

Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: X. 5.
Meeting Date: June 3, 2024

TO: Mayor Rogin and Members of the Board of Trustees

FROM: Andrew Bowen, Senior Planner

DATE: 05/30/2024

ITEM: Direction to Staff Regarding a Proposed Work Plan Provided by Stantec for the Completion of an Area Wide Plan (AWP)

<input type="checkbox"/>	ORDINANCE
<input type="checkbox"/>	MOTION / RESOLUTION
<input checked="" type="checkbox"/>	INFORMATION

- I. **REQUEST OR ISSUE:** Staff are looking for direction from the BOT regarding a proposed work plan provided by Stantec (Attached). This work plan outlines the scope, subject area, and process for completing an Area-Wide Plan (AWP), which will explore options to redevelop and incentivize infill within the town's downtown area. A full schedule of work and engagement will be provided after the work plan is completed.

- II. **PROJECT HISTORY:** Town staff has been in communication with the Colorado Department of Public Health and Environment (CDPHE) and Stantec staff to utilize funding passed down from the EPA to identify and seek the redevelopment of brownfield prevalent areas. As part of a general assessment completed in late 2023 by Stantec, several possible brownfields were identified to exist within the subject area provided. 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.*"

As stated, this work will be completed with a \$2,000,000 grant which was awarded to the City of Longmont, but also the Towns of Lyons, Firestone, and Cortez. As part of this grant, the Town can receive two primary deliverables. The first is a set of individual property assessments (one currently occurring at Town Hall) and the second is an AWP. This request is to initiate the second deliverable. Please see the memo provided by Rhonda Bell for further and more detailed information.

- III. **RELATIONSHIP WITH OTHER PLANS:** This AWP will be a standalone (advisory) planning document centered around the downtown area. The Town will not be held to its findings or strategies.

- IV. While the AWP and the Lyons Thrive Comprehensive Plan will share the same goals, this plan will solely center on what tools and strategies can be used to incentivize development, redevelopment and infill within the town's downtown area.

- V. **Proposed Engagement:** It will be expected that the plan-making process will be a community process. The general public, stakeholders, business owners, the Chamber, and all boards and commissions will be engaged so that this plan is representative and robust.
- VI. **RECOMMENDED ACTION / NEXT STEPS:** Staff recommends supporting the draft work plan and moving forward with the Area Wide Plan (AWP).
- VII. **FISCAL IMPACTS:** There is no fiscal impact that will result from this process. The plan, Stantec's work, and staff time (\$15,000) are all covered by the Colorado Department of Public Health and Environment (CDPHE) U.S. Environmental Protection Agency Statewide Brownfields Assessment Grant (SWAG) No. 4B95821202.
- VIII. **LEGAL ISSUES:** N/A
- IX. **CONFLICTS OR ENVIRONMENTAL ISSUES:** N/A
- X. **SUMMARY AND ALTERNATIVES:** The Board of Trustees may choose to advise staff which direction they prefer.