

To: Andrew Bowen, Alex Painter
Lyons, Colorado

From: Rhonda Bell, Planner/Urban Designer
Rhonda.Bell@stantec.com

Cc: Kathleen Knox, CDPHE
Dave Laney, Ryan Givens, Stantec

Project/File: CDPHE – Lyons Planning

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Reference: CDPHE - Lyons Area-Wide Planning Work Plan

This memorandum provides a work plan outline for an area-wide planning (AWP) study for a ~25-acre Focus Area within the Town's Downtown area, located roughly between 3rd and 5th Aves and between High St and Park Dr in Lyons, Colorado (See Figure 1.0.1 for an aerial depiction of the proposed Focus Area Boundaries). The project team met in person at the Town offices on February 7, 2024, and then virtually on March 11, 2024; meetings included staff from the Town of Lyons, Colorado Department of Public Health and Environment (CDPHE) (in person meeting only) and Stantec. Discussion centered on potential planning activities and geographic area of focus that would help advance the Town's local priorities.

This AWP work will be conducted as part of the *Colorado Department of Public Health and Environment (CDPHE) U.S. Environmental Protection Agency Statewide Brownfields Assessment Grant (SWAG) No. 4B95821202*. The grant provides funding for local communities for environmental site assessments, special studies, and planning activities that would support brownfield reuse. Lyons is one of the communities currently participating in the CDPHE grant and is eligible to use a portion of the EPA Brownfield Grant funds for area-wide planning to address brownfield properties. The EPA defines brownfields as *"a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."*

1.0 - Project Overview

Main St and High St form the heart of Lyon's Downtown area, offering a wide variety of local businesses that include boutiques, art galleries, and restaurants. A block further south, a cluster of civic uses include Town Hall, the Sheriff's Office, the post office, Sandstone Park and the public library. Lyons Elementary School is on the northern border – but outside of – the proposed AWP Study area. Single-family neighborhoods border the Focus Area to the north, south and east, with four-plexes, large-lot residential, a Town park and County open space to the west. The St. Vrain Creek flows just south of the southwest corner of the Focus Area. While the Town has experienced new business startup and new development activity, there are several vacant storefronts and undeveloped/underutilized properties scattered across the area. These vacancies create voids in the urban fabric and inhibit district vibrancy – at the same time, these properties present opportunities to attract new community-serving uses.

From a transportation/mobility perspective, the Focus Area is bisected by the east-west one-way couple of Main St (westbound) and Broadway (eastbound). Both roadways are two-lane and offer segments of on-street parallel parking. Bicycle and pedestrian facilities are mixed throughout the area, with conditions

Reference: CDPHE - Lyons Area Wide Planning

varying from detached sidewalk with planted amenity zones (Main St) to attached sidewalks; there are significant sections of roadway without any sidewalk at all. Downtown is well connected with a formal urban street grid, whereas some corridors are wide, heavily travelled corridors that may be less conducive for pedestrian and bicycle travel modes (an important consideration for Downtown vitality).

Property Inventory – In late-2023, Stantec completed a property inventory for several known, suspected and potential brownfield areas with the Town with the objectives to identify vacant/underutilized parcels, and to identify potential brownfield sites. The inventory includes the Downtown area and utilized parcel data from governmental sources; that data could be instrumental in defining properties that are more conducive for near-term redevelopment and/or would benefit from environmental studies to understand whether contamination is present and cleanup activities are warranted. The inventory findings should be incorporated into the AWP study.

Area-Wide Planning – The Town of Lyons would like Stantec to conduct an area-wide planning (AWP) study for the Downtown area to define a vision and action plan for the area. Stantec recommends a holistic approach to the AWP that would include: (a) project management/team coordination, (b) an existing conditions analysis, (c) refinements/updates to the property inventory (to respond to the AWP work plan), (d) conceptual plans (showing redevelopment options/scenarios), (e) a series of revitalization strategies, and (f) a final AWP report that summarizes the findings and recommendations (to improve area conditions).

Potential outcomes of this AWP study could include recommendations relating to zoning/land use refinements, potential location for a new Town Hall, infill development, pedestrian and bicycle infrastructure, and housing. Notable AWP objectives are to: (a) identify preferred/potential land uses and urban form, (b) identify enhancements to the existing street network, (c) define properties with near-term redevelopment potential, (d) define strategies to entice investment and redevelopment activities in the Focus Area.

Focus Area – The AWP Focus Area is bounded to the west by 5th Ave (CO 36/Hwy 7) and to the east by 3rd Ave. High St acts as the northern boundary, including the commercial properties on the north side of the roadway between 5th and 4th Aves, and excluding the Lyons elementary school, also on the northern side of the roadway, between 4th and 3rd Aves. The Focus Area is bounded on the south by Park Dr and the alley extension of Park Dr between 4th and 3rd Aves. Figure 1 depicts the recommended Focus Area boundaries.

Reference: CDPHE - Lyons Area Wide Planning



Figure 1 – Recommended AWP Focus Area (boundary depicted as a red line) Source: Google Earth Pro

2.0 – AWP Work Plan (DRAFT)

The following table lists the recommended tasks that would be included in an AWP study for the Downtown area. After Town review, Stantec will answer any questions and finalize the work plan for project implementation.

Table 2.0.a – Lyons Downtown Area-Wide Planning Work Plan **Draft**	
Task / Fee Estimate	Description
Task 1.0: Project Management and Coordination	<ul style="list-style-type: none"> • Project management and reporting (i.e., EPA Grant) • Team coordination • Town/Stantec coordination meetings (4 virtual meetings)

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Task 2.0: Community Engagement	<ul style="list-style-type: none"> Engagement with a Project Working Group (one in-person meeting and 2 subsequent virtual meetings). Prepare and launch a Community Survey (i.e., on-line).** <p><i>*Assumes the Town of Lyons will lead outreach/promotional activities, form the Working Group membership, and provide event staffing.</i></p>
Task 3.0: Existing Conditions Analysis	<ul style="list-style-type: none"> Document area conditions (i.e., land use patterns, area character, notable uses/properties) – including one trip to the Focus Area. Summarize current zoning and land use standards/policies (as baseline data). Documents to be identified and provided by the Town. Summarize the area’s roadway and mobility conditions in terms of roadway classification, current lane configurations, sidewalk presence, and streetscape elements – this does not include a full traffic analysis or modeling.
Task 4.0: Conceptual Planning	<ul style="list-style-type: none"> Prepare an Urban Framework Plan (UFP) to graphically illustrate recommended land use designations, opportunity sites, and capital projects. Prepare a conceptual, color-rendered redevelopment scenario exhibit for the Focus Area (to graphically convey how the area may redevelop in the future). Prepare potential street cross section designs for one roadway segment.
Task 5.0: Revitalization Strategies	<ul style="list-style-type: none"> Prepare narratives and exhibits for mobility-related strategies. Prepare narratives and exhibits for land use/zoning-related strategies. Prepare narratives and exhibits for other revitalization strategies (to be determined through the engagement activities).
Task 6.0: Area-Wide Planning Document	<ul style="list-style-type: none"> Provide a draft outline for Town approval. Develop a project brand (i.e., fonts, colors, etc.) Author narratives explaining the planning process, existing conditions findings, engagement responses/community priorities, the UFP, revitalization strategies, and action plan. Prepare supportive maps and exhibits. Prepare a document layout in Adobe InDesign. Provide one (1) round of revisions based on Town staff comments. Provide a final AWP document in PDF format.