:** Staff **Partners:** SFC, UEB	
IS-3i: Encourage the reuse of existing buildings, mechanical systems, plumbing fixtures, etc. to extend the lifecycle of the building, showcase Lyons' historic character and to reduce energy use in the transport and construction of a new structure.	**Lead:** Staff **Partners:** SFC, UEB, HPC	

GUIDING PRINCIPLE 5: PROVIDE SUPPORT FOR ALL IN AN ATMOSPHERE OF TRUST AND COOPERATION

Strategies in this area are intended to reflect the community's priorities related to housing and neighborhoods, health and wellness, and governance.

Strategy	Roles and Responsibility	Priority
Housing and Neighborhoods (HN)		
Goal HN-1: Expand and preserve workforce and affordable housing options.		
HN-1a: Consider incorporating employee housing in future public buildings and facilities.	**Lead:** Staff **Partners:** PCDC, HHSC, DRCOG	
HN-1b: Update the 2014 Housing Needs Assessment to reflect changes in the regional market and Lyons' housing supply (e.g., approval of the Summit Housing project) and identify specific needs. Align future housing projects and initiatives with identified needs.	**Lead:** Staff **Partners:** PCDC, HHSC	Near-Term
HN-1c: Work with regional housing partners, residents, and property owners on strategies to allow residents of existing mobile home parks and other lower income housing in the Lyons Planning Area to remain in the community.	**Lead:** Staff **Partners:** PCDC, HHSC, DRCOG, DOLA, BOCO	Near-Term
HN-1d: Review and update the Town's subdivision standards to encourage/incentivize a mix of housing types and establish formal criteria for community benefits, such as affordable or workforce housing.	**Lead:** Staff **Partners:** PCDC, HHSC	
Goal HN-2: Encourage a diversity of housing options to meet the needs of a dynamic population.		
HN-2a: Engage the community in a process to explore support for zoning that allows more diverse housing options (e.g., duplexes, triplexes, fourplexes, small-scale multifamily housing, and/or expanded ADU allowances) in Lyons Central Neighborhoods through targeted infill/redevelopment.	**Lead:** Staff **Partners:** PCDC, HHSC	Near-Term
HN-2b: Explore development incentives that encourage the development of units that meet the Town's housing needs. Potential incentives could include flexibility in development standards, density bonuses, expedited review, parking reductions, and/or development fee/tax waivers or deductions.	**Lead:** Staff **Partners:** PCDC, HHSC	
HN-2c: Study recent innovations in modular home, small home construction and Planned Unit Develop (PUD) and potentially revise land use and building codes to allow in appropriate locations.	**Lead:** Staff **Partners:** PCDC, HHSC	
Goal HN-3: Promote safe, stable, and diverse neighborhoods.		
HN-3a: Continue to enforce the municipal code and sustain beautification efforts throughout Town.	**Lead:** Staff **Partners:** BD	

Strategy	Roles and Responsibility	Priority
HN-3b: Provide or promote the upgrade (as necessary) and maintenance of sidewalks and other public infrastructure as appropriate in residential areas and encourage homeowners and landlords to maintain their properties, preserve housing values and to promote walking and resident interaction.	**Lead:** Staff **Partners:** BD	
HN-3c: Work with the Lyons Historical Society and interested residents to integrate historic preservation with modern and future housing needs. For example, a nationally registered historic residential building can receive tax credits during rehabilitation even if new energy-efficient technologies are to be incorporated into the project.	**Lead:** Staff **Partners:** HPC, SFC	
Health and Wellness (HW)		
Goal HW-1: Promote access to essential social, health, and human services.		
HW-1a: Assess community needs related to seniors and an aging community and identify gaps in existing programs and services that Town services could address. Develop and implement an action plan to address gaps or other identified priorities.	**Lead:** Staff **Partners:** PRC, HHSC	
HW-1b: Coordinate with Boulder County Division of Housing and Human Services, Area Agency on Aging (AAA), LEAF, and other partners to disseminate information about food, medical, and financial assistance and connect residents to the services they need.	**Lead:** Staff **Partners:** PRC, HHSC	
HW-1c: Support local Community Based Organizations (CBO) for older adult needs.	**Lead:** Staff **Partners:** PRC, HHSC	
HW-1d: Collaborate with the county to create a network of social service agencies to create a single transportation carrier for special or high needs groups.	**Lead:** HHSC **Partners:**	
HW-1e: Seek opportunities to expand support for non- profits and others who provide essential services to Lyons residents. (e.g., Part time healthcare clinic)	**Lead:** Staff **Partners:** LEAF	
HW-1f: Coordinate with local service agencies (e.g., - LEAF, Boulder County, SVVSD) to ensure adequate mental health options are available to all Lyons residents.	**Lead:** Staff **Partners:** LEAF	
HW-1g: Augment existing pedestrian infrastructure to address accessibility issues.	**Lead:** Staff **Partners:** HHSC	
Goal HW-2: Encourage a sustainable, local, safe, and healthy food supply that is accessible to all.		
HW-2a: Use community gardens to provide a space for education opportunities that demonstrate gardening methods along with what types of plants that are most efficiently grown in the area.	**Lead:** Staff **Partners:** PRC, SFC	
HW-2b: Continue to support local food initiatives.	**Lead:** Staff **Partners:** PRC, SFC	

HW-2c: Review and update development regulations to remove barriers to personal and community gardens and urban agriculture.	**Lead:** CDD **Partners:**	
Goal HW-3: Support a clean environment and environmental justice for all citizens.		
HW-3a: Coordinate with Boulder County, the Regional Air Quality Council, the State of Colorado, and other agencies on air, water, land, and climate-change programs and incentives.	**Lead:** Staff **Partners:** PRC, SFC	
HW-3b: Coordinate with the State agencies of Public Health and Environment's Brownfields and Voluntary Cleanup and Redevelop-ment program to facilitate the cleanup of eligible properties.	**Lead:** Staff **Partners:** SFC	
HW-3c: Engage with the US EPA's Environmental Justice Screening Tool and the Colorado Department of Public Health and Envi-ronment's EnviroScreen tool to identify areas of potential risk or environmental justice concern.	**Lead:** TAO **Partners:** PPWD, SFC	
Governance (G)		
Goal G-1: Provide efficient and effective government programs and services.		
G-1a: Determine whether a multi-use community center is a viable option for the Town, with possible components to include a new Town hall, performance center, recreation center, art space and other features desired by the public.	**Lead:** Staff, BOT **Partners:** PCDC	
G-1b: Inventory and analyze Town-owned real estate and real property to ensure the highest and best use. Develop a strategic plan for the use of underutilized Town-owned properties.	**Lead:** Staff **Partners:** PCDC	
G-1c: Pursue grant funding/matching programs that enable the Town to leverage available staffing and resources on priority projects.	**Lead:** Staff **Partners:**	
G-1d: Continually improve governmental process for residential and commercial permitting procedures.	**Lead:** Staff **Partners:** PCDC	
Goal G-2: Nurture Lyons' culture of collaboration, volunteerism and inclusivity.		
G-2a: Quarterly work with Boards and Commissions to implement strategies contained in the Comprehensive Plan to avoid duplication of efforts, allocation of Town resources and encourage tangible outcomes.	**Lead:** Staff, BOT **Partners:**	
G-2b: Define process, roles, timelines, and expectations for ad-hoc issue committees.	**Lead:** Staff, BOT **Partners:**	
G-2c: Work with Boulder County to: share and utilize Geographic Information System data and maps, consider revenue sharing and cooperate to achieve common goals such as regional trail construction, affordable housing, implementation of the Boulder County Sustainable Energy Plan, using healthy air, water and land management practices, hazard mitigation, etc.	**Lead:** Staff **Partners:** PCDC, SFC	Ongoing
Goal G-3: Encourage broad-based participation in local government decisions.		
G-3a: Ensure that the Town website is consistently updated, and that the community knows how to stay informed about the Town of Lyons activities.	**Lead:** Staff **Partners:** PRC	

G-3b: Create an engagement toolkit or resource guide to streamline engagement efforts and ensure broad community participation.	**Lead:** Staff **Partners:**	
G-3c: Work with the Student Advisory Commission to explore ideas to actively engage local youth in Town activities.	**Lead:** BOT **Partners:** SAC	

Goal G-4: Keep Lyons safe and secure.

The goals will be achieved through the policies outlined in Chapter 2, Goal G-4, pg.59.

Goal G-5: Ensure accountable and transparent governance that builds community trust.

G-5a: Continue to prepare and publish an annual Town report.	**Lead:** Staff **Partners:** All Departments & Commissions	
G-5b: Initiate a formal process to guide Comprehensive Plan monitoring that outlines frequency, boards and commissions updates, and review processes.	**Lead:** Staff, PCDC **Partners:**	
G-5c: Develop a series of Town indicators or metrics to track and report on regularly (e.g., greenhouse gas inventory, demographic and economic indicators, etc.)	**Lead:**Staff **Partners:** U, F	
G-5d: Incorporate implementation of the Comprehensive Plan into the Town's annual budget process.	**Lead:** Staff **Partners:** F	

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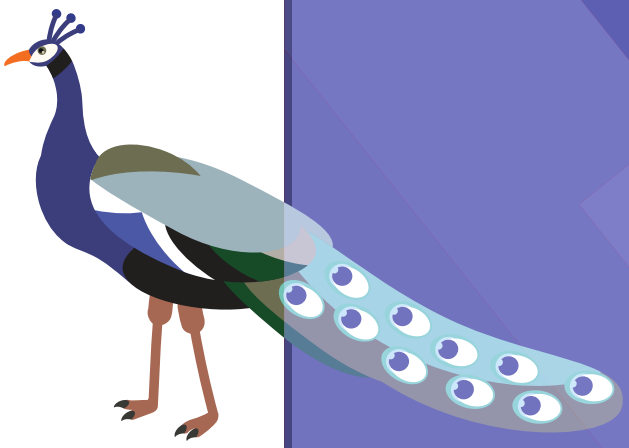

APPENDICES

APPENDIX A: COMMUNITY PROFILE

The Community Profile report presents data, statistics, and background information on a range of topics relevant to the Town of Lyons Comprehensive Plan, as well as a summary of Trends and Key Issues that influenced this update.

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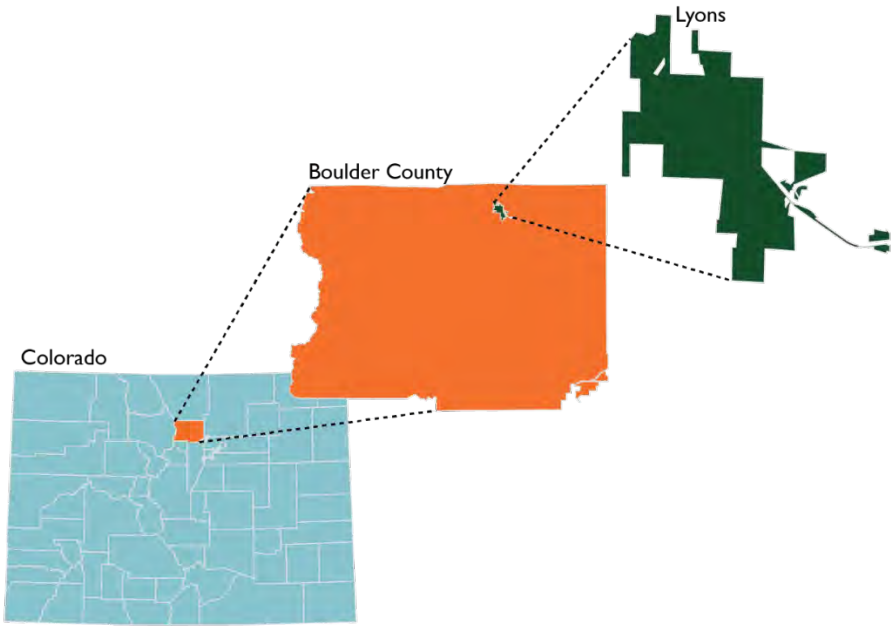
INTRODUCTION

About Lyons Thrive

In August 2021, the Town of Lyons initiated a process to update the 2010 Comprehensive Plan—Lyons Thrive. The updated Comprehensive Plan will draw from the many related plans and studies the Town of Lyons has completed, as well as input from boards and commissions, elected and appointed officials, local and regional partners, and the community at large. The process was completed and adopted in January 2023.



About this Report

The Community Profile report presents data, statistics, and background information on a range of topics relevant to the Town of Lyons Comprehensive Plan. It is intended to help inform and serve as a foundation for ongoing discussions related to the Comprehensive Plan update and serve as a resource for the community in the future. The following topics are addressed in the report:

- Population and demographics
- Land use/built environment
- Housing
- Natural environment
- Economy
- Parks, open space, and trails
- Infrastructure and services
- Transportation

Lyons Planning Area

The updated Comprehensive Plan includes the Lyons Primary Planning Area (LPPA) and the following distinct geographies, as depicted on the accompanying map:

- The incorporated Town of Lyons
- Apple Valley, South St. Vrain, and the East St. Vrain (Eastern Corridor)
- The Lyons Interest Area (LIA)/Rural Preservation Area (RPA); and
- A portion of the CEMEX area.

