COLORADO
Colorado Water Conservation Board
Department of Natural Resources

Colorado Water Conservation Board

Water Plan

Water Project Summary

Name of Applicant	Lyons Ute Hwy, LLC
Name of Water Project	Lyons Water Plant Stream Restoration
Grant Request Amount	**$199,868.94**
Primary Category	$199,868.94
Watershed Health & Recreation	
Total Applicant Match	**$151,900.40**
Applicant Cash Match	$151,900.40
Applicant In-Kind Match	$0.00
Total Other Sources of Funding	**$151,900.40**
Lyons Ute Hwy LLC	$151,900.40
Total Project Cost	**$503,669.74**

Applicant & Grantee Information

Name of Grantee: Lyons Ute Hwy, LLC
Mailing Address: 3222 Tejon St. Unit A Denver CO 80211
FEIN: 843,413,696

Organization Contact: Rene Doubleday
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Organization Contact - Alternate: Paul Tamburello
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Grant Management Contact: Rene Doubleday
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Grant Management Contact - Alternate: Jamie Giellis
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Engineering Contact: Nathan Werner, PE, CFM
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Description of Grantee/Applicant

Real Estate Development

Type of Eligible Entity

- ☐ Public (Government)
- ☐ Public (District)
- ☐ Public (Municipality)
- ☐ Ditch Company
- ■ Private Incorporated
- ☐ Private Individual, Partnership, or Sole Proprietor
- ☐ Non-governmental Organization
- ☐ Covered Entity
- ☐ Other

Category of Water Project

- ☐ Agricultural Projects
  Developing communications materials that specifically work with and educate the agricultural community on headwater restoration, identifying the state of the science of this type of work to assist agricultural users among others.
- ☐ Conservation & Land Use Planning
  Activities and projects that implement long-term strategies for conservation, land use, and drought planning.
- ☐ Engagement & Innovation Activities
  Activities and projects that support water education, outreach, and innovation efforts. Please fill out the Supplemental Application on the website.
- ■ Watershed Restoration & Recreation
  Projects that promote watershed health, environmental health, and recreation.
- ☐ Water Storage & Supply
  Projects that facilitate the development of additional storage, artificial aquifer recharge, and dredging existing reservoirs to restore the reservoirs' full decreed capacity and Multi-beneficial projects and those projects identified in basin implementation plans to address the water supply and demand gap.

Location of Water Project

Latitude	0.123000
Longitude	0.123000
Lat Long Flag	Stream location: Coordinates based on general location on stream
Water Source	St. Vrain Creek
Basins	South Platte
Counties	Boulder
Districts	5-St. Vrain Creek

Water Project Overview

Major Water Use Type	
Type of Water Project	Construction
Scheduled Start Date - Design	11/1/2022
Scheduled Start Date - Construction	1/16/2023

Description

Lyons Ute Hwy LLC seeks funding to complete stream bank restoration where the St. Vrain Creek meets the property located at 4652 Ute Highway – one of the final remaining stretches of the St. Vrain Creek that was not restored following the historic Lyons floods in 2013. The grant request includes funding for final design and construction funds for bank restoration, improvements to the river channel, new boulder walls and revegetation and will specifically identify improvements to enhance the habitat and ecological environment. The project will be

completed as a design-build contract, building off of the St. Vrain Creek Watershed Master Plan and subsequent engineering work and estimating completed by S20 Design and Engineering for the stretch of the St. Vrain Creek located at 4652 Ute Highway. Lyons Ute Hwy LLC is and will continue to work closely with the Town of Lyons, the St. Vrain and Left Hand Water Conservancy District, the Colorado Water Conservancy Board, the South Platte Basin, the South Platte Basin Roundtable, Colorado Parks and Wildlife and other partners to ensure the success of the project.

Measurable Results

	New Storage Created (acre-feet)
	New Annual Water Supplies Developed or Conserved (acre-feet), Consumptive or Nonconsumptive
	Existing Storage Preserved or Enhanced (acre-feet)
	New Storage Created (acre-feet)
675	Length of Stream Restored or Protected (linear feet)
	Efficiency Savings (dollars/year)
	Efficiency Savings (acre-feet/year)
	Area of Restored or Preserved Habitat (acres)
	Quantity of Water Shared through Alternative Transfer Mechanisms or water sharing agreement (acre-feet)
	Number of Coloradans Impacted by Incorporating Water-Saving Actions into Land Use Planning
2,300	Number of Coloradans Impacted by Engagement Activity

