

Town of Lyons – Parks FAQ Update

March 13, 2015

What is the timing of the Parks Master Plan?

The Parks Master Plan RFP is expected to be published in late March/early April 2015 at the latest. The planning team will be selected and the design process should start by the beginning of April. The Master Plan and future park design will be done through a public process similar to Meadow Park. The planning will be a community process, taking input from Lyons residents about their vision for what the park system should be. After this process is completed, the Parks and Recreation Board will review the master plan and provide a recommendation to the Town of Lyons Board. At that point, the Board of Trustees will make their decision on whether or not to approve the Plan.

What are the most recent Great Outdoors Colorado (GOCO) negotiations regarding the land? What will happen to the existing covenant?

A meeting was held between the Town of Lyons and the GOCO Board of Trustees on Wednesday, Feb 25th to discuss the Board's options on how to proceed with the Town's requested Change of Use proposal of the existing GOCO covenant to allow recovery housing to be built on 5-7 acres of land on Bohn Park. The GOCO Board ultimately made the decision to allow for the result of the Town vote to determine whether they would amend the current covenant. The following is a statement released by GOCO on Feb. 27th:

"The Great Outdoors Colorado (GOCO) Board will support the will of the people of Lyons as expressed in the March 24 referendum on the proposal to use a portion of Bohn Park to replace affordable housing lost in the September 2013 flood.

GOCO policy and the 1996 grant contract in which GOCO provided funding to help the town acquire the park allows for a modification of use if certain criteria are met.

If the public votes in favor of the proposal, the Board will vote in April on a modification agreement that will be contingent upon the Town of Lyons' replacement of the portion of Bohn Park used for affordable housing (approximately seven acres of the 28.5-acre park) with public park property of at least two times the value of the portion used within 18 months, or by Aug. 26, 2016. "

Can we get copies of the Town's agreement with GOCO and remedy language?

A copy of the original agreement between GOCO and the Town can be found at the [Town of Lyons website](#). The remedy language will not be finalized until after the Town vote. Please refer to the GOCO statement provided in the question above about the modification to the existing agreement.

Can the Town provide more information on when the parks restoration work will begin?

- 1) Meadow Park Phase II-Project 20B1-3**
Estimated Completion: July 2015
- 2) Meadow Park Phase II-Project 20B4,**
Estimated Completion: Spring/Summer 2016

3) Lyons PW20 Corridor Trail Island Debris Hauling and Disposal

Estimated Completion: Spring 2015

4) Lyons Parks Master Plan Update

Estimated Completion: October 2015

Public Engagement effort to develop an updated Parks, Open Space, Trails Master Plan to address the major areas identified in the goals and objectives of the Lyons Recovery Action Plan, previous Parks, Open Space and Trails (P.O.S.T.) and Parks Master Planning efforts and the Lyons Comprehensive Plan(s) including:

- Develop a Plan to Restore and Enhance Bohn Park
- Develop a Plan to Restore and Enhance Lyons Valley River Park (McConnell Ponds) and Corridor Trail Riparian Areas
- Develop a Comprehensive Trails Master Plan
- Develop a River Restoration Master Plan
- Address Concepts for New Opportunities for Potential Acquisitions Properties-Park Development Opportunities/Trail Connections/Stream Restoration
- Develop a Plan for Open Space and Land Management Practices

5) Bohn River Restoration

Estimated Start: Winter 2015/2016**

6) Bohn Park Interior Restoration

Estimated Start: Winter 2015/Spring and Summer 2016**

7) Lyons Valley River Park Restoration and Enhancements (McConnell Ponds)

Estimated Start: Winter 2016/Summer 2017**

***Priority order for 5, 6 and 7 may switch depending on outcome of Lyons Parks Master Plan Update Priorities, associated infrastructure project priorities (i.e. McConnell and 2nd Ave. Bridges) and available funding, among other considerations. Projected dates for 5 and 6 above would also switch.*

A public survey (Nov 2007) showed 77% of respondents view Bohn Park as "quiet and peaceful" and best used for passive recreation. How will you combine the concept of a housing development while honoring this value expressed by so many residents, all on the same piece of land?

The survey in 2007 was done in conjunction with Parks and Open Space Master Plan. An overall Parks Master Plan that will incorporate Bohn Park with potential 404 and DR buyout properties converted to parkland will begin starting in March/April. This process will take into account the current desires and visions of residents as well as their input on the uses they would like to see incorporated into Bohn Park. The results of the 2007 survey will be considered during the planning and design process as well.