The LPPA boundary reflects adopted Town plans as well as the terms of three Intergovernmental Agreements (IGAs) between the Town of Lyons, Boulder County, and other parties that influence where and how the Town of Lyons may grow in the future.

Data Sources

A variety of data sources were used to develop this Community Profile and are noted where applicable. Both the decennial census and ACS (American Community Survey) data from the U.S. Census Bureau are used in this report to explore Lyons' demographic trends and changes. Due to changes in the way the United States Census Bureau collected data as part of the 2020 census, the precision of data for smaller geographies like Lyons has been diminished to increase the privacy of individual respondents. For this reason, the 2019 ACS estimates have been used where applicable. Unlike the decennial census, the ACS estimates do not provide official counts of the population at a distinct point in time. Instead, the data is collected year-round and has a smaller sample size, which subjects itself to a larger sampling error than the decennial census. Although the ACS estimates have a larger sampling error, the one year ACS estimates are used in some instances to highlight more recent demographic trends and changes. In this instance, the sampling error associated with the one year ACS estimates is assumed to be less than the 2020 census data.

Data from Boulder County, the Denver Regional Council of Governments (DRCOG), and the Colorado State Demographer was also used for comparison purposes.

POPULATION AND DEMOGRAPHICS

POPULATION

Current Population. As of 2020, the Town of Lyons population was 2,209.

Growth Trends. Between 2010 and 2020, Lyons grew at a rate of 0.9 percent per year. This was 0.3 percent slower than Boulder County over the same period of time.

State and County growth. Colorado has been one of the fastest growing states in the country for the past 20 years. While this growth is projected to slow, it will continue to grow faster than the national average. Along with the rest of the front range, Boulder County will capture a significant portion of this growth.[i]

Future Growth. The Denver Regional Council of Governments projects that Lyons and the surrounding area will add about 500 new residents by 2040.[ii] This represents a slower growth rate than Lyons experienced between 2000 and 2020.

POPULATION GROWTH: 1900 – 2040

	Town of Lyons		Boulder County	
Year	Total	Annual Growth Rate	Total	Annual Growth Rate
1900	547	-	21,544	-
1920	570	0.2%	31,881	2.4%
1940	654	0.7%	37,438	0.9%
1960	706	0.4%	74,254	4.9%
1980	1,137	3.1%	189,625	7.8%
2000	1,585	2.0%	291,288	2.7%
2010	2,033	2.8%	294,567	0.1%
2020	2,209	0.9%	330,758	1.2%
Population Forecasts				
2030	2,382*	0.8%	354,742	0.7%
2040	2,712*	1.4%	381,848	0.8%

Source: Colorado State Demographer's Office, 2021; DRCOG Regional Data Catalog, 2021

**This forecast is for the Town of Lyons and the surrounding area (43 sq mi).*

DEMOGRAPHICS

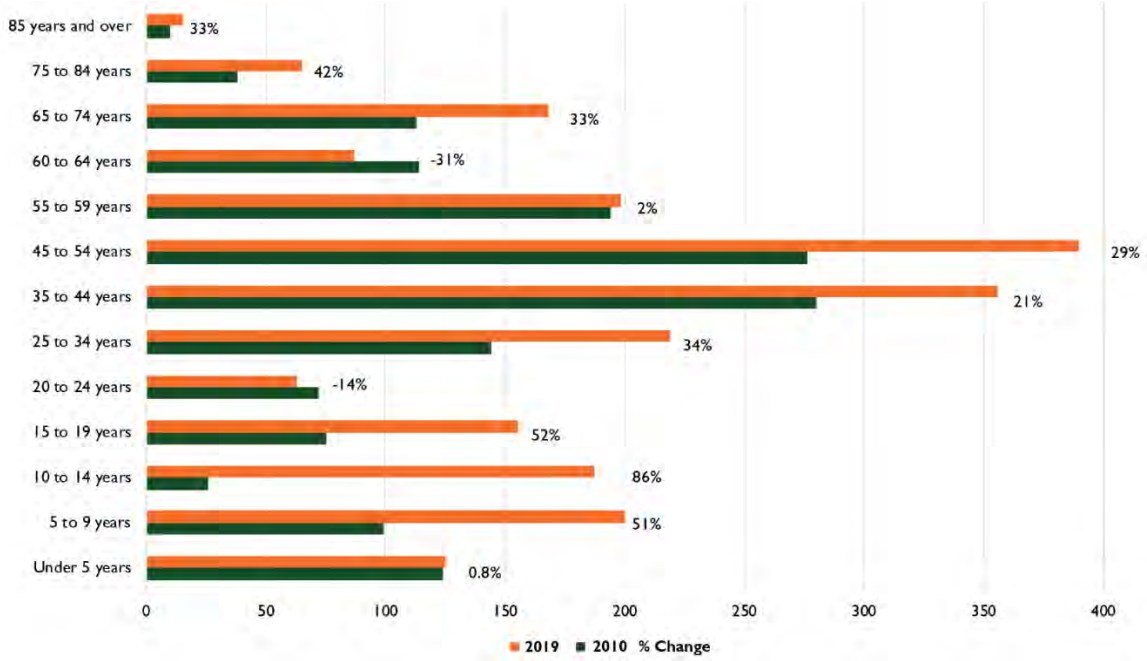
AGE

Median age. The median age in Lyons was 38 years in 2019, an increase from 2010, when the median age was 37 years.

Families. In 2019, the two largest age groups in Lyons were people between the ages of 35 and 54 (33.5 percent of the total population) and people under the age of 19 (30 percent of the total population). These groups made up a larger portion of Lyons' population than they did in Boulder County or in Colorado. In Lyons between 2010 and 2019, no other age group grew at a faster rate than people under the age of 19.

Older Residents. Residents above the age of 65 made up 11 percent of Lyons' population in 2019. The number of people in all of Boulder County above the age of 85 is expected to grow at an average annual rate of 10 percent for the next 20 years.[iii]

POPULATION AGE DISTRIBUTION

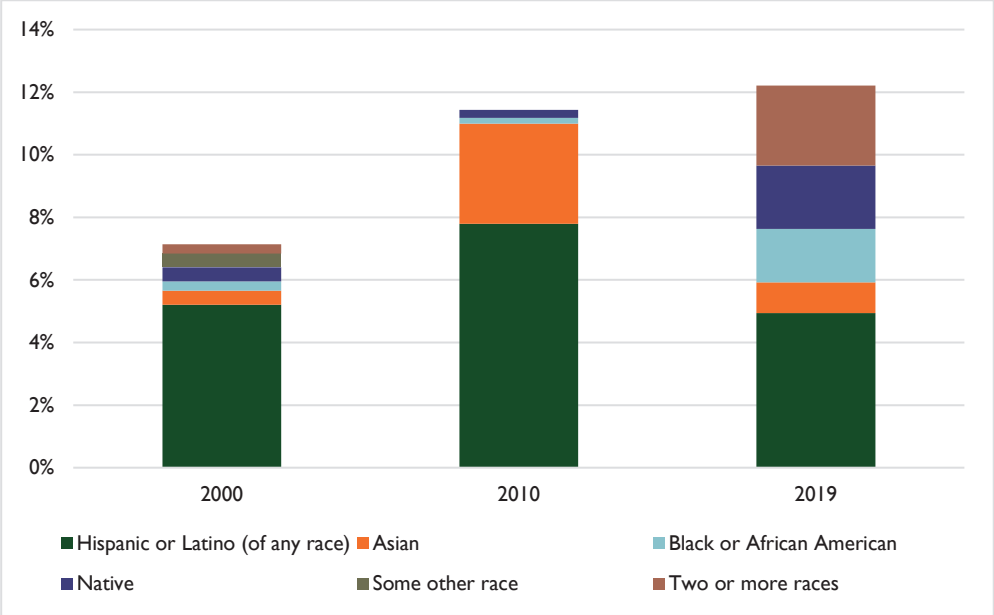


Source: U.S. Census Bureau, 2010 Decennial Census, 2019 ACS 5-year estimates

RACE/ETHNICITY

Racial/Ethnic Composition. Approximately 88 percent of Lyons residents identified as White with no Hispanic or Latino origin. This is a larger percentage than Boulder County (78 percent) and Colorado (68 percent). While Lyons is a largely a White community, it has become slightly more racially diverse in the past 20 years.

PERCENT NON-WHITE POPULATION



Source: U.S. Census Bureau, 2000, 2010 Decennial census, 2019 ACS 5-year estimates

EDUCATIONAL ATTAINMENT

Education. Lyons is a very well-educated community, with 57 percent of residents holding at least a 4-year degree. This is slightly lower than Boulder County, but more than Colorado as a whole.

TABLE: EDUCATIONAL ATTAINMENT

	Town of Lyons		Boulder County	Colorado
	2010	2019	2019	2019
No High School Diploma	3%	3%	5%	8%
High School Diploma	20%	11%	12%	21%
Some College, no degree	14%	21%	15%	20%
Associates Degree	9%	7%	6%	8%
Bachelor's Degree or Higher	54%	57%	62%	43%

Source: U.S. Census Bureau, 2008-2012 and 2015-2019 American Community Survey

INCOME

Median Household Income. The median household income in Lyons was $103,533 in 2019, which is more than $30,000 higher than it was in 2010 ($71,250) and is higher than both Boulder County ($83,019) and Colorado ($72,331).

Poverty. In 2019, approximately 4 percent of Lyons residents were estimated to be living in poverty. This marks a decrease from 2012, when eight percent of residents had incomes under the poverty line.

LAND USE/BUILT ENVIRONMENT

PLANNING AREA CHARACTERISTICS

The Lyons Primary Planning Area encompasses 3,732 total acres. As noted in the introduction, future development within the LPPA is influenced by three Intergovernmental Agreements (IGAs) between the Town and Boulder County. These IGAs influence where and how the Town of Lyons may annex and grow in the future. Land use characteristics and physical planning considerations for each geography/sub-geography within the LPPA are addressed below.

TOWN OF LYONS MUNICIPAL BOUNDARY

The municipal boundary includes all the land that has been annexed by the Town of Lyons and is the official Town boundary.

Land area. 832 acres

Existing land use. Single-family residential and large lot residential make up 43 percent or 329 acres of the Town's land area, followed by public or quasi-public uses (16 percent or 124 acres), parks (13 percent or 95 acres), vacant (Nine percent or 65 acres), and open space (Seven percent or 57 acres).

Ownership. 74 percent of the land within the Town's boundary is privately-owned, while the Town of Lyons owns 23 percent of the land.

Development capacity. Limited vacant land remains within the Town's boundary for future development. However, opportunities for targeted infill and redevelopment do offer a potential means of accommodating additional residential and non-residential development on parcels that are currently underutilized.[iv] To support expanded housing options in established areas of the community, the Town has adopted ordinances to encourage the construction of Accessory Dwelling Units (ADUs) on existing residential lots and the expansion of existing, non-conforming residences in certain areas. Additionally, the Town's Urban Renewal Plan and Authority functions as a tool to attract private investment, utilize underdeveloped land, and leverage public investment needed to expand infrastructure to blighted areas within the municipal boundary.

PRIMARY PLANNING AREA

The LPPA includes land that is planned for future expansion of the Town limits. These areas were determined in partnership with Boulder County, through an intergovernmental agreement (IGA), as places most appropriate for urban development. However, the LPPA also includes four "No Development Areas" that were identified as too steep or otherwise inappropriate for development. The LPPA includes three subareas, each of which has different characteristics:

Apple Valley Subarea

Land area. 544 acres

Existing land use. Large lot residential makes up 75 percent or 408 acres of the Apple Valley Subarea, followed by public or quasi-public uses (Nine percent or 50 acres), and agriculture (six percent or 34 acres).

Ownership. 91 percent of the land within the Apple Valley Subarea is privately-owned. The majority of the public lands in this area were bought as part of a federal buyout program following the 2013 flood and are owned by Boulder County. Additionally, the Town of Lyons owns several properties in the area and the City of Longmont owns a 12-acre parcel.

Development capacity. The Apple Valley Subarea's potential development capacity is influenced by deed-restricted properties, a wildlife migration corridor, archaeologically sensitive areas, steep slopes, floodplains, and

high to severe risk for wildfires. The Lyons Primary Planning Area Master Plan ("the LPPA Master Plan"), estimated that 80 acres of land were unconstrained by these environmental factors. Further, the area has limited access, visibility, and connectivity to public infrastructure, which limits potential for future commercial and residential development. Due to these factors, the LPPA Master Plan recommended restricting development in the Apple Valley Subarea to clusters of small lot housing products in locations with the fewest impediments, which could help diversify Lyons' housing stock with limited impact on surrounding areas. The Apple Valley Subarea was estimated to be able to support an additional 50 housing units in this scenario.[v]

East St.Vrain subarea (eastern corridor)

Land area. 264 acres

Existing land use. Agricultural land makes up 32 percent or 85 acres of the East St,Vrain subarea, followed by large lot residential (24 percent or 63 acres), industrial (14 percent or 37 acres), and public or quasi-public uses (Nine percent or 25 acres).

Ownership. 91 percent of the land within the East St.Vrain subarea is privately-owned. The majority of the public/quasi-public land in this area is owned by the Town of Lyons, while the remainder belongs to the Northern Colorado Water Conservancy District and the Highland Ditch Company.