Other

Area of restored habitat is 1.6 including channel

Additional outcomes are new public access points

Water Project Justification

The St. Vrain Creek Watershed – which includes the following creeks: South St. Vrain Creek, Middle St. Vrain Creek, North St. Vrain Creek and the main stem of St. Vrain Creek – is one of the most important natural features in the Colorado Front Range. It is unique in its richness of natural and ecological resources and in its diversity of historic and cultural features. Moreover, it is cherished for the recreational opportunities it provides and for the numerous economic, cultural and social opportunities afforded by the St. Vrain Creek corridor. As noted in the St. Vrain Creek Watershed Master Plan, the watershed “is an important part of the rich regional system of human communities and ecological services that defines the Colorado Front Range. Its wellbeing is critical to maintaining the health, biodiversity, character, and economy of communities within the region.” (St. Vrain Creek Watershed Master Plan, pg. 1-1)

In September 2013, St. Vrain Creek experienced a catastrophic 500-year flooding event that caused significant damage to the watershed and nearby properties in and around Lyons, Colorado. The flood destroyed large sections of Colorado Highway 7, US Highway 36, local roads and public residential and commercial properties along the St. Vrain Corridor.

One of the properties damaged was 4652 Ute Highway in Lyons, Colorado, which is located on the North Bank of the St. Vrain. This address is the location of the old Longmont water treatment plan. During the event, significant flood damage occurred to the stream bank of the property and extended up to the treatment buildings. Damage included steep, eroded stream banks and build-up of concrete and metal debris from old structures and piping located within the floodplain. Owned by the Town of Lyons at the time of the flood, the property was subsequently purchased by private developers Lyons Ute Hwy LLC (LUH), with the intent to repurpose the old plant into a hotel and visitor destination, and a commitment to restore the river bank and create access to the St. Vrain Creek as an amenity.

Through this grant application, LUH seeks funding support to realize the repairs to the St. Vrain Creek as detailed in the St. Vrain Creek Watershed Master Plan recommendations for Reach 3 (where the property is located) and further detailed in a study conducted for the specific site by S20 (as detailed in the next question). Among the improvements/investments to be made are restoration of the river bank, restoration of and improvements and enhancements to the habitat and ecological environment, addition of robust vegetation, addition of hard access points (taking into consideration future opportunities for tubing and other recreation) and work to ensure the improvements to this site take into consideration the upstream and downstream conditions and are complementary to other stream projects in the vicinity that have already been completed.

This project is in alignment with the objectives and goals of both the Colorado Water Plan (CWP) and the South Platte Basin Implementation Plan (SPBIP).

The CWP lays out values, objectives, goals and actions for the state's future as related to water supply and usage. We believe our proposed project meets each of those values in the following ways (CWP, Pg. 10-3):
1. Colorado's Water Plan values a productive economy that supports vibrant and sustainable cities; viable and productive agriculture; and a robust skiing, recreation and tourism industry: Recognizing that natural disasters will continue to occur as part of climate change, we seek to complete not only the restoration of the St. Vrain Creek's banks (one of the last remaining stretches to not see repair/restoration) but to put in protections against future disasters. As a private sector stakeholder, we are committed to partnerships with our municipal, county, state and community partners to make decisions for this stretch of the St. Vrain Creek that ensure it remains protected, while repairing and restoring vegetation and wildlife and creating hard access points which allow visitors to enjoy the amenity and utilize it safely.
2. Colorado's Water Plan values efficient and effective water infrastructure: Our plans are based on repair and restoration work already completed along other reaches of the St. Vrain Creek that were impacted by the 2013 flood, and close a critical gap in protecting the Town of Lyons and the surrounding properties.
3. Colorado's Water Plan values a strong environment that includes healthy watersheds, rivers, streams and wildlife: The St. Vrain Creek today along Reach 3 where this project is located remains littered with remnants of the flood. We intend to clean it, repair it, restore and make it a vibrant and healthy home for vegetation and wildlife.

Additionally, the CWP lays out nine Objectives, and specific goals under each objective. We believe this project best meets Objective F: Watershed Health, Environment and Recreation, which seeks to recover imperiled species, enhance environmental and recreational economic values, protect healthy environments, promote protection and restoration of water quality and protect and restore critical watersheds (CWP, Pg. 10-12). Specifically, this project meets the Objective F goals in the following ways:
Goal 1: Continue to support and participate in collaborative approaches to prevent listings under the Endangered Species Act by promoting the sustainability of endangered, threatened and imperiled aquatic- and riparian-dependent species and communities through a variety of efforts. This goal specifically notes that CWCB will support the strategic implementation of currently identified projects with technical and financial assistance. As previously noted, the intent of our work on this stretch of the St. Vrain Creek is to not only repair but to improve and enhance the habitat and ecological environment. Proposed work will align with guidance to improve habitat for the endangered Preble's Mouse.
Goal 7: Prioritize and implement projects identified in master planning efforts. This project was identified in the St. Vrain Coalition Master Plan with initial recommendations provided. We have built on this work with further site-specific analysis which is the guiding document for this grant application. The grant will support funding for a design/build approach to final investment.

