LEGACY LAFAYETTE COMPREHENSIVE PLAN

Draft Document for Public Distribution | September 2021

City of Lafayette

City of Lafayette
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Acknowledgments

Credit for images on front cover and page 2: City of Lafayette

Chapter 1
Executive Summary

Lafayette has successfully evolved into a thriving community over the last few decades while retaining much of its small-town flavor. The city is dedicated to remaining eclectic, diverse, and inclusive as it explores how to grow and evolve over the next twenty years. This Comprehensive Plan captures the vision of the Lafayette community that will guide actions of the city going forward.

This document outlines the heritage of Lafayette, how the community has developed over time, and key issues facing the community. It outlines a robust set of recommendations, including policies and strategies, nested within four planning frameworks — Connected Community, Community Character, Strong Economy, and Environmental Stewardship.

Executive Summary

Based upon a community engagement effort that spanned over two years, Lafayette has identified the following as the Vision Statement to guide the community over the next 20 years:

Lafayette's panoramic view of the Rocky Mountains inspires our vision of the future. We are a creative, eclectic, inclusive, and diverse community that celebrates our heritage. We envision a resilient and sustainable community with welcoming public spaces, unique neighborhoods, a diversified and strong economy, environmental leadership, and meaningful connections within our community.

In addition to the Vision Statement, the Comprehensive Plan outlines three community values that guide the Plan. Lafayette values an Inclusive, Eclectic, and Diverse Community.

Four planning frameworks of Community Character, Environmental Stewardship, Connected Community and Strong Economy, provide themes and overarching goals for the Plan.

Under each framework is a series of plan elements that contain secondary goals, and a series of recommendations organized into policies and strategies. The diagram to the right depicts the hierarchy of the plan values, frameworks, and elements.

Summary of Planning Frameworks and Plan Elements

Community Character

Lafayette will grow and reinvest strategically to complement the community's small town and historic character, strengthen its unique neighborhoods, and maintain its focus on arts, culture, and the natural environment. Key objectives, for each Element within Community Character, include:

Historic and Cultural Heritage
The preservation of the historic and cultural fabric of the community helps contribute to the eclectic nature of Lafayette and distinguishes it from other communities in Boulder County and along the Front Range.

Arts and Culture
The City shall continue to maximize Arts and Cultural activities as a vital part of life and community character.

Neighborhood Design
Development shall strengthen the community's identity by promoting placemaking, complete neighborhoods, connecting districts and embracing our natural and public spaces for all of the community.

Parks and Recreation
The City will maintain and strengthen its parks and recreational progams as key community assets to promote access to nature and recreational opportunities and maintain physical separation from surrounding communities.

Environmental Stewardship

Lafayette's operations, regulations, development processes, and initiatives help the community achieve environmental resiliency. Key objectives, for each Element within Environmental Stewardship, include:

Open Space and Wildlife
Lafayette is committed to the preservation of open space and wildlife habitat as part of its overall objectives tied to environmental stewardship.

Health and Wellness
The City is committed to promoting the overall health and well-being of residents and visitors in the Lafayette community.

Resiliency
The City of Lafayette is dedicated to pursuing strategies to make the community more resilient against social, economic, and environmental disruptions and shocks.

Sustainable Infrastructure
Lafayette promotes the use of infrastructure systems that encourage low impact development and help the community adapt to changing social and climate needs.

Credit: City of Lafayette

Credit: City of Lafayette

Connected Community

The Comprehensive Plan lays the foundation for improving connections between different geographic areas in Lafayette and between different groups and organizations in the community. Key objectives, for each Element within Connected Community, include:

MultiModal Mobility
Lafayette proactively plans for the safe and efficient movement of people and goods using all modes of travel.

Celebrating Diversity
Lafayette proactively encourages and makes it easy for individuals of varying backgrounds to participate in civic groups, leadership roles, and the everyday life of the community.

Public Safety
The City will be a leader in equitable public health and safety and ensure public facilities are well maintained and safe.

Technology / Communications / Smart Cities
Lafayette promotes equity in access to technology to bridge the digital divide. The community uses technology to provide infrastructure and services more efficiently and equitably.

Strong Economy

Lafayette has a diversified economy that provides opportunities for the full spectrum of community members and helps the community weather economic cycles. Key objectives, for each Element within Strong Economy, include:

Housing
Lafayette will promote a diversity of housing that meets the unique needs and incomes of all Lafayette residents.

Economic Diversification
Lafayette will encourage a diverse economy, including small, startup, and creative businesses, that provides job opportunities and supports the quality of life for all of our residents.

Regional Cooperation
Lafayette will be a partner in solving challenges facing the community and the Front Range region

Credit: City of Lafayette

Credit: City of Lafayette

Future Land Use Plan

The Comprehensive Plan provides a Future Land Use Plan to guide ongoing development, redevelopment, and re-use of properties within the City's Urban Growth Boundary. As outlined in Chapter 6, the plan includes 11 new land use classifications and 5 organizing features to help shape how various areas around Lafayette may evolve over the next few decades.

Adaptable Commercial

Adaptable Commercial provides a blueprint for how larger format commercial spaces should be initially developed, or how they could evolve into other land uses over time. Adaptable Commercial provides prototypes for how these areas could be re-imagined as walkable, high quality districts that integrate various land uses into areas of increased vitality and activity.

Eclectiflex

Eclectiflex allows for greater flexibility in land uses in business park, industrial, and commercial areas on the south and east sides of Lafayette. The Eclectiflex category encourages the creation of additional areas of activity in these areas, centered around outdoor recreation or entertainment. Employment is the focus of Eclectiflex areas, but land uses may include a mixture of retail, entertainment, and live-work units. For example, a brewery or indoor sports center could fit into a business park located within Eclectiflex.

Neighborhood Mixed-Use

Neighborhood Mixed-Use denotes smaller commercial spaces that could initially be developed or re-imagined as more vibrant neighborhood districts that integrate employment, retail, or housing. Neighborhood Mixed Use areas provide for better transitions between primary street corridors and surrounding residential neighborhoods and create neighborhood-scale amenities, such as open space or plazas.

Parks

The Parks land use category includes existing or planned recreational properties in the City of Lafayette. Parks differ from Open Space in that they are highly maintained pieces of property designed for active recreational uses.

Open Space

Open Space identifies land that is preserved for natural resources, landscapes, wildlife habitat and corridors. It also functions as a buffer from surrounding communities and preserves agricultural activities in and around Lafayette. Open Space differs from Parks in that it primarily remains in a natural state and is used for passive recreation such as walking and biking.

Housing

Housing Areas represent the residential core of the city. The city seeks to encourage reinvestment in existing neighborhoods, including preservation of affordable housing, the introduction of "soft-density" (including housing styles such as accessory dwelling units), and investment in neighborhood connectivity. New housing areas are envisioned as complete, walkable neighborhoods with a mixture of housing types and price points. New housing areas are oriented around community amenities and public and open spaces, and enjoy easy access to basic goods and services located nearby.

Other Open Space or Public Land

Other Open Space or Public Land includes open space land outside of Lafayette and land held in conservation.

Greenspace

Greenspace includes other, undesignated open areas. Examples may include detention facilities and trail corridors maintained by homeowners associations, and other non-park areas created as part of a development (such as golf courses).

Agricultural Lands

Areas anticipated to remain in agricultural / farm uses in the future.

Public / Institutional

Areas that currently include, or are planned to include, public uses such as schools, City Hall, libraries, etc.

Mobile Homes

The Mobile Home land use is intended to preserve the existing stock of mobile homes in Lafayette and enhance mobile home communities to meet the same standards of quality set for all of Lafayette. Mobile home and tiny home communities will include the same level of quality of infrastructure in terms of the public realm, including the quality of streetscape, community gathering places, parks, and play areas, as other neighborhoods in Lafayette.

Chapter 6 also outlines a series of urban design principles for the various land use classifications, and a series of urban design principles that cover all of Lafayette. Some of the key community-wide urban design principles include:
- Providing appropriate transitions between different land uses
- Orienting buildings toward main streets and locating parking to the side or rear of buildings in order to create a more attractive public realm.
- Providing for sidewalk and trail connections between different neighborhoods and different destinations around Lafayette.
- Developing land uses at greater intensities around transit stops in order to encourage greater use of transit services around the Lafayette area.
- Development of street networks that provide for walkable blocks that more easily accommodate changes in land uses over time.
- Creating streetscapes and street corridors that provide for high quality public realms and provide for efficient multimodal access around Lafayette and surrounding areas.
- Creating amenities around different neighborhoods in Lafayette including gathering places such as plazas, small parks, and connections to nearby parks and official open spaces.

