



Section 1 Introduction

The Town of Lyons *Parks, Open Space and Trails Plan* (POST) provides a comprehensive assessment of the existing recreation and land-based resources, resident needs, and the recommendations for meeting these needs. This Plan builds upon the *Comprehensive Plan* (1998) as well as other park master plans and resident surveys.

AREA CONTEXT

Lyons is set in a beautiful and diverse creek valley bounded by shrub and grass covered hillsides, prominent buttes, ridges, and mountain peaks. Located in north Boulder County along the interface of the Rocky Mountains and the high plains, the Town encompasses over 800 acres, and is bordered by publicly owned lands to the east, west and south. An area of approximately nine square miles, including the Town of Lyons and the surrounding landscape was examined in developing this plan.

PURPOSE & NEED FOR THE PLAN

The purpose of the *POST Plan* is to provide the community of Lyons with a guide for making desirable decisions concerning the future of parks, trails and open space. As an element of the *Comprehensive Plan* (1998), it is intended to be used as an information resource, as a future vision of parks and trails development, and as a road map for realizing the development of recreation facilities and conservation of significant lands. The recommendations contained within this document reflect community recreational interests, opportunities and constraints. It also portrays consideration for the development of parks and trails and the concerns for natural, cultural and scenic resources. The *POST Plan* articulates long-term opportunities as well as short term projects to meet current pressing issues.

Given the high percentage of Lyons residents who seek outdoor recreation opportunities, recreate within conserved open space areas, and who utilize public trail systems, the need for more extensive recreation facilities is a primary local concern. Although many of the recommendations outlined in former park development plans have been implemented, the existing recreational facilities have become outdated or insufficient in meeting community demands. In addition, the continued growth of the Town has raised concerns of how and where new development should occur, and what the long-term impacts are on the qualities of the community environment.

PLAN PROCESS

The *POST Plan* was created through the combined efforts of local citizens, the Citizen Steering Committee, the Park and Recreation Staff, and a project team of planners. Additionally, the National Park and Recreation Association Standards, a resident survey, and a comparative community analysis were used for a comprehensive needs assessment. Financial support for the project was provided in part by a grant from the Great Outdoors Colorado Trust Fund.

Methodology and Approach

The *POST Plan* was developed based on:

Assessing Existing Conditions

- *Existing park, open space, trail, and recreation resources were inventoried and mapped.*
- *Opportunities and constraints to recreation provision and development were determined.*
- *Special user groups and representatives were identified.*

Determining Community Needs

- *Public meetings to solicit resident input were held.*
- *A community-wide recreation survey was conducted.*
- *Special user groups were inventoried.*

Making Recommendations

- *Specific projects are recommended.*
- *Priorities, responsibilities, general costs, and phasing are provided.*
- *Funding sources and evaluation tools are identified.*

The introduction of the Plan as well as Parts Two and Three are largely informational, and provide the background necessary to support the plan's recommendations. Parts Four, Five and Six set forth specific recommendations for building park, open space and trail systems, as well as implementation and phasing methods.

"POST" Citizen Steering Committee

To assist the community in preparation of this plan, a POST Steering Committee was formed to guide, review and comment on the progress of the plan. This group represented a spectrum of citizens with diverse views regarding recreation issues and concerns.

Public Meetings

Three public meetings were conducted to provide opportunities for citizen review and input in developing the plan. These group sessions allowed participants to identify specific qualities and issues for the development of recreation facilities and open space, for alternative solutions, and to generate means for implementation of the plan.

Special User Groups

Individuals representing a diversity of special user groups and land resource management agencies were interviewed to determine the concerns and needs relative to open space, parks and trails.

Public Survey

In addition to public forums, a mail-back survey was distributed to Lyons' residents in May 1999 that afforded opportunities for individual citizens to share their suggestions and concerns about parks, trails, and open space. Thirty-four percent (266) of the surveys were completed and returned, and the data was tabulated and organized to provide the project team with a detailed understanding of resident sentiments. All suggestions and comments received were considered in the development of the plan.

Key Park and Recreation Findings from the Survey

(See Appendix for a more in-depth summary)

- *Respondents are satisfied with the existing number of parks and playgrounds.*
- *Respondents are somewhat satisfied with the number of multi-use facilities, picnicking and camping amenities, information about Lyons park and recreation programs, and general maintenance of parks.*
- *Respondents are very neutral about recreation programs (This could be construed as a lack of knowledge about programs or a general feeling that programs are adequate).*
- *Hiking and biking in and around Lyons are the most popular recreational venues. Swimming is the third most popular activity, but does not take place in the Town.*
- *A swimming pool and recreation center are the most desired recreation facilities.*
- *Meadow Park is the least favored recreation resource in Lyons (This may be construed as dissatisfaction with the design, maintenance, or uses and users).*
- *Bohn Park is the most favored park facility.*

Relationship to Other Plans

The Town of Lyons POST Plan is an extension of previous planning efforts, and augments goals and policies identified in the *Comprehensive Plan* (1998) that are relevant to parks and trails development, and open space conservation. Issues and recommendations concerning the natural environment, future land use, transportation and circulation that were voiced in the *Comprehensive Plan* were also considered in developing park, trail, and open space recommendations. Other planning documents such as the *North Foothills Open Space Draft Management Plan*, the *Boulder County Comprehensive Plan & Updates* (1983), the *Lyons Valley Recreation Study* (1981) and previous recreation plans also provided useful background information.

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Section 2 The Plan

PLANNING GOALS, QUALITIES AND ISSUES

The following goals, qualities and issues establish the basis for the plan recommendations. Please see Appendix A for the existing conditions that provide backup data to support these statements.

Goals

This *POST Plan* addresses a number of issues and concerns related to existing and desired recreation facilities and land-based resources. The goals emphasize collaborative efforts between private landowners, local and county governments, state and federal agencies, special recreation interest groups, and a variety of funding entities. The following goals were identified and articulated based on public and staff meetings and survey results:

- *Preserve Lyons' rural character, unique surroundings and special sense of place.*
- *Create an integrated and interconnected park, open space and trail system both locally and regionally.*
- *Identify future park, open space, and trail needs, and work to ensure that adequate spaces are preserved to meet the Town's future needs.*
- *Ensure a variety of park, open space, and trail facilities to meet the diverse needs of the community.*
- *Work with public and private partners to preserve significant natural, scenic and cultural resources and to create urban buffers.*
- *Create an expanded trail system and provide safe and direct highway crossings that connect park, open space and other destinations.*
- *Take advantage of the unique natural characteristics of Lyons to create special recreation amenities (e.g., kayak/tubing run, wetland/riparian education, natural and cultural resource enhancement, and public art representative of the local area).*
- *Create a realistic park, open space and trails plan that is financially feasible and that considers the requirements for park operations and maintenance.*
- *Ensure that the plan is flexible and can respond to unforeseen changes and needs.*

Overall Qualities

Qualities such as environmental attributes and the small-town character of Lyons contribute greatly to the identity of the community. The following qualities of the Town and surrounding area were noted as important to retain and enhance:

- *Small town character with spectacular scenic beauty*
- *Unique geologic formations framing Town plus many other special natural resources*
- *Expansive Boulder County Open Space adjacent to the Town*
- *Excellent variety of recreation amenities that range from biking and hiking to creek tubing*

- *Excellent partnering with private sector for providing special events that give Lyons a unique character/image*
- *Good beginning of a trail system that provides safe and quality access through major portions of Town*
- *Quality outdoor recreation opportunities year-round that include ice rink sports*
- *Excellent variety of wildlife and natural resources throughout much of Town*
- *Unique riparian systems and geology which provide exceptional opportunities for environmental protection, education, and interpretation*
- *Major recreation and natural resource artery of the St. Vrain Creek Corridor*
- *Several small scale, low-use roads that provide opportunities for biking and walking*

Overall Issues

Like many towns on the Front Range, recreational opportunities enhance community livability. Residents stated that recreational needs are changing and desire park and trail improvements, as well as an expansion of the open lands system.

The following are included as issues of concern:

- *Need to connect park, open space and trail systems*
- *Limited park, open and trail system in north with few system connections*
- *Major roads to and through Town make connections difficult and unsafe*
- *Need for more parks, recreation, open space, and trail amenities to accommodate teens*
- *Need to enhance/restore portions of St. Vrain Creek as a major natural and recreational resource*
- *Need for some off-leash dog areas in parks, open space and trails*
- *Need to continue to partner with others to implement parks, open space, and trails plan*
- *Need more staff and equipment to maintain Town's park, open space and trail system*

**Specific issues directly related to park, open space, and trail components are listed under each section.*

Parks and Recreation Qualities and Issues

Parks and Recreation Qualities

Residents of the Town voiced opinions on park qualities that they wish to retain and enhance:

- *Surrounding open space and undeveloped landscape characterized by dramatic and scenic rock formations*
- *Diverse and distinct environmental character of each park site*
- *Diverse passive and recreational opportunities afforded by St. Vrain Creek*
- *Integrated parks, trails and conserved open space systems*
- *Human-scaled park areas*
- *Expansive level terrain for an athletic field development (Bohn Park)*
- *Unique and beautiful natural park setting with the creek, rock cliffs, and shaded picnic areas near the water (Meadow Park)*

Parks and Recreation Issues

The public also voiced issues that need to be addressed in developing a park system:

- *Neighborhood park facilities in the north area will be inadequate if the elementary school site is not retained as a park/recreation area in future.*
- *Need for more multi-use sport fields and an additional softball field. Separate, designated soccer fields are needed as well.*
- *Overuse of fields causes degradation and maintenance difficulties.*

- *Need for park and recreation facilities to accommodate teens (e.g., lighted ball fields, tennis courts, basketball courts, rollerblade and skateboard areas).*
- *Need for indoor facility to accommodate recreation programs and a public pool.*
- *Need more recreation programs year-round.*
- *Some people feel a need for a public riding arena in Town.*
- *Need more space for Lyons Park, Recreation and Cultural Department.*
- *Need to include significant cultural resource areas in park planning.*
- *Need to continue to ensure quality planning for the parking, shuttle, and pedestrian circulation during major events.*
- *Need more native/adaptive landscaping to help reduce water consumption.*
- *Need to upgrade and replan existing and proposed town parks. Meadow is outdated and many feel it focuses too much on serving users from outside the Town as the entry is poorly defined and unattractive and there is too much parking. Some feel camping should remain, while others feel the campground should be removed. Trail connections are lacking, restrooms are inadequate, the ballfields are undersized for most league use and the unique history of the area is not interpreted. Bohn Park has recently had over 20 acres added and needs to be replanned. Lyons Valley Park has no approved plan and some fear that significant resources such as the lakes could be harmed or lost.*
- *Gently sloping lands near the center of Town that are suitable for future active park and recreation are severely limited.*

Trails and In-Water Use Qualities and Issues

Trails Qualities

- *A quality trail system has been started along St. Vrain Creek*
- *The Hall Ranch open space trailhead, proximate to the Town, provides for multiple recreation uses*

Trails Issues

- *Trail connections from the Town to Hall and Heil Ranches and between the two open space parcels are inadequate.*
- *Need to extend the existing multi-use trail to form a town-wide trail system which also links to surrounding region.*
- *Need for a north area trail system*
- *Need for north and south trail connections*
- *Need for more loop trails*
- *Need for more in-town trail connections to all major destinations*
- *Need trails that are not multi-use, especially pedestrian-only trails, which afford opportunities for wildlife observation in natural and solitary areas.*
- *Need to address conflicts that exist between trail use and preservation of riparian resources*
- *Desire for trails in the Steamboat Mountain and Eagle Canyon area*
- *Need to improve trail and pathway crossings at key destination areas along all major roads through Town*
- *Need for overall unified trail signage system*
- *Need to improve and create additional trailheads*
- *Need “off leash” trails for dogs*

In-Water Recreation Qualities

- *St. Vrain Creek which travels through Meadow Park, has the qualities necessary for making kayak and tubing improvements (i.e. adequate channel width and stream gradients)*
- *Kayakers from the Town and surrounding area have requested whitewater improvements in the Towns*

In-water Recreation Issues

- *Need to improve in-water kayaking and tubing through Town; need to remove unsafe in-water barriers, need well identified put-ins and take-outs*
- *Need an additional swimming hole*
- *Need to improve fish habitat*

Open Space Qualities and Issues

Definition of Open Space

The terms “open, rural and vacant lands” connote a range of meanings that are subject to various interpretations. In general, these terms describe environments that possess important natural, scenic, and cultural values that warrant some form of long-term protection. Additional community benefits include buffering from other communities, maintaining productive agricultural lands, and providing for recreation. Open space could include, but is not limited to the following:

- *Lands that provide spatial definition of and between urban areas.*
- *Lands that support fragile ecosystems, natural and scenic areas, and fish and wildlife habitats and corridors or lands that support other important areas of bio-diversity, natural resources and landmarks.*
- *Lands that possess cultural, historical and archeologically significant areas.*
- *Lands designated as areas of environmental concern, generally in multiple ownership that may require the use of several different preservation methods.*
- *Lands that support or provide linkages and trails; access to public lakes, streams and other suitable open lands; stream corridors and scenic corridors.*
- *Lands of natural resource value that include forest, range and agricultural land, aquifer recharge areas, and surface water.*
- *Lands within or adjacent to a park or public open lands whose development potential is clearly incompatible with those lands.*
- *Lands for outdoor recreation areas limited to passive recreational use such as hiking, photography, nature studies, bicycling, horseback riding, or fishing.*

Open Space Qualities

- *An extensive amount of conserved, publicly-managed open space surrounds much of Lyons*
- *The existing system establishes growth boundaries on much of the west, south and east portion of the Town*
- *The existing system provides exceptional hiking, biking, and horseback riding, and wildlife viewing opportunities*
- *The system conserves wildlife habitats and corridors that provide for game, non-game and several wildlife species that are of concern*
- *The open spaces preserve the visual quality of ridgetops and steep slopes on large portions of lands to the east, west and south of Town*

Open Space Issues

- *Need to continue partnerships with the City of Longmont, Boulder and Larimer counties for open space protection*
- *Need clear justification defining which lands are the most critical for preservation*
- *Need to create open space buffers on the north and east sides of Lyons*
- *Need to use open space to continue to preserve the visual quality (e.g., steep side slopes, ridgetops)*
- *Need to recognize that seasonal closures may be needed to protect wildlife*
- *Need to stress the preservation of sensitive natural resource areas, focusing on the preservation of riparian and drainage areas*
- *Need to recognize that many of the open space areas dedicated to the Town are steep slopes and drainages which are not suitable for many types of active recreational activities*

RECOMMENDATIONS

Parks

Develop a North Area Park

Construct one new community park in the north area of the Town to meet current and projected demands for neighborhood and community needs, since there are no developed parks in the northern tier besides the elementary school site. An area to consider is the Boone (Sterling) Quarry site because of its environmental setting, cultural significance, and north-central location. As development occurs in the north, the Town should work with landowners to secure adequate lands around the quarry site to provide access and parking, trails, picnic areas, overlooks, and cultural interpretation of local mining and geologic history. Much of the site should remain in a natural “post-mining operation” condition, and both the use and the developed facilities should be appropriate to the context of the site. If this site cannot be utilized, work with landowners as development occurs to secure another area or areas to provide adequate north area parks.