Development capacity. The East St.Vrain subarea's potential development capacity is influenced by floodplains, wetlands, wildlife corridors, steep slopes, archaeologically sensitive areas, public infrastructure, utility facilities, and irrigation laterals/ditches. Based on these factors, the LPPA Master Plan estimated that 118 acres in this area were unconstrained. In spite of these limitations, the East St.Vrain has the most development potential of the three subareas, which is largely due to its adjacency to US Highway 36 and State Highway 66. The LPPA Master Plan envisioned the East St.Vrain subarea as containing a variety of commercial uses along highway frontages, with housing and industrial uses in areas with less visibility. Potential buildout capacity of this scenario was estimated at 297 housing units and 278,500 square feet of commercial space.

South St. Vrain Subarea

Land area. 110 acres

Existing land use. Large lot residential makes up 46 percent or 50 acres of the South St. Vrain subarea, followed by open space (31 percent or 34 acres), public/quasi-public lands (11 percent or 12 acres), and agriculture (Six percent or seven acres).

Ownership. 89 percent of the land in the South St. Vrain subarea is privately owned. The Town of Lyons owns a single ten-acre parcel just south of the Lyons Dog Park, which is designated as open space.

Development capacity. Development in the South St. Vrain subarea is limited by the floodplain, wildlife corridors, open space, conservation easements, and deed-restricted properties. The LPPA Master Plan estimated that 11 acres of land was developable and out of the floodplain. Development potential is further limited by the lack of water and sewer service in this area. If future development were to be pursued in the South St. Vrain subarea the LPPA Master Plan identified opportunities for up to 120 homes through the construction of small lot residential units in areas with the least impediments and dispersed accessory dwelling units on lots with existing homes.

SUMMARY OF LYONS PLANNING AREA DEVELOPMENT CAPACITY

			Potential Development	
	Total (acres)	Developable (acres)	Housing Units	Commercial (sq ft)
East St.Vrain Subarea	274	56	297	278,500
South St. Vrain Subarea	117	11	120	0
Apple Valley Subarea	544	80	50	0
Municipal Boundary **	830	72	77	7,623
Total	1,765	219	544	286,123

Source: Lyons Primary Planning Area Master Plan, 2016

***Developable acres within Town were limited to vacant lots in the LPPA.*

Maps

- Existing Land Use
- Development Capacity

HOUSING

Housing Stock and Tenure

HOUSING CHARACTERISTICS, 2019

	Total Housing Units	Owner Occupied	Renter Occupied	Average Household Size	Homeowner Vacancy Rate	Rental Vacancy Rate	Current Price	Rental Rates
Lyons	863	74%	26%	2.75	3.9%	0.0%	$577,200	$1,313
Boulder County	136,096	62%	38%	2.44	0.6%	4.1%	$497,300	$1,495
Colorado	2,386,475	65%	35%	2.56	1.1%	4.8%	$343,300	$1,271

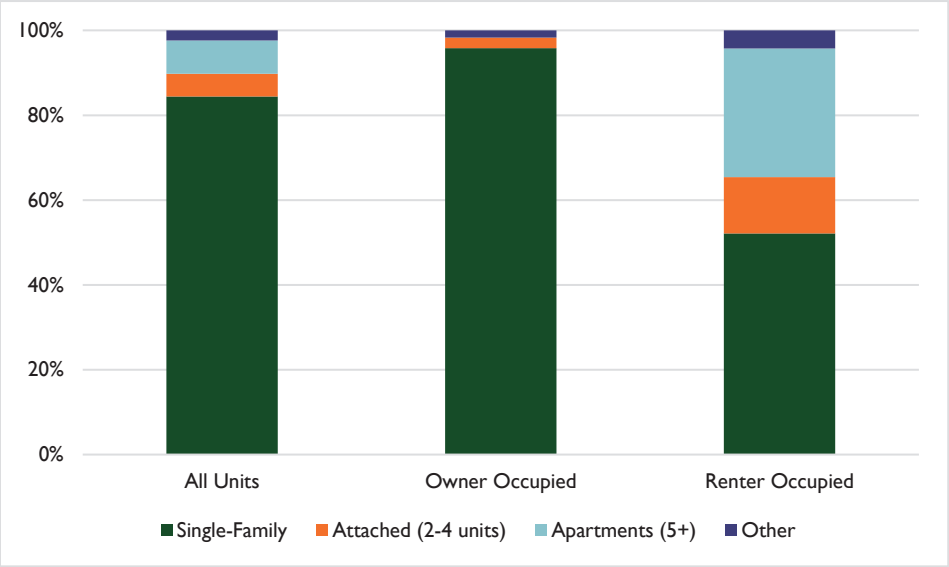
Source: U.S. Census Bureau, 2015-2019 American Community Survey

Total housing units. While Lyons had a net gain of 65 housing units between 2010 (798) and 2019 (863), this does not account for the nearly 100 housing units that were destroyed in the 2013 Flood. Lyons total housing units peaked at 961 in 2013. While some of the units that were lost have been replaced, and some new construction has occurred, a deficit of 98 housing units remains. In 2021, the Town approved a proposal for the construction of 40 small-lot single-family and attached single-family units as part of the Lyons Valley Park (Summit Development Group) affordable housing project.

Renters and homeowners. Lyons had high rates of home ownership compared to the State of Colorado and Boulder County. Residents who owned their homes were more likely to live in single-family detached homes, while renters lived in both single-family and multifamily homes at nearly the same rate.

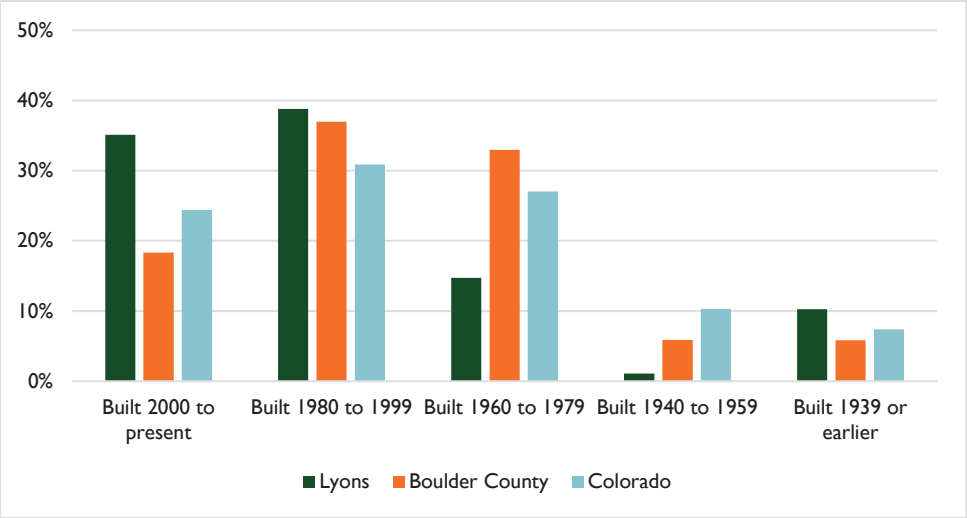
Age of housing. While most of the Lyons' housing stock was built after 1980, about 26 percent of the homes in Lyons were built before 1960.

HOUSING TYPE BY TENURE, 2019



Source: U.S. Census Bureau, 2015-2019 American Community Survey

AGE OF HOUSING UNITS, 2019

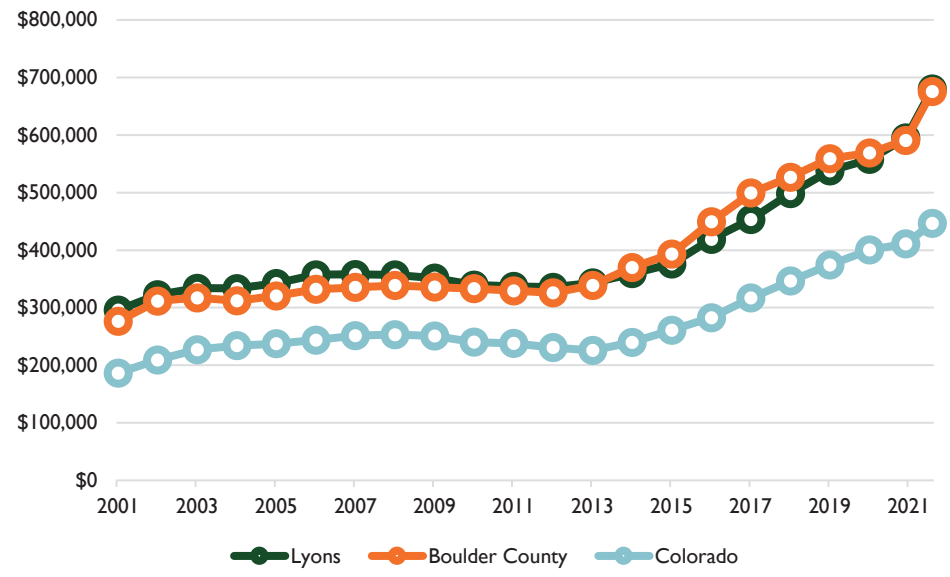


Source: U.S. Census Bureau, 2015-2019 American Community Survey

Housing Costs and Affordability

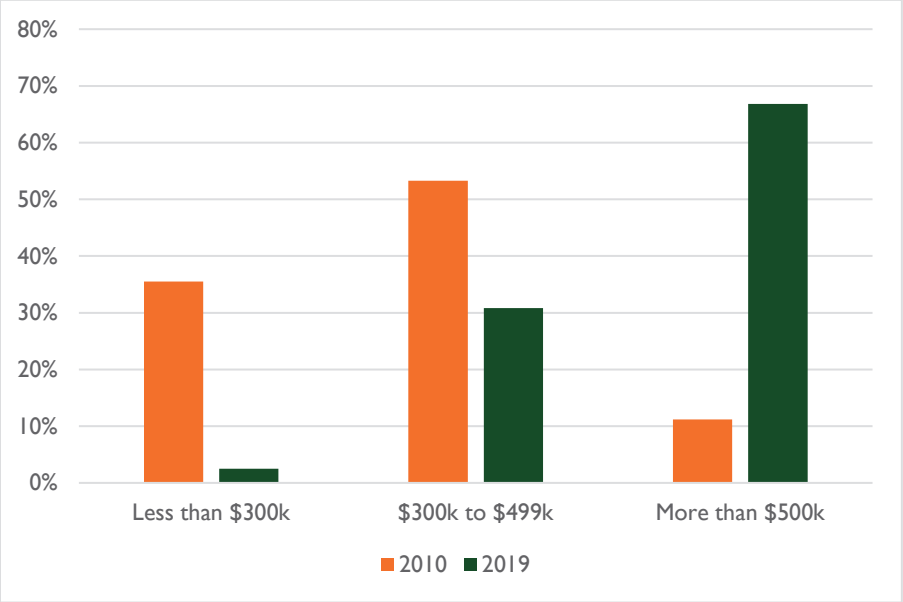
Home values. Lyons median home value in 2019 was $577,200, which was $80,000 more than Boulder County and much higher than Colorado as a whole. In 2010, just 11 percent of homes were valued over $500,000, in 2019 this rose to 65 percent of homes.

HOME VALUE GROWTH, 2001 TO 2021



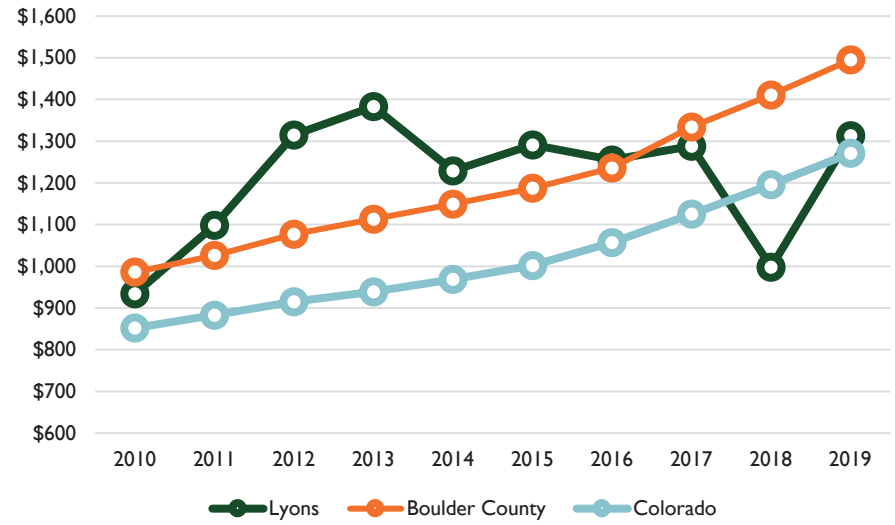
Source: Zillow

CHANGE IN HOME VALUE DISTRIBUTION, 2010 TO 2020



Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey

MEDIAN GROSS RENT, 2010-2019



Source: U.S. Census Bureau, 2010 to 2019 ACS 5-year estimates

Cost-burdened households. Households are considered cost-burdened if they spend over 30 percent of their household income on housing expenses.