LEGACY LAFAYETTE
COMPREHENSIVE PLAN

LEGEND

CITY LIMIT
URBAN GROWTH BOUNDARY

LAND USE CATEGORY
- HOUSING AREA
- NEIGHBORHOOD MIXED USE
- ADAPTABLE COMMERCIAL
- ECLECTIFLEX
- OLD TOWN MIXED USE
- OPEN SPACE
- MOBILE HOME COMMUNITY
- PUBLIC/INSTITUTIONAL
- AGRICULTURAL AREAS
- OTHER OPEN SPACE OR PUBLIC LAND
- PARK
- GREENSPACE

ORGANIZING FEATURES
- NEIGHBORHOOD DESTINATION
- FOCUS AREA
- COMMUNITY GATEWAY
- ENHANCED TRANSIT CORRIDOR
- GREEN CONNECTIONS

HIGHWAY 287

95TH STREET

ARAPAHOE ROAD

BASELINE ROAD

PUBLIC RD

SOUTH BOULDER ROAD

EMPIRE ROAD

120TH STREET

DILLON ROAD

NORTHWEST PARKWAY

HIGHWAY 287

Future Land Use Map September 2021

Credit: City of Lafayette

Chapter 2
The Planning Process & "Setting the Stage"

Credit: City of Lafayette

14

Comprehensive Plan Organization & Definitions

The Lafayette Comprehensive Plan is organized to present the vision for the community over the next 20 years. A set of umbrella themes and guidance (in terms of policies and strategies) is outlined in the diagram of plan elements.

Chapter 5 outlines the Guiding Principle for each of the Planning Frameworks. Each Element within the plan is introduced with a Objective statement, outlining the overall intent for each Element. The text then provides Background information, Policies, and Strategies for each of the Elements.

- Background information provides context to help the reader understand each Element of the plan.
- Policies are advancing the vision outlined in the Comprehensive Plan.
- Strategies are more detailed actions designed to help achieve the policies.

Credit: City of Lafayette

The following provides descriptions of each Chapter in the Comprehensive Plan.

Chapter 2

The Planning Process

Chapter 2 provides information about the Comprehensive Plan's organization and summarizes the key takeaways from the community engagement process conducted during the plan.

Chapter 3

History & Community Context

Chapter 3 provides context concerning the Lafayette community, including information about the community's history and how existing conditions in Lafayette help to inform planning for the future.

Chapter 4

Vision & Plan Themes

Chapter 4 provides a vision for Lafayette in the year 2040. The vision statement is intended to inform and shape all of the community's policies and actions moving forward.

Umbrella Themes

Chapter 4 provides details and descriptions of the various overarching themes that encompass all topics within the Comprehensive Plan.

Chapter 5

Plan Elements: Background, Policies, & Strategies

Topics within the Comprehensive Plan are organized into a set of plan elements. For each plan element, Chapter 5 provides the following:

Objectives

The document identifies the overall intent of the City and the community for each of the elements.

Background Information

The document identifies key takeaways from community input and a review of existing conditions in Lafayette as they relate to recommendations for each plan element.

Recommended Policies

Policy statements outline the City's official position to inform decision-making. A policy begins with the words "The City shall".

Recommended Strategies

Strategies provide specific actions or approaches directed toward the achievement of a policy or set of policies.

Chapter 6

Land Use Framework

Chapter 6 describes the Land Use Framework articulated through the Comprehensive Plan and provides urban design principles that will help shape the character of different areas around Lafayette in the future.

Appendix

The Appendix to the Comprehensive Plan includes data from the Community Assessment, conducted near the beginning of the Comprehensive Plan effort, and results from various community surveys conducted as part of the process.

Purpose of the Comprehensive Plan

A Comprehensive Plan serves as an advisory document, guiding future evolution and changes in a community over the long term. Lafayette's Comprehensive Plan outlines the vision of the Lafayette community for the next 20 years. It sets the foundation for how the City will operate, based upon identified policies and strategies relating to a range of topics, including land use and development, parks and open space, multimodal transportation, and sustainable infrastructure. The Comprehensive Plan provides the framework under which these supporting plans, provide more specific guidance for the City. The overall goal of Lafayette's Comprehensive Plan is to provide a "road map" that will maintain the community as a desirable and sustainable place to live, work, and visit.

Credit: Gerry Morrell

Credit: Monica Burrous

Relationship to Other Planning Documents

The Lafayette Comprehensive Plan establishes the vision for the community for the next 20 years and the foundation for several documents that provide more detailed guidance for how Lafayette will evolve in the future. Specifically, the Comprehensive Plan serves as an umbrella document over the planning efforts of all documents within the City of Lafayette. In addition to the plans outlined below, the Comprehensive Plan guides other departments and functions including, but not limited to, water, police, fire, and various city facilities , including the Lafayette Public Library.

Lafayette Sustainability Plan

This plan provides detailed guidance regarding how Lafayette will operate in a resilient manner, reaching the goals for environmental, economic, and social resiliency established through community input.

Credit: City of Lafayette

Downtown Vision Plan (2011)

This document sets forth policies for the future of Old Town Lafayette. The plan is advisory in nature and has served as the guide for public decisions related to development within the Old Town area.

Historic Preservation Plan

This plan documents the historic properties and resources present in the city and outlines strategies to assist with historic preservation.

Parks, Recreation and Open Space Plan (2019)

The PROS Plan outlines the vision of Lafayette for the various parks and open spaces in and around the community and also provides a plan for providing recreational programs and services to the community.

Potential Upcoming Planning Efforts:

The City of Lafayette anticipates completing the following plans over the next few years, using the new Comprehensive Plan as a foundation for these planning efforts.

Development Code Update:

The urban design vision and principles established in the Lafayette Comprehensive Plan provide the foundation for an update to the City's Development Code. The Code governs the day-to-day review of development applications and site plans in the City of Lafayette. The Development Code Update will align with the outcomes of the Lafayette Comprehensive Plan.

Lafayette Multimodal Transportation Plan:

This document provides guidance for how the community will accommodate all modes of travel in the future – vehicular, biking, walking, and transit. The Transportation Plan establishes the local roadway network and the vision for how different street and trail types in Lafayette should be designed and implemented in the future.

Credit: City of Lafayette

Lafayette Housing & Economic Development Plan:

The economic development and housing-related goals within the Lafayette Comprehensive Plan outline how the City will work with various public and private sector partners to fulfill goals for housing affordability, diversity, and choice.

The Housing and Economic Development Plan will outline more specific action items the City and other entities will complete to fulfill the vision and goals established for economic growth and diversity, further strengthening Lafayette's economic position in the region.

Library and Cultural Arts Plans:

These documents will provide guidance on the ongoing operations of the Lafayette Public Library, as well as a range of cultural arts programs and initiatives in the city.

Credit: Gerry Morrell

Legislative Authority

Section 4.14 of the Charter of the City of Lafayette authorizes the City to adopt a plan:

"[To] be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs, which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, and general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provisions for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements."

Additional authority for the preparation and adoption of the Comprehensive Plan may be found in Title 31, Article 23, of the Colorado Revised Statutes.

Credit: Gerry Morrell

Credit: City of Lafayette

How the Community Will Use This Plan

The Comprehensive Plan will provide structure for decisions made by the City Council, Planning Commission, and other boards and commissions in the City of Lafayette. Use of this document will follow the Comprehensive Plan with regard to how the community will evolve in terms of future land uses, multimodal transportation, parks and open space, overall economic development, and other key topics. The Comprehensive Plan serves as a marketing document for Lafayette and helps the community put its best foot forward with potential businesses and residents.

The following outlines key points concerning what the Comprehensive Plan does and does not involve:

❯ The Comprehensive Plan provides a vision for how future development should proceed in and around Lafayette. It is NOT intended to provide legal review criteria for specific development proposals. The plan is intended to provide guidance for future rezoning and further regulation through the development and zoning code.

❯ The Comprehensive Plan will guide future rezonings of lands around Lafayette

❯ The Comprehensive Plan provides guidance for which properties are eligible to be annexed into the City.

❯ The Comprehensive Plan provides a guide for future land uses, however it does NOT define site specific design.

❯ The Comprehensive Plan provides a guide for the future planning of park and open space areas. It does NOT provide any specific proposals to develop a park or preserve an open space on a given parcel or area.

❯ The Comprehensive Plan provides a guide for the future evolution of the transportation network serving Lafayette. It is NOT, however, an official document authorizing the construction or improvement of any road, trail, or other transportation facility in Lafayette.

❯ The Comprehensive Plan provides a general guide for the expansion and maintenance of utility infrastructure in Lafayette. It is NOT a detailed utility plan or infrastructure study.

❯ The Comprehensive Plan provides overaching for economic development goals in Lafayette; however, it does NOT provide any formal economic development tools (such as a tax incentive).

❯ The Comprehensive Plan is advisory in nature. The City Council and other boards in Lafayette are encouraged to follow the guidance provided in the Comprehensive Plan.

Credit: City of Lafayette

How the Community Will Use This Plan (Continued)

The following provides information concerning how various groups and community members around Lafayette will use the Comprehensive Plan.