Existing areas within subdivisions should be considered for small-scale facility development that may include quality playgrounds, trailhead parking, and picnic areas for neighboring residents. In the future, new development, if of the appropriate scale, should be required to dedicate land for parks that can sustain active facility development such as a playground or multiuse field.

Pursue Acquisition of Suitable Lands for a Recreation Center & Additional Park Facilities

Future acquisition of the 99-acre Olson Property located to the south and southwest of Bohn Park would allow for multiple uses that maximize community-wide recreational and open space benefits. Potential uses of the land could include development of a secondary access to Heil Ranch, the development of a Town park to accommodate future field needs, public school development, “attainable housing,” joint recreational facilities with the school district, and possibly an equestrian area. If the property is acquired, an overall master development plan should be generated. The recreational facilities in the recreation center should, at a minimum, strongly consider a swimming pool if funding can be secured.

If some or all of this site cannot be acquired, the Town should work closely with the County to find an appropriate trailhead and parking area for Heil Ranch and find lands that are suitable for a recreation center and additional fields. Future lands must be capable of supporting several fields for use and maintenance efficiency. Due to the limited amount of gently sloping lands suitable for public recreation facilities, future park and recreation sites may need to be pursued near the edges of the Town. The lands along Stone Canyon or adjacent to Dowe Flats may be possible sites.

Utilize Elementary School Facility

The existing playground areas on the east side of the Lyons Elementary School should be retained for public use. Given the central location of the facility, the “pocket park” serves one of the largest concentrations of residents in the Town. The uses of the park that should be retained include a playground, basketball courts and green space. In the event that the school facility should be closed or relocated in the future, the park should be preserved and improved to integrate with and enhance the surrounding neighborhood.

Provide Areas for Event Parking and Camping Where Feasible

Event parking should continue to be permitted at Bohn Park. However, once the fields are constructed the Town should work with the event manager to find alternate parking solutions in case of inclement weather. The high school should be contacted for the possible use of their parking lot.

Event camping should continue at Meadow Park, but fewer campsites may be available in the future since a portion of the site will become an arboretum. However, a portion of Bohn Park may be suitable for event camping. As new lands are secured for future parks and a recreation center, ensure that portions of the site can be used for event parking and/or camping.

Upgrade Existing Community Parks

The Town should focus its efforts for the next number of years on upgrading and developing its existing parks. The concept plans included in this document for Meadow, Bohn, and Lyons Valley River Park are general and reflect only one possible arrangement of uses. More detailed plans, with public input, should be developed for each park once funding is available.

Meadow Park. The redesign of Meadow Park should be focused on providing convenient and safe access for residents and visitors, and for the development of facilities that do not detract from the natural setting of the site. Softball should be relocated to Bohn Park to allow greater flexibility of the Meadow Park field space for a diversity of recreational venues. The campground and entry parking should be removed and replaced with an arboretum and a botanical garden of native vegetation that includes a multi-use picnic type shelter that can be used for educational classes. The botanical garden should illustrate examples of xeriscape planting and help residents understand appropriate plant materials for their gardens. As part of the botanic gardens, a riparian interpretive trail would be developed on the south side of St.Vrain Creek. An additional group picnic area would be provided while other areas such as individual picnic sites, volleyball, the swimming hole, fishing, horseshoes, and the playground would be retained and become more integrated into the park design. Recreational uses would take advantage of the natural and cultural amenities of the site that include interpreting mining, railroads, and stream ecology and geology. Small-scale recreational activities would continue to be accommodated at the site that includes volleyball, ice skating, horseshoes and picnicking. The park should be defined by a prominent entry gateway with sculpture, pedestrian crossings, and native landscape plantings. Additional sculptures may be used to illustrate the railroad history and importance of the Golden Eagles that nest in the adjacent cliff area.

The park should be included as a “node” in the town-wide trail system and have two bike and pedestrian bridges at the south and north ends of the facility. This trail system would have road underpasses to ensure users would not need to cross highways to reach the park. The park would also have an in-water kayak run that includes ample space so innertubers, fishermen, and waders can continue to use the area. The area would have space for recreationists to put-in at the north end of the park and kayak or tube to the south end. A take-out system would be provided so users can get out of the water and carry their tubes or kayaks back to the put-in areas. In-stream habitat improvements would also be provided in these sections of stream. *(See Concept Plan, Meadow Park)*

Work with landowners directly adjacent to the park, such as the Rainy, Ramey, or Haines property owners to see if equitable arrangements can be made to preserve and use the parcels as part of Meadows Park in the future.

Potential facilities include:

- Arboretum/Botanical Garden
- Multi-use grass field (would accommodate soccer)
- Rock climbing area
- Interpretive areas for ecology, railroad and mining, eagles
- In-stream boating/fishing access and improvements
- Pedestrian/Bicycle path with two bridges
- Bicycle Path
- Sand volleyball court/Ice skating rink
- 3 Group picnic areas/shelters
- 2 Restrooms
- Parking areas
- Swimming hole
- Kayak access and take-out

Bohn Park. Twenty-five acres of relatively level undeveloped land were added to Bohn Park. These new lands were purchased to provide additional space for active use facilities such as ballfields. The following facilities should be considered at Bohn Park, however, due to neighborhood concerns the uses and siting of facilities should be further evaluated with additional public input when more detailed plans are developed. If any of the recommended active uses are found to be inappropriate at Bohn Park, another suitable site should be provided since these uses are needed by the community. The ballfields at Meadow Park should be relocated to the site and enlarged. The two existing Bohn Park ballfields should be relocated or shifted so they can be enlarged and spaced appropriately. Hard surface areas should be concentrated on the north portion of the site and include a skate park, in-line hockey area, basketball, and tennis courts. Since the park has many residential neighbors, all uses should be carefully sited to minimize negative impacts to area landowners. Light, noise, traffic and other intrusions to local residents should be closely considered as the plan develops. Scheduling and lighting design should be carefully planned to help reduce potential area impacts. Portions of the park adjacent to the St.Vrain Creek should continue to include passive uses that do not detract from the “natural” setting of the riparian area, and should include areas for fishing, boating, informal picnicking and an area for sculpture display. Trails should be designed to ensure safe access to adjacent neighborhoods, the middle/high school complex and Heil Ranch Open Space.

A space should be planned for arts-in-the-park where the community can gather for small-scale performances of music, theater, and special events. Consideration should be given to the development of a pond feature as part of the arts-in-the-park focus. Although future development of the site would be extensive, the open character, viewsheds and historic agricultural features of the site should be retained. *(See Concept Plan, Bohn Park)*

Should this land need to be used for a new elementary school, adequate lands for the facilities listed below should be found. Due to the topography of Lyons, suitable lands may have to be sought east Lyons along Stone Canyon and around Dowe Flats, or possibly at the vacant cement plant near the intersection of Highways 66 and 36. In the event that this site is used for a school, the Town should work closely with GOCO and follow all applicable requirements. This is

especially important since GOCO funds were used to help purchase additional Bohn park lands with the idea that the park would be used for active recreational facilities.

Potential facilities include:

- 1 Legion Field (lighted)
- 3 Softball Fields (not lighted)
- 2 Soccer/Multi-use Fields
- 1 In-line Hockey Rink
- 2 Tennis Courts
- 2 Basketball Courts
- 1 Skateboard Park
- Trail linkage (soft surface) to neighborhoods, Heil Ranch Open Space, Middle/High School
- Parking

**Please recognize that these and other uses for Bohn Park will be considered when the plan is further developed (e.g. such as a swimming pool or an “off leash” dog area).*

Lyons Valley River Park. The plan should meet all 404 Permit requirements. The secluded character and the mature stands of cottonwood, willow and associated understory vegetation should be augmented so that wetland vegetation can be established, especially along pond edges. The design of the site should aim to establish water flows through ponds and to stabilize stream and pond banks. Holding “filter” ponds should be considered to help keep the main ponds cleaner. In-water drop structures, stream bank stabilization, supplemental plantings, and simple water aeration structures should also be considered. Visitor uses should focus on passive forms of recreation that include interpretation and education of the natural ecological system through interpretive exhibits and ecological restoration demonstration projects. Minimal facilities that accommodate these uses should be provided, such as an interpretive pavilion, informal picnic areas, benches, and trails. The site should not have many facilities and should be maintained primarily as a natural area.

If possible, the bridge and road structure through the area should be designed to minimize impacts to the wetlands by providing adequate areas for water flow (*See Lyons Valley Park Plan, provided by the Town of Lyons, to envision some of the concepts proposed by the adjacent development*).

Potential facilities include:

- Informal picnic areas (only a few)
- Nature trails (small scale)
- 1 Pavilion/Learning Center
- 2 or more filtering ponds

Sandstone Park. Formerly a railroad right-of-way, the linear configuration of Sandstone Park limits the type and use levels of this “greenbelt.” Although the park provides facilities such as picnic tables, parking, and a visitor center, consideration should be given to enhancing the functional use of the park, interpreting the historic context of the site, and improving the “gateway” qualities by adding landscaping. The park's location next to the downtown makes it a good location for events. These special events should continue, however the overhead powerlines should be removed from the area used for carnival rides due to the potential hazards. A playground should also be considered.

Develop Joint Use Agreement with the St. Vrain School District

Given the need for indoor recreational space and considering the associated operating costs, the Town and St. Vrain School District should establish more joint use agreements that affords greater recreational opportunities for the public at the schools. Use of gymnasiums and school cafeteria areas before and after school hours could be expanded for diverse community programs that include basketball, volleyball, aerobics, martial arts, dance, and various exercise classes. Use agreements could also be expanded so the school and Town could more easily utilize outdoor facilities both at the school and at town parks. The Town should also work with the school to see if an additional ball field can be built on the high school grounds. These agreements would allow the Town and the schools to better meet recreational programming needs in the short term while funding for the development of a community recreation center is sought.

The Town and County should work with the high school to see if the school parking lot can be used by Heil Ranch trail users.

Locate Additional Space for Park, Recreation & Cultural Department Operations

Currently, the space for the Parks, Recreation, and Cultural Department cannot accommodate staff needs, and additional space is needed. Potential solutions may include allocating space at a new recreation center, space at the existing St. Vrain Elementary School or currently underutilized structures in Lyons. The office space should be central to Town with ease of access to the Town's parks, trails, and open space.

Add Additional Staff to the Park, Recreation and Cultural Department

The current staff is slim with only two full-time, year-round staff and one part-time, year-round person. The remainder of help comes from the Youth Core, the camp host and volunteers. All communities are unique in terms of their park, recreation and program needs. However, from studying other small communities, the Town's current staff level is low. This is especially true since Meadow Park is a regional park with extensive use, Bohn Park is planned to be significantly expanded, and Town open space areas need weed control and other maintenance.

In the near future the department should at least be provided with a full-time administrative assistant and one to two additional full-time seasonal personnel. The department should also take advantage of non-profit organizations to channel funds through their programs to support additional maintenance employees. More staff will be needed once Bohn Park and the arboretum at Meadow Park are developed, and to maintain, and properly supervise potentially dangerous facilities such as the Skateboard Park and the in-line hockey area. Additional maintenance staff will also be needed as development occurs and as more town parks and open spaces are dedicated.

Create Park Character "Kit of Parts"

Develop a "Kit of Parts" to guide the character of development for all of Lyon's parks. These guidelines should be created in the near future, perhaps when the next level of planning is done for one of the Town's community parks. The "Kit of Parts" should include guidelines and illustrative examples for a wide range of park facilities such as signs, benches, fencing, walks, and special features.

All character guidelines should reflect the natural resources of the Town and should stress durability and low maintenance. For example, sandstone should be used for major signs, special walks and plazas and as accent materials. Trash receptacles, lights and benches should be metal and should be painted dark colors such as black or dark green to blend in with the natural environment.

Develop Community Gateway Areas

Given the volumes of traffic that pass through Lyons, formalized gateway areas should be developed to add to the sense of place in Lyons. Gateway areas would also assist to calm traffic near the Town entries. Gateway areas should include landscaping and signage that reflect the local character of the Town, and should provide for pedestrian crossings in appropriate areas. Areas to focus on include the east “portal” near the beginning of the one-way thoroughfare system and west of the downtown area at the intersection of High Street and US 36.

Trails

Trail recommendations identify corridors that should be developed to create a linked system to major destinations within and adjacent to the Town. The system primarily provides for separated-grade trails, and utilizes some existing conserved open space areas. The major trail along St.Vrain Creek from the intersection of Highway 66 and 36 (to the east) to the proposed pedestrian bridge leading to Old St.Vrain Road (to the west) should be paved. The remaining off-road trails should be unpaved. All off-road trails should be multi-use except the ones on county-managed lands. The paved trail that runs through the Town should have a parallel, unpaved trail for horses, and runners (where feasible). Trail use on County lands should follow existing regulations. Construction of trails should be implemented in a manner as to minimize the impacts on significant environmental resources.

South Trail System (Off-road)

Bohn Park to South Ledge Ditch

- *Create effective, direct alignment along east or west edge of Bohn Park Property and along west edge of school property.*
- *If the trail is placed on the east edge of Bohn Park, provide a buffer area between the trail and the back of the existing homes by using vegetation and the irrigation ditch.*
- *Connect to residential streets and to the school at logical locations.*
- *Possible need for separation between the school field and the trail to ensure safety.*
- *Entire alignment has gentle grades and no wetlands or obvious environmental issues.*

South Ledge Ditch East from Olson Property to Ideal Cement (East)

- *Work with ditch owners to obtain trail use rights along south edge of ditch.*
- *Connect ditch trail to Ideal Cement area (at railroad track) following the existing ridge and then cross the St. Vrain Creek, possibly at existing old wood bridge.*
- *Provide logical and scenic connections to Hall and Heil Ranches, the St. Vrain Creek Trail, and t other regional connections.*
- *Work cooperatively with landowners to acquire easements at Ideal Cement property to establish a staging area/trailhead. Ditch bank provides a flat trail alignment (North side of ditch), and there is an existing two-track dirt road that could be utilized.*

South Ledge Ditch from Olson Property West

- *Work with ditch owners to obtain use rights along North side of ditch on the existing two track dirt road*
- *Connect directly to Old St. Vrain County Road (at curve) to proposed future Heil Ranch Trail and trailhead area*
- *Connect along Old St. Vrain County Road to existing intersection cross with an at-grade crossing at stop sign (tight right of way)*

Creek Route Trail Connection – from Longmont Diversion Structure to Existing St. Vrain Creek Trail

- *Connect to Old St. Vrain County Road near Longmont Diversion Structure with a special attention given to design of road-trail interface.*
- *Maintain buffer between new trail and existing home.*
- *Create a short trail approach and new bridge over creek upstream of diversion dam; positive conditions for bridge location:*
 - *High solid rock banks*
 - *Narrow crossing*
 - *Existing riparian disturbance*
- *Create a new trail from the bridge to St. Vrain trail that follows highway and South St. Vrain Creek within existing right of way and is “benched” into the slope above*
- *Gradually slope the trail down under the St. Vrain Road bridge with at-grade ramps; follow the existing grade to the existing concrete trail from this point*

St. Vrain Creek at US 36 / Colorado 66 Intersection

- *Build a new trail underpass under the South side of the bridge as a part of the bridge replacement project in 1999 (CDOT and Boulder County)*
- *Use abandoned railroad tracks as a trail from Ideal Cement property to US36; construct bridge over the creek and then under the highway bridge; acquire easements for this connection*
- *Continue the trail on the East side of US 36 to Feeder Canal and on towards Boulder Reservoir, as well as along the St. Vrain Creek to Longmont*

