DEVELOPMENT PIPELINE

Town of Lyons

DEVELOPMENT	DESCRIPTION	ADDRESS	START/LAND USE APPLICATION	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2022 Q3	2022 Q4
Farmette	**Improvements**	4121 Ute Highway	9/9/2020								
Denver Rec	**Improvements**	4071 Ute Highway	10/28/2020								
Spirit Hounds Distillery	**Expansion into 4180 Ute Highway**	4196 Ute Highway									
Summit Housing	**Housing Development**	0 Carter Drive									
Think Generator Development	**PUD, River Restoration**	4651 Ute Highway									
Main Street Brewery & Beer Garden	**Redevelopment & Expansion**	446 Main Street									
A-Lodge Hotel	**Redevelopment & Expansion**	338/328 Main Street									
River Bend	**PUD expansion**	501 W. Main Street									
Main Street Project	**Redevelopment & Expansion, Housing**	400-402 Main Street									
Broadway Multimodal Transportation Improvements	**Multimodal Infrastructure Improvements**	Broadway									
St. Vrain Corridor Trail	**Trail Expansion**	McConnell to 36/66 Junction									
Burlington Hotel & Opera House	**Redevelopment & Expansion**	349 Main Street									
Bella La Crema	**Expansion**	405 Main Street									
U Pump It	**Redevelopment & Expansion**	4065 Ute Highway									
Planet Bluegrass Expansion	**Redevelopment & Expansion**	304 2nd Avenue									
Lyons Valley Park	**Housing (new local partnership)**	344-354 McConnell Drive									

Current Development Tracking

Address	Description	Project Type	Decision-Maker	First Contact (if known)	Pre-App Conference Date(s)	App Submitted	App Package Received	Completeness Check	Review/Referrals Due	Revised App Submitted	Final Action	Final Action Date
4651 Ute Highway	Tamburello Development – PUD, river restoration, development	PUD; Development Plan Review	PCDC and BOT; BOT		UNK; 1/21/2020							
4071 Ute Highway	Retail Marijuana establishment improvements; backflow preventer and shut-off valve	Minor Building Permit(s)	Administrative	10/28/2020	—	10/28/2020; 1/11/2021	—	—	—	—	Issued	1/11/2021
450 and 446 Main St.	Main Street Brewery & Beer Garden	Site Plan Review	Administrative	10/20/2020	12/18/2020?; 1/5/2021							
349 Main Street	Burlington Hotel & Opera House	Development Plan Review	BOT									
Broadway	Broadway Avenue Improvements	Infrastructure	BOT/Admin									
McConnell to 36/66 Junction	St. Vrain Corridor Trail	Infrastructure	BOT/Admin									
338 and 328 Main St.	A-Lodge Hotel Redevelopment & Expansion	Site Plan Review	Administrative		UNK; 1/6/2021							
UNK	Hotel Partnership - Cavanaugh	Development Plan Review	BOT									
0 Carter Drive - Summit	40 units of affordable housing and associated infrastructure	Post-Development Plan Actions	BOT/Admin									
4065 Ute Highway	U Pump It Redevelopment	Lot Consolidation; Conditional Use Process; Development Plan Review	Admin; BOT; BOT	10/22/2020								
501 W. Main Street	Riverbend PUD expansion	PUD	PCDC and BOT									
4196 Ute Highway	Spirit Hound Expansion into 4180 Ute Highway	Site Plan or Development Plan Review	Admin or BOT									
405 Main Street	Expansion of Bella La Crema and merging into 401	Site Plan or Development Plan Review	Admin or BOT									
400-402 Main Street	Adding a second, and potentially third story, condos	Development Plan Review	BOT									
401 Main Street	Bank building expansion, consideration of three stories	Development Plan Review	BOT									
304 2nd Avenue	Ferguson, consideration of two or three stories	Development Plan Review	BOT									
4170 Ute Highway	Retail Marijuana Development	Site Plan or Development Plan Review	Admin or BOT									
344-354 McConnell Drive	Under contract - LVP buildout – new local partnership	Development Plan Review	BOT									