City Staff

Members of the City staff will use the Comprehensive Plan to guide their day-to-day functions, plan for future improvements and initiatives,

Credit: City of Lafayette

and provide a framework for future development and regulatory code changes. The City staff will use the Comprehensive Plan as their "north star" to shape more detailed plans and studies conducted by various departments and to guide ongoing planning efforts.

City Council & Planning Commission

These bodies will use the Comprehensive Plan to guide their long-term strategic planning for the City and to consider proposals and ideas that come before these bodies on a regular basis. Both the City Council and Planning Commission will use the vision and various recommendations contained within the Comprehensive Plan to guide all other city plans and programs.

Boards and Commissions

The various Boards and Commissions in Lafayette will use the Comprehensive Plan to guide their ongoing oversight

of particular topics in the community and to guide updates to the plans and procedures under their purview.

Developers & Property Owners

Developers and property owners will use the Comprehensive Plan to understand how future development and redevelopment should proceed. In particular, Chapter 6 will provide guidance to developers on how to plan for future private and public realms as part of projects in Lafayette.

General Public

Residents and visitors to Lafayette will consult the Comprehensive Plan to understand the community's long-term vision and the key policies and recommendations the City is following to achieve these goals. The general public will use the Comprehensive Plan as a reference document to understand the framework behind various City-led programs and initiatives.

Credit: City of Lafayette

Credit: ____

The Comprehensive Plan Process

The project team for the Lafayette Comprehensive Plan executed an extensive, transparent, and orchestrated community outreach effort. The overall outreach effort, branded as "Legacy Lafayette," worked throughout the process to reach a broad range of participants and create a consensus for the recommendations and policies included in the Comprehensive Plan. During the project, members of the consultant team and representatives from the City met with the City Council, Planning Commission, Community Advisory Committee, community leaders, property and business owners, and the public to review, discuss, and advance the components of the Lafayette Comprehensive Plan.

The COVID-19 pandemic altered the progression of the Comprehensive Plan process in 2020 and 2021. Many meetings for the plan shifted to online formats and a good deal of the input on the plan came from online input toward the end of the process. The overall project team and city staff had to pivot

and modify the Comprehensive Plan process as the pandemic extended over time.

The Comprehensive Plan drew from input gathered from the following community outreach activities:

Project Website: Legacy Lafayette

The Legacy Lafayette website operated throughout the Comprehensive Plan process. This bilingual website served as the central repository of information shared with the public at various stages of the project. It included online discussion forums, project updates, and various maps, exhibits and information from meetings with the Community Advisory Committee (CAC) and Planning Commission. It also included takeaways from meetings with the various stakeholders, as well as meetings with the broader Lafayette community. The project team cultivated a subscriber periodically list for the Legacy Lafayette website, and subscribers received update emails

concerning upcoming meetings and events associated with the Comprehensive Plan process.

Community Meetings

Legacy Lafayette hosted three community-wide workshops to gather initial input regarding key issues and goals for the Comprehensive Plan, to review alternatives and concepts, and to review the draft version of the final plan.

Stakeholder Meetings

The consultant team convened a series of stakeholder meetings with representatives of local boards and commissions, neighborhood representatives, property owners, and developers to discuss key issues as well as preliminary and final concepts for inclusion in the Comprehensive Plan.

Credit: RICK Planning + Design

Community Advisory Committee (CAC) and Lafayette Planning Commission (PC)

The City of Lafayette, with input from the City Council, formed a Community Advisory Committee (CAC) to serve as a steering committee and provide more in-depth guidance and input for the formulation of the plan. Members of the community applied to serve on the CAC in early 2019, and the city selected members for the CAC to represent various boards and commissions in the City, including two representatives from the Planning Commission.

The CAC also met with the Planning Commission to review the completion of the Comprehensive Plan document. The Planning Commission provided a formal recommendation for the approval of the Comprehensive Plan, with formal adoption by the Lafayette City Council. As outlined in the diagram that follows, community input was the primary driver of the direction of the Comprehensive Plan, with final authority and approval of the document by the City Council.
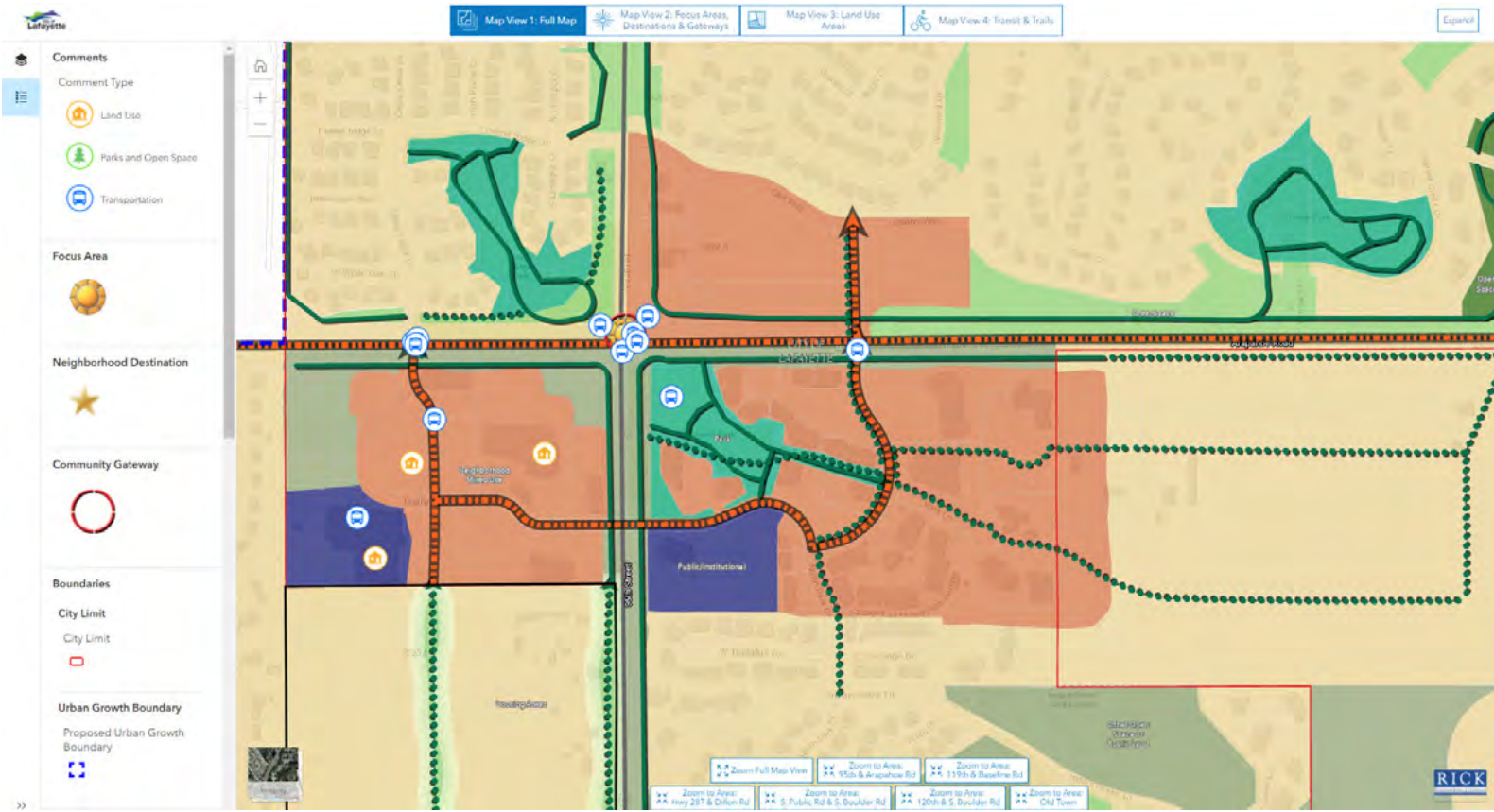
Credit: RICK Planning + Design

Community Surveys

Legacy Lafayette conducted a community-wide, statistically valid survey at the beginning of the Comprehensive Plan effort to gain input on a full range of issues and followed up with subsequent surveys (conducted in-person and online) to gather input on the alternatives, including concepts and the final version of the plan.

Online Mapping Tool

The consultant used an online mapping tool, housed on the project website, to gather location-specific comments on the draft Land Use Map for Lafayette, which represented the preferred direction of the Comprehensive Plan as of Spring 2020. This input informed the creation of the final Land Use Map and associated components of the final Comprehensive Plan.

Social Media Input

Legacy Lafayette publicized information about community meetings and other opportunities to provide input throughout the process through the City's social media platforms and through the social media channels of other groups in Lafayette. The City's social media platforms in particular publicized the community surveys at various stages during the Comprehensive Plan and solicited input from the community concerning a series of ideas for the various focus areas on the Land Use Plan (further discussed in Chapter 6).