South Trail System (On-road)

Old South St. Vrain Road (for use as a trail, from intersection at trail connection to underpass at Hall Ranch)

- *This segment of the road is lightly used, narrow and scenic and has only a few houses that are accessed from this route. However, some of the use is truck traffic traveling from the mining site to the west.*
- *Sign area from the Longmont Water diversion structure to the west connection of Hall Ranch as local traffic only*
- *Install traffic calming devices and median islands at each trail interface or close road to through traffic (local traffic permitted)*
- *Integrate this road/trail and connections plan with Creek Restoration Program by County; make trail connections obvious; add a pedestrian only trail parallel to the creek and outside of the riparian zone.*

State Highway No. 7 – Lyons West into Canyon

- *Add paved shoulders for an on-street bike lane (this is not a substitute for trails or trail connections)*
- *Work with CDOT to ensure development*

North Trail System (Off-road)

Meadow Park Connection to Town

- *Connect from Town (South side of North St. Vrain) under existing bridge on Highway 7; add a new bridge (bike/pedestrian use only) to Meadow Park (southeast area)*
- *Locate trail across park to north edge to allow active uses in the park without conflicts between trail users and other visitors*

- *Construct in stream drop/pools in North St. Vrain in the park area and carefully design bank restoration on the North bank so that it will allow access at logical points*

Meadow Park Connection to Apple Valley Road

- *Add new bike/ped only bridge on north side of Meadow Park near the swimming hole*
- *Create a trail following the west side of the creek or along the existing internal road of the modular home park to US 36*
- *Alternatives at Highway 36 are:*
 - *Alternative A: The trail would follow south edge of US 36 right-of-way to Apple Valley Road; Hwy 36 at bridge at Apple Valley Rd., trail goes under bridge and follows east side of Hwy 36 to Eagle Canyon*
 - *Alternative B: The trail would continue under existing bridge to east side of US 36, stay within the US 36 right-of-way (on east side of Hwy 36), pass under the next highway bridge to Apple Valley Road. Trail would continue north within the Highway 36 R.O.W. to Eagle Canyon. Care must be taken to work with the adjacent landowners to provide buffers from the traffic and maintain privacy for the residents.*

Eagle Canyon to North Loop Trail

- *Construct trail that follows drainage north to edge of subdivision and then turns east and links to the North Loop Trail*

Stone Canyon

- *Preserve a trail/drainage corridor that is 100' to 200' wide in this valley as development occurs*
- *Construct the new trail so that it generally follows the drainage but not in the riparian zone*
- *Require developers to dedicate land and build the trail as development occurs*

North Loop Trail

- *Follow general contour and gradual grades to form a north boundary of the urban area*
- *Begin trail at Stone Canyon and continue it around the northern edge of the city to Eagle Canyon*

North Trail System (On-road)

US 36 Bike Lanes

- *Add on-street paved bike lanes to the existing roadway from Town west into the mountains (not a replacement for a trail)*
- *Coordinate between the Town and CDOT to ensure development.*

Apple Valley Road Bike Route

- *Sign as a bike route*

4th and 5th Street On-Road Access to Downtown

- *Improve both of these streets so that they are pedestrian friendly; reconstruct sidewalks; improve intersection crossings; create on-street bike lanes or at a minimum sign as-bike routes*
- *Ensure both street routes link to North loop trail. Fourth street alignment would connect to a short section of off trail through dedicated neighborhood open space.*

Major Underpass and On-Street Crossings

US 36 Underpass at Stone Canyon

- *Locate a new separated grade crossing (underpass) under US 36 at or near Stone Canyon; coordinate this project with CDOT and the Lyons Valley Subdivisions proposed developments in Stone Canyon*

3rd and 4th Street Downtown Crossings at Highway 7 at grade Crossing to Meadow Park

- *Improve intersections at 3rd and 4th Streets at Highway 7/Meadow Park in downtown for a safe pedestrian/bike crossing, such as:*
 - *Neckdowns*
 - *New signage and striping*
 - *Pedestrian refuge islands*
 - *Warning strips and lights*
 - *Raised crossings*

Several of the above recommendations can be combined in one place to increase the effectiveness of traffic-calming. The Town should also consider asking the Colorado Department of Transportation (CDOT) to create a long landscaped median on Highway 36 from the intersection of Highway 36 and 66 all the way to the downtown area.

In-Water Recreation

- *Remove or modify in-stream hazards at:*
 - *downtown utility crossing dam and*
 - *diversion dams east of Town.*
- *Construct whitewater improvements to create a Whitewater River Park in the Meadow Park area.*
- *Construct in-stream habitat and boating improvement through Town in disturbed areas.*
- *Locate and sign public creek access points.*

Open Space

Conserve Resource Significant Lands

Based on the priorities established by the public and environmental experts in the areas, lands that includes a high value wildlife habitat, sensitive ecosystems and corridors, visual landmarks such as buttes, ridgelines, scenic natural and rural areas should be given high priority for open space protection. Since it may not be feasible to conserve all current undeveloped lands, sensitive resources should be given special attention and protection. Although some of these areas may exist in isolated “patches” within the context of the regional landscape, efforts that focus on preserving connectivity between resource areas should be give an high priority. The most important areas to preserve by priority are listed as follows (*See Open Space Opportunities Map*):

Primary Riparian and Floodplain Corridor

These areas include the north, south, and main branches of St. Vrain Creek that flow through the Town of Lyons.

They have numerous important resources and are a high priority for conservation. The Creek is of high public interest given its limited geographic distribution and the many important qualities, which are provided such as water recharge, flood control, wetland provisions, and wildlife habitat. This resource is also vital to agriculturists that

utilize the water for irrigation of meadowlands. Additionally, the St. Vrain corridor provides for a natural linkage that connects parks and conserved open lands within and adjacent to Lyons.

The St. Vrain Creek corridor possesses numerous resource qualities that were noted by the public as important to conserve. Although portions of the corridor are managed as public open space or park resources, additional stream segments should also be sought for conservation in perpetuity, as well.

Open Space Opportunities to:

- *Protect unique natural resources*
- *Conserve high wildlife value habitats and movement corridors*
- *Preserve 100 and 500 year floodplain lands and high quality wetlands*
- *Provide environmental restoration opportunities and education*
- *Retain the rural character of the Town*
- *Retain open views along roadway corridors along the stream*
- *Protect important water resources for adjacent agricultural use*
- *Provide for local and regional trail corridors in certain sections without negatively impacting resources*

Secondary Drainage and Riparian Corridors

These landscape units include perennial drainages and irrigation ditch systems that provide important functions for wildlife and water quality. Buffer areas that extend 100 feet to each side of the corridors should be maintained. Much of this area remains free of development and could provide excellent open space for potential wildlife corridors. Some areas could be used for trail development as long as wildlife and natural resources are not negatively affected.

Open Space Opportunities to:

- *Protect areas adjacent to geologic hazardous terrain*
- *Protect riparian and wetland areas*
- *Protect high wildlife value habitats*
- *Provide for local trail corridors in certain section without negatively impacting resources.*

Colorado Natural Heritage Program Conservation Sites

Conservation of the lands designated by the Colorado Natural Heritage Program includes the Indian Hill and Red Hill sites. Portions of these areas are not conserved in perpetuity, and could sustain environmental degradation through development, grazing, or human use. Since the designated geographic units support elements of significant biological diversity and occurrences of animal and plant species of concern, these relatively large, unfragmented areas should be prioritized for conservation.

Open Space Opportunities to:

- *Protect unique natural resources*
- *Conserve high wildlife value habitats*
- *Preserve unique associations of native flora*
- *Provide environmental restoration opportunities and education*
- *Retain the rural character of the Town*
- *Expand town buffer areas on the west and south*

Environmentally Hazardous Slopes

A product of the natural forces of uplift and erosion, the physiographic character of Lyons is marked by steep slopes that encompass the valley terrain. Given the geologic instability of steep slopes and their visual exposure, efforts should focus on working with private landowners for conservation or appropriate forms of development.

Open Space Opportunities to:

- *Preserve high visibility areas*
- *Ensure compatible land use adjacent to or in geologic hazard areas*
- *Create open space linkages to other conservation areas or the Town*
- *Preserve high wildlife value habitats*

Ridgelines & Highly Visible Slopes

Upland areas, ridgelines, peaks and slope areas are visually distinct, and are valued as having high visual significance. Although many of these areas are held in private ownership, conservation of these areas would assist in preserving prominent geologic features that are important for retaining the rural character of Lyons.

Open Space Opportunities to:

- *Protect high visibility areas*
- *Ensure compatible land use adjacent to or in geologic hazard areas*
- *Protect unique landforms, ridgelines, and high points in or near the Town*
- *In some areas, provide important buffers between communities and Counties*

Support Boulder County River Corridor Legacy Project

By establishing a one-mile conservation “buffer”, where possible, on each side of the St. Vrain Creek, the *St. Vrain Creek Corridor Legacy Project* would accomplish land and water conservation along the 15-mile riparian corridor from Lyons to Longmont. Specifically, the proposal aims to conserve wildlife habitat, promote a minimum stream flow, provide for recreational trails and fishing opportunities, preserve agricultural land, and support environmental education programs. Several agricultural parcels within and adjacent to the Town could be incorporated as part of the conservation corridor, and affords opportunities to connect Hall Ranch to Longmont. Lyons is currently one of eight “project partners,” and should continue to strongly support efforts by the County through various means.

Focus on Conserving Lands to the North of Lyons

Although lands that have been perpetually protected bound portions of Lyons, most of the areas to the north are currently held in private ownership. In addition to the visual importance of the area, these landscapes contain other physical resource characteristics. Although portions of the northern area are actively quarried and mined, a plan that utilizes various conservation tools that enables a connected system of open space that forms a growth “buffer” should be pursued. Meeting with landowners of large parcels in the north area should begin in the near future to determine if any conservation measures could be obtained.

Work with Private Landowners to Conserve Areas for Public Benefit

A relatively small number of private landowners control a large percentage of the property in areas within and adjacent to the Town of Lyons. Consequently, efforts should focus on the establishment of cooperative approaches for land conservation with these individuals.

Encouragement of cluster site planning with preserved open space, as an alternative to 35-acre development should be encouraged. Recommendations outlined in the County Rural Site Plan policy should be considered that promote:

- *Preservation of open space*
- *Preservation of scenic rural landscapes through sensitive design of roads, structures, and fences*
- *Preservation of important wetland and riparian areas, critical wildlife habitats*
- *Reduction of environmental impacts by minimizing tree, vegetation, and soil disturbance*
- *Preservation of significant natural and historical features as identified in the resource analysis.*

Strengthen Partnerships by Involving a Wide Range of Entities

Numerous potential partners should be sought for implementing open space objectives. By establishing numerous partnerships, the capacity of the Town to negotiate, protect, coordinate and manage open space resources is maximized.

Additionally, opportunities for sharing costs for acquisition and enhancement of open space by leveraging funds with various entities should be explored. Organizations such as Boulder County Department of Parks and Open Space, Land Trusts and Conservancies, the Colorado Division of Wildlife, St. Vrain Anglers Chapter of Trout Unlimited, the Colorado Water Conservation Board, trails coalitions, special recreational user groups, and private foundations should be included as potential land trust partners.

Work with Developers to Conserve Areas

Conservation areas and criteria delineated in the POST Plan should be utilized as the standard of reference for evaluating the configuration of open space designation in master plans and subdivisions submitted for approval. As part of annexation agreements, dedication of open lands that demonstrate high value to the open space, parks or trails systems should be required. The Town of Lyons Subdivision Regulations should require that a portion of dedicated land for local parks and open space is suitable for the development of active play areas, trails, or serves to preserve unique landforms or natural areas. Trail easements should also be preserved to ensure a linked trail system is developed as the community grows.

Open Space Evaluation Process and Criteria

The evaluation charts (*see Tables 1 and 2*) were developed to provide a simple approach for the Town to use when rating specific parcels that may possess resources that are important to conserve. Lands, which meet many of the top ranking physical characteristics and possess favorable opportunities, and are in danger of being lost to development should be considered as a high priority for conservation. By using this system, those implementing this *Plan* have a flexible yet reliable tool that can be used now and in the future to determine the most appropriate lands for conservation.

The site specific open land evaluation should be completed in two steps.

- *First, identify whether the lands possess physical characteristics appropriate for open lands conservation*
- *Second, identify key opportunities and threats related to open land conservation*

As a tool to assist in determining the relative ranking of lands that might be protected, these tables are not intended as only one mechanism for selecting priority parcels.

Table 1. Physical Characteristics

Criteria	Definition	Ranking
Natural and Cultural		
Wildlife Habitat	High wildlife habitat value	High
	Wildlife movement corridor	High
	Moderate quality wildlife habitat	Moderate
	Developed areas and low value wildlife habitat	Low
Natural Communities/ Landcover	Colorado Natural Heritage Conservation Site	High
	Other wetlands	High
	Riparian area	High
	Areas of diverse native vegetation	High
	Developed	Low
Drainages	Perennial stream and drainages	High
	Intermittent stream and drainages	Moderate
	No drainages	Low
Landforms Flood Hazard	Significant landform (exceeds 25% slopes)	High
	Within 500 year floodplain	High
	Outside 500 year floodplain	Low
Historic/Archaeologic Resource	Known or high potential archaeological resource	High
	Existing or potential local, state, national, historic designation	High
	No significant archaeological or historic resource	Low
	No significant archaeological or historic resource	Low
Scenic Quality		
Frequency Seen	Major foreground open view	High
	Ridgetops	High
	Frequently viewed geologic landforms	High
Community Separators	Creates rural/natural buffer separating communities/helps maintain compact community setting	High
	Creates rural/natural buffer separating one County from another	High
	Limited rural/natural buffer	Moderate
	Not a community separator	Low
Visual Quality	No/limited disturbance to natural/pastoral qualities	High
	Some disturbance	Moderate
	Disturbed	Low

Table 1. Physical Characteristics (continued)

Criteria	Definition	Ranking
Character Of Parcel		
Size	Parcel > 160 acres	High
	Parcel between 35 to 160 acres	Moderate
	Parcel < 35 acres	Low
Adjacency	Adjacent to preserved open space	High
	Adjacent to critical wildlife area	High
	Adjacent to natural area conservation site	High
	Provides linked open space	High
Potential For Access And Recreation		
Access	Potential for significant portions to be opened to public	High
	Minimal/highly controlled access	Moderate
	No public access	Low
Active Recreation	>8% slope	High
	8-15% slope	Moderate
	<15% slope	Low
	Near town population	High
	Away from primary population	Low
	Alternate mode of access	High
	Difficult alternate mode of access	Low
	Adequate acreage for ballfield	High
	Adequate acreage for freeplay	Moderate
Space too small for ballfield or freeplay	Low	
Passive Recreation	Unique recreation opportunity	High
	Multiple recreation use opportunity	High
	Wildlife visible	High
	Limited recreation opportunity	Moderate
	No recreation opportunity	Low
Environmental Education	Extensive interpretive potential	High
	Some interpretive potential	Moderate
	Limited interpretive potential	Low
Linkages	Potential to provide trail access to national, state, or regional trail	High
	Potential to provide local linkage	Moderate
	Not/limited potential for linkage	Low

NOTE: A parcel could have one overwhelming characteristic that outweighs not having other overlapping characteristics, example: significant archaeological or historic site

Table 2. Opportunities and Threats

Criteria	Definition	Ranking
Potential For Negotiation		
Urgency	For sale	High
	Development or mining proposal	High
	Some development probability in near future	Moderate
	Little development probability in near future	Low
<hr/>		
Landowner Motivation	Landowner motivated to protect or sell land at less than market value	High
	Landowner requires full fair market value	Moderate
<hr/>		
Leveraging of Funds	Significant percentage could be paid by other entities (GOCO, private landowner, non-profit organization)	High
<hr/>		
Partnerships/Support	Opportunities to work with partners in protecting and managing land	High
	County resident support	High
	Significant county resident opposition	Low
<hr/>		
Trades	Opportunity to trade lands for protection	High
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Liability	No significant liability implications with acquisition or protection	High
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Level of Protection	Protection in perpetuity	High
	Time period protection	Moderate
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Effectiveness of Transaction	Leads to protection of large acreage	High
	Potential to motivate adjacent landowners to protect lands	High
	Transaction obtains small acreage	Moderate
	Transaction complicated (multiple owners, complex arrangements)	Low
<hr/>		
Benefit	State/regional/population	High
	Large portion of County population	Moderate
	Small localized population of County	Low

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Section 3 Implementation and Phasing

IMPLEMENTATION

Parks & Recreation

Consider Funding for a Parks and Recreation District and for Future Operations

A designated recreation district could generate financial support for a recreation center and help fund related maintenance and operations of park facilities. Some citizens in the Lyons area previously met to figure out how to get a community and recreation center that would enrich their lives and become a central activity hub in the Lyons area. A feasibility study should be conducted to determine if a recreation center is desired by Lyons residents and if they are willing to assist in paying for such a facility. Initially, minimal funding that would support a small-scale recreation center for indoor programs and possibly an outdoor pool should be sought. If participation and use exceed the capacity of the facility, then the structure could be enlarged in the future.

