

Town of Lyons Area Wide Plan (AWP)

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Prepared for: Town of Lyons BOT

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Plan Origination and Objective

- This AWP 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).
- This grant provides funding for local communities for environmental site assessments, special studies, and planning activities that would support brownfield reuse.

Note: The plan will not cost the Town.

Proposed Focus Area

This work plan calls for a +-25-acre Focus Area within the Town's Downtown area.

The area in red was added by the PCDC.



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 identify potential brownfield sites



Proposed Engagement Outline

- Town/Stantec Coordination Meetings (4 virtual meetings)
- Project Working Group Meetings (one in-person meeting and 2 subsequent virtual meetings)
- Launch a Community Survey

Staff would like to recommend at least two in-person community/stakeholder meetings.

Potential Outcomes

- Recommendations relating to zoning/land use refinements
- Potential location for a new Town Hall
- Infill development
- Pedestrian and bicycle infrastructure
- Housing
- Identify preferred/potential land uses and urban form
- Identify enhancements to the existing street network
- Define properties with near-term redevelopment potential
- Define strategies to entice investment and redevelopment activities in the Focus Area.

Questions