The Comprehensive Plan conducted focused outreach to the Latinx community and provided translated materials and translation services throughout the process. The project team also conducted outreach at community events and get-togethers during the course of the planning effort.

Credit: RICK Planning + Design
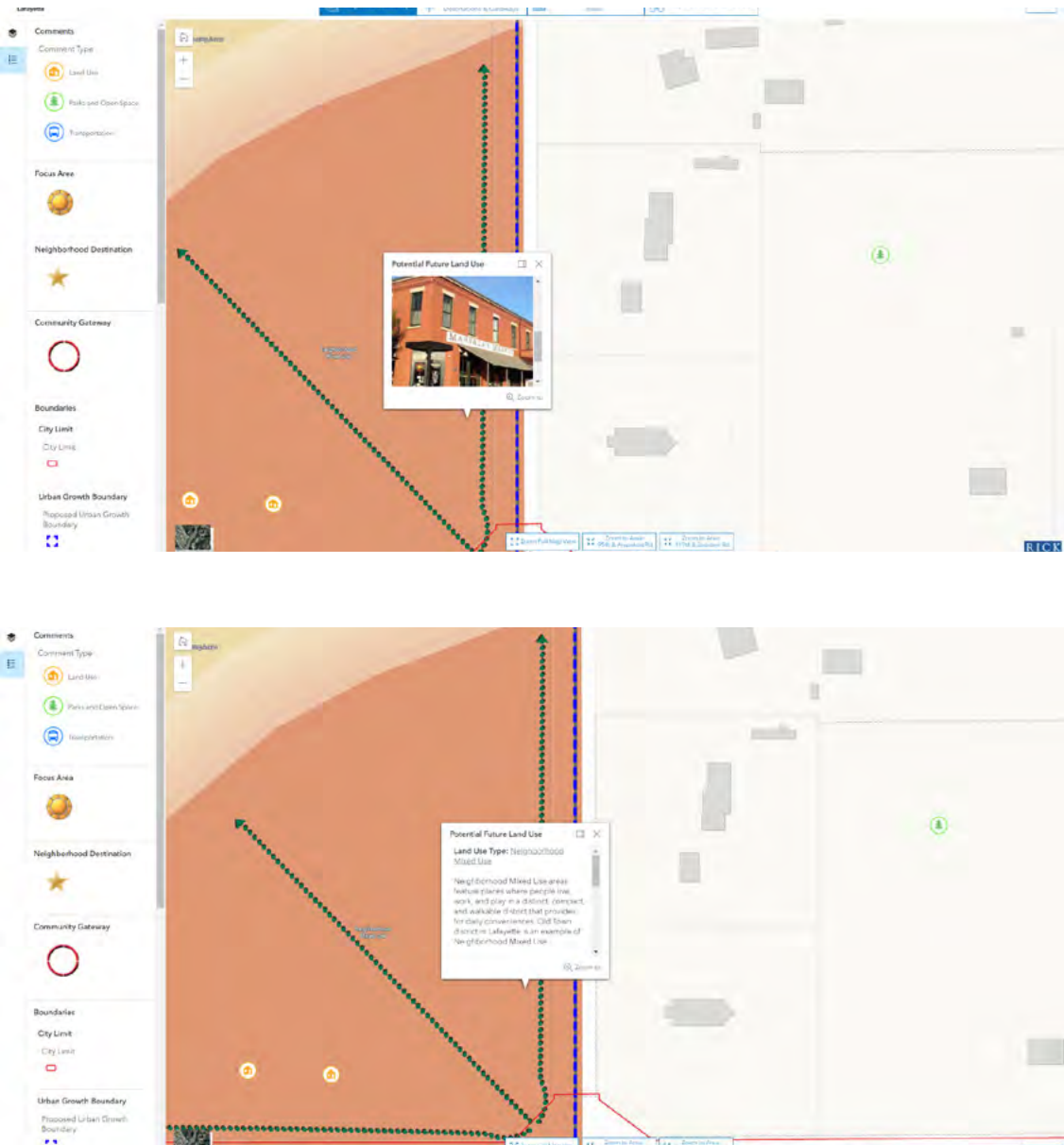
The Comprehensive Plan Process - Hierarchy Diagram

Community Input → Community Advisory Committee & Planning Commission → City Council ADOPTION OF THE COMPREHENSIVE PLAN

The Comprehensive Plan Process - Timeline

Launch Party
Community
Meeting #1
JUNE 2019

Community Meeting #2
NOVEMBER 2019

Draft Land Use Map
MARCH 2020

Final Community Meeting
SUMMER 2021

Draft Comprehensive Plan
FALL 2021

ONLINE MAPPING TOOL

2019

2020

2021

COMMUNITY SURVEY

Adoption
End of 2021

☆ Community Advisory Committee or Planning Commission Meeting

Community Assessment

Consideration of Plan Alternatives

Creation of Final Plan

The Comprehensive Plan Process

Key Themes from Community Engagement

The following emerged as key themes or consistent takeaways from the community throughout the various engagement activities.

- The importance and special status of open space designations in Lafayette and the desire to preserve open space areas in the City.

- The desire to better connect different areas of the community geographically, including non-vehicular connections.

- The need to better integrate people of different ethnic and socio-economic backgrounds into community leadership groups, roles and events.

- The need to translate broad sustainability goals into achievable strategies on a year-by-year basis.

- The goal of better balancing the job base in Lafayette with the housing stock.

- The desire to create areas of distinct character across Lafayette that tie together neighborhoods and provide community gathering places, while reflecting the eclectic, diverse, and funky nature of the community.

- The goal of promoting new buildings that reflect the unique nature of Lafayette and fit well with surrounding neighborhoods.

- The concept of integrating sustainability and resiliency across all facets of the City's operations.

- The principle that Lafayette continue to manage growth to maintain separation from nearby towns, and plan carefully for redevelopment and revitalization of existing areas in the City.

Credit: City of Lafayette

Chapter 3
History & Community Context

Where Lafayette Stands Today, and How Our
Past and Present Influence the Future

Credit: Monica Burrous

Past Planning Efforts

Lafayette has a strong community planning history. Beginning with the platting of the original townsite in 1888, Lafayette has used land use controls and comprehensive planning to shape the community and direct its future. The 1997 edition of the Comprehensive Plan responded to the significant growth experienced in Lafayette and the surrounding area in the early 1990's. This Plan identified the location of general land use categories and desired open space preservation areas as well as a community growth boundary, instituted in the form of Intergovernmental Agreements (IGA's) with surrounding jurisdictions and a boundary established by a Clean Water Plan. The goal of implementing a growth boundary around Lafayette was to preserve permanent open space areas around the edges of Lafayette, maintain separation between Lafayette and neighboring communities, and help maintain the small town feel of Lafayette.