Since park and recreation facilities are maintained by the Town yet serve a broad surrounding area, consider asking non-residents to pay higher fees than residents for use of Town facilities and programs. Other methods should also be considered to help supplement the Town of Lyons Parks, Recreation and Cultural Department.

Ensure that New Development Provides for Adequate Open Space & Parklands

Town regulations should continue to require that new development provide for adequate public lands for outdoor recreation in the future. Regulations should be added to require that dedicated park or open space lands are adequate for facility development and are not merely “discarded areas” such as steep slopes that are inappropriate for standard forms of active recreation. If adequate land is not available, ensure that cash-in-lieu is received and that the funds are sufficient to acquire needed parkland in or near that area. Open space land dedication should help create a linked system throughout the community.

Develop Partnership Projects to Implement Recommendations

Diverse entities that serve as potential partners for developing park and recreation facilities should be sought to help develop and fund various outdoor recreation projects in Lyons. Partnerships with groups that are organized around specific interests, such as fishing, wildlife habitat enhancement, trails, and public art should be developed that would enable numerous smaller projects to be funded and developed for public benefit.

Continue to Partner with Others to Obtain GOCO Grants for Parks, Trails, & Open Space

The Town of Lyons has been successful in acquiring funding from GOCO for a number of parks, trails, and open space projects, and should continue to pursue funding for various projects. Great Outdoors Colorado (GOCO) provides matching grants from lottery proceeds for funding programs for parks, wildlife, outdoor recreation, environmental education, open space, and natural areas. Grant categories are as follows:

- *Grants through the Colorado Division of Parks and Outdoor Recreation for projects including acquiring, establishing, expanding, enhancing, and improving parks and outdoor recreation facilities including environmental education facilities.*
- *Grants through the Colorado Division of Wildlife for projects including conserving wildlife and wildlife habitat, wildlife education, and watchable wildlife.*
- *Grants to local governments for acquiring, establishing, expanding, enhancing and improving parks and outdoor recreation facilities, including environmental education facilities.*
- *Grants to local governments and non-profit organizations for trail projects.*
- *Grants to local governments and nonprofit land conservation organizations for planning for open space, outdoor recreation, and wildlife, as well as grants for capacity building.*
- *Grants to local governments, nonprofit land conservation organizations, Division of Parks and Outdoor Recreation, and Division of Wildlife (i.e. Fishing is Fun) for preserving open space.*
-

Support Private Ventures for Campgrounds & Equestrian Complex

Given the financial and human constraints of constructing and managing specialized facilities such as a campground or equestrian complex, the Town should support private development of these facilities that are proximate to Lyons.

Trails

Because the *POST Plan* encompasses a broad variety of trails in a number of areas, implementation can proceed in various locations simultaneously. Implementation of a trail system will require energy, patience, and involvement from the Town, County and other agencies, developers, property owners, and citizens over a number of years. Incremental improvements can be linked to create a true connected system for the Town. The following are specific recommendations for the implementation of trails:

Work Cooperatively with Boulder County to Jointly Construct Trails

- *Provide adequate staff to oversee implementation of the trails projects as well as Parks and Open Space Projects*
- *Involve citizen volunteers, property owners, and land developers. Work with property owners to acquire public easements as necessary and design improvements that respect private property owners' rights. As developments are reviewed, make sure trail corridors and trail construction are completed before homes are built.*
- *Identify and pursue funding and financing mechanisms and innovative implementation techniques. Possible funding sources include:*
 - *Leverage existing city funds with grants and cooperative county projects*
 - *Require trail construction in conjunction with new development*
 - *GOCO grants, state trails grants, T-21 (CDOT) grants*
 - *Incorporate trail projects within public and private capital projects that are consistent with the POST Plan.*
 - *Encourage volunteer projects, donations, private foundation grants and donations.*

Work with Colorado Department of Transportation (CDOT) to Construct Safe Pedestrian/Bike Crossings

The Town should meet and collaborate with CDOT to develop a plan for improving pedestrian/bike crossings in the downtown area and at the proposed Stone Canyon intersection along Highway 36. Improvements could include a range of solutions from landscaped medians with controlled left-hand turns to street neckdowns, roundabouts and underpasses.

PHASING

Priorities for parks, open space and trail development are based on a final agreement concerning elements within the plan, community needs, opportunities, and the required sequencing of projects. Implementation of various projects can be accomplished according to the following priorities, although unforeseen opportunities--such as projects where land or funding becomes available--should be taken advantage of. The following list provides an overview of project development that would assist to direct park, trail and open space development and acquisition over the course of the next 20 years.

Parks

Phase One (1-5 years)

- *Develop regulations to ensure that park dedications from developers include lands for active park development and include construction of trails as needed.*
- *Find an appropriate site for a recreation center and seek funds for a swimming pool as part of that center. Unless a recreation center is deemed to not be viable by the community, an outdoor swimming pool would be considered.*
- *Develop final plans for Bohn, Meadow and Lyons Valley River parks. Ensure that public input is integrated into the design process for all of these plans. At that time, review and agree upon the facility needs of Bohn Park.*
- *Find additional lands that are suitable for ballfields. This needs to occur even if the four ballfields and the two soccer fields are established at Bohn Park. Additional lands are critical since some residents feel that five ballfields are currently needed at Bohn Park and since more pressure for ballfields is likely to occur as the Town grows.*
- *Develop a “Kit of Parts” to guide the character of development for all of the Town’s parks.*
- *Add a full-time administrative assistant and two full-time seasonal employees to the current staff.*
- *Establish alternative event parking areas to be used during inclement weather.*
- *Find an overflow event camping site to use once the arboretum is developed.*
- *Find an additional or new space for the Parks, Recreation and Cultural Department.*

Meadow Park

- *Develop a detailed plan for the eastern portion of site including arboretum*
- *Remove campground once an adequate alternative site (public or private) is found*
- *Construct arboretum/botanical gardens planting; establish volunteer maintenance program*
- *Add landscaping and sculpture to entry*
- *Improve pedestrian crossing at SH 7*
- *Create south creekside interpretive trail*
- *Implement some in-stream habitat amenities*
- *Provide interpretive exhibits/sculpture that interprets history of mining, geology, and ecology*

Bohn Park (Phasing for this park assumes the potential facilities listed in the plan's recommendations are developed.)

- Construct temporary above-grade skateboard park in north area of existing parking lot.
- Create new lighted baseball field and replace the existing field. Utilize as many facilities from the existing field as is feasible, such as lighting, fencing. Work with the public to identify the most appropriate location.
- Create a new unlighted ballfield and relocate the existing ballfield
- Remove the existing basketball/tennis courts
- Construct a new and expanded parking lot
- Construct two soccer fields
- Construct a localized pathway system as needed
- Improve landscape setting (planting, seating, lighting)
- Purchase additional lands for active recreation fields and a recreation center should a portion of Bohn Park be used as a new elementary school.

Lyons Valley River Park

- Meet with adjacent developer to ensure the proposed bridge and road minimizes impacts to the wetlands. Work to share responsibility for shaping ponds and constructing filter ponding areas and build interpretive trails, signage, and a pavilion.

Phase Two (5-10 years)

- Review this POST Plan to see if recreational facility needs have changed. Address potential changes, which may include land acquisition or desired facilities.
- Add additional staff to Parks, Recreation and Cultural Department as needed, based on facility and program development and use.

Meadow Park

- Develop additional group picnic site
- Construct arboretum shelter & restroom facilities
- Construct 2 pedestrian bridges on north and south edges of site and trail linkage
- Develop in-water runs and put-in/take-out staging areas and complete in-stream habitat improvements
- Remove two ballfields following construction of two fields in south area of Bohn Park. Replace with multi-use grass field

Bohn Park

- Remove existing lighted and unlighted ballfields (2)
- Replace above-ground skateboard park with more permanent facility
- Construct tennis courts
- Construct basketball court
- Construct 2 baseball fields (southside)
- Construct south side parking
- Construct trail section through park to link to the South Ledge Ditch area (see trails)
- Landscape to integrate new facilities
- If school is constructed at Bohn park, develop needed fields at another suitable site (see Appendix E)

Lyons Valley River Park (these may be accomplished in Phase 1)

- Ponds to meet 404 permit regulations and enhance the riparian habitats throughout the area

- *Construct pedestrian-only paths*
- *Construct a group educational-shelter*
- *Construct a few picnic tables*

Phase Three (10-20 years)

Meadow Park

- *Add remaining landscape improvements and interpretive exhibits*

Bohn Park

- *Construct amphitheater, ponds, and additional landscaping*

Trails

Phase One (1-5 years)

- *Old South St. Vrain Road (for use as a trail)*
- *Creek Route Trail Connection – from Longmont Diversion Structure (North St. Vrain) to Existing St. Vrain Creek Trail*
- *St. Vrain Creek at US 36/ Hwy 66 intersection underpass trail section*
- *Apple Valley Road Bike Route*
- *3rd and 4th Street Downtown Crossings*
- *Trail underpass and connection to Hall Ranch (Hwy 7)*

Phase Two (5-10 years)

- *Bohn Park to South Ledge Ditch*
- *South Ledge Ditch Co. Road to Ideal Cement (East)*
- *Meadow Park Connection to Town (includes Hwy 7 bridge underpass)*
- *Meadow Park Connection to Apple Valley Road*
- *4th and 5th Street On-Road Access to Downtown*

Phase Three (10-20 years)

- *State Highway No. 7 – Lyons West bike lanes into Canyon*
- *US 36 Bike Lanes*
- *North Loop Trail*
- *Eagle Valley Trail*
- *Stone Canyon*
- *US 36 Underpass at Stone Canyon*

Open Space

* *See also Implementation Section*

Phase One (1-5 years)

- *Continue to support St. Vrain River Corridor Legacy Project*
- *Work with private landowners, the County, and other agencies to partner in conserving Steamboat Mountain as an important landmark*
- *Work with owners of private lands north of Lyons to examine the potential of conserving areas that will form a north boundary to the Town*

- *Contact land and resource conservation organizations and recreation groups to determine interest in helping achieve plan recommendations*
- *Develop overlay regulations and design guidelines to help conserve significant resources*
- *Review current zoning standards to ensure that sufficient flexibility exists to protect significant resources*

Phase Two (5-10 years)

- *Work with County, private landowners and others to conserve the two Colorado Natural heritage Program Area Sites near the Town*
- *Conserve open space and easements along trail corridors, as needed, during development*

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Section 4 Appendix

APPENDIX A: EXISTING CONDITIONS

Land Use

The basic organizational patterns of land use in Lyons are primarily dictated by the Physiography of the St. Vrain Creek Valley. Additionally, land ownership and local transportation systems account for the manner in which land use has evolved. These patterns include the historic grid that incorporates commercial core and neighborhood residences, tourist-commercial and industrial uses that front US 36 (east), and agricultural areas proximate to portions of the St. Vrain Creek near the town edges.

At present, land use categories that include parks, open space areas, vacant land, very-low density development and transportation corridors represents approximately two-thirds of the total land area and contributes to the open character of Lyons. “Town parks and dedicated open space” account for the largest land use category, totaling approximately 230 acres or 28 percent of the total incorporated area of Lyons.

Table I. Land Use Acreage, Town of Lyons

Type of Use	Acres	Percent
Town Residential	210	25.7
Very Low Density Residential	140	17.1
Commercial	38	4.6
Industrial	6	.7
Public/Institutional	26	3.2
*Parks & Open Space	231	28.2
Transportation Corridors	70	8.6
Vacant Developable Land	97	11.9

*Source: Town of Lyons Comprehensive Plan, 1998 ; * Some in-Town Open Space managed by Boulder County*

As detailed in the *Lyons Comprehensive Plan* (1998), the community experienced growth pressure during the early 1990s along with many Front Range communities, thus generating shared concerns about additional expansion and annexation. The *Plan* projects a sustainable growth increase from approximately 1600 to 2400 people and targets “strategic areas” for development that include additional housing.

Historic Resources & Cultural Landmarks

The colonization and early history of Lyons is one of dependence on natural resources. Permanent settlement of Boulder County by Euro-Americans began in 1859 when the discovery of gold attracted thousands of settlers into the region.

Although gold mining never proved profitable in the area, the “boom” yielded a homesteading period for ranching and farming. By the 1880s, patenting of land attracted more permanent settlers in the region, who sought fertile bottomlands, perennial sources of water, and pleasant climates.

In 1880, the area northwest of Boulder captivated the attention of Edward S. Lyon, who settled on a 160-acre claim to pursue farming in the fertile St. Vrain valley. Soon thereafter, he discovered a wealth of salmon-red sandstone resources in the area, and joined with other entrepreneurs to establish the first major sandstone quarry on the eastern portion of the Hall Ranch. Land use activities in the area eventually focused on mining and the unincorporated settlement of Lyons became nationally recognized for quality stone building materials.

Originally, stone was hauled by wagon from areas near the Town, but by 1884 the rail track to Denver was extended to Lyons. The main spur of the railroad extended to the south of the commercial district (Sandstone Park) and terminated into a canyon east of the Town (Meadow Park). A second mining Townsite, Noland, was founded on the saddle at the upper reach of Stone Canyon. The sandstone industry thrived until cement and concrete replaced stone as a more convenient and inexpensive building material during the early 20th century.

During the peak years, Lyons sandstone was used as building material throughout the United States, and many representative buildings in the Town are constructed of locally harvested sandstone. Dating from the early settlement period, over a dozen properties in the Town are listed as historic structures by Colorado Historical Society and the Department of the Interior. The following is a list of historic or natural sites of interest related to parks, open space, or trails.