Do we know if the ball fields will be repaired at their current location or changed? How many new ball fields will be added?

As it currently stands, the existing playground, park structure, and tennis court will remain in their current locations in Bohn Park. As part of the planning process of the Parks Master Plan, new locations for the ball fields will be considered only if they are viable and desired by the public based on community input. The option to rebuild the ball fields at their current location in Bohn Park will also be

considered during the planning. However, if the ball fields are relocated within the park system, their current location would be planned for new amenity uses as part of the Parks Master Plan.

Will Bohn Park still be used for special events/festivals and create impacts to future residents?

Yes, it is the Town's intention at this time to continue to use Bohn Park for special events in the future. However through the community engagement and planning process of the Parks Master Plan, if it is determined that special events would function better or be preferred in another location of the park system, then these options would also be considered.

Is the Public Works facility going to be moved to Bohn Park? If so, where will it be located and what is the timeframe for this?

Trestle Strategy Group was recently hired by the Town to determine viable locations for the Public Works facility. This is independent of Trestle's work with Lyons Housing Collaborative. The Town will be considering options to potentially split the Public Works uses between two smaller sites. Trestle has begun reviewing the initial 26 sites identified in the Housing Site Analysis and seeking other potential land options as well. It is difficult to say with certainty at this point where the new Public Works building would be located. However, location of the Public Works facility in Bohn Park would require a vote by the citizens of Lyons to affirm this location and change of zoning to accommodate such a use.

What future changes to Bohn Park would require a vote of the people?

A vote would be required if Bohn Park is to be rezoned for any other use besides park. A vote would be required if the park is considered for additional housing development or the relocation of the Public Works facility. There are no plans to build additional housing in Bohn Park outside of the proposed 5 to 7 acres of affordable recovery housing. There are no plans at this time to move the Public Works facility to Bohn Park as well. The Parks Master Plan for Bohn Park and the rest of the Lyons park system will be supported by a public approval process similar to the one that led to the existing Bohn Park Master Plan approval.

What will happen to the existing master plan developed for Bohn Park in either case of the development moving forward or not?

Development of a new Parks Master Plan will move forward regardless of the outcome of the Bohn Park recovery housing vote. The existing 2008 Parks Open Space and Trails Master Plan Update and Bohn Park master plan will be considered as a guide for the new Parks master plan in regard to Bohn Park since the layout and many of the amenities in the existing plan are still desired today.

If new amenities for the Bohn Park Master Plan are inserted into remaining areas, i.e. softball fields, skate park, etc. will stakeholder residents be included in the decision of locating such amenities since they could end up very close to housing?

Yes, the Park Master Plan process will involve opportunities for the entire community and especially stakeholders including neighboring residents to voice their opinions, visions and desires for where they would like to see many of these amenities located in Bohn Park, including the buffer area between the existing LVV/LVP and the potential recovery housing. This process will also include community input

toward the uses on the surrounding additional park land acquired through the buyout process and to be included in the Town of Lyons.

If new ball fields go into any part of Bohn Park, a promise was made years ago that they would be unlighted fields. Can you keep this promise?

The Lyons Parks and Recreation Commission has indicated an interest to build the ball fields as presented in the 2008 Bohn Park Master Plan. It would be the intent to at least rebuild ball fields to meet the needs and demands of the citizens of Lyons. If the community (including neighbors) desires something different, their input will be considered for the future Master Plan.

Will Bohn Park still be used for parking for festivals if the development does not take place?

Most likely yes. However, as part of the Parks Master Plan process, a variety of other locations could potentially be considered as options for special event parking outside of Bohn Park.

What percentage of replacement parkland will be in the form of “pocket parks” from the 404 buyout land?

The smaller lots of buyout property are shown on the buyout map on the [Town of Lyons website](#). The Martin parcel is 8.8 acres. The Stacey parcel is 6 acres. The mobile home park is approximately two acres. The smaller parcels (individual lots in between houses) could be leased to a neighbor as a side yard, garden, or a variety of other uses. The Town could choose to enter a long-term lease agreement with adjacent landowners who would be interested in using and maintaining these smaller parcels. The lease would outline maintenance responsibilities (mowing, weed management, etc.) for the small parkland parcels. For 2 to 3 contiguous lots, the land could be used for a community garden or outdoor art display. There has been interest expressed by the Garden Club to maintain one of the smaller pieces of land for flowers. Various groups have shown interest in adding an orchard and/or a meditation circle/labyrinth. Potential properties adjacent to the river as part of the buyout could be converted to pocket park(s) or public egress for white water tubers.