The City of Lafayette most recently completed a full Comprehensive Plan effort in 2003, along with a Technical Update, completed in 2013. The Technical Update did not represent a re-write of the 2003 Comprehensive Plan. Instead, it drew from more recent data, information, and community input. It included updates in the Land Use and Development, Community Character, Economic Development, Housing, and Transportation subsections. The current Comprehensive Plan is supported by several functional plans that guide Lafayette. Key supporting plans include the Downtown Vision Plan, the Parks, Recreation and Open Space (PROS) Plan, an Open Space Management Plan, and various utility plans.
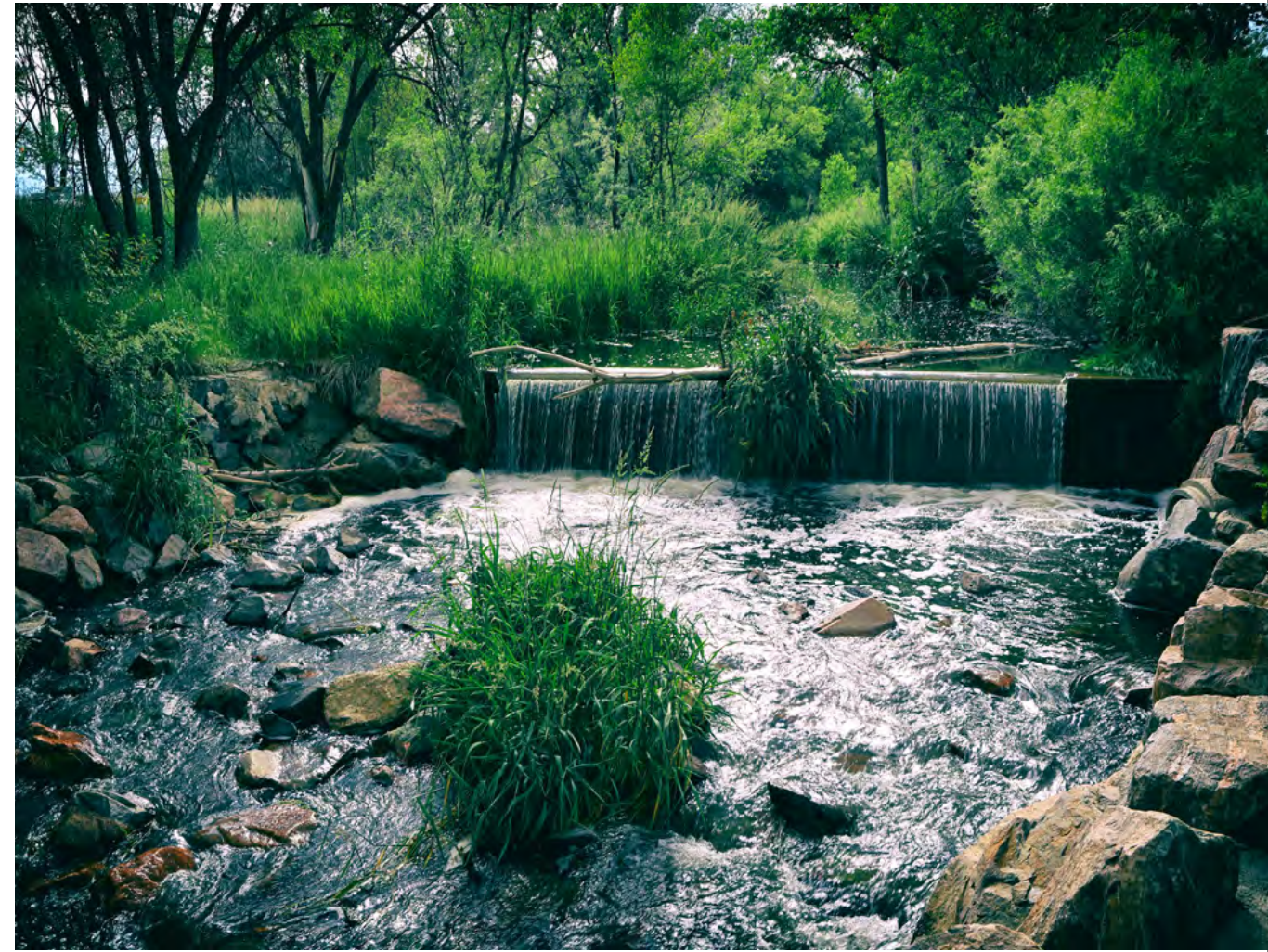
Credit: City of Lafayette

Takeaways from the Community Assessment

In Fall 2019, the project team completed a Community Assessment, documenting existing conditions and how Lafayette compares with other communities around Colorado and the country, as a foundation for the development of the new Comprehensive Plan. The following summarizes some key metrics and takeaways from the Community Assessment and how they impact the Comprehensive Plan.

Demographic and Economic Background

Community Assessment and Demographics

Understanding the current make-up of Lafayette's population, housing and employment provides insight on the current state of the city. This information informs future planning needs as it relates to infrastructure, water, public safety, recreation, and other governmental needs. It also provides a baseline for measuring the success of various Comprehensive Plan objectives.

In Fall 2019, the project team completed a Community Assessment, documenting existing conditions and how Lafayette compares with other communities around Colorado and the country, as a foundation for the development of the new Comprehensive Plan. Additionally, in July of 2021, the Census Bureau released initial results from the 2020 Census. The following summarizes some key metrics and takeaways from the Community Assessment and 2020 Census.

Population and Residential Growth Management

According to the 2020 Census, Lafayette has a population of 30,411 people. This represents a roughly 24 percent increase, or an increase of 5,958 additional people, from 2010, when the city's population was 24,453. Historically, the city realized it's largest growth between 1970 and 2000. The Lafayette Charter also mandates that the City should not exceed an average growth rate of not greater than three percent per year in the Comprehensive Planning Area. The residential growth management provisions were amended by vote in 2001, 2007 and 2012 and introduced more flexible permitting as long as the number of permits in a six-year period does not exceed 1,200 units. Exceptions for affordable housing and projects previously approved prior to enactment of the regulations exist within the growth management scheme. The effects of the growth management provisions were realized shortly after initial passage of the measure, and effectively limited the growth between 2000 and 2010 to

1,256 people. This was likely further compounded by the Great Recession that began in 2007 – 2008. The growth management provisions were further extended in 2019 through 2024 and continue to be popular within the community. In a city-wide survey in 2020 that asked whether the growth management provisions should be continued, 75 percent of respondents indicated some level of support, with 44 percent strongly supporting the provisions.

Lafayette Population
Source: U.S. Census Bureau
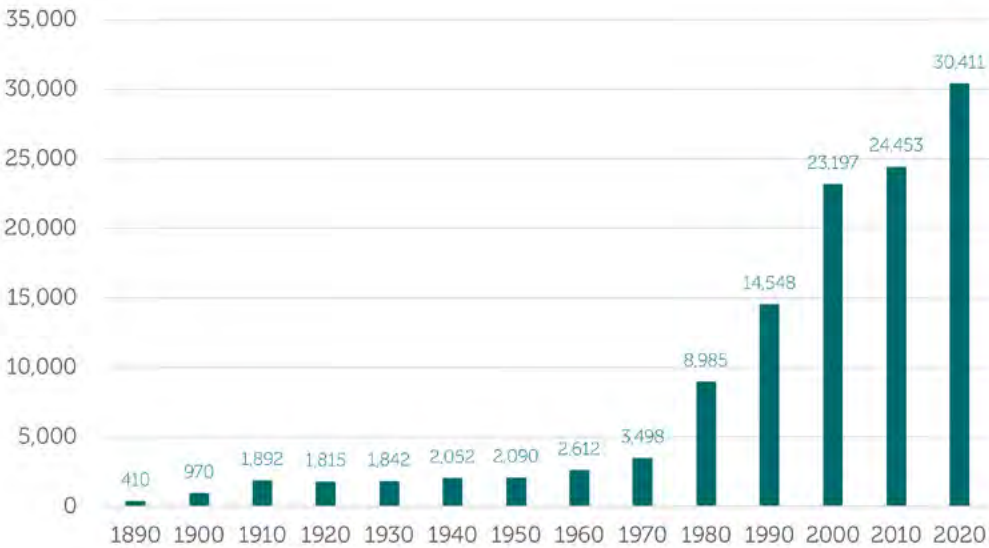
Demographic and Economic Background

Housing

The city has 12,456 housing units in 2020 per the 2020 Census. This represents an increase of 2,459 units from 2010, or 24.6 percent. The 2020 vacancy rate was 3.1 percent.

Household size held steady from 2010 to 2020 with 2.44 persons per household; however, this metric is generally trending down, consistent with national trends, from household size numbers recorded in the 1990 and 2000 census.

Total Housing Units
Source: U.S. Census Bureau

Year	Total Housing Units
1990	5,834
2000	9,115
2010	9,997
2020	12,456
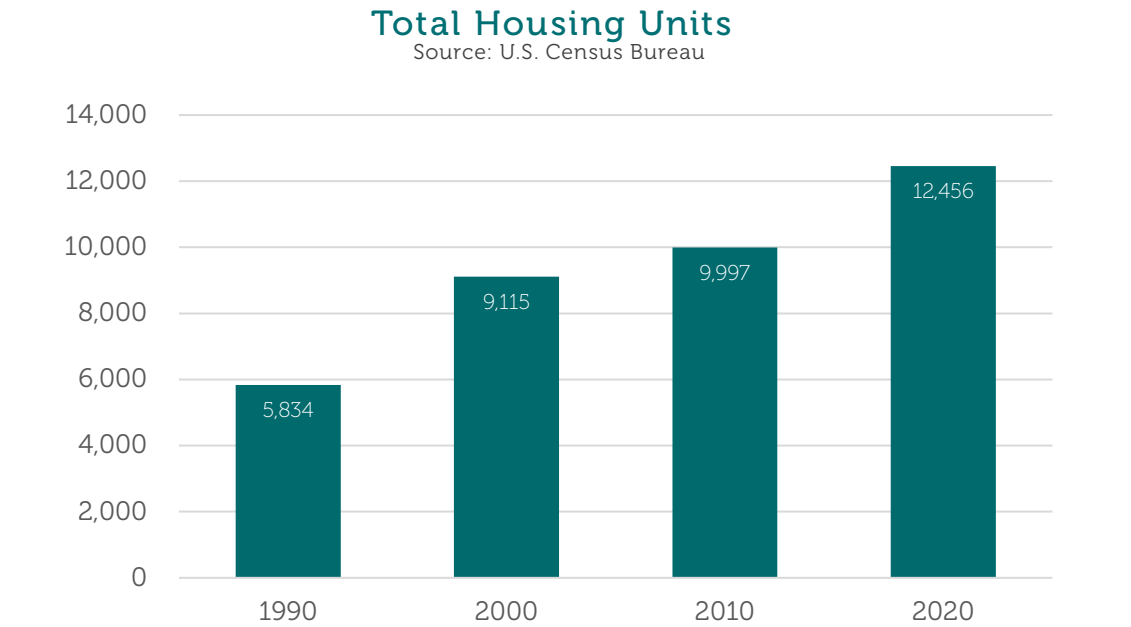
Persons per Household			
1990	**2000**	**2010**	**2020**
2.49	2.54	2.45	2.44

Sources: U.S. Census Bureau

Demographic and Economic Background

Population Projections

Population projections are a function of anticipated housing unit increases multiplied by the average number of persons per household, as well as the availability of land for new residential development.