The Depot-Library. One block south of Main Street near Meadow Park, the depot is a former transfer and staging used by sightseers that continued their tour to Estes Park aboard Stanley Steamer Autos. This historic building currently houses the Lyons (Public) Depot Library.

Redstone Museum. Formerly the Lyons School, this structure was constructed in 1881 of local stone materials. The museum, sited adjacent to Lyons Elementary School, is maintained by the Lyons Historical Society and displays photos and artifacts that illustrate the history of Lyons and Noland.

High Street /Main Street Commercial Area. The commercial district forms the central core to the Town. Structures representative of late 19th century architecture include a General Store, McAllister Saloon, Lyons General Store, and the Turner Stevens Building.

Steamboat Mountain. Rising to the west of Lyons, Steamboat Mountain provides an important geologic landmark. A visual landmark of the Town, the mountain crest (+5,600') has been designated a County Natural Landmark & Natural Area.

Stone Canyon/Noland Town Site. The historic quarry of the Noland Town Site was developed in the late 1800s near the top of Stone Canyon. This area provides for panoramic views of the Lyons valley, and provides access to the

Little Thompson River to the north. Remnants of the settlement and railhead activity that date from the historic period are visible at the site.

Other historic sites in and near Lyons include:

Evans Homestead	Old Stone Church	Turner Stevens Building
Chrisholm Home	Lyons School	Bradford Homestead
413 Seward	Dynamite Storage Building	Sites Milkhouse
409 Seaward	McAllister Saloon	Montgomery School
Lyons General Store	General Store	

Access and Circulation

Because Lyons is located at the juncture of three highways and because it forms the gateway to Rocky Mountain National Park and Estes Park, substantial volumes of traffic exist throughout the year. Since the late 1960s, issues have been raised about traffic movement along the US 36-SH 66 corridor that bisects the Town. In response to traffic concerns, a one-way thoroughfare system was later developed to separate traffic flows in 1972. However, this division of traffic creates greater obstacles to safe and efficient movement through the Town, particularly for pedestrians and cyclists.

Pedestrian Circulation

In addition to providing walking, jogging and bicycling opportunities, trails potentially provide an excellent means of linking parkland, natural areas, and open space. At present, there is no comprehensive system of sidewalks and walking paths in Lyons. Although new housing developments are required to construct appropriate pedestrian amenities, many of the established neighborhood areas are without safe and adequate pedestrian walks. Respondents to the POST survey indicated need for in-town trails or pedestrian paths as well as connections to regional open space.

Bicycle Circulation

Currently, paved on-road bicycles lanes extend from Boulder to Lyons (US 36) and Longmont to Lyons (SH 66) and ensure safe travel for bicyclists along these frequently traveled routes. In particular, travel along road routes that include the “Fruit Loop”(Apple Valley Road –Old St. Vrain Road), Lyons to Estes Park (US 36), and Lyons to Peak to Peak Highway (SH 7) are moderately used by recreational bikers. However, no provisions for bicyclists exist to the west of the US36-SH 66 intersection, creating a hazardous situation for the many recreational bikers who travel through the Town. The “Fruit Loop” is not heavily traveled by autos, yet Old St. Vrain carries dangerous truck traffic. Additionally, local bikers utilize the shoulder on Highway 7 to access the Hall Ranch trailhead.

Although the regional bicycle transportation system delineated in the *Boulder County Bike Plan* (1984) indicates several existing and proposed corridors for designated bicycle use, few have been constructed:

Table II. Proposed Regional Bike Plan

Bike Path	<i>Proposed</i>	<i>Highway 36, Lyons to County Line (northwest)</i>
Bike Lane	Existing	Highway 66, Longmont to Lyons
	Under Construction	Highway 36, Nelson Rd/US 36 to US 66/SH 36
Bike Route	<i>Proposed</i>	<i>Highway 7, Lyons to Junction of Peak to Peak Highway</i>
<i>Bike Path</i>	<i>A suitably wide, paved path physically separated from any road</i>	
<i>Bike Lane</i>	<i>A paved shoulder or separate lanes on the road which is an adequate width for bicycle use</i>	
<i>Bike Route</i>	<i>A roadway specifically signed for bicycle use, shared by auto</i>	

Source: Boulder County Comprehensive Plan, 1984

Parks & Cultural Events

Currently, the Town manages 14.5 acres of developed parkland and over 40 acres of unimproved parkland or open space. In the past, the Parks, Recreation and Cultural Department has placed a high priority on developing diverse facilities to accommodate a wide range of recreational demands. This inventory includes three local parks, two undeveloped parks or park areas and one mile of improved trails. The primary goal of parks is to provide softsurface athletic fields (baseball, softball, soccer), hard-surfaced courts (tennis, basketball), specialized amenities (sand volleyball, fishing areas, ice arena), playgrounds, picnic areas, trails.

Additionally, the residents of Lyons benefit from the extensive regional open space resources contiguous to the Town, and federal or county-managed lands to the west that include Rocky Mountain National Park, Roosevelt National Forest, and Hall and Heil Ranch open space areas. Other offerings include public park and recreation programs in nearby Boulder and Longmont, as well as private sector recreation centers and facilities.

Community Parks

Bohn Park

Bohn Park is the largest and most community oriented park in Lyons, and includes 5 acres of developed facilities and 25 acres (Olson field) of undeveloped lands. The site is located near the Lyons Middle/High School adjacent to St. Vrain Creek, is open and spacious in character, and affords excellent views of Lyons' surroundings. It is Lyons' active use "team sports" park. The ballfields and basketball courts are very popular facilities, and the picnic area and playground equipment is well suited for families and young children. Amenities include:

- 1 adult softball field
- 1 youth baseball field
- Parking for Creek Trail
- Fishing area (includes accessible dock for physically challenged)
- 14 picnic tables along creek
- Picnic shelter
- General day use area
- Swing set / sandbox / play area
- 1 Restrooms/Service Building
- Undeveloped parkland area
- Large, flat grass area
- Kayaking opportunities

Confined by the St. Vrain Creek to the north, the existing developed portion of the park is congested. Inadequate gravel parking areas proximate to paved courts and grass fields create some safety concerns. Although the diversity of recreational offerings is a valued quality of the park, some residents feel that the park is poorly designed. Additionally, some respondents indicate that the park primarily caters to young children, and feel the playground equipment is unsafe. The playground was redeveloped during the course of this plan and is now safe and ADA accessible.

Meadow Park

Located at the west terminus of the former railroad tracks, Meadow Park affords a unique treasure to Lyons. The park encompasses 7.5 acres that is enclosed by high sandstone cliffs and is bound by the North St. Vrain Creek as it makes a horseshoe bend around the park. The variety of natural features is a drawing card for both visitors and residents who utilize the park for picnicking, camping, water-based activities and softball. Close proximity of the park to the Town affords convenient access. Amenities include:

- 2 youth baseball fields
- Picnic areas, 2 picnic shelters
- Play ground
- Day-use grass areas
- Creek trail
- “Swimming Hole”
- Fishing access
- Restrooms
- Parking
- Kayaking opportunities
- Volleyball Court (Ice rink in winter)

The park has a poor sense of entry that is dominated by a large parking lot and poorly defined campground at the eastern third of the site, thereby encouraging the heaviest levels of recreational use to take place in the west area of the site. Although valued natural resources are prominent along the periphery of the park, significant portions of the interior primarily accommodate auto circulation and parking thus detracting from the natural setting.

Residents value the natural resource qualities of the park and unique amenities, such as the play areas and the “swimming hole.” However, difficult access and lack of trail linkages constrain local users from visiting the park more regularly. Many town residents are opposed to camping, and perceive that this use diminishes the character of the park and community. Additionally, residents often perceive that the park is frequently crowded during weekends, is mistreated, and is used largely by non-residents.

Sandstone Park

A portion of the former railroad right of way corridor, the two-acre “greenbelt”, forms a gateway to the Town. It includes the depot (library) structure, a visitor center, and parking areas and is heavily used during special events. The park site is proximate to downtown and provides high visibility to eastbound travelers. Amenities include:

- Picnic area
- Visitor/Information Center
- Restrooms
- Parking

Some residents value Sandstone Park as a site in which to organize special events, but many residents perceive the park as somewhat dysfunctional, poorly located, lacking in useful facilities and trail access, and hazardous because of its proximity to the surrounding roads.

Lyons Valley River Park

Located in eastern Lyons along the St. Vrain Creek, the 15.3-acre Lyons Valley “River” Park is a proposed community park within a riparian corridor. Groundwater ponds and dense cottonwood vegetation contribute to the natural character of the site. A proposed bridge and road would bisect the park, which could reduce its natural qualities. Currently the site is unimproved and the timing of park development is somewhat speculative.

Undeveloped Parkland

Lyons is currently in the process of examining the acquisition of additional property contiguous to Bohn Park. If this acquisition is successful, several partners that include Boulder County Open Space, the St. Vrain Valley School District, and the Town of Lyons would gain land for diverse uses that include future park and recreation facilities. Other lands suitable for an active recreation park are highly limited. The other primary areas are along Stone Canyon and out near Dowe Flats. Neither of these areas are near the core area of the Town of Lyons.

St. Vrain School District Resources

Both the Lyons Elementary and Middle/Senior High School provide rooms for community meetings, programs and child enrichment classes for a nominal fee. The cafeteria and library are used on a fairly regular basis at the Middle/Senior High School. The Middle/Senior High School gymnasium is used year-round for a community aerobics class when this does not conflict with school use. The playground equipment at the Elementary School is available and used by neighborhood children when the school is not open. Resources include:

Middle/Senior High School

- 14.6 acres
- 1 baseball field
- 1 softball field
- 1 football field and running track
- 1 football practice area
- Legion baseball field (unlighted)
- 2 Gymnasiums

Elementary School

- 1.3 Acres
- 2 playgrounds
- swing set, slide, climbing equipment on gravel, paved and grass surface

Recreation Programs

Lyons has numerous recreation programs created to meet the varying needs of the community. The programs are highly diverse and range from Wednesday Youth Group to Adult Softball and Yoga classes (Table III). One of the most pressing issues concerning program offerings is the lack of sufficient indoor space. Although some of the programs utilize space in the Town Hall, the available rooms are small and can only accommodate limited group sizes. Additional public meeting spaces include the fire station, library, schools and the Odd Fellows Hall.

Three recreation facilities desired most by the public include a swimming pool, recreation center and trails. The Town has considered a bond election to establish a taxed recreation district to support such facilities. However, given the small scale of the community and the unpopulated surrounding area, it may be difficult to raise support and funding needed to support the facility.

Current programs include:

Table III. Existing Recreation Programs

Adult	Costs	Participation	Gross \$ Revenue	Net \$ Revenue
Adult Softball	\$20/player \$300/team	7, 12 player teams	3,780.00	0
Alpine Skiing & Snowboarding	\$7 transp	55	381.00	
Community Square Dances	\$2/\$5/\$10	200	800.00	
CPR & First Aid Certification Class	\$40	2 public 15 town	680.00	80.00
Dog Obedience (no participation)	\$45	0	0	
Guitars in the Park	\$35	1	35.00	
Ice Hockey & Broomball at Meadow Park	Free	120		
Ice Skating at Meadow Park Ice Rink (short season)	\$2.50 skate rental	1,000+	763.00	\$2-4,000 potential
Plant Identification Class	\$25	4	87.50	21.88 town 65.62 inst.
Senior Citizen Van Trips	400 miles Free			
Step Aerobics	\$18	25	1,200.00	300.00
Recreational Basketball	\$70/ sponsor	20	1,059.25	375.25
Yoga	\$11/class	35	1,649.00	412.25(25%)
Young Adult	Costs	Participation	Gross \$ Revenue	Net \$ Revenue
Responsible Babysitters Training	\$45	20	900.00	
Senior/ Youth Video Project	Free	50		
Street Hockey Club	\$20	10	65.00	
Lyons Baseball & Softball (scheduled only)	\$55-\$85/player	60	4,500.00	
Bohn Park Bon fire & Pep Rally	Free	100 students		
Youth	Costs	Participation	Gross \$ Revenue	Net \$ Revenue
Adventures for Lil' Hikers	Free			
Creative Theater Productions for Children	Free			
Incredible Clay Day for Kids	\$10	8	80.00	
Wednesday Group 1999	\$15	80	1528.00	
Youth Arts & Crafts Classes	\$10	50	500.00	
Tie Dye Class	\$7	7	49.00	
SCFD Clay Workshops for Kids	\$10-\$12	26	288.0	
Co-sponsored Classes/Events	Costs	Participation	Gross \$ Revenue	Net \$ Revenue
Arbor Day	Free	300+		
Conditioning for Y2K	\$2.50/class	4/class	300.00	
Punt, Pass & Kick	Free	40		
Rockies Baseball Skills Challenge	Free	30		
Hunters Safety Education with the D.O.W.	\$10/ class	35	350.00	
Interpretation with the Division of Wildlife	\$5/person-talk	In March		
Youth Fishing Derby & Pathways Workshop	Free	300+		

Source: Lyons Parks, Recreation & Cultural Department

Recreation & Cultural Events

Lyons has become regionally and nationally known for hosting a number of special cultural events. Both Meadow and Bohn parks provide adequate facilities for camping and parking during festivals. In addition to providing cultural venues, these events are an economic boon to the community.

Table IV. Special Events

Event	Significance	Cost	Participation	Gross \$ Revenue	Net \$ Revenue
Good Ol' Days	Local	Varies	5000		
Flying Dog Disc Open	National	Free	600		
Fly-casting Open Championship	Regional	\$80 to part.	13 part/ 70 spec	\$1,169	
Rocky Mountain Bluegrass Festival	National	\$35-80	9500		
Lyons River 5K Run	local	\$9-\$15	730	\$10,853	\$4,052
Rocky Mountain Folk Festival	National	\$35-80	6000		
Red Rocks Ramblers	National	\$90/ couple	2500	\$10,000	\$400
Rocky Grass Camping Lease	National	\$35-\$80	10500	\$20,000	
Summer Square Dance	Local				
Taste of the Blues	Local	Free	1500-2000		

Source: Lyons Parks, Recreation & Cultural Department

In-Water Recreation

There is a growing interest in whitewater boating in Lyons and the surrounding area. The sport is currently the fastest growing outdoor recreational activity as evidenced by retail sales. Many people who are trying the sport include the use of kayaks, canoes, inflatable boats and rafts. Whitewater sports are a great way to learn outdoor skills, get quality exercise, learn about river safety and have fun.

This project would serve many users. The whitewater drops and pools provide excellent fish habitat. Many fishermen would frequent the area both during boating season and during the off-season. Creative play areas with natural boulders and sandy creekside beach areas would be fun for kids and their families. The area would be popular for walkers, joggers, picnickers, and for just spending time next to the creek to watch the boaters. Many disadvantaged citizens would use the area through city and school boating and adventure programs or just for a summer inner-tube ride. In-stream improvements are virtually maintenance free unless there is a failure due to a major flooding event.

A possible location for in-stream improvements is Meadow Park, similar to improvements built in Bohn Park. Due to the channel width, stream gradient and habitat characteristics, this is an ideal location for whitewater boating. New pools and narrow drops would allow for boating year-round, depending on flow releases. The park may consist of in-stream whitewater improvements (drops, pools, constrictions, random boulder placements) and selective bank access improvements (put-ins and take-outs, gravel river trail) and bank regarding/restoration (vegetated terraces, boulder toe, seating areas, re-vegetation).