COST-BURDENED HOUSEHOLDS, 2019

	Lyons		Boulder County		Colorado	
	2010	2019	2010	2019	2010	2019
Owner	31%	7%	26%	20%	28%	20%
Renter	20%	45%	49%	48%	42%	41%

Source: U.S. Census Bureau, 2019 ACS 5-year estimates

Natural Environment

Sensitive Natural Areas

Lyons and surrounding areas of Boulder County include many sensitive natural areas, as identified by Boulder County. [vi] The following types of sensitive natural areas have been identified within the vicinity of the Lyons Planning Area.

Significant Natural Communities. These areas are designated by Boulder County due to the presence of a rare critical plant association (group of plants). They contain multiple important species and processes that interact in their natural state in relatively undisturbed areas.

Critical Wildlife Habitats. These are unique habitats designated by Boulder County that play a crucial role in sustaining native wildlife and in encouraging a diversity of native species.

Waterways and Riparian areas. These areas tend to have high biodiversity, provide unique wildlife habitat, filter water, and buffer floods.

Rare Plant Areas. These locations are known to have a high likelihood of occurrences of plant species whose populations may be threatened or endangered, locally rare, or are restricted to distinct habitat types.

Open Space, Park Land, and Conservation Easements. These areas are owned by Boulder County, the Town of Lyons, or other public entities, and/or have conservation easements that limit future development.

Preble's Meadow Jumping Mouse. The Preble's meadow jumping mouse was listed as a threatened species in 1998 under the Endangered Species Act. Preble's occurs in habitat adjacent to streams and waterways along the Front Range of Colorado and southeastern Wyoming. The U.S. Fish and Wildlife Service determined that Preble's habitat generally occurs within the riparian zone, primarily defined by the 100-year floodplain, and adjacent uplands extending out about 100 meters. While the Boulder County Comprehensive Plan listed the St. Vrain Corridor as critical habitat for the Prebles, the U.S. Fish and Wildlife Service did not include it in its official Critical Habitat designation.

Raptors. The St. Vrain corridor provides nesting and foraging habitat for several sensitive raptor species, including bald eagle, golden eagle, ferruginous hawk, peregrine falcon, prairie falcon, and short-eared owl. Raptor nests do exist within the Lyons Planning Area, and there are some located to the southwest along the St. Vrain.

The Ecology Advisory Board (EAB) was established with the mission to advocate for the protection of these sensitive natural areas. More specifically the EAB works to protect the ecological integrity and the aquatic and terrestrial natural resources of the Town of Lyons and its surrounding areas to support a dynamic and resilient ecosystem, a quality environment for all, and a vibrant economy. The EAB advises Town staff and the Board of Trustees on environmental and land use issues that directly or indirectly impact the Town of Lyons.

Resilience, Vulnerability and Risk

The following information was provided by the National Risk Index (NRI),[vii] which provides information on a community's risk from natural hazards at the census tract level. Risk Index scores and ratings are based on expected annual losses from natural hazards, social vulnerability, and community resilience. Scores are relative to other communities in Colorado and the United States and were calculated for census tract 08013013601, which covers Lyons and the surrounding area.[viii]

NATIONAL RISK INDEX MEASURES, 2021

Measure	Score	% of U.S. census tracts with lower score	% of Colorado census tracts with lower score
Risk Index	Relatively Moderate	84%	89%
Community Resilience	Relatively Moderate	44%	72%
Social Vulnerability	Relatively Low	14%	29%
Expected Annual Losses	Relatively High	92%	93%

Source: National Risk Index, 2021

NRI measures are defined as follows:

Risk Index. This measure combines expected annual losses, community resilience, and social vulnerability into a single composite score.

Community Resilience. A community's ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions.

Social Vulnerability. A community's susceptibility to the adverse impacts of natural hazards.

Expected Annual Losses. Expected monetary losses each year due to natural hazards.

Natural Hazards Profile

Flood. Lyons has experienced flooding 16 times since 1844, which is approximately every 11 years over a 172-year period.[ix] The 2013 flood was the most severe flooding occurrence in this period, damaging or destroying roads, bridges, utilities, public facilities, businesses, and more than 200 homes. Total damages were estimated to be near $50 million, however, the total cost were $75 million.[x]

Since 2013, with the help of State and Federal partners, Lyons has put significant resources into recovery and hazard mitigation projects. However, the Town is still at risk to flooding events. Approximately 336 residents and 219 buildings are located in the floodplain. If Lyons experienced a one percent annual chance flood event, it could result in approximately $6.4 million in losses.

Wildfire. Lyons is at substantial risk from catastrophic wildfire events, with 350 residential structures ($160.5 million in assessed value) and 40 percent of the population living in a high fire hazard area. A substantial amount of these homes were built without adherence to a wildland-urban interface building code, which compounds the risk to structures if they do catch fire.

In the Fall of 2020, the Calwood Fire began near Lyons. While the Town itself suffered no damages, the fire burned over 10,000 acres, 26 buildings, and was not fully contained for nearly a month. In response to this event, a Wildfire Task Force was established to help Lyons prepare for the future. Recommendations from this taskforce include adopting wildland-urban interface land use regulations and enacting fuel reduction programs on both public and private properties.[xii]

Based on historical data, Boulder County experienced at least eight significant (>50 acres) fires since 1987. This is an average of one fire every 3.75 years and a 26.6 percent chance of a fire in any given year. Depending on the severity and location of a fire, the Town of Lyons could be at risk. Climate change is likely to increase risk from wildfires.[xiii]

Sustainability and Climate Change

The Town of Lyons is committed to sustainability in the face of a changing climate. In 2014 the Town joined Colorado Communities for Climate Action (CC4CA). The Sustainable Futures Commission (SFC) advises the

Board of Trustees on matters relating to sustainable practices and policies and to support and improve the environmental stewardship of the Town and its citizens. The SFC draws its guidance from the Town's primary planning documents, but also developed the 2014 Lyons Environmental Sustainability Action Plan (LESAP) to help advance and expand upon recommendations contained in the 2010 Comprehensive Plan. An updated draft of the LESAP was prepared by the SFC in 2019 as a foundation for ongoing discussions around sustainability and addresses six core areas: climate, energy and buildings, local food and agriculture, water use and wastewater, transportation, and waste.

Maps

- Sensitive Natural Areas
- Natural Hazards

Economy

Economic Conditions

Job Growth. Lyons has experienced steady growth in both jobs and employers in the last 20 years and this growth is forecasted to continue through 2040.

EMPLOYMENT GROWTH

	Lyons		Boulder County	
Year	Employers	Jobs	Employers	Jobs
2005	46	169	12,066	148,517
2006	47	183	12,455	151,396
2007	53	233	12,863	156,100
2008	52	222	12,951	159,580
2009	66	329	12,891	151,581
2010	67	362	12,861	149,482
2011	75	502	12,831	153,011
2012	59	351	13,045	157,799
2013	106	607	13,280	161,458
2014	74	419	13,459	166,217
2015	80	434	14,268	170,909
2016	84	519	14,750	173,307
2017	118	718	15,034	172,710
2018	133	800	15,494	177,846
2019	127	734	15,934	183,389
2020	136	591	16,533	165,166
Job Forecasts				
2030	--	977*	--	197,229
2040	--	1,387*	--	227,034

Source: DRCOG Regional Data Catalog, U.S. Census Bureau QWI

**This forecast is for the Town of Lyons and the surrounding area (43 sq mi).*

Industries. The largest industry in Lyons is Accommodation and Food Services (28%), followed by Professional, Scientific, and Technical Services (11.5%), and Public Administration (10.9%).

MAJOR INDUSTRIES, 2019

Industry Sector	% of Total Jobs
Accommodation and Food Services	28.0%
Professional, Scientific, and Technical Services	11.5%
Public Administration	10.9%
Administration & Support, Waste Management and Remediation	8.3%
Retail Trade	6.5%
Arts, Entertainment, and Recreation	6.5%

Source: US Census Longitudinal Employer-Household Dynamic, 2019

Workers. Almost a third of people working Lyons earned less than $1,250 a month, or $15,000 a year, while 65% of workers made less $3,333 per month, or $40,000 a year. Similarly, only 26% of people working in Lyons had earned a bachelor's degree or higher. The income and educational attainment levels of workers was significantly lower than those of residents of Lyons.

WAGES, 2019

Jobs by Earnings	% Total
$1,250 per month or less	28.9%
$1,251 to $3,333 per month	36.5%
More than $3,333 per month	34.6%

Source: U.S. Census Bureau, LEHD 2018

WORKER EDUCATIONAL ATTAINMENT, 2019

Jobs by Worker Education Attainment	% Total
Less than high school	7.8%
High school or equivalent, no college	23.5%
Some college or Associate degree	21.9%
Bachelor's degree or advanced degree	26.7%
Educational attainment not available (workers aged 29 or younger)	20.2%

Source: U.S. Census Bureau, LEHD 2018

Commuting Patterns. Only 8.8 percent of people working in Lyons lived in Lyons, while 22 percent lived in Longmont and 7.7 percent in Boulder. All other locations were under 5 percent. Lyons residents predominantly

worked in Boulder (24%), but many residents also commuted to Longmont (11%) or Denver (10%). Only six percent of Lyons residents worked in Lyons.

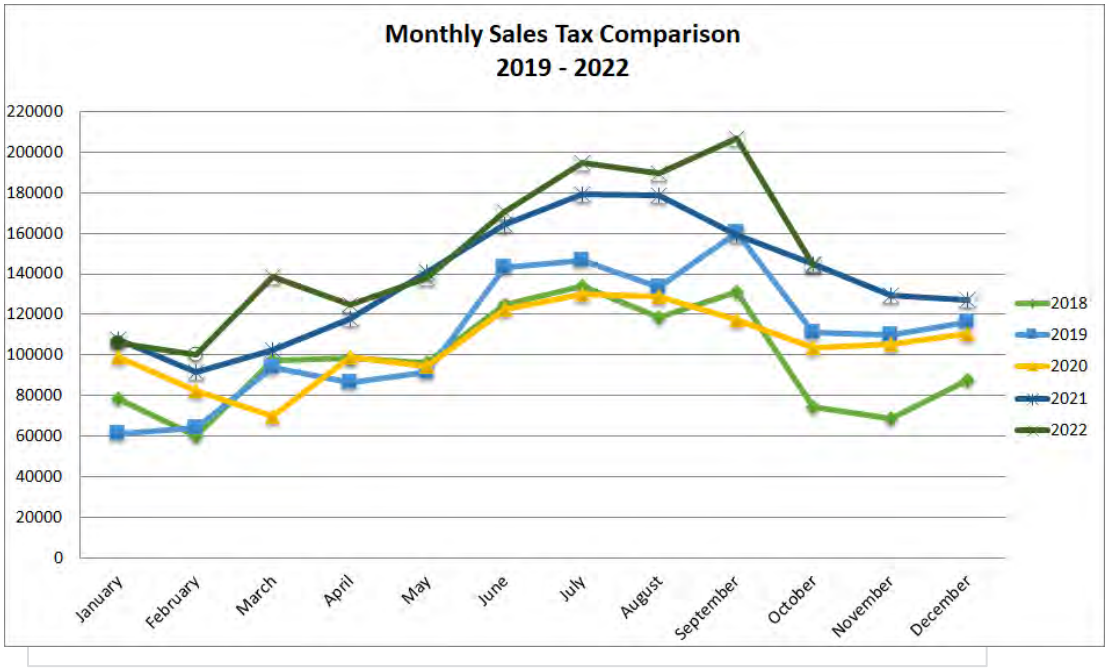
COMMUTING PATTERNS, 2018

Where Lyons Residents Work		Where Lyons Workers Live	
Boulder	24%	Longmont	22.2%
Longmont	11%	Lyons	8.8%
Denver	10%	Boulder	7.7%
Lyons town	6%	Loveland	4.1%
Aurora city	3%	Denver	2.6%
Broomfield	2%	Fort Collins	2.4%
Westminster	2%	Berthoud	2.2%
Colorado Springs	2%	Broomfield	2.2%
Loveland city	2%	Gunbarrel	1.7%
Louisville city	1%	Firestone	1.5%
All Other Locations	36%	All Other Locations	44.4%

Source: U.S. Census Bureau, LEHD 2018

Sales Tax

Tourism-based economy. A significant portion of the sales tax collected in Lyons comes from tourists, who largely visit during the summer months. This causes substantial seasonal variation in sales tax generation, with the summer months generating the greatest revenue and winter months the least. This seasonal variation of sales tax is also an indicator of how local businesses are performing. The dip in sales tax collected corresponds to a dip in sales at local businesses, which can make it difficult for businesses to survive the winter months, when tourism to Lyons largely disappears.[xiv]



Source: Town of Lyons Financial Update, September 2021

Sales tax collection for online retailers. In 2019, the State of Colorado, codified HB19-1240 which changed the way sales tax is collected in Colorado. The law implements destination sourcing which requires tax be collected on goods and services sold based on a buyer's address rather than the physical location of a business. This change was instrumental in helping the Town navigate the revenue challenges of the COVID pandemic of 2020. Even though the Town's small businesses were unable to have shoppers, mail orders to residents increased to help sustain the sales tax revenues. As of November 2020, total sales tax revenues were only down 2.83 percent compared to the prior year.[xv]

Main Street Program

Since 2010, Lyons has been a member of the Colorado Main Street Program, managed by the Colorado Department of Local Affairs (DOLA). As a Main Street Community, Lyons has access to a number of grants and State support to revitalize its downtown core. The Main Street Program provides resources, training, and technical services to meet the objectives of historic preservation and commercial enhancement, unique to each community. To meet the needs, the program utilizes the Main Street Four Point Approach: 1) Organization; 2) Promotion; 3) Design; and 4) Economic Restructuring. The Economic Vitality Commission serves as the Lyons Main Street Board of Directors.[xvi]

PARKS, OPEN SPACE, AND TRAILS

TOWN OF LYONS FACILITIES

PARKS AND OPEN SPACE

The Town of Lyons maintains approximately 90 acres of public parks and 129 acres of open space. Lyons has 41 acres of parks per 1,000 residents, which is about three times greater than the National median for jurisdictions with populations of less than 20,000[xvii].