The number of permits issued in a jurisdiction is generally a leading indicator of future population. The city's residential growth management regulations provide an upper limit to the number of permits that can be issued. The regulations limit the number of permits issued in a six-year period to 1,200, or generally 200 units a year. Exemptions to growth management regulations exist for:

- Projects with 40 percent or more of all units permanently deed restricted for affordable housing.

- Projects involving annexation agreements in place prior to enactment of the growth management program

- New dwelling units on lots that were platted prior to May of 1995.

These exceptions explain the variances in the number of permits issued per year, in excess of growth management provisions.

The City issued an average of 289 permits per year over the past six years. This number is highly variable in that larger multi-family projects can skew the average. For example, in 2018, the Mira apartment development was initially permitted and in 2020 the Sundar apartment project was permitted. These types of large multi-family projects tend to occur less frequently than other type of dwelling units.

The following chart represents population projections based full allocation of residential growth permits and historic permitting levels. Given the growth in the state of Colorado and the Denver/Boulder Metropolitan area, the projections based upon residential growth permit allocations are likely to be realized over the long run.

Number of Dwelling Units Permitted

	2015	2016	2017	2018	2019	2020	Average
Single-Family Units	62	128	181	101	45	25	
Duplex Units	18	6	8	20	0	22	
Multi-Family Units	27	12	68	470	30	480	
Accessory Dwellings	3	5	7	4	3	6	
Number of Dwelling Units	110	151	264	595	78	533	289

Sources: City of Lafayette

Housing Population Projections
Source: City of Lafayette
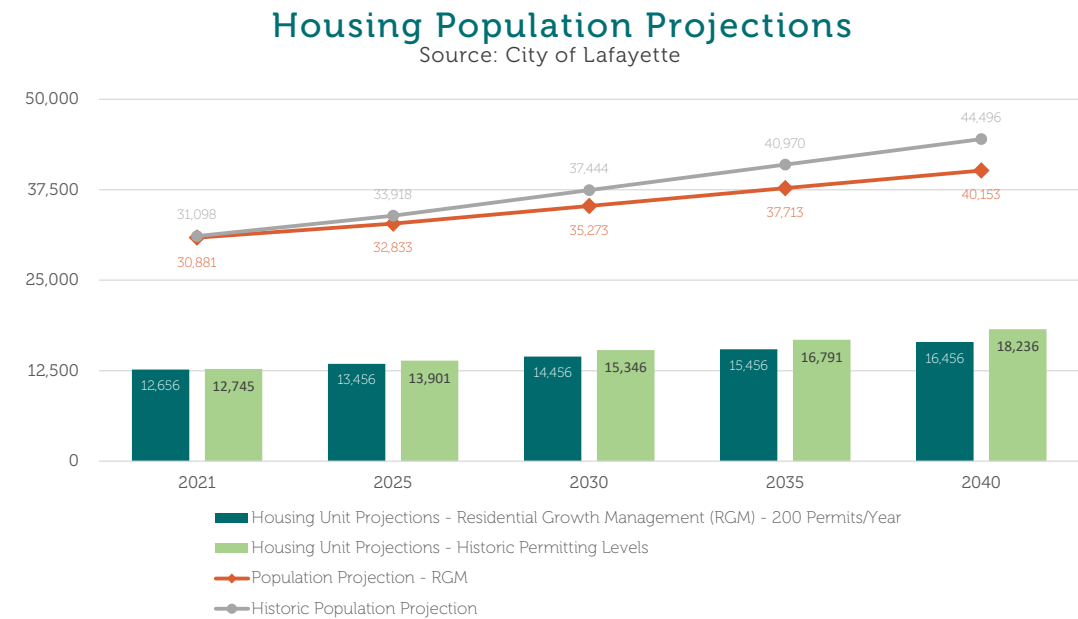
Demographic and Economic Background

Finally, the amount of available land open to development in Lafayette is finite. An analysis of undeveloped land within the current city limits, as well as outside of the city limits but within the urban growth boundary (UGB) that is eligible to be annexed into the City provides a potential upper limit to how many new dwelling units can be accommodated. Undeveloped land is catagorized as parcels that are either unimproved or primarily used for agricultural uses within the city and that are likely candidates for development.

This chart shows the amount of land that is identified as the Housing Area on the Comprehensive Plan Land Use Map (within Chapter 6) as well as potential population increases resulting from development at various densities based upon a household size of 2.44 persons per dwelling unit. With regard to density, 2 dwelling units per acre is the gross density of Lafayette as it exists today (including all commercial property), and 6 dwelling units per acre is the allowed density in the current R1 zone district, which is the predominant zoning classification in the City. Densities of 8 dwelling units per acre and 10 dwelling units per acre represent a typical range of density for new development within the city. Based upon this analysis, and additional 1,900 to 3,252 dwelling units potentially could be built in Lafayette, resulting in additional population between 4,761 and 7,935. Given that there are already 2,126 dwelling units approved but unconstructed within the city as of the adoption of this plan on 172 acres, the future population of the city will likely skew towards the upper end of these numbers.

In addition to undeveloped land, an analysis was completed, focusing on "rural residential" properties that are large acreage properties that are being utilized for a single-family dwelling. While these properties are currently developed, as easily developable land becomes scarcer, these properties may be the target of acquisition and consolidation for future development at greater densities.

Housing – Undeveloped Parcels

	Available Acres	Amount (DU)				Population Potential*			
		2 DU/ Acre	6 DU/ Acre	8 DU/ Acre	10 DU/ Acre	2 DU/ Acre	6 DU/ Acre	8 DU/ Acre	10 DU/ Acre
Housing - Within City Limits	183.23	366	1,099	1,466	1,832	887	2,682	3,577	4,471
Housing - Within UGB	141.97	284	852	1,136	1,420	687	2,078	2,771	3,464
Totals	325.20	650	1,951	2,602	3,252	1,574	4,761	6,348	7,935

Sources: U.S. Census Bureau

Housing – Rural Residential Parcels

	Available Acres	Amount (DU)				Population Potential*			
		2 DU/ Acre	6 DU/ Acre	8 DU/ Acre	10 DU/ Acre	2 DU/ Acre	6 DU/ Acre	8 DU/ Acre	10 DU/ Acre
Housing - Within City Limits	22.41	45	134	179	224	108	328	437	547
Housing - Within UGB	314.69	629	1,888	2,518	3,147	1,523	4,607	6,143	7,678
Totals	337.10	674	2,023	2,697	3,371	1,632	4,935	6,580	8,225

Sources: U.S. Census Bureau

Demographic and Economic Background

The figures for rural residential properties represent a potential reservoir of new dwelling units, although they may be somewhat less likely to develop and would be likely to develop at lower densities given the fragmentation of this type of property.

Given the availability of land, it is possible that the city will not reach full build-out in the next 20 years. Additionally, this analysis does not consider adaptive reuse, redevelopment, or new mixed-use development in non-housing classified areas, such as Adaptable Commercial and Neighborhood Mixed Use typologies (as described in Chapter 6). In terms of non-residential lands, the City currently includes 293 acres of vacant lands classified as either Adaptable Commercial, Eclectiflex, or Neighborhood Mixed Use. Development of this acreage could result in several million square feet of additional commercial space in Lafayette and the generation of 5,000 to 10,000 additional jobs. Chapter 6 provides greater detail concerning these land use classifications.

Ethnicity and Race

The City has a more diverse population compared to Boulder County, but less so than the state as a whole.