All of these improvements are envisioned to be attractive, functional, permanent, and are designed to blend in with and improve the natural environment. These whitewater park and related improvements would help create a more attractive interface between the Park and the Creek.

Trails

Currently, the Town maintains approximately two miles of trail that extends from SH 7 on the west side of Town and terminates one mile west of US 36 (east). The majority of the pathway has been developed along the St. Vrain Creek corridor. Neighboring regional multiple-use trails located proximate to the Town, such as those at Hall Ranch and Rabbit Mountain, are heavily utilized by residents in the region for walking, running, biking, and horseback riding. Trails are considered to be an important element of both parks and open space as they afford opportunities for both passive and active forms of recreation. If developed in a sensitive manner, they provide reliable and safe means of travel throughout the Town or to adjacent regional trail systems.

Parks Administration, Operations & Maintenance

The Lyons Parks, Recreation, and Cultural Department manages the parks and recreation programs and is overseen by staff that includes a director and a recreation coordinator, and a part-time seasonal maintenance employee. Volunteer park hosts monitor campground use at Meadow Park and assure the collection of fees. Administrative support staff is shared with other municipal departments.

The NRPA standards for park operations and maintenance identify five levels of service or modes:

<i>Mode I</i>	<i>State of the art maintenance applied to a high quality diverse landscape.</i>
<i>Mode II</i>	<i>High level maintenance—associated with well-developed park areas with reasonably high visitation.</i>
<i>Mode III</i>	<i>Moderate level maintenance—associated with locations with moderate to low levels of development, moderate to low levels of visitation or with agencies that because of budget restrictions can't afford a higher intensity of maintenance.</i>
<i>Mode IV</i>	<i>Moderately low level—usually associated with low level of development and low visitation.</i>
<i>Mode V</i>	<i>High visitation natural areas—usually associated with large urban or regional parks.</i>

Lyons follows a Mode III level of maintenance typical of small rural communities with moderate levels of use and funding. Turf cutting and fertilization, irrigation, litter control, pruning, disease and insect control, snow removal, lighting maintenance, restroom maintenance, inspections and repairs occur on an as-needed basis. The survey respondents queried about their satisfaction with park and trails maintenance indicated a good level of satisfaction (4 median response). The maintenance facility is located on 2nd Street directly across from Bohn Park. This provides a good location and has relatively easy access to the Town's parks and trails.

National Parks and Recreation Association (NPRA) Summary

In 1981 the National Recreation and Park Association (NRPA) published *Recreation, Park and Open Space Standards and Guidelines*. The standards provide recommended acreage for different parkland types based on community population and geographic service areas. The NRPA indicates “this classification system is intended to serve as a guide to planning—not as an absolute blueprint.” The standards are intended to be modified for local conditions and needs.

In 1995 the NRPA published *Park, Recreation, Open Space and Greenway Guidelines*. Partially intended as an update of the 1981 standards, this document identifies growth and decline in specific recreation activities since 1981. The guidelines emphasize a “levels of service” approach that views residents as “customers” and parks and recreation departments as “service providers”.

In developing *Lyons POST Plan*, the 1981 standards were used as the basis for assessing needs based on service area by geographic area and population. The 1995 standards were used where they reflect more current activities and trends, for example, the exponential growth in soccer over the past few years. Both the 1981 and 1995 publications identify a general goal of about 6.25 acres of developed parkland per 1000 population.

Table V indicates that Lyons has no parkland specifically for neighborhood use. Lyons has 54.9 acres of developed and undeveloped community parkland. Hall and Heil Ranches provide 8,128 acres of regional open space contiguous to Lyons. There also are 120.1 acres of dedicated open space, but much of this is not usable for recreation because of difficult access or steep terrain.

Suggested Parkland Needs for Lyons indicates existing acreage, the suggested NRPA standard, suggested needs for a population of 2,814 (Comprehensive Plan build-out figure), and the surplus or deficit for each type of parkland and open space. As indicated, Lyons has a deficit of 3.5 acres of neighborhood parkland, a surplus of 40.9 acres of community parkland, and a surplus of 8,086 acres of regional open space.

Desirably, neighborhood parks should be within 0.25 miles-to-0.5 miles from residential areas and be accessible by foot if possible. If a median service radius of 0.33 miles is used for neighborhood parks, four new neighborhood parks would be needed based on geographic location; one in the northwest area of Town; one in the northern area of Town; one centrally located; and one in the southeast part of Town. If neighborhood park functions were developed in both Bohn (or the High School) and Meadow Park, the need would be reduced to two new neighborhood parks—one in the northwest and one in the northern part of Town. (*See *Existing Parks, Trails, Open Space & Other Destinations Map*).

Community parks should be within 1-to-2 miles of residential areas. Using a median service radius of 1.5 miles, either Bohn or Meadow Parks geographically service all of incorporated Lyons.

Table VI-3 indicates NRPA standards for specific recreation activities that occur or are in need in Lyons based on population or the needs assessment. As can be seen, with the exception of tennis, the cutoff for all facilities is 1 unit per 5,000 or greater indicating that this NRPA standards approach does not work for Lyons. The column titled “Expressed Need” reflects the real need in Lyons based on the needs assessment.

NRPA standards also address the need for regional parks and regional park reserves. By NRPA standards regional parks are large (200 + acres) and provide diverse active and passive recreation opportunities in a contiguous area. Standards desire their location within a one-hour driving distance. Parks in both Boulder and Longmont, supplemented by extensive open space of Colorado’s Front Range provide regional park resources to Lyons.

NRPA standards address the need for regional park reserves of 1,000 acres or more within a one-hour driving distance. Boulder County's Hall and Heil open space parcels directly adjacent to Lyons meet and greatly exceed this standard.

Table V. Lyons Parkland/Community Open Space Acreage & Suggested Needs for Lyons

Parkland or Open Space	Neighborhood Park	Comm. Park	Undeveloped	Open Space
Bohn Park		5.0		
Meadow Park		7.5		
Sandstone Park		2.0		
Olson Property (extension of Bohn)			25.0	
Eagle Canyon				20.0
Steamboat/Sierra Roja				8.0
Russell Subdivision				17.5
Lyons Valley Park Area			15.3	
Lyons Valley Greenbelt				49.3
Stone Canyon				10.0
Total	0	14.5	40.3	104.8

Parkland Type	Existing Acreage	Suggested Standards	Suggested Need for 2,814 Population	Surplus/Deficit
Neighborhood	0	1.25 acres/1,000	3.5	-3.5
Community	54.9	5.0 acres/1,000	14.0	+40.9
Regional Open Space *	8,128*	15.0 acres/1,000	42.0	+8,086*

* Hall and Heil Ranches Only

Source: Town of Lyons 1999; Shapins Associates 1999

Table VI. Modified NRPA Activity, Facility Standards & Expressed Needs

The following suggested facility needs were developed using NRPA standards, plus information gathered from local citizens and recreation user groups.

Activity/Facility	Standard Per Population	Existing (1999)	Suggested NRPA Need (1999, Surplus Deficit) (adjusted to meet Town needs)
Basketball	1/5,000	1 (shared w/tennis) 3 (elementary school)	1 (south area inadequate)
Racquetball	1/20,000		0
Tennis	1/2,000	1 (shared with basketball)	1
Volleyball	1/5,000		1
Baseball/Softball (unlighted)	1/5,000	5 (2 are at school)	0
Baseball (large)	1/30,000	1 lighted 1 (school/unlighted)	0
Football	1/20,000	2 (school/1 is practice)	0
Soccer	1/10,000		0
Multi-use Courts	1/10,000	(school only/ not for general public)	1 multi-use
Trails	1 system		1* Need extensions
Skating rink	No common standard		1
Archery Range	1/50,000		0
Pools	1/20,000		0
Skate Park	No standard		0

Source: Shapins Associates, 1999; NRPA 1999. [†]Indoor courts for basketball, volleyball, or tennis.

In-Town & Regional Open Space Resources

These lands often provide community-wide benefits and are owned or managed by the Town of Lyons Parks and recreation Department and other entities. Of the city’s complete parkland inventory, approximately 100 acres are dedicated open space. The parts of the parks and recreation inventory considered as open space have few or no developed amenities, and are characterized by natural vegetation.

Table VII. Open Space Resources

Open Space Management Organization	Acreage
City of Longmont Open Space Areas	10.3
Town of Lyons Subdivision Open Space	104.8
St. Vrain School District Facilities & Fields	15.9
Regional Open Space Areas (largest recreational open space areas directly adjacent to Lyons)	8,128

As outlined in the *Boulder County Comprehensive Plan* (1998), open space areas are lands that are intentionally left free from future development. These areas help maintain natural, cultural and scenic resources in an undeveloped condition and provide for recreation, agriculture, and buffer areas between and around municipalities. In particular, wildlife habitat, and native plant communities are given high priority for protection.

Natural & Scenic Resources

Natural, scenic and cultural resource data were used to help make objective decisions concerning appropriate park uses, trail configuration and open space conservation.

Physiography

The Town of Lyons lies within the foothills of the eastern flank of the Rocky Mountain Front Range near the junction of the Great Plains and the Rocky Mountains. The majority of the developed Town is within the St. Vrain Creek valley that extends from east to west. The Town is bordered to the north by active and abandoned quarries that provided the region with the unique Lyons sandstone. Much of the land contiguous to the Town is managed for conservation by public agencies and is relatively free from human development.

Vegetative Resources

Several natural areas that include Ponderosa pine forest, Pinyon-Juniper woodland, Foothills grasslands, and Mountain Mahogany have been identified in the areas that surround Lyons. The combination of various vegetation types also provides an unusually high degree of ecological diversity and unique visual character. It is important that land conservation efforts seek to balance future open space among the various vegetation classifications, and therefore support the greatest diversity of natural resources, wildlife and preserve indigenous visual character. (**See descriptions under Wildlife Resources*).

Wildlife Resources

Among the prime attributes of Lyons and the surrounding landscape is the abundance of wildlife habitat and visibility of both game and non-game species. As a result of vegetation cover, availability of water resources and landform, the area

provides habitat for some 300 species of wildlife. In particular, the landscape environment demarcated by the combination of riparian corridors, short grass prairies, and cliff faces creates a highly diverse and dynamic habitat. Elk, mule deer, grouse, heron, golden eagle, mountain lions, and various raptors are commonly found in the Lyons area, as well as coyote, prairie dogs, bear, fox, and numerous songbirds.

The Colorado Natural Heritage Program (CNHP) completed biological inventories of existing natural values on properties to the west and south of Lyons. Substantial site-specific information regarding flora and fauna that reflects the areas biological diversity was gathered through field surveys and aerial photographic analysis. Indian Mountain (west) and the Red Hill (south) have been determined “conservation sites” due to the rarity and quality of natural communities and their level of occurrences. Although the majority of these two designated sites occur on the Hall and Heil Ranch Open Space areas, portions extend beyond these protected land areas. Given the occurrence of rare, threatened, or endangered animal or plant species that are found in these areas, conservation of these resources should be of high priority.

Riparian, Wetland and Riverine Communities. The mixture of water, cover and diversity of habitat in the riparian areas provides for over 60 species of mammals and 70 breeding bird species in riparian areas of the St. Vrain drainage. Of particular significance are tree and cliff nesting raptors, such as golden eagle, red-tailed hawk, prairie falcon, and northern goshawk. Additionally, the local creeks and intermittent ponds provide for brown trout and amphibians in many areas.

St. Vrain Creek, the major riparian system in the Town, supports mature stands of cottonwood and willow as well as associated shrub understory. In addition to supporting wildlife, this zone helps filter surface runoff before it enters waterways, stabilizes creek banks, and reduces the impact of flooding by slowing the flow of water. Smaller drainages that are found in Stone Canyon and Eagle Canyon provide seasonal benefits and important wildlife movement corridors. To the east of Lyons, more expansive wetland areas along the St. Vrain Creek occur in isolated “pockets.”

Within Lyons, development has pressed directly to the edges of the St. Vrain Creek, reducing the corridor to a narrow stream between urban land uses. Adequate wetland buffers of a sufficient width should be provided to ensure that the integrity of wetlands is preserved. The opportunity of recreational uses and environmental restoration of portions of the major creek is an asset that should be considered in developing trail systems, in-water facilities, and protected open space.

Bluffs. Among Lyons’ unique natural landforms are bluffs and massive rock outcrops that form natural physical barriers. Areas, such as Corona Hill near Meadow Park are of special concern due to cliff-nesting raptors, such as golden eagles and prairie falcons.

Foothills Shrublands. The foothills that surround the Town of Lyons constitute a transition zone from the forested lands typical of higher elevations to the grasslands of the eastern plains. Various types of shrublands dominate the foothills, often mixed with patches of forest or grasslands. The physical landscape characteristics create

a rich mosaic of wildlife habitat that support black bears, mule deer, bighorn sheep, peregrine falcons, turkey, and other fauna.

Grasslands & Rangelands. Open grasslands are found throughout the Lyons area, and many continue to be grazed by livestock or irrigated for hay crops. Grasslands furnish habitat for pronghorn antelope, mule deer and prairie dogs. The presence of smaller mammals, such as rabbits, gopher and prairie dogs, attracts predators that include eagles, raptors, foxes and coyotes. In particular, several prairie dog colonies proximate to the Town provide an important component to wildlife dynamics.

Open areas of rangeland comprise a large percentage of vegetation cover in the vicinity of Lyons. Much of this occurs on lower elevation slopes and meadow areas, and is characterized by native grasses, sagebrush, and rabbitbrush. Range areas provide important food and cover during winter season for many wildlife species, including elk, deer, and grouse.

Visual Resources

The visual character of Lyons is determined by the intrinsic physical attributes that include imposing cliffs, prominent ridgelines, and valley meadowlands and stream corridors. Areas of moderate to high visual exposure were mapped, and illustrate visually significant landscapes that include vertical landforms, sloping terraces, and foreground areas within the valley floor. The result of this analysis provides guidance in prioritizing lands of high visual exposure and areas of limited visibility that would generate fewer visual impacts to the natural setting if developed.

In particular, foreground viewsheds that form the visual environment along sections of road or creeks are visually sensitive landscapes and potentially impacted by inappropriate forms of development. While much of this land is suitable for development, encouragement of standards such as setbacks or conservation easements can assist to maintain these lands to maintain the natural setting.

Flood Prone Areas (Floodzone)

The St. Vrain Creek Watershed drains 219 square miles of forest and agricultural land upstream from Lyons. The two upper branches of the St. Vrain Creek merge in the Town as the drainage flow from the mountains onto more level terrain. Although the expansive creekbed is sufficient to carry increased volumes of water during periods of snowmelt and heavy rains, the creekbank may be unable to contain runoff during an exceptionally wet year. The floodplain width (500-year) varies from about 540 feet along the Apple Valley Road to over 3000 feet north of Foothills Reservoir.

Although much of the floodplain area in the Town was developed prior to knowledge of flooding potential, a significant portion of the floodplain remains undeveloped. Town and County policies concerning safety and environmental quality aim to preserve streams and floodplain areas, and discourage development in areas that are prone to flooding. Given the resource significance for wildlife, and visual quality, floodzones provide an opportunity to conserve land for future preservation and recreational uses.