Name	Acres	Amenities
Parks		
Bohn Park	53.9	Sports fields, skate park, playground, dirt bike park, picnic areas, off-leash dog area, river access, restrooms, botanic gardens
LaVern M. Johnson Park	18.2	Camping, playground, cornhole court, plaza/ice rink, stream play feature, swimming hole, restrooms, picnic areas, multiuse fields, volleyball court, splash pad, whitewater park, trails, shelters, river access
Lyons River Valley Park	16.6	Trails, scenic overlook, wetland restoration area, kayak masts
Sandstone Park	1.4	Lyons Visitor Center, community stage, summer concert series, picnic areas
Open Space*		
Eagle Canyon	21	
Lyons Valley Greenbelt	50.6	
Russell Subdivision/Tebo	14	
Stone Canyon Open Space	6	
Sierra Roja/Steamboat Valley	8	
Buy-out Parcels	27	

Source: Town of Lyons, 2021.

TRAILS

Lyons currently maintains six miles of trails and additional projects are being considered to better connect to neighboring trail systems maintained by Boulder County and Longmont. Possible projects include additional trails near Black Bear Hole, a trailhead near the 2nd Avenue public parking area, and a connection from the St. Vrain Corridor Trail to US 36 and, eventually, to the Longmont St. Vrain Greenway Trail.

REVENUE GENERATION[xviii]

In 2020, approximately $283K in revenue was generated through visitor use of Town of Lyons facilities. This figure includes approximately $220K for camping, $55K for parking, and $8K for shelter/pavilion revenue. Revenues declined during the COVID-19 pandemic when many facilities were closed to visitors.

RESILIENCY AND RECOVERY

During the 2013 floods, 39 acres of parks and trails were severely impacted and many of the recreational facilities and utilities were destroyed. The 2016 Parks Flood Recovery Plan laid the groundwork for rebuilding Lyons' parks in a way that both serves the community and is resilient to future hazards. By 2022, all 2013 flood recovery projects were successfully completed.

Regional Facilities

BOULDER COUNTY

Boulder County contains more than 100,000 acres of open space. Directly adjacent to Lyons are Heil and Hall Ranches, which provide more than 8,000 acres of open space that are maintained by the Boulder County Parks and Open Space Department. In addition to providing additional recreation opportunities, Lyons also partners with Boulder County to build trail connections between assets, such as the trail between Picture Rock and Heil Ranch.

CITY OF LONGMONT

A trail between the City of Longmont and the Town of Lyons along the St. Vrain River Corridor has been envisioned in the Boulder County Comprehensive Plan since 1978. In 2004, the Town of Lyons, City of Longmont, and Boulder County collaborated on the creation of the St. Vrain Trail Master Plan, which explored possible routes for this connection.[xix] While some segments of the connection have been built since the plan was adopted, many projects were delayed by the 2013 floods and have yet to be constructed.[xx]

CITY OF BOULDER

A trail connection between the City of Boulder and Lyons had been proposed in several of Boulder County planning documents, however, the trail would incorporate substantial parts of the Boulder Feeder Canal, which is owned by the Northern Colorado Water Conservancy District (NCWCD). In 2009, the NCWCD informed Boulder County that they were unlikely to give permission for their property to be used for the proposed trail anytime in the near future. The plans have been halted since that time.[xxi]

INFRASTRUCTURE AND SERVICES

WATER[XXII]

Service Agreement. The Town of Lyons has an intergovernmental agreement with the City of Longmont to purchase treated water for no more 1250 service connections service connections. In 2021, Lyons was providing 935 water taps and estimates that they will serve 1,000 by 2026. It is the policy of the Town to extend its corporate boundaries in a manner that is consistent with the Town's utility service area. The Town shall not provide new connections or increases in size of existing connections for water services to properties outside of the corporate limits of the Town, unless such property is annexed into the Town prior to the provision of water service.

Service Area. The water service area generally consists of the Lyons Planning Area, which was established by the 2010 Comprehensive Plan.

The Blue Line. The Town Municipal Code sets the maximum elevation that will be served by water or wastewater at 5,450 ft. Approximately 12 homes on Apple Valley Road and several homes in the Vasquez Court area are operating within a blue line variance and are served water above this elevation.

Conservation. Lyons actively encourages water conservation by providing residents with access to free sprinkler consultations, encouraging homeowners and businesses to replace turf with xeric gardens, and encouraging the use of rain barrels for residential use to help offset potable water use. In 2021, Lyons' average annual usage was 113,981 gallons per connection. 80 percent of water was consumed by residential uses, 12 percent by commercial, and eight percent by municipal.

WASTEWATER/SEWER[XXIII]

Treatment. The wastewater treatment plant received significant upgrades after being damaged by the 2013 flood and has enough capacity to support future development. Between 2015 and 2017 the reported values for organic loading were extremely variable and at times exceeded the facility's permitted capacity. In response to the highly variable numbers, the Town of Lyons passed Ordinance 1045 in December 2018, which required certain entities to pretreat waste before it enters into the sewage system. A recent engineering review showed the amount of high strength waste flowing through the system was on a downward trend, but a direct connection to Ordinance 1045 is undetermined.

Collection. The collection system includes four lift stations that deliver wastewater to the wastewater treatment facility. The Eagle Canyon lift station is 27 years old and, though the Town reports no operations or maintenance issues, the planning lifespan of a lift station is approximately 20 years. To extend wastewater service to the Apple Valley planning area, this lift station will need to be replaced.

ENERGY

Electricity. The Town utility has received electricity from the Municipal Energy Agency of Nebraska (MEAN) since 1981. Under this agreement, the Town is contractually restricted to generating no more than five percent of its electricity from a municipal solar plant.

Upgraded electric meters were installed in 2020-2021 that include Advanced Metering Technology with the potential to integrate water meters and possibly streetlights. This technology provides opportunities to achieve substantial energy and water savings by reducing usage during off-peak hours.

Natural Gas. Xcel Energy provides natural gas service in Lyons.

Municipal solar. In November 2021, Town residents voted to approve the construction and operation of a utility-scale solar facility in the Lyons Bohn Park.

WASTE

In 2010, Lyons adopted a resolution to become a Green Star Zero Waste Community—committing to strive for 90 percent recovery of discards via waste reduction, recycling, and composting. Zero Waste stations are being used in Town buildings and at Town Events. Zero waste practices have also been adopted by a number of local businesses. Progress toward meeting this commitment is being made in several areas:

Waste Reduction. Lyons offers seasonal leaf drop-off and limb and branch pickup to help divert these materials from the landfill. A variety of programs are also offered through Boulder County, including the Art Parts Creative Reuse Center and Center for Hard-to-Recycle Materials. Waste hauling data is provided electronically to Boulder County to allow for tracking of what waste is created and how it is disposed.

Recycling. Through a partnership with Boulder County, free single-stream recycling is offered to Lyons' residents at the Town's Recycling Center.

Composting. Curbside compost service has been offered to residents through Western Disposal since August 2020.

A proposed ballot measure in April 2021 that would have provided Lyons' residents with curbside trash, recycling, and compost collection for residential properties was not successful.[xxiv] At the same time, an initiative to mandate a vote of the people for any residential waste hauling decisions that require an expenditure of Town funds was approved.

Communication Systems

Cable and internet services are provided by Lyons Communications, Xfinity, CentryLink and others. Direct TV and Dish are popular TV reception providers.

Public Safety

Police. Police services have been provided by the Boulder County Sheriff's Department since 1989. As of 2020, seven police officers worked for the Lyons district.[xxv]

Fire. The Lyons Fire Protection District, covers more than 70 square miles including the Town of Lyons and portions of Boulder and Larimer Counties. More than 6,200 residents live in the largely designated wildland urban interface setting. The department has multiple paid personnel, including a full-time Chief, Officer/Firefighters, administrative assistant, a financial/budget person, more than 20 volunteers, as well as auxiliary members, and a contract service person.[xxvi]

Schools

The Town is served by the Lyons Elementary School and the Lyons Middle High School, which are part of the St. Vrain Valley School District. Lyons Elementary School is attended by 275 students, has nine full-time teachers, nine part-time teachers, and is supported by an additional 16 staff members. Lyons Middle Senior High School is attended by 444 students in 6th-12th grade. It has 24 full-time teachers, 2 part-time teachers, and 17 other staff members.

Healthcare

Lyons does not currently have a doctor's office or pharmacy. To access these services, residents drive to nearby cities, including Longmont and Boulder.

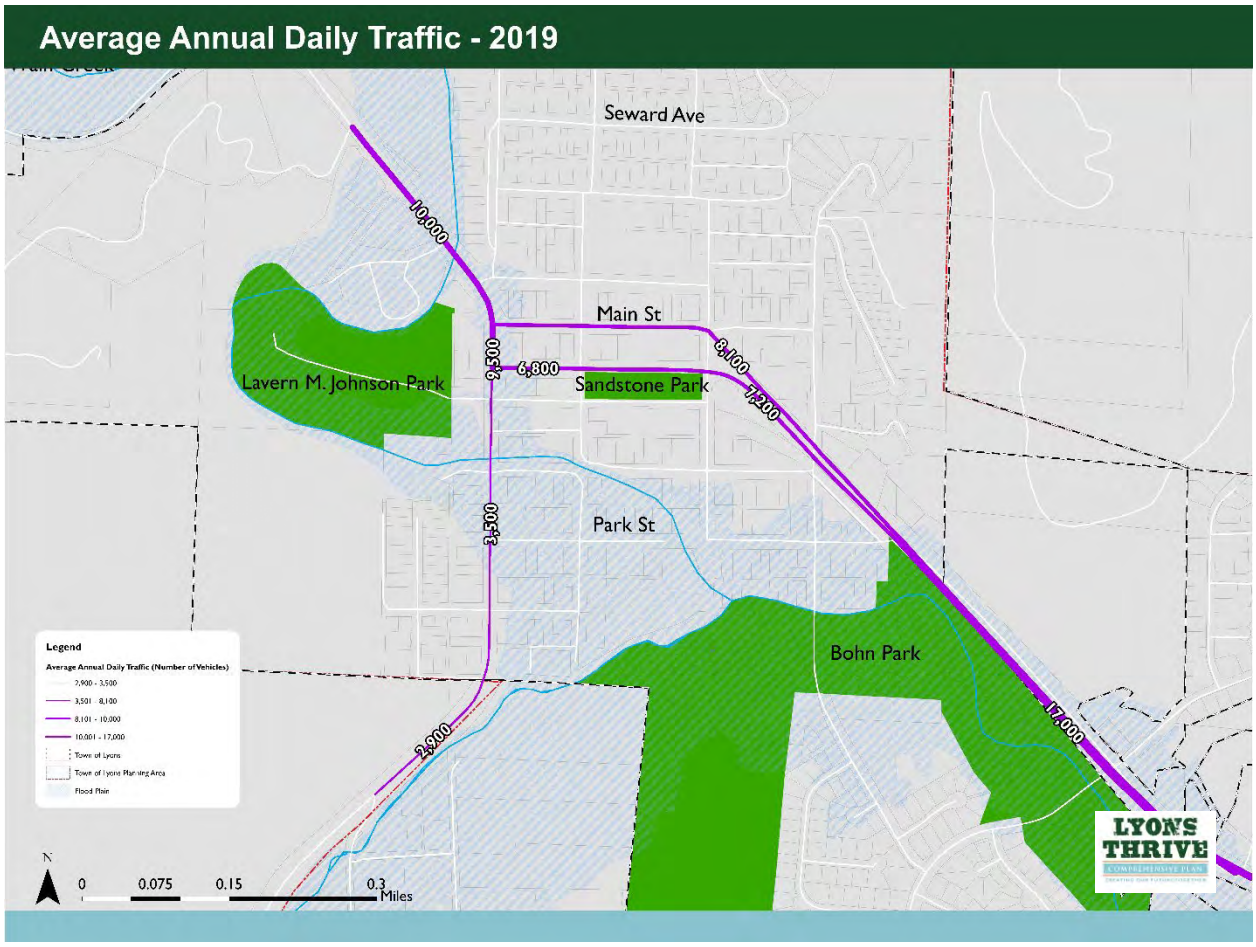
TRANSPORTATION

ROADWAYS

HIGHWAYS

Lyons is bisected by two principal highways (US 36 and SH 7) that carry large volumes of traffic relative to the Town's small population. The majority is pass-through traffic making its way to or from Estes Park and Rocky Mountain National Park 30 miles to the west of Lyons. In 2019, it was estimated that 17,000 automobiles and trucks traveled through Lyons on the eastern corridor portion of US 36 per day, and 3,500 passed through Lyons on SH 7 per day (CDOT, 2019). These traffic volumes are an average of the daily-traffic counts across an entire year and are known as Average Annual Daily Traffic (AADT). It should be noted that traffic volumes fell by 11 percent in 2020, compared to the previous year. This is likely due to the Covid-19 pandemic.