Please explain the timeframe for deciding upon the 404 buyout lands. How does this tie in with the proclamation that there will be no net loss of parkland?

Current information indicates that 28 properties could potentially be purchased using HMGP-404 grant funds. The grant application was submitted to the State on August 29, 2014. FEMA’s 45-day review process began on February 11, 2015. Rosi Dennett is currently working with the State on a timeline for availability of funds to begin the buyout process for each property.

Four properties could be potentially purchased with the CDBG-DR Round 1 grant funds. The grant application was submitted to the State on September 5, 2014. HUD’s 45-day review is almost complete at this point as they are waiting on the completion of the environmental/historical review of those properties. Rosi Dennett is also working with the State on a timeline for availability of funds.

Eleven properties could be purchased with the CDBG-DR Round 2 grant funds. It is expected that the County-wide Collaborative Group will administer these grant funds. An action plan that is equivalent to

the grant application is to be submitted to the State in March or April 2015. HUD's 45-day review is expected to be completed in May or June 2015.

If all the properties considered as part of the HMGP-404 and CDBG-DR buyout are purchased, the Town of Lyons could potentially own up to 23 acres of additional parkland. This means that with the affordable recovery housing neighborhood occupying 5 to 7 acres of Bohn Park, the Town could potentially net up to 18 acres of parkland.

It was confirmed on Feb 23rd that the Boulder County Board of Commissioners, through a letter of intent to the Town of Lyons, has committed to purchasing the 8.8 acre Martin Parcel located just west of Bohn Park through the HMGP-404 grant program. The letter goes on to say, "Upon completion of this acquisition, it is the intent of the Commissioners to transfer ownership of this parcel to the Town of Lyons." Boulder County has committed to transferring this parcel of land to the Town to be zoned and used as future parkland.

Who owns Martin Parcel?

The land was foreclosed on and is currently possessed by the bank.

How many phases of development are planned for the Park?

Only one phase is planned for the 5 to 7 acres of affordable recovery housing in Bohn Park.

Are there plans to buy or lease further pieces of land for development later?

No other projects or future phases of housing development have or will be planned for Bohn Park.

Who would be funding such future purchases if this were the case? If not, how will the remaining parkland be protected from further development of any kind?

No future purchases or leases of land are planned for Bohn Park. If a future housing development is proposed for the Bohn Park through the recommendation of the BOT, by law the Town residents would have the opportunity to vote to affirm or deny the change in use; this is similar to the vote on March 24th.

What would be the planning parameters for developing the Master Plan for Parks? Are these funds only to be used for existing parks?

More than \$20 million in grants and funds are being used to redevelop the Town of Lyons existing parks. These funds do not include improvements made to the 404 and CDBG-DR property buyouts that will be converted to parkland. However, a number of grant applications have been submitted to fund improvements to these future park areas.

What can be built in the buyout parcels?

There are two funding sources: HMBG-404 and CDBG-DR. Both have some restrictions on what types of amenities can and cannot be built on these parcels. In general, no new structures can be built on these properties except open-air public buildings designated for open space and recreational use, pedestrian

trails, public bathrooms, and structures compatible with the floodplain management policies. Ball fields could potentially be included as well. Additional details are in the [Lyons Housing Collaborative FAQ page](#).

What is funded through the buyout money?

The HMBG-404 and CDBG-DR grant funds will be used for purchasing the properties involved in the buyout process and for remediation of the sites which will include demolition and removal of any built structures and flood debris or materials that are remaining on site as well as restoring the properties back to native conditions (planting of native plants and grasses, etc.). An additional \$20 million in various grant sources is available for development and improvements of existing and future parks. The Town has been granted FEMA Pilot funding that can be used in any of the existing or future park spaces.

Will the Bohn Park playground be accessible during the construction, if the housing project moves forward?

The general contractor for the recovery housing project, Milender White, will make every effort to minimize the impact of the neighborhood construction zone to the surrounding park uses and adjacent communities. Milender White takes safety precautions for surrounding areas, neighbors and pedestrians very seriously. It is anticipated that the Bohn Park playground will remain open during construction. However, if there are instances where the neighborhood construction may pose a safety threat to the playground or other park amenities, Milender White may request (with sufficient advance notice) that those areas in the park be closed for a short period of time. Additional details are in the [Lyons Housing Collaborative FAQ](#).