The 2020 Census shows the following breakdown of Lafayette residents by their racial or ethnic identification: White Alone, 71 percent; Hispanic / Latino of any race, 18 percent; Asian or Pacific Islander, 4 percent; two or more races, 4 percent;

American Indian and Alaska Native, 1 percent; and some other race alone, 1 percent. Since 2010, the community has become more diverse with increases in minority populations outpacing white population growth. This is likely to continue given similar national trends.
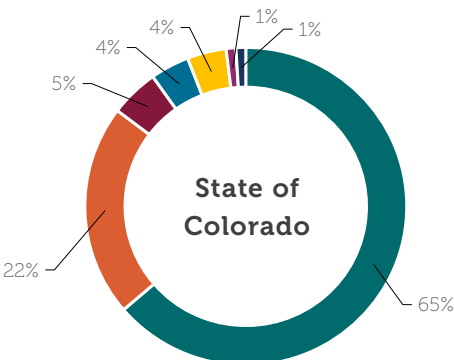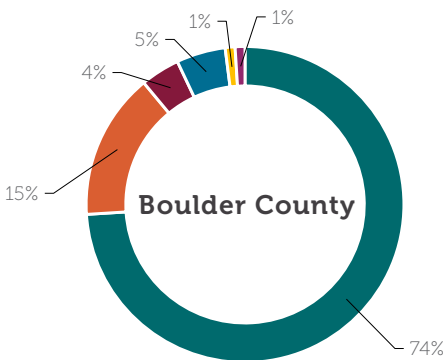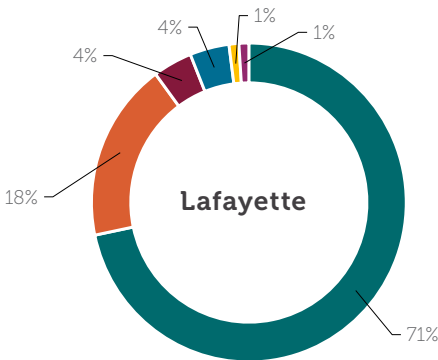
Ethnicity & Race

Lafayette Population by Race and Ethnicity: 2010-2020 Percentage Change						
*White Alone	Black/ African American Alone	American Indian & Alaska Native Alone	Asian/ Pacific Islander Alone	Some Other Race Alone	Two or More Races Total	Hispanic/ Latino Origin (of any race)
0.2%	77.7%	119.5%	8.4%	17.5%	30.7%	21.5%

Sources: U.S. Census Bureau

Source: U.S. Census Bureau

Housing

The majority of homes in Lafayette (61 percent) are traditional single family detached homes. Apartments and other multi-family housing options account for a smaller share of the housing stock in Lafayette compared to its neighbors. However, mobile homes represent a notable 6 percent of all housing units in the city, and mobile homes represent one of the key areas of affordable housing in the community. Around 70 percent of homes in Lafayette were constructed between 1970 and 2000, and only around 8 percent have been constructed since 2010. A total of over 600 homes in Lafayette date to before 1950, including dozens that date to the late nineteenth century in the Old Town area around Public Road.

While many homeowners purchased their homes a number of years ago and have an equity cushion, from a financial perspective, the rapid increase in home values across Lafayette and the Front Range in general is also increasing property taxes across the community. The rise in property values in particular impacts older adults on fixed incomes, and those with lower household incomes. A significant portion (22 percent) of Lafayette households pay more than 30 percent of their income on housing costs, representing a key metric for housing affordability. The rising cost of housing, for both homeowners and renters, is a key issue across Lafayette and the entire Front Range.

Partners at the regional level are working to find solutions to the affordable housing issues facing Lafayette and surrounding communities. The Boulder County Regional Housing Partnership has set a goal of ensuring that 12 percent of the housing inventory in the county will remain permanently affordable to low, moderate, and middle-income households by 2035. This goal requires securing a total of 800 affordable homes per year (county-wide) over a 15 year period. The goal would be achieved through a combination of property acquisition, redevelopment, and new construction. The Partnership has broken down the goals for affordable housing by sub-area within Boulder County. In order to reach the organization's goals for affordable housing by 2035, the "Southeast" sub-area (which includes Lafayette, Louisville, Superior, and Erie) would need to increase the stock of affordable housing in these communities from approximately 810 homes in 2017 to around 3,000 affordable homes by 2035.

The City has worked tirelessly to increase affordable housing options in Lafayette. The Livable Lafayette report noted that the Boulder County Housing Authority and other entities manage over 400 permanently affordable units. Furthermore, the 877 mobile homes present in Lafayette represent "naturally occurring" affordable housing units without any official affordability restrictions or protections.

The Livable Lafayette report also noted a number of potential projects with affordable housing at the time of the report that could bring the total number of affordable housing units in the city to 1,192, or around 11 percent of all housing units in Lafayette.

Credit: Darla Humphrey

Education & Employment

Lafayette is a well-educated community, with over 57 percent of adults (age 25 or older) having a Bachelor's Degree or higher. This strength positions the community well to provide employees to serve growing fields in the Boulder County area, including high tech and various professional positions.

Lafayette has a jobs-to-housing ratio of 1.0 (meaning that the number of jobs based in the City is roughly equal to the number of households in the community). However, despite the favorable jobs to housing ratio, a significant share of jobs based in Lafayette are filled by people living outside the City, and a significant number of employees living in Lafayette commute to jobs located outside the community. The job base in Lafayette is relatively strong in the services category.

Credit: City of Lafayette

Metrics for Retail, Office, & Industrial Land Uses

Lafayette has a much smaller quantity of commercial space compared to Broomfield and Boulder, given its status as a much smaller community than these nearby jurisdictions. However, the announcement of a new campus for a medical technology company in Lafayette (at the corner of Highway 287 and Northwest Parkway) in 2020 indicates that demand for office space in the Lafayette area may be increasing.

The city has a smaller quantity of retail space than Broomfield and Boulder, given its smaller size, and is losing retail spending, on aggregate, to outside jurisdictions across all retail categories. However, while Lafayette is not the most significant retail magnet for the local area, the city has reported a steady increase in sales and use tax collections since 2010 as additional retailers have opened in the community, in particular along the US 287 corridor.

While a sizeable portion of Lafayette is zoned for industrial uses, the city currently has less than one million square feet of industrial space, than its larger neighboring communities. While industrial development has clustered along the U.S. 36 corridor over the last few decades, the Northwest Parkway corridor (which passes through Lafayette) could gain additional industrial development as other areas run out of space for additional development.

Credit: RICK Planning + Design

Transportation

Given Lafayette's suburban pattern of growth in the decades following World War II, travel by automobile remains the dominant travel mode in the community. On a typical workday, 75 percent of Lafayette's working residents travel alone in a vehicle to work, six percent carpool, and only three percent take public transportation. As of 2019, around 10 percent of workers living in Lafayette worked from home. The percentage of residents working from home skyrocketed during the COVID-19 pandemic, and trends toward working from home or working remotely may continue following the pandemic. Assuming most people will return to working at least part of the time from an employer's office or physical location, data from 2019 indicated that 90 percent of employed Lafayette residents commuted outside of the city for work, and that 88 percent

of Lafayette's workforce commutes into the city. Overall, the suburban pattern of streets and highways in the Lafayette area, coupled with the need for many people to commute to larger employment centers in Denver, Boulder, Broomfield, and other Front Range communities, likely will translate into relatively strong reliance on automobile travel for some time.

Although automobile travel dominates commute patterns in the Lafayette area, the city presents a more favorable environment for people walking and biking around the community. The Walk Score metric is a measure of walkability in a community – the higher a score, the easier it is to get around by foot. While Lafayette's overall Walk Score of 39 indicates car dependence, Old Town Lafayette has a Walk Score of 85, indicating that this part of town is walkable and that most errands can be accomplished on foot or on

bike. The community also has over 18 miles of bike lanes and 33 miles of trails. Respondents to the initial Community Survey indicated a strong preference for Lafayette to continue to improve ways for people to walk and bike around town, and this input influenced the creation of alternatives and the preferred direction of the Comprehensive Plan.

A total of four bus lines provided by the Regional Transit District (RTD) currently serve Lafayette, and the community has a Park and Ride lot near Public Road and South Boulder Road that includes 136 spaces. RTD has long term plans to implement a Bus Rapid Transit (BRT) line along the State Highway 7 corridor, following Arapahoe Road to the west of US 287 and Baseline Road to the east of US 287.

Bus Rapid Transit features buses with fewer stops, focused on key community gathering places or destinations, in order to increase the speed of service. BRT also features improved bus stop facilities. Lafayette and other nearby jurisdictions are also studying the potential to install a BRT line along the US 287 corridor, connecting Lafayette to the US 36 corridor in Broomfield. The Flat Iron Flyer is an existing BRT line that runs along US 36 from Boulder to Denver and serves commuters from Lafayette and the surrounding area. Finally, long range plans from RTD call for the extension of the B Line, a commuter rail line, from Union Station to Boulder and Longmont, crossing through the western edges of Lafayette.

The potential for greatly enhanced transit lines and facilities serving Lafayette and surrounding areas will provide a greater number of choices for travel throughout the area and should help reduce the current reliance on automobile travel.