AVERAGE ANNUAL DAILY TRAFFIC (AADT) - 2019

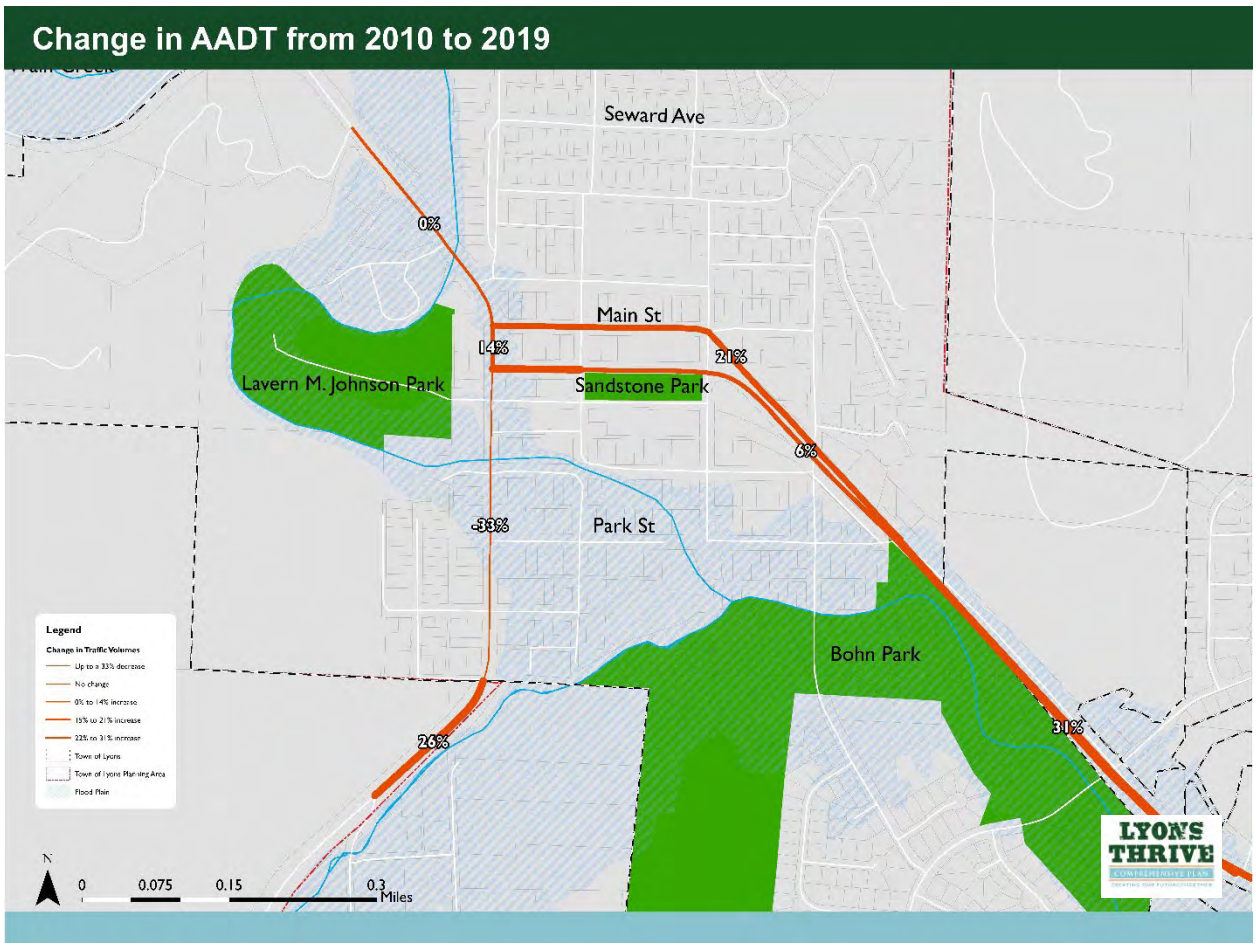


Source: Colorado Department of Transportation, 2020

The graph below shows traffic grew 31 percent on the East St.Vrain (Eastern Corridor) and 26 percent on SH7 between 2010 and 2019. Notably, SH7 through Lyons typically ranges from 3,000 to 4,000 AADT, however, volumes were 5,000 AADT in 2010 and 2011. These statistics suggest Lyons can explore opportunities to add

multimodal-travel facilities and reimagine existing right of ways in certain locations. Exploring road diets or other strategies could reallocate some vehicle travel lanes to other modes of transportation.

CHANGE IN TRAFFIC VOLUMES – 2010 TO 2019



Source: Colorado Department of Transportation, 2020

COLLECTOR AND LOCAL STREETS

Lyons also has a series of local and collector streets that form the street network for the community. There is a grid network in downtown that quickly transforms into a sporadic pattern in the lower density residential areas outside of downtown. Roadways generally follow a grid-like pattern in the core of Town starting at Stickney Avenue to the north, south to the South St. Vrain River. The grid starts on the west side of Town at South St. Vrain Drive/Fifth Avenue but begins to break apart east of Second Avenue, due to the steep slopes in the area.

Street-legal golf cars and low-speed electric vehicles (LSEV) are allowed on collector and local streets in Lyons in accordance with Chapter 8 of the Town's Municipal Code.

Transit

Lyons is part of the Regional Transportation District (RTD), but dedicated bus service to neighboring communities was scaled back in 2019 and suspended in 2020 due to the COVID-19 pandemic. To help fill this gap, the Town worked with Boulder County and RTD to establish a voucher program (zTrips) that provides free, on-demand trips between Lyons and Longmont, and Lyons and Boulder, to connect residents to other forms of public transportation. The service was initially planned by the Housing and Human Services Commission and launched in April of 2020. At the time this Community Profile was developed, funding support for the voucher program was shared evenly between Boulder County and RTD. All Lyons residents or individuals who are not residents but work in Lyons are eligible for vouchers and the vouchers can be redeemed for trips taking place between 5 am and 7 pm any day of the week.

Boulder County, in partnership with the Town of Lyons, City of Boulder, Regional Transportation District (RTD) and Via Mobility Services restored commuter transit bus service along US 36 between Lyons and Boulder. The service, rebranded as the "Lyons Flyer," replaced the Y route, formerly operated by RTD.

Bike Lanes/Routes

Existing

Lyons has dedicated bike lanes and shared use paths that provide connectivity for people biking; however, these facilities are minimal and leave many gaps for people on bikes. Designated bike lanes are on US 36, eastbound at 3rd Avenue and westbound to Main Street and west of 5th Avenue. US 36 is four lanes with a 40-mph posted speed limit, decreasing to 25 mph through the urban corridor. These speeds and volumes create a challenging bicycle facility that is not comfortable for people of all ages and abilities. There are trails that navigate the open space and adjacent to the St.Vrain river in the south and east part of Town. The existing bike facilities leave opportunity to expand the network of low-stress bicycle facilities to better connect to recreation and key destinations.

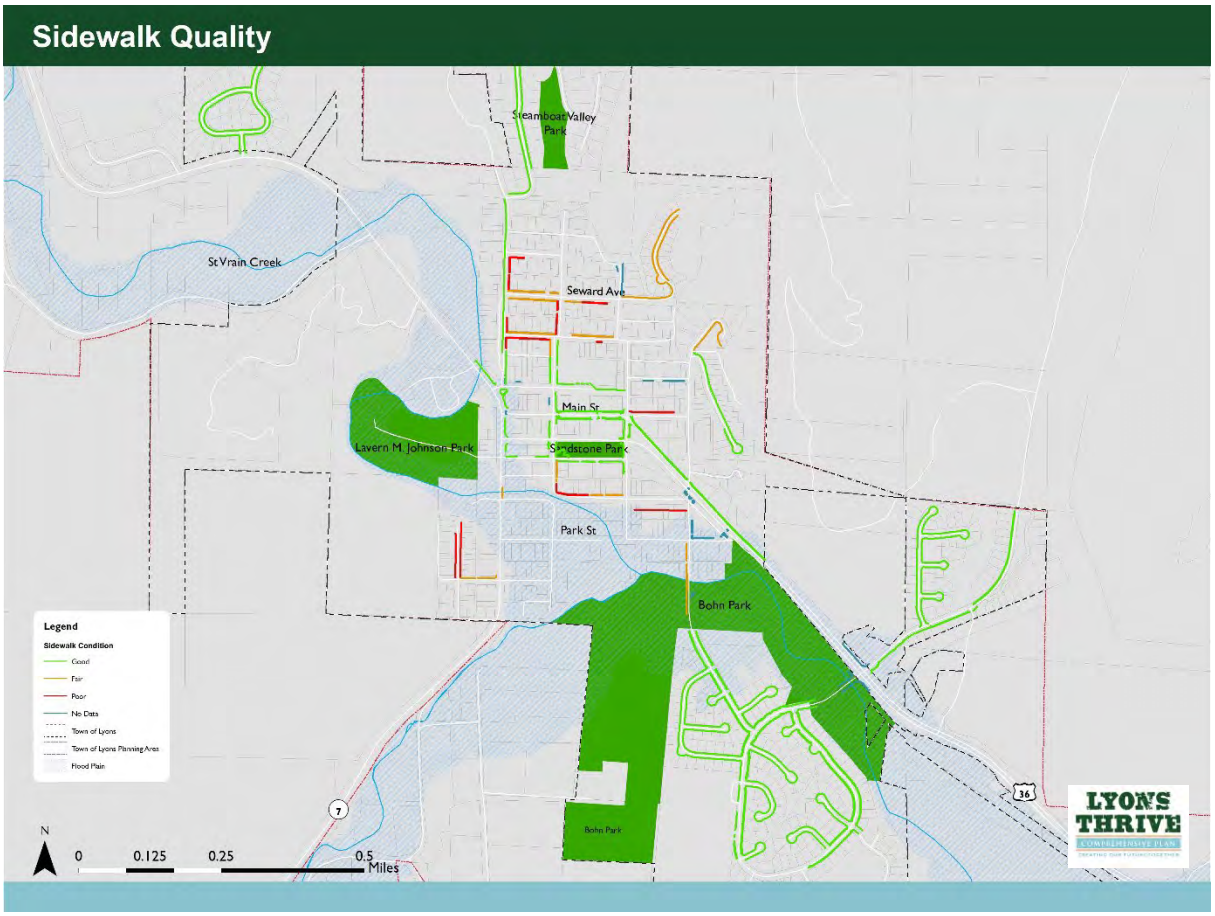
Planned

Lyons secured grant funding to design and implement a 10-foot-wide multimodal path along the south side of US 36 to connect the SH 7 Lower project on the west end of downtown Lyons to the trail network on the east end of town. The *2008 Parks, Open Space, and Trails Plan* recommended that the Town invest in a more robust trail network to connect to both local and regional destinations. The specific trail location was not included in this plan.

Sidewalks

The Lyons Parks and Recreation Commission completed an inventory of the sidewalk network within the Town. The assessment considered the width of the sidewalk, obstructions, and sidewalk quality. The green shows sidewalks that are in 'good condition'—at least 3' wide and smooth. The orange shows sidewalks in 'fair condition' – at least 3' wide with some obstructions (light vegetation, weeds, a car parked in the way etc.). Lastly, the red shows sidewalks in 'poor condition'—less than 3' wide with multiple obstructions. The inventory includes a specific assessment of sidewalks on Lyons Valley Park, 2nd Avenue, Prospect Street, 4th Avenue, and Evans Street. This assessment noted vegetation, cracks and missing sections, and non-existent sidewalks.

SIDEWALK CONDITIONS ASSESSMENT, 2019



Source: Town of Lyons Parks and Recreation Commission, 2019.

Downtown Parking Study

The Town commissioned a Downtown Parking Study in 2018 (Wells + Associates)[xxvii] to evaluate the existing parking supply in downtown and identify short- and long-term recommendations. The study includes an inventory of existing parking spaces by type. Short-term recommendations included the following strategies to make better use of the Town's existing supply of parking:

- Signing and striping existing infrastructure
- Restrictions and enforcement
- Parking circulation route

As a longer-term recommendation, the study recommends further consideration of opportunities to construct a structured parking garage proximate to downtown businesses, and a general need for the Town to remain open to opportunities to increase parking supply as part of future development, or as land becomes available. The study also includes recommendations related to wayfinding signage, improvements to road cross-sections (along Broadway, High Street/5th Avenue, and Main Street/5th Avenue), and enhancements for visitors and cyclists.