Slopes, Ridgelines & Peaks

One of the more noticeable features of Lyons is the diversity of physical landscapes and geologic forms that provide natural landmarks or visual backdrops. Elevation of the Town ranges from approximately 5360 feet along the St. Vrain River to 8040 feet near Indian Mountain peak (west). Highly visible landforms that include Indian Mountain, Steamboat Mountain, Corona Hill, “hogbacks,” and ridgelines have taken on increased social and visual significance, since they are accessible to a large number of people and provide scenic relief from the development in the valley. Although these prominent landforms and steep slopes are considered amenities to the visual environment, they often exhibit environmental hazards and constraints that potentially pose threats to public safety.

Many of these areas provide multiple resource values and characteristics such as scenic landscapes and wildlife habitat. Recognizing the hazards of slopes to development, Boulder County has adopted regulations that require review for building on grades that exceed 30 percent. It is important that hillsides are protected from obtrusive forms of development and environmental degradation. Therefore, these areas possess affordable opportunities for protection as open space, and assist developing a future open space system.

Physical Resource Synthesis

Building on the natural and scenic resources, map data were combined using a Geographic Information System (GIS) to illustrate the composite of significant resources. Following prioritization of these resources through a public survey, the data were overlaid so that areas of multiple resource value could be identified. Where these overlapping resources are present in relatively sizable areas, they were grouped to form landscape units. From this synthesis, it is possible to identify lands that provide a framework for developing a system of conserved open lands.

Resource data examined in the analysis includes:

- *Wildlife Habitat Areas*
- *Colorado Natural Heritage Conservation Sites*
- *Wetlands/ Riparian Areas*
- *Open Area of Moderate to High Visual Exposure*
- *Environmental Hazardous Slope of >25 percent grade*
- *Floodplains*

APPENDIX B: TOWN OF LYONS GENERAL PARK AND TRAIL DESIGN GUIDELINES

Park Character Guidelines

Guidelines for Parks should follow recommendations illustrated on the conceptual park plans (*see individual plan concepts). Detailed park designs should be developed for each park that considers the ideas expressed in the concept plans.

Trail Design Guidelines

Trail Design Review Checklist

The Town of Lyons should use the following applicable criteria when reviewing the trail projects.

- If a concrete bicycle trail is to be built, does the trail design have the proper width, curvature, grades, and sight distance?
American Association of State Highway and Transportation Officials, Guide for Development of New Bicycle Facilities, 1981.
- Is the trail designed to be handicapped accessible, where appropriate?
A Guide to Designing Accessible Outdoor Recreation Facilities, Heritage Conservation & Recreation Service, U.S. Department of Labor, Lake Central Region, Ann Arbor, Michigan.
- If a soft-surface trail is to be built, does it conform to the standards of the *Town of Lyons Design Guidelines*?
- Who is to build the trail? Who will oversee the construction? Is there adequate funding or financial security for the trail? Is it to be constructed before homes are built?
- If a concrete trail is to be built, does it conform to the standards of the *Town of Lyons Design Guidelines*?
- Does the trail connect to logical locations and access points?
- Does the trail alignment and location fit into the overall master plan?
- If wetlands or environmentally sensitive areas are present, does the trail avoid these areas as much as possible? If these areas cannot be avoided, has impact mitigation been included?
- If road bridges or major culverts are to be built, is there a minimum eight foot overhead clearance and twelve foot width underneath clearance for present and future trails?
- If trail and adjacent lighting is to be installed, is it low, soft, at a pedestrian scale, and directed away from the trail user? Is it vandal resistant, replaceable, and does it reflect the character of the area?
- Have all utilities been located and have all utility conflicts been resolved?

Design Intent

The basic criteria for all elements of design include:

- Appropriateness and excellence of design
- Environmental fit
- Functional quality
- Aesthetic sensitivity
- Consistency and continuity of design
- Durability and strength
- Ease of maintenance
- Resistance to vandalism
- Availability/replaceability
- Handicap access, wherever reasonable

General Trail Design Considerations

- Residential neighborhoods require a design that is sensitive to the character, forms, materials, and colors and involves the residents in the design process. Carefully consider the character of the public/private interface.
- Commercial areas can be lively, colorful places. Consider linking paths to commercial destinations and activities such as shops, eateries, and parks. Provide more structured amenities, such as seating areas, natural focal points, and gathering places.
- Environmentally sensitive areas require a careful balance between the need for recreation and protection of natural resources. Determine the appropriate use level and site any path system carefully.
- Considerations for lighting along and adjacent to the path should be carefully evaluated. Path lighting should be low, soft, and at a pedestrian scale. Care should be taken not to light environmentally sensitive areas that might disturb wildlife. The light fixtures/standards should be attractive and vandal resistant and should complement the character of the area. Lights should be directed down so as not to interfere with the trail users' vision.
- Consider signs along trails to provide traffic control, regulatory information, identity, and interpretive information.
- Scale all lettering and graphics along the path system to the pedestrian.
- In terms of materials selection, signs should reflect the character of the area and should be harmonious with other elements in the corridor. Simplify sign graphics for readability. Use international symbols where appropriate.
- Place interpretive or informational signs along unpaved trails and quiet areas to minimize safety conflicts on paved paths.
- Structurally, signs should be strong and vandal resistant
- While designs, which emphasize the unique character of an area, are encouraged, the user traveling the length of the corridor perceives the stream as one unified linear feature. Therefore, each design should also respect the overall harmony, integrity, and identity of the entire stream corridor.
- Respect existing landforms in site planning and, to the greatest extent possible, utilize materials native to the area.

Hard Surface Trails (concrete)

The major objectives of trail location are to design a trail that produces a minimum impact on the land and to nearby landowners, to choose alignment that is visually pleasing and provides a variety of views and experiences, to take advantage of the natural terrain and vegetation, and to provide a trail that requires minimum maintenance.

Design goals/concepts

- The alignment should follow the contours of the land and the natural drainage patterns. A trail should not appear to be carved out of a hillside.
- Trail meanders should appear to have a purpose, not to be placed haphazardly or regularly throughout the channel length.
- Create functional, efficient circulation patterns.
- Site path intersections at natural focal points and convenient access points.
- Where hard and soft surface trails both occur along a system, place the soft surface trail nearer the water or park to allow closer contact of pedestrians to water.
- Integrate subtle, attractive buffers where necessary to protect privacy.
- Consider providing occasional rest areas and pocket parks along the trail. Integrate these with focal points, water features, and public areas.
- Provide adequate sight distance for curves and design Standards
- 10' minimum trail width where bicyclists and pedestrians share the trail.
- Landscape treatment within 3' adjacent to trails must conform to the following standards:
 - New plant material shall not be woody or bear thorns
 - Existing thorny plants shall be trimmed back
- Nearby irrigation systems shall be designed (where possible) to avoid spraying path.

- **Prepared subgrade:** Compact roadbase or use on-site gravel material where approved by engineer. Over-excavate if unstable sub-soils are encountered and replace with suitable fill material. Compact all fill areas to 90% standard proctor @ - 2% optimum. Remove all topsoil prior to subgrade preparation.
- Minimum 6" thick concrete. Apply broom finish perpendicular to trail. Sawcut _" joints 1_"deep minimum every 10' along trail.
- Backfill edge with topsoil. Finish grade to be flush with trail edge (typical) and seed with native grasses.
- Maximum 6% grade.
- Minimum 8' overhead clearance.
- Standard width is 10' for two-way bicycle trails. A separate parallel gravel trail is recommended for pedestrians.

Soft Surface Trails (gravel fines)

Design goals/concepts

- Materials should provide stable surface and remain relatively dry.
- Color should blend with the natural environment to minimize visual impact.
- Design for wheelchair accessibility wherever reasonable, minimum 36" width.
- Minimize erosion of surface material; i.e. provide concrete pans at side drainage locations to limit washing.
- Gradients less than 3% are preferable.
- Create meanders with gentle curves that conform to the natural topography.
- Consider providing occasional viewing and seating areas along the trail to accommodate passive recreation activities.

Design standards

- Standard width is 8' for two-way bike/pedestrian trails.
- For pedestrians-only hiking trails, minimum width is 6'.
- For grades over 4%, surface erosion protection is required.
- 3/8"- _" crushed and compacted gravel fines to be approved by engineer prior to construction.
- Use geotextile fabric under the gravel fines in wet or unstable areas.

Mountain Trails

Design Goals/Concepts

- Trail structures should appear to be part of the wilderness environment and not an intrusion upon it. (Benches, bridges should be simple, using native or natural materials.)
- To protect the safety of the wilderness user consistent with the normal degree of difficulty the user would likely encounter.
- When trails cross wet areas or streams, select routes that mitigate impact as much as possible.

Related Improvements

Retaining Walls

Design goals/concepts

To be most effective visually and functionally at the scale of the pedestrian, walls should:

- Provide interest in texture and detail
- Be terraced, if over 4' tall.
- Should not be too "continuous" should avoid a "channelized" feeling.
- Stepped, tiered or terraced walls may provide seating, viewing, and a separation of the path from adjacent development. Consider all potential uses in design and treat them as an important architectural element.

- Walls that provide seating should be separated from the mainstream of traffic flow for the comfort of the user. Situate seating areas at points of visual interest.
- Select materials harmonious with the character of the area or those native to the area.

Bridges

Design goals/concepts

- Consider breakaway capability to minimize flood obstruction
- Design bridges that are sturdy, safe, vandal-resistant, and easily maintained
- Deck with good skid-resistance
- Stabilize deck to minimize vibrations
- Railings should be free of splinters and provide a smooth, clean surface to the touch
- Railings should allow view to the creek for all heights, yet prevent anyone from falling through
- Scale of bridge should be in keeping with its surroundings
- Bridge color should blend with the natural environment or tie into the color scheme of adjacent development Black is the least reflective and most invisible color in the landscape.
- Integrate and design with other elements throughout the corridor

Underpasses

- Mid-Block, at-grade trail crossings should be avoided. All new bridge and major culverts should be constructed with 8' minimum clearance and 12' minimum width.
- Align the trail approaches to provide adequate horizontal and vertical sight distance.
- Adequate provisions should be made to keep groundwater and surface water off the trail surface through the use of catch basins, underdrains, and surface drains.
- Wing walls may be necessary at the upstream and downstream ends of underpasses to keep adjacent stream flows off the trail surface.

APPENDIX C: COST ESTIMATES**Lyons Parks System Master Plan Conceptual Cost Estimate**

Estimates do not include demolition, design or engineering costs. Maintenance costs are also not included but must be recognized as additional costs that often increase over time as wear and tear occurs in the parks.

	Unit	Quantity	Cost/Unit	Total
Meadow Park				
Grass Multipurpose Field	unit	1	\$15,000	\$15,000
Playground Area	unit	1	\$8,000	\$8,000
Large Group Picnic Area	unit	1	\$25,000	\$25,000
Nature Path	lf	800	\$11	\$8,800
Interpretive Trail	lf	650	\$16.53	\$10,750
Entry Access/Crossings	ft 2	28,800	\$4	\$115,200
Parking – hardsurface* (60 autos)	unit	60	\$1,280	\$76,800
Arboretum	unit	1	\$90,000	\$90,000
Xeriscape “Demo Garden”	unit	1	\$12,000	\$12,000
Interpretive “Hub”	unit	1	\$8,000	\$8,000
Railroad Interpretive Area	unit	1	\$8,000	\$8,000
Interpretive Pavilion	unit	1	\$33,000	\$33,000
Group Shelter & Restroom	unit	1	\$45,000	\$45,000
Park Entry Improvements	unit	1	\$8,000	\$8,000
Subtotal				\$463,550
10% Contingency Costs				\$46,355
Total				\$509,905

	Unit	Quantity	Cost/Unit	Total
Bohn Park				
Above Grade Skate Park	unit	1	\$45,000	\$45,000
Inline Hockey Rink	unit	1	\$60,000	\$60,000
Basketball Courts	unit	2	\$60,000	\$120,000
Tennis Courts	unit	2	\$60,000	\$120,000
Softball Fields	unit	3	\$60,000	\$180,000
Lighted Baseball Field (Legion)	unit	1	\$55,000	\$55,000
Soccer fields	unit	2	\$31,000	\$62,000
Restroom/Storage Structure	unit	1	\$60,000	\$60,000
Pedestrian Spine	ft 2	11,000	\$3.50	\$38,500
Nature Paths	ft 2	8,400	\$2.50	\$21,000
Pond Feature	ft 2	15,000	1.50	\$22,500
Landscape Buffer (trees)	unit	60	\$250	\$15,000
Parking (140 autos)	unit	140	\$1280	\$179,200
North Entry Road – hardsurface*	ft 2	10,000	\$4	\$40,000
South entry road – hardsurface*	ft 2	3600	\$4	\$14,400
Subtotal				\$761,600
10% Contingency Costs				\$76,160
Total				\$837,760

	Unit	Quantity	Cost/Unit	Total
Lyons Valley River Park				
Interpretive Paths (gravel)	ft 2	6,000	\$1.50	\$9,000
Multi-Use Path	ft 2	15,200	\$2.50	\$38,000
Filtering Ponds	ft 2	2	\$30,000	\$60,000
Ecological Wetland Restoration	lf	4,000	\$50	\$200,000
Group Shelter/Restroom	unit	1	\$45,000	\$45,000
Subtotal				\$352,000
10% Contingency Costs				\$35,200
Total				\$387,200

** These costs are considered “Class C” estimates which are general overall costs for the major development components of the park conceptual plans. More accurate costs will need to be developed once specific designs are completed. These costs should be used as a guide to solicit funding.*

Lyons Trail System Master Plan Conceptual Cost Estimate

(*Estimates do not include land acquisition costs or design/engineering costs)

	Unit	Quantity	Cost/Unit	Total
South Trail System				
Bohn Park to South Ledge Ditch				
Gravel trail	ft	320	\$20	\$64,000
Total				\$64,000
South Ledge Ditch East from Olson Property to Ideal Cement (East)				
Grading	ft	1000	\$20	\$20,000
Bridge	unit	1	\$50,000	\$50,000
Trail construction	ft	4000	\$20	\$80,000
Total				\$150,000
South Ledge Ditch from Olson Property West				
Clear and grade, signage	unit	1	\$38,000	\$38,000
Trail construction	ft	2600	\$20	\$52,000
Total				\$90,000
Old South St. Vrain Road (for use as a trail)				
Traffic calming islands, signage, striping, raised crossing, and speed control devices				(County expense)
Pedestrian trail along river				(County expense)
State Highway No. 7 – Lyons West into Canyon				
Paved shoulders for bikes				(CDOT expense)
River Route Trail Connection – from Longmont Diversion Structure to Existing St. Vrain River Trail				
PHASE I (Existing Trail to Old St. Vrain Road)				
Clearing & grading	ft	1200	\$20	\$24,000
Concrete trail surface	ft	1200	\$30	\$36,000
Signage, minor drainage work	unit	1	\$15,000	\$15,000
Subtotal				\$75,000
PHASE II (Old South St. Vrain Road Bridge to Connector at Longmont diversion)				
Clearing and major grading	ft	1000	\$50	\$50,000
Bridge and abutments	unit	1	\$50,000	\$50,000
Clearing and minor grading	ft	800	\$20	\$16,000
Concrete trail surface	ft	800	\$30	\$24,000
Subtotal				\$140,000
PHASE III (Old St. Vrain Road Bridge Underpass)				
Flood resistant trail segment	ft	200	\$80	\$16,000
Grading, surfacing trail approaches	ft	400	\$30	\$12,000
Subtotal				\$28,000
Total				\$243,000
St. Vrain River at US 36/Highway 66 Intersection				
New trail underpass under new US 36 bridge				(CDOT and County expense)
New concrete trail on railroad R.O.W. from Ideal Cement to US 36	ft	1200	\$30	\$36,000
New bridge and approaches	unit	1	\$80,000	\$80,000
Total				\$116,000