UPDATED TRANSIT ROUTES

Legend

- Regional L Bus Route
- Local JUMP Bus Route
- Local DASH Bus Route
- Local 225 Bus Route
- Lafayette Park-n-Ride
- Railroad
- Streams
- Lakes
- Parks/Open Space
- Lafayette City Boundary

NORTH

0 — 0.75 Miles
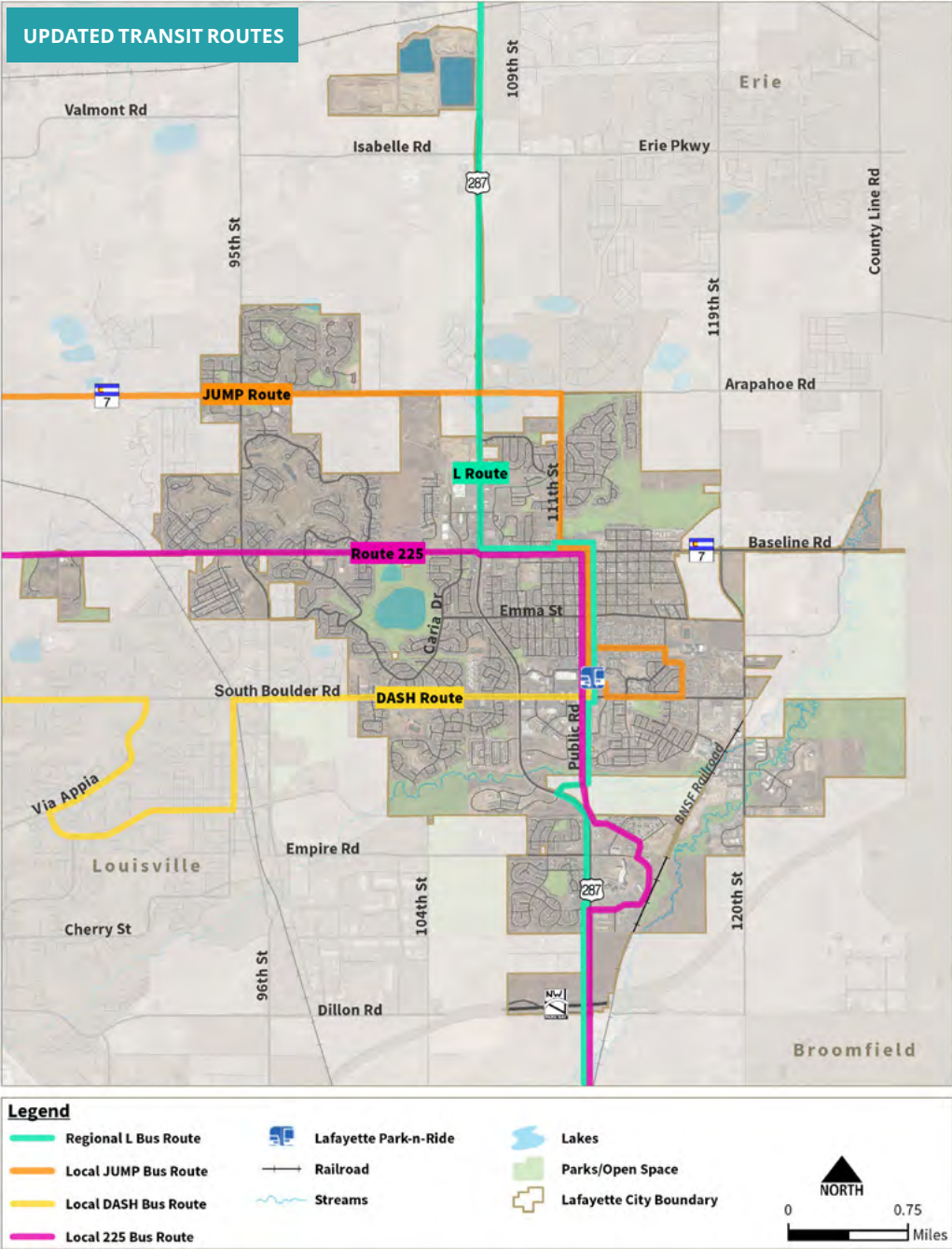
Credit: Felsburg Holt & Ullevig

Sustainability

The City of Lafayette ranks relatively well in terms of a range of sustainability metrics, but the Comprehensive Plan, along with the new Sustainability Plan, establishes strategies to improve the overall sustainability position of the City.

The City of Lafayette has established some ambitious sustainability goals, as outlined in previous studies and resolutions and articulated in the Lafayette Sustainability Plan. An analysis of current or recent metrics indicate that Lafayette has room for improvement to reach its sustainability goals.

- Lafayette has established a goal of receiving 100 percent of its energy from renewable sources by 2030. As of 2019, 29 percent of Lafayette's electricity supply came from renewable sources.

- The Lafayette Sustainability Plan set a goal of achieving two percent annual community-wide energy savings through energy efficiency measures. As a baseline, Lafayette achieved 1.6 percent annual community-wide energy savings in 2018.

- Energy efficiency is an equity issue, as underserved and low-income households pay a disproportionate share of their monthly income on energy bills and are disproportionately impacted by fossil fuel use for energy. Underserved households often lack the resources or authority to make energy efficiency or renewable energy improvements where they live. In terms of "energy burden", households earning between zero and 30 percent of the Area Median Income (AMI) pay 7 percent of their incomes for energy. In contrast, households earning 100 percent or more of AMI in Lafayette pay only one percent of their income on energy. The City of Lafayette desires to pursue sustainability policies that reduce the energy cost burden on lower and middle income households.

- Just under 40 percent of Lafayette Residential solid waste was diverted from landfills in 2018. The Lafayette Sustainability Plan has established a goal of achieving 50 percent waste diversion by 2026.

- Lafayette produced just under 1,300 annual pounds of trash per capita in 2016. The Lafayette Sustainability Plan has established a goal to achieve a 2 percent annual decrease in waste per capita from the community's 2018 baseline.

- A total of two buildings in Lafayette in 2019 were registered as green certified buildings by the U.S. Green Building Council. The Lafayette Sustainability Plan has established a goal to achieve annual increases in the total number of third-party certified green and healthy buildings in the community.

Credit: Felsburg Holt & Ullevig

Chapter 4
Vision & Community Values

Credit: City of Lafayette
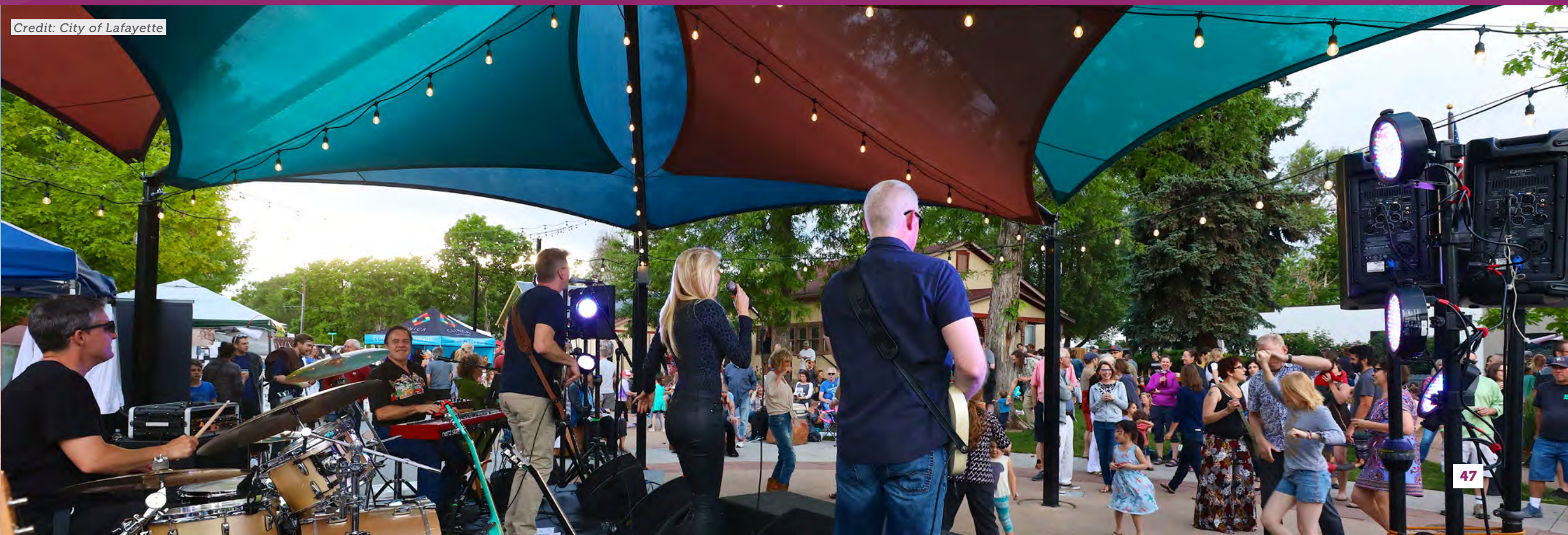
Lafayette's Community Vision

Lafayette's vision lays the foundation for the community's future, as outlined in this chapter