Emerging Technologies

Electric vehicle (EV) technology continues to advance at a rapid pace with increasing regulatory and financial incentives to encourage production and use at both the state and federal level. The primary advantage at the town-

level of this technology is the reduction in vehicle emissions and noise pollution. Lyons currently has two Level 2 charging stations in downtown. In planning for future EV integration, Lyons can consider the provision of on-street and off-street EV parking with charging stations and increasing the number of charging stations on public property as well as incentives and requirements for provision of EV charging stations and infrastructure by residential, retail, and commercial office developers. Lyons can conduct an EV infrastructure study to identify key locations for EV charging stations. This can also include strategies to transition Lyons' municipal fleet from gas-powered to EV vehicles and to encourage residents and businesses to use EVs.

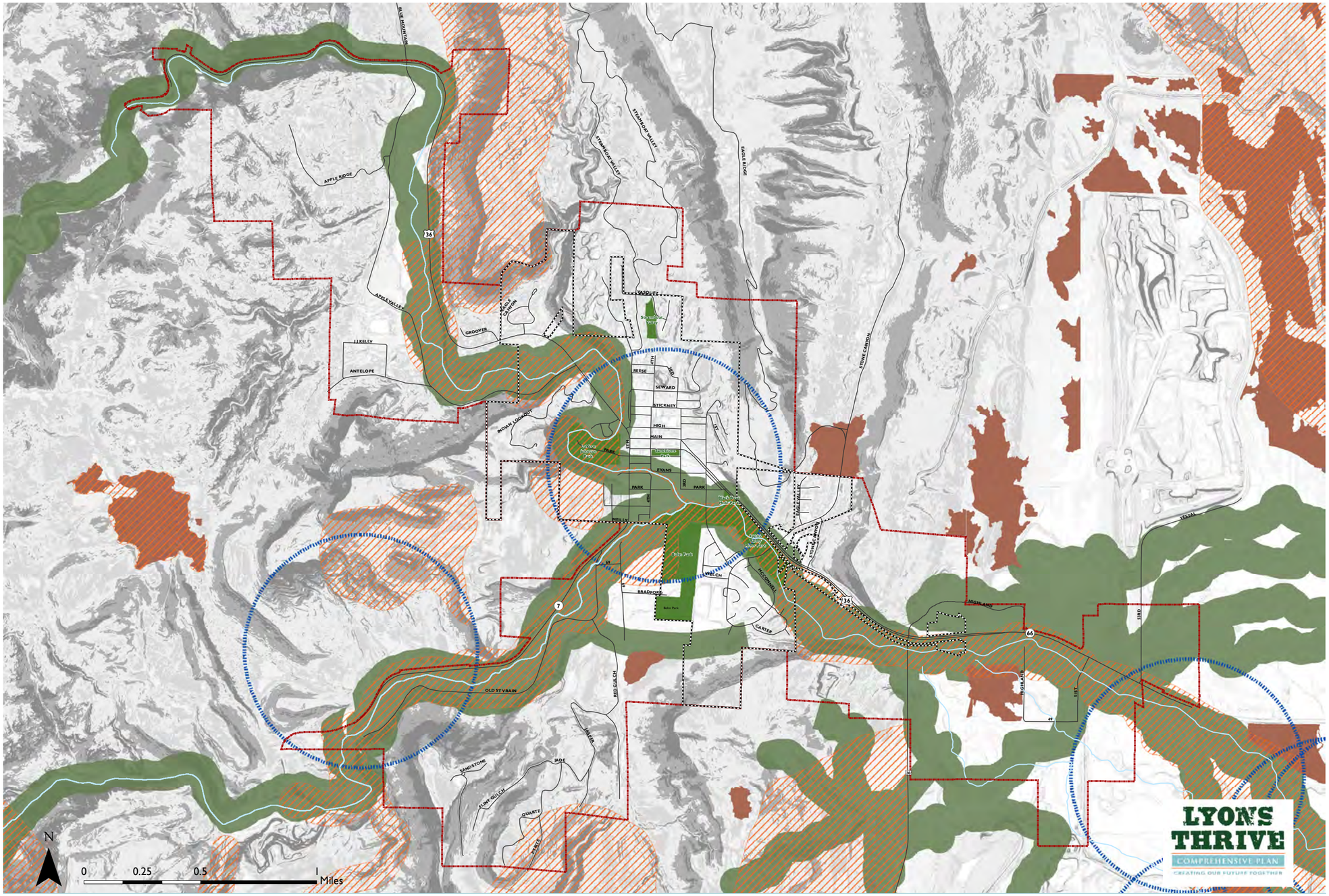
Electric Vehicles

In 2020, there were 52 electric vehicles and 110 hybrid vehicles registered in Lyons, which is about five percent of all registered vehicles. This is comparable to towns of a similar size and to Boulder County as a whole (six percent).

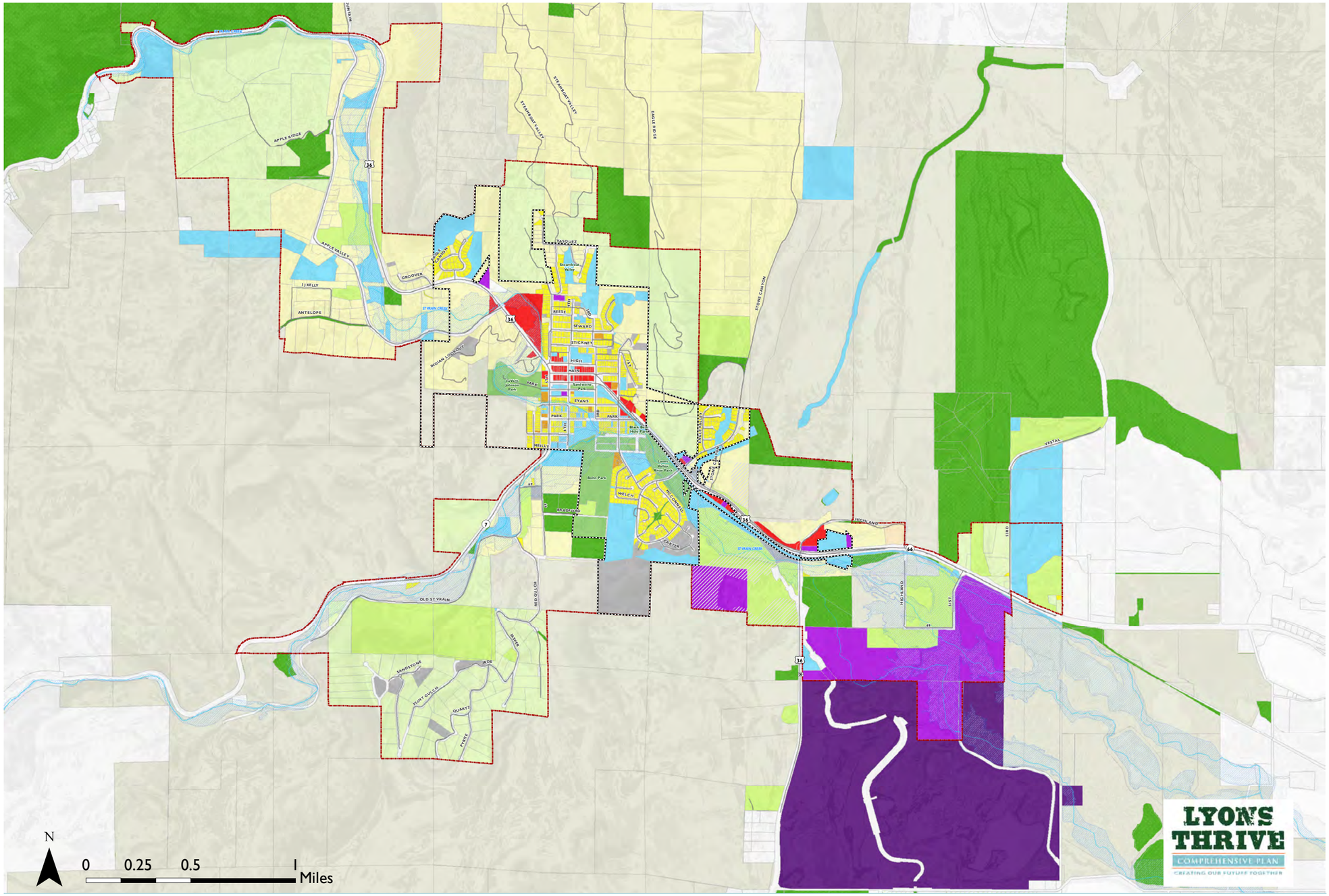
	Electric Vehicles Registered		Hybrid Registered Vehicles	
City	Count	% Total	County	% Total
Lyons	52	1%	110	1%
Boulder	2225	48%	4957	46%
Longmont	919	20%	2629	25%
Lafayette	439	10%	1026	10%
Louisville	390	8%	864	8%
Superior	241	5%	391	4%
Erie	159	3%	394	4%
Unincorporated Boulder County	114	2%	216	2%
Nederland	41	1%	97	1%
Ward	8	0%	14	0%
Jamestown	5	0%	20	0%

Source: Boulder County, 2020.

Critical Wildlife Habitats



Existing Land Use



Legend

- Town of Lyons

Boundaries

- Lyons Planning Area
- Heightened Environmental Sensitivity Area
- 100-Year Floodplain
- Conservation Easements
- Boulder County Open Space

Existing Land Use

- Vacant

Neighborhoods

- Large Lot Residential - Rural Preservation
- Large Lot Residential
- Single-Family Residential
- Manufactured Homes
- Multifamily Residential