North Trail System

Meadow Park Connection to Town

Hwy 7 underpass	unit	1	\$80,000	\$80,000
Trail construction	ft	1000	\$30	\$30,000
New bridge	unit	1	\$50,000	\$50,000

Total **\$160,000**

Meadow Park Connection to Apple Valley Road

Alternative A:

Bridge	unit	1	\$50,000	\$50,000
Underpass	unit	1	\$80,000	\$80,000
Trail to US 36	ft	1000	\$30	\$30,000
Trail grading, surfacing, buffering along US 36	ft	1200	\$80	\$96,000

Total **\$256,000**

Alternative B:

Bridge	unit	1	\$50,000	\$50,000
Trail to US 36 (along creek)	ft	1200	\$30	\$36,000
Underpasses	unit	2	\$80,000	\$160,000
Trail along US 36	ft	1400	\$40	\$56,000

Total **\$302,000**

US 36 Bike Lanes

Paved bike shoulders to existing road (CDOT expense)

Apple Valley Road Bike Route

Signage (County expense)

North Loop Trail

Grading and trail construction to be required as development occurs wherever possible

Construction (approximate length to be built by Town)	ft	10,000	\$20	\$200,000
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Total **\$200,000**

4th and 5th Street On-Road Access to Downtown

Rebuild and construct sidewalk improvements (Public Works expense)

Stone Canyon

Require land dedication and trail construction by developers at times of development (Developers Expense)

US 36 Underpass at Stone Canyon

US 36 underpass			T-21 Federal Funds)	
(Town costs \$1.5 million x 25%)				\$375,000

Total **\$375,000**

3rd and 4th Street Downtown Crossings

Variety of pedestrian crossing improvements

Crossings	unit	4	\$60,000	\$240,000
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Total **\$240,000**

SYSTEM WIDE TOTAL

Meadow Park - Apple Valley Road (Alternative A option)	\$1,816,105
Meadow Park - Apple Valley Road (Alternative B option)	\$1,862,105

In –Water Recreation Conceptual Cost Estimate

Modification of in-stream hazards

Dam structures	unit	2	\$80,000	\$160,000
Meadow Park Improvements	unit	10	\$15,000	\$150,000
In-stream habitat restoration	ft	10,000	\$30	\$300,000
<hr/>				
Total				\$610,000

APPENDIX D: OPEN SPACE FUNDING SOURCES

The future acquisition and development of parks, trails, and open space is dependent upon the type and amount of available funding. Also of critical importance is the long-term commitment to the operation and maintenance of facilities and land. A number of funding sources exist currently and new sources will be developed as opportunities arise. Some existing funding sources are as follows:

Great Outdoors Colorado

(See Park Implementation above)

EPA Section 319 Grants

Section 319 of the Clean Water Act authorizes the Environmental Protection Agency to establish the origin of non-point source pollution. The grant program provides funding for controlling, reducing or eliminating non-point source pollution, and often requires an educational component as part of the project.

Colorado Division of Wildlife Funds

“Fishing is Fun” Program. Designed to encourage the development and enhancement of fisheries, the “Fishing is Fun” program works cooperatively with local communities, counties or non-profit groups to develop various wetland-related projects. Diverse project types supported through this program include bank stabilization, in-stream structures, erosion control, revegetation, and trail access.

Watchable Wildlife Program. The purpose of this program is to manage wildlife and to provide recreational benefits to those who wish to observe, photograph, and enjoy wildlife through activities other than hunting and fishing. The program also provides opportunities for possible funding for trail and open space related facilities.

Preservation Tools

Numerous options for conserving lands and the fair compensation of land areas that best serve the varying situations should be sought for encouraging open space and resource protection. A few options that could work in the Lyons area are:

Density Transfer

The Boulder County Zoning Resolution contains a provision whereby a transfer of development credits from one parcel to a noncontiguous parcel may be permitted which results in open space being preserved in perpetuity through a conservation easement or another acceptable mechanism. This technique helps to preserve open space and/or agricultural land by removing the development rights from the land and directing growth to more suitable areas.

Conservation Easement

A conservation easement is a voluntary restriction, placed by a landowner, on the use of his or her property, or on part of a property. A conservation easement is usually to restrict or limit the future development of the land. Each conservation easement is individually crafted to meet the specific needs of the landowner and is often based on the natural qualities of the land. The landowner retains title to the property and donates or sells the conservation easement to a qualified agent (i.e. a land trust or governmental entity).

Donation of a conservation easement can result in significant tax benefits as a charitable gift on the landowner's federal income tax return. In addition, a conservation easement can lower the value of property for estate tax purposes. Sale of a conservation easement is treated as a taxable sale of real estate. A conservation easement runs with the land in perpetuity and can only be changed through court.

Covenant

A restriction can be placed on land in the form of a restrictive covenant which is a written promise contained in a contract, lease, deed, or other form of agreement. Similar to a conservation easement, a covenant is generally used to restrict the use of the land. However, a restrictive covenant carries no tax benefits and is more easily changed than a conservation easement.

Donation

Donation of land to a charitable organization or government agency provides substantial income tax deductions and estate tax benefits to the donor. The land can be donated for its conservation value and can be permanently protected. If the land has little conservation value or does not need to be owned by a conservation agency in order to be protected, it can be donated with the understanding that it would be sold, with development restrictions if appropriate, to help support the land trust's conservation programs.

Remainder Interest

A landowner can donate land to a land trust but continue to live on it by donating a remainder interest in the property and retaining a reserved life estate. This allows the landowner to donate the land during his lifetime, but reserves the right for him and any other named persons to continue to live on and use the property during their lifetimes (called a "reserved life estate"). When the donor or those other persons specified in the reserved life estate die the land trust would have full title and control over the property.

Bargain Sale

Land trusts and government agencies are frequently not in a financial position to purchase land in fee simple and rarely at fair market value. One alternative to fair market value is a bargain sale, in which the land is sold at less than its fair market value, which combines the income-producing benefit of a sale with the tax-reducing benefit of a donation. The difference between the land's appraised fair market value and its sale price is considered a charitable donation to the land trust, and can be claimed as an income tax deduction.

Option to Purchase

If funds are not immediately available to purchase a parcel of land, the landowner may be willing to sell or give an option to purchase. Under an option, the landowner and the purchaser contractually agree on a sale price, and the purchaser is given a specified amount of time to exercise the option. However, the purchaser is not obligated to purchase the land. During the option period, the land cannot be sold to any other buyer. An option to purchase may be structured to allow for the purchase of a portion of the land at a specified time and retain the option on the remainder.

Installment Sale

In an installment sale, the seller agrees to accept a series of payments over time rather than a lump sum. Installment sales generally give the landowner the advantage of spreading income over a number of years and give the land trust or government agency the advantage of making land acquisitions with much smaller initial outlays and of giving them time to raise the funds needed for the balance.

In addition, there are numerous other tools for preservation of land less frequently used such as leases, management agreements, conservation investors, donating undivided partial interests, limited or joint venture development, exchanges, mutual covenants, right of first refusal, dedications and preacquisitions.

APPENDIX E: SURVEY RESULTS

Recreation Survey

In May of 1999 the Parks, Recreation, and Cultural Department prepared and administered a recreation survey that was mailed with area-wide utility bills. Seven hundred and fifty surveys were mailed out and 266 were returned—a 34 percent response rate and a statistically valid sample. For complete results see DRCOG report at Parks, Recreation, and Cultural Department.

Resident Profile

The survey indicates that the average age of respondents is 43 years old; the average length residence is 12 years; and the average household size is 2.6.

Summation of the survey results

- 5 = Very Satisfied
- 4 = Satisfied
- 3 = Neutral
- 2 = Dissatisfied
- 1 = Very Dissatisfied

What is your level of satisfaction with the following in Lyons:

The number of parks and playgrounds?	Satisfied (mean = 3.7)
The number of multi-use fields?	Somewhat satisfied (mean = 3.5)
Picnicking and camping amenities?	Somewhat satisfied (mean = 3.6)
The number of outdoor basketball courts?	Neutral (mean = 3.1)
The number of youth recreation programs?	Neutral (mean = 2.9)
The number of adult recreation programs?	Neutral (mean = 2.9)
Trail opportunities in Lyons?	Neutral (mean = 3.2)
The amount of open space preserved in Lyons?	Neutral (mean = 3.2)
The amount of open space preserved near Lyons?	Satisfied (mean = 3.7)
Creek activities?	Satisfied (mean = 3.8)
Information about Lyons parks and recreation programs	Somewhat satisfied (mean = 3.6)
General maintenance of parks and trails	Somewhat satisfied (mean = 3.6)

What are the three activities in which you participate the most?

- Hiking
- Biking
- Swimming

What Lyons recreation resources or facilities are needed the most?

- Swimming pool
- Recreation center
- Trails

Which open space resources adjacent to Lyons do you use the most?

- Hall Ranch
- Rabbit Mountain
- Buttonrock

Open space frequently includes sensitive resources areas (landscapes).

What types of landscapes should be protected in our area as part of an open space system? Rank from the most important = (1) to least important = (8)

- | | |
|----------------------------|----------------------|
| 1. Critical wildlife areas | 5. Unique vegetation |
| 2. Wetlands | 6. Historic areas |
| 3. Open areas | 7. Steep slopes |
| 4. Urban growth separators | 8. Floodplains |

What is your favorite Lyons area park, recreation, or public open space resource?

1. Hall Ranch
2. Meadow Park
3. Bohn Park

What is your least favorite Lyons area park, recreation, or public open space resource?

1. Meadow Park
2. Sandstone Park
3. Bohn Park

Are there connections or destinations that would be important to connect by trail? Please prioritize 1-6 with (1) being the most important and (6) being the least important.

1. Lyons to Hall Ranch
2. Lyons to Heil Ranch
3. Extend creek corridor east
4. Extend creek corridor west
5. North-south loop trail
6. Neighborhood connectors

Comprehensive Plan Community Survey

In September 1998 a Comprehensive Plan Community Survey was conducted as part of this planning effort. A total of 1,437 households in and around Lyons received surveys and 313 surveys were returned for a response rate of 22 percent and a statistically valid sample.

Ten of the questions relate directly to parks, open space, trails, recreation, cultural events, and natural resource issues.

- | | |
|--|------------------------|
| 1. Prepare an overall master plan for town parks, recreation facilities, trails and open space amenities. | 87% For
5% Against |
| 2. Pursue control of the 132-acre Olson property and develop a master plan that maximizes the community-wide public benefit. | 73% For
14% Against |
| 3. Establish connections between town parks, recreation facilities, and Boulder County Open Space areas. Integrate sidewalk and trail connections. | 77% For
8% Against |
| 4. Work to establish "North" and "South" loop trails circling around the periphery of Town and connecting to the creek corridor trail. | 69% For
8% Against |
| 5. Continue to establish the St. Vrain Creek corridor area as a primary recreation amenity. | 76% For
8% Against |
| 6. Enter into Intergovernmental Agreements with Boulder County, Larimer County and the City of Longmont to minimize development in adjacent areas outside of Town, preserve open space buffers and protect critical natural resources and features (e.g., Steamboat Mountain). | 87% For
7% Against |
| 7. Implement ordinances and standards to protect critical natural and cultural resources in Town including steep hillsides, ridgelines, wetlands, riparian corridors, natural drainages, wildlife habitat areas, and historic resources (e.g., Hillside Preservation Ordinance). | 87% For
7% Against |
| 8. Support the formation of a recreation district and the development of a community and recreation facility. | 49% For
33% Against |
| 9. Establish Lyons as a center for visitors from the Denver/Boulder metro area promoting recreation opportunities, natural resources, special events, specialty stores, and restaurants. and downtown charm. | 48% For
27% Against |
| 10. Support the advancement of art and cultural opportunities within the community. | 61% For
0% Against |

As evidenced by the results there is a high level of support for developing town and regional trails linkages, protecting open space for several reasons and a spirit of cooperation in working with regional entities to achieve mutually held goals.

Special Interest Groups

Lyons Men’s Softball Association. The Lyons Men’s Softball Association uses the one regulation size field at Bohn Park. The other field at Bohn Park is used for a women’s fast pitch softball field or for little league baseball. The two fields at Meadow Park are used for peewee baseball. The Men’s Softball Association indicates the need for a second field to accommodate more players and games.

Lyons Youth Baseball and Softball Association. The Lyons Youth Baseball and Softball Association uses the two fields at Meadow Park and the two fields at Bohn Park. The larger west field at Bohn Park is used by the older boys and girls’ teams and the High School girl’s team. Younger girl’s teams use the smaller east field. The ballfields at Meadow Park are used by the younger boy’s teams. Though program administrators indicate that the present fields are adequate for existing programs, there are inadequacies. Programs likely will expand placing more pressure on existing resources. The association would like to see the construction of a new large ballfield (300 feet to the fence) and the provision of two lighted fields. The association would support the construction of a multi-field complex at Bohn Park. This also would meet the needs of the Men’s Softball Association.

Lyons Youth Football. The Lyons Youth Football falls under the umbrella of the Longmont Football League although they maintain separate accounts. There three teams; a 5th and 6th grade team, and 7th and 8th grade team. They use the football complex at the Lyons High School through a joint use agreement. These resources adequately meet the program’s needs.

This year, YMCA started a flag football program for children under 5th grade. They also use the football complex at the High School.

Lyons Senior Advisory Council. There is no senior center in Lyons, thus programs and services are limited. There is no bus or cab service in Lyons, so mobility is limited. The Council promotes “fun” trips and has use of the Town’s parks van. Three dinner services are provided at the firehouse each week and Special Transit, provides transportation services. Special Transit, a private aging service organization partially funded with federal money, also provides one trip a week to Longmont. Boulder County Aging Services provides a resource specialist for 20 hours a week. The lack of sidewalks in Lyons is an obstacle to walking around Town or for using wheelchairs. US 36 also is a formidable pedestrian barrier to north-south movement.

Boulder County Horsemen’s Association. The Boulder County Horsemen’s Association would like to see the construction of an equestrian center on Lyons’ parkland. Desired facilities include a stable and corral.

Town Staff. Members of the Lyons Parks, Recreation and Cultural Department were interviewed to assess their perspective needs.

APPENDIX F: BOHN PARK – ELEMENTARY SCHOOL SITE

Acknowledgements

This document represents the collaborative process between various public organizations, the Town Staff and citizens of the Town of Lyons. This effort could not have been successful without the contributions from the following groups and individuals that participated in public meetings and reviews, and who generously shared their time during the planning process. We also wish to thank Great Outdoors Colorado (GOCO) and the Town of Lyons for their support for this planning project.

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Scott Robson, *Boulder County Transportation*
Boulder County Horsemen's Association
Lyons Men's Softball Association
Lyons Senior Advisory Council
Lyons Youth Baseball and Softball Association
Lyons Youth Football
Great Outdoors Colorado (GOCO)
Lyons Tree Board
Parks and Recreation Commission
DRCOG*

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