

Town of Lyons, IGA TASK FORCE – Housing Density Data

(Data provided by Town Planner Bowen, report and analysis consolidated by D. Matthews)

Comparison of existing Lyons Density vs the Draft IGA (Updated 18-Jun-2024)

Data Overview:

The attached housing density data of existing developments across Lyons was provided by Lead Planner Andrew Bowen and was provided to IGA Task Force chair on 18-Jun-24. The handwritten density per acre is Mr. Bowen's math.

Clarification and validation of this data was requested 19-Jun-24 along with a request to include details about the properties included, a request for the data that included the Summit housing complex and validation as to if streets and byways should be included in the density calculations. As of the time of this publication (24-Jun-24) the requested updated data had not been received.

Data Summary:

The sample housing density data provided the following housing density averages for the following sections within the town limits of Lyons:

- Steamboat Valley: 1.6 pe acre
- Eagle Canyon: 2.7 per acre
- North Downtown: 3.8 per acre
- Stone Canyon: 3.8 per acre
- Confluence: 4.7 per acre
- 2nd/McConnell Dr: 4.7 per acre

Preliminary Conclusion:

In the Draft 2024 IGA, the LOWEST density numbers proposed were 6 housing units per acre. On the Connor, Boone and Carpenter property the proposed density is 6 to 12 units per acre which, using conservative math, is 3.7 to 7.5 times higher density than the surrounding properties. Even if the housing units are considered duplex or triplex housing units, the building density (number of buildings) is still significantly higher that the surrounding area.

At the 2.4 person per household number used by the planners, the population (aka traffic, water needs, etc.) are significantly above current developments. The actual population count would be estimated to be as high as 40%+ over the current calculated population of the steamboat value neighborhood. Again, these are only preliminary estimates based on the standards set out in the Draft IGA.

For the Hawkins property (next to Stone Canyon) the density in the Draft IGA is 12 to 16 units per acre or 4.4 to 5.7 times the density of the surrounding neighborhood properties.

On the Loukonen Area A & C the proposed density is also 12 to 16 housing units per acre which is **3.4 times higher than the highest density that exist in the most densely developed part of town today** (i.e. 2nd/McConnell or the Confluence) excluding again the streets and public spaces.

The 2012 IGA and the Comprehensive plan both references clearly and in multiple ways, the need to be consistent with current style, "to preserve the rural quality of the land", to "avoid sprawl", to "minimize the impact on surrounding development", etc.

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Note: Digital copies of data has not yet been provided so scanned copies of provided data are included in this preliminary report.

Eagle Canyon

Sq Feet	Acreage
16,482	0.38
14,151	0.33
12,449	0.29
18,324	0.42
11,909	0.27
14,532	0.33
13,165	0.3
15,805	0.36
14,454	0.33
35,435	0.81
12,606	0.29
13,579	0.31
Average	16,074

2.7 per Ac

Steamboat Valley PU

Sq Feet	Acreage
28,961	0.67
31,297	0.72
25,710	0.59
46,115	1.06
23,925	0.55
27,113	0.62
16,195	0.37
18,470	0.42
30,382	0.7
20,341	0.47
23,941	0.55
18,442	0.42
Average	25,908

1.6 per Ac

North Downtown

Sq Feet	Acreage
7,376	0.17
17,226	0.4
8,447	0.2
14,838	0.34
10,105	0.23
10,556	0.24
10,513	0.24
10,269	0.24
10,679	0.24
9,307	0.21

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	10,081	0.23
	13,987	0.32
Average	11,115	0.26

3.8 per AC

Confluence	Sq Feet	Acreage
	6,835	0.16
	10,365	0.24
	6,900	0.16
	6,816	0.16
	13,543	0.31
	12,394	0.28
	6,804	0.16
	8,291	0.19
	10,426	0.24
	7,003	0.16
	7,410	0.17
	11,935	0.27
Average	9,060	0.21

4.7 per AC

2nd/McConnell Dr	Sq Feet	Acreage
	7,858	0.18
	7,614	0.17
	10,175	0.23
	10,976	0.25
	8,474	0.2
	9,898	0.23
	8,824	0.2
	9,231	0.21
	8,661	0.2
	12,429	0.28
	7,618	0.17
	9,602	0.22
Average	9,280	0.21

4.7 per AC

Stone Canyon	Sq Feet	Acreage
	9,712	0.22
	8,860	0.2
	10,030	0.23
	15,180	0.35
	9,270	0.21
	11,908	0.27
	9,842	0.23
	11,612	0.27

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	12,928	0.3	
	14,433	0.33	
	9,423	0.22	
	11,298	0.26	
Average	11,208	0.26	3.8 per AC