Commercial/Employment

- Commercial
- Industrial

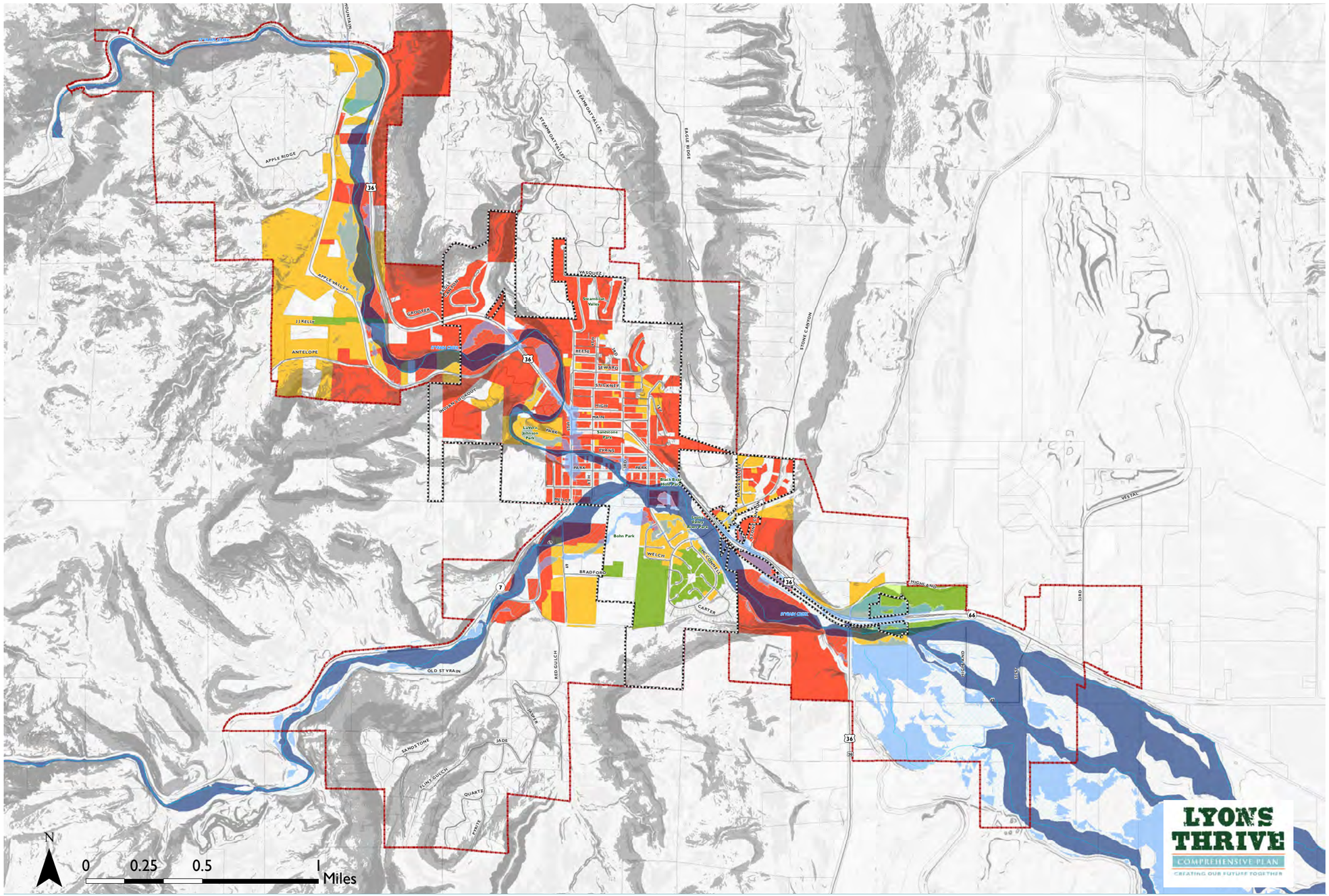
Conservation/Recreation

- Agriculture
- Parks
- Open Space

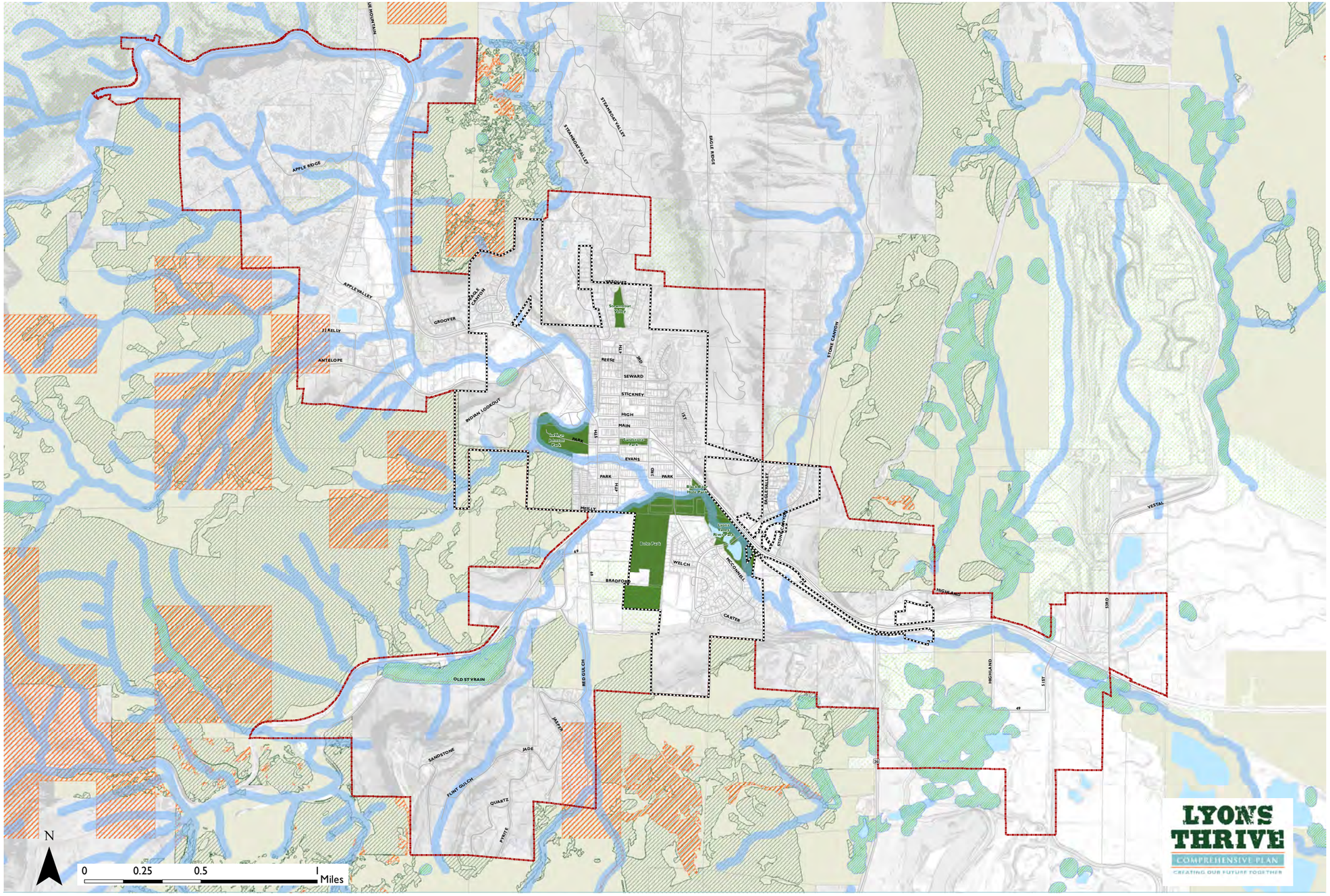
Other

- Public/Quasi Public
- CEMEX

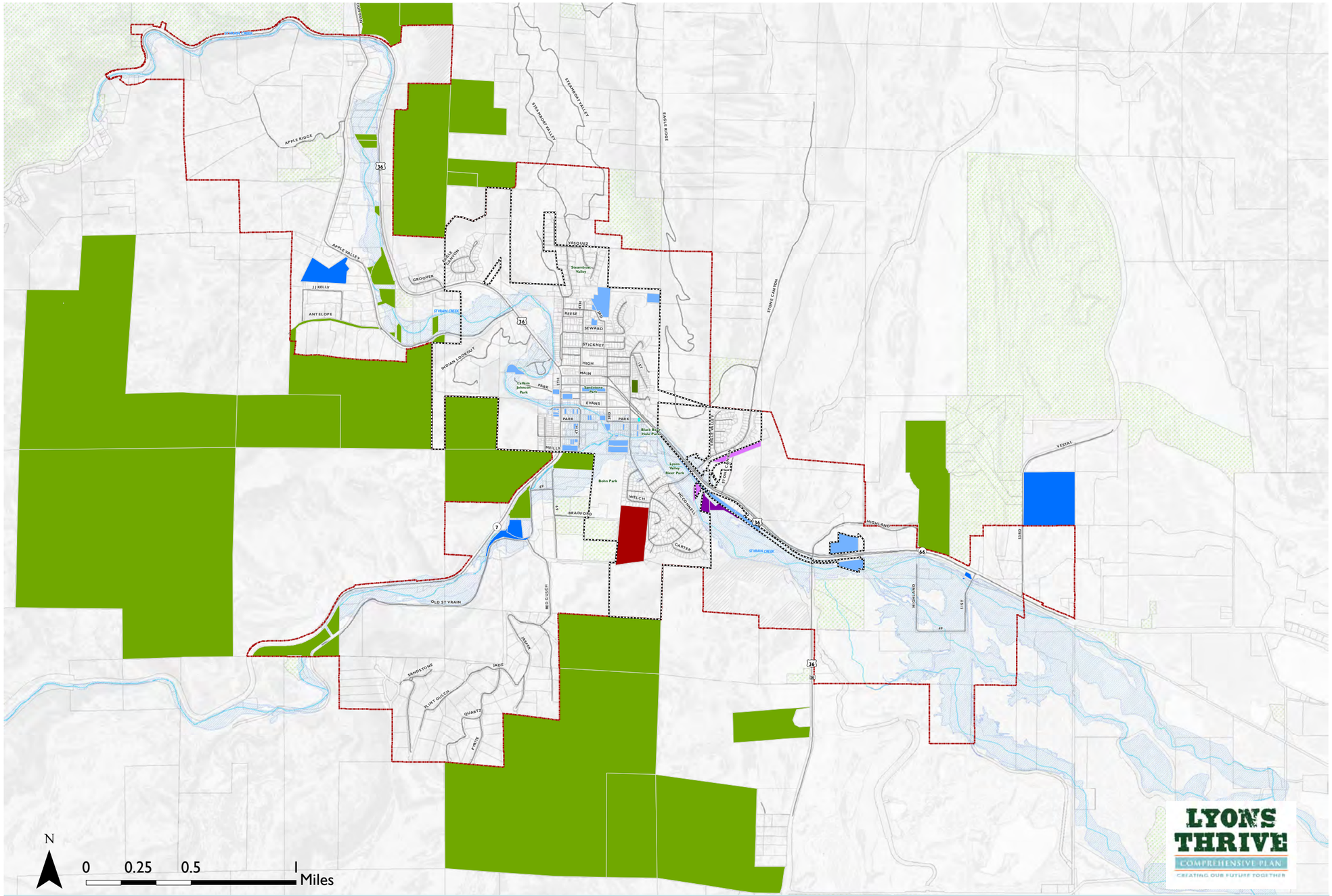
Hazards


Legend
Wildfire (2017 HIRA)
Low
Moderate
High
Severe
Flood Hazard (FEMA)
Regulatory Floodway
0.2% Annual Chance Flood Hazard
1% Annual Chance Flood Hazard
Steep Slopes (ESRI)
Steep (21° - 30°)
Very steep (31° - 90°)
Boundaries
Lyons Planning Area
Town of Lyons
N
0
0.25
0.5
1
Miles
LYONS THRIVE
COMPREHENSIVE PLAN
CREATING OUR FUTURE TOGETHER

Natural Areas, Wetlands, and Waterways



Ownership


Legend
Boundaries
Lyons Planning Area
Town of Lyons
100-Year Floodplain
Conservation Easements
Exempt Land
Ownership
Town of Lyons
City of Longmont
Boulder County
Boulder County Housing Authority
Habitat for Humanity
Colorado Department of Transportation
United States Government
St. Vrain Valley School District
Northern Colorado Water Conservancy District
Ditch Companies
N
0
0.25
0.5
1
Miles
LYONS THRIVE
COMPREHENSIVE PLAN
CREATING OUR FUTURE TOGETHER

REFERENCES

[i] Colorado State Demographer, "Colorado's Population and Economic Trends, 2019." (Last accessed November 19, 2021)

[ii] While the geography of this area is not a direct correlation to the Lyons Planning Area (LPA), the LPA represents the largest concentration of population within the DRCOG geography represented in the forecast. Based on the limited opportunities for future development outside of the LPA, it is reasonable to assume that a majority of the forecast growth within the DRCOG geography will occur within the LPA.

[iii] Population Forecasts by Age, Colorado State Demographer, 2021

[iv] Properties are generally considered to be "underutilized" if the land value far exceeds the value of the existing improvements, or the improvements that exist on a site are far less than what is allowed under current zoning for the site. For example, a commercially zoned property that has a one-story building and a surface parking lot, but is allowed to have up to 3-stories and 90 percent building coverage.

[v] Lyons Primary Planning Area Master Plan, 2016

[vi] Boulder County Comprehensive Plan Environmental Resources Element, 2021

[vii] https://hazards.fema.gov/nri/

[viii] National Risk Index, United States Federal Emergency Management Agency

[ix] Town of Lyons Hazard Identification and Risk Assessment (HIRA), 2017

[x] 2014 Lyons Recovery Action Plan

[xi] Town of Lyons Hazard Identification and Risk Assessment (HIRA), 2017

[xii] Wildfire Taskforce Budget Recommendations, 2022

[xiii] Town of Lyons Hazard Identification and Risk Assessment (HIRA), 2017

[xiv] Board of Trustees Financial Update, 2021

[xv] Town of Lyons 2021 Annual Budget, pg 4.

[xvi] https://www.townoflyons.com/395/Colorado-Main-Street-Program

[xvii] National Recreation and Parks Association, https://www.nrpa.org/publications-research/research-papers/agency-performance-review/

[xviii]Town of Lyons Annual Report for Fiscal Year Ending December 31, 2020, pg. 45.

[xix] St. Vrain Trail Master Plan, 2004

[xx]https://www.longmontcolorado.gov/Home/Components/FacilityDirectory/FacilityDirectory/90/56?selamenityid=47

[xxi] https://www.bouldercounty.org/transportation/plans-and-projects/trails/lyons-boulder-trail/

[xxii] Water Capital Improvements Plan, 2017

[xxiii] Water Capital Improvements Plan, 2017

[xxiv]http://www.ecocycle.org/files/pdfs/Campaigns/Lyons_Support_Ballot_Question_4_Curbside_Trash_Recycling_and_Compost_2020.pdf

[xxv] Town of Lyons Annual Report for Fiscal Year Ending December 31, 2020

[xxvi] Town of Lyons Annual Report for Fiscal Year Ending December 31, 2020

[xxvii] Town of Lyons Downtown Parking Study, 2018

APPENDIX B: COMMUNITY SURVEY SUMMARY

The Community Survey asked respondents about their hopes and fears for the future, to identify issues and opportunities, and to assess how they felt Lyons' was performing in key areas. This document summarizes the results of the Lyons Community Survey, which will be used to identify the most critical issues and opportunities facing the community.

View the Community Survey Summary

Results are organized into four parts:

- **Part 1:** Issues and Opportunities. Includes respondents' opinions on issues and opportunities in Lyons regarding housing and affordability, community health, culture and education, sustainability and resilience, parks and recreation, the built environment, transportation, and economic health.
- **Part 2:** Our Community. Reflects respondents' opinions about Lyons today and their visions for the future of Lyons.
- **Part 3:** Survey Respondents. Provides a summary of who participated in the survey, their relationship to Lyons, and respondents' demographic information including age, ethnicity, and household income.
- **Part 4:** Open-ended Responses. Includes respondents' answers to open ended questions in the survey. Comments are provided in full and are grouped into relevant topics.

APPENDIX C: POLICY SCAN

The last major update to the Town of Lyons Comprehensive Plan was completed in 2010. Since the 2013 flood, numerous plans and studies have been completed to support recovery, guide the efforts of the Town's individual boards and commissions, and address the specific needs of individual departments. This document was developed based on an inventory and "scan" of the nearly 550 individual goals, objectives, strategies, policies, guiding principles, and other policy directions that exist within the Town's existing plans.

View the Policy Scan

This Policy Scan was compiled as a means to compile and compare existing policy direction by topic, and as a tool to assess:

- Whether existing policy direction in each topic area is still valid, and how far the community has advanced in terms of implementation in each area.
- Where policy direction is lacking or could be strengthened.
- Where potential conflicts or opportunities for clarification exist.

This information, along with the results of the Community Survey, were used to help inform the development of a preliminary policy framework for the updated Comprehensive Plan and discussions with the community.