We also believe this project meets at least one goal set out under Objective G: Funding to explore new funding

opportunities (CWP, Pg. 10-13). Specifically:
Goal 2: Explore a public-private partnership (P3) center of excellence that models how to develop P3 agreements and explores financial incentives for regionalization. While this project is not directly establishing a center, it is a good example of public and private funds being leveraged and partnerships being created for the betterment of Colorado's waterways.

The St. Vrain Creek is located in the South Platte Basin. The SPBIP centers around 12 goals (SPBIP, Pg. 2). We believe our proposed project best aligns with the following:
Goal 1: Encouraging project implementation of identified projects that meet existing and future M&I, agricultural and environmental/recreational water needs. This proposed project has already been preliminarily planned and needs documented. It will assist in addressing this goal through the following identified strategies (SP BIP, Pg. 26):
o Strategy 1.A: Promote implementation of identified projects for all water user categories
o Strategy 1.B: Work with project proponents to identify project funding opportunities, documenting successful collaborations and partnership that result in project implementation
Goal 6: Protecting and enhancing watershed function and environmental and recreational attributes. This project seeks to restore watershed function, remediate environmental concerns and create new recreational opportunities on the St. Vrain Creek. Specifically, the project will meet this goal by addressing the following specific strategies (SP BIP, Pg. 32):
o 6.A.2. Control erosion and sedimentation
o 6.A.3. Consider holistic impacts to water quality and watershed health during project development and implementation
o G.A.4. Identify, assess and implement actions, programs and measure that aim to minimize the adverse effects on wetlands, lakes, streams/rivers, and associated ecosystems from water pollution, nutrient overload, reduced streamflows, and filling or dredging.
o G.A.6. Conduct restoration projects and promote innovative strategies to improve water quality in impaired areas and downstream impacts.

Related Studies

In 2014, following the floods, a diverse group of eight stakeholders formed the St. Vrain Creek Coalition ("the Coalition") to develop the St. Vrain Creek Watershed Master Plan (SVCWMP) that provides the foundation for the long-term restoration of St. Vrain Creek and its tributaries. The purpose of the SVCWMP was to identify actions that, if implemented, would lead to a more resilient creek corridor. The SVCWMP focused on flood risk, ecological enhancements and community values using the best available science, expertise and public and diverse stakeholder input. The SVCWMP guided the County, its municipalities, and individual landowners in the identification and prioritization of stream rehabilitation and restoration projects, as well as activities related to economic recovery, hazard mitigation, and recreation. It was also meant to inform the public, property owners, stakeholders, and local decision makers about the current conditions of the watershed so that they would be better able to identify and prioritize risk reduction projects. The SVCWMP divided the St. Vrain Creek into "reaches" and created preliminary recommendations for each reach, noting that in order to transition the plan to implementation, additional analysis of proposed projects and funding would be necessary.

The former Longmont Water Plant property is located in Reach 3, which has not been restored since the floods. Restoration work has been conducted downstream of the site by Boulder County, and the property owner on the south side of the St. Vrain Creek has restored their banks, leaving this property as the sole property in the reach with remaining flood damage.

In February 2020, Lyons Ute Hwy LLC (LUH) acquired the property from the Town of Lyons and subsequently

hired S20 Design and Engineering (who was part of the team of contractors hired to create the St. Vrain Watershed Master Plan) to conduct a preliminary engineering analysis to evaluate ways to stabilize the stream and streambanks on the property that built upon the work done in the Master Plan. Seven alternatives were explored, largely based off of how the land use would be tied to the bank stabilization and waterway improvement work. The alternatives were established with considerations of natural stream processes as well as aesthetics, constructability, level of protection provided, and cost. The selected alternative was option #6, which is detailed in the attached report from S2O. The design work completed by S20 so far is designed to tie into the existing channel and references work that had happened downstream and the recommendations of the master plan. This report and the St. Vrain Creek Watershed Master Plan are the foundational plans upon which this project's final design and construction will be based.

Taxpayer Bill of Rights

There are no relevant TABOR issues that will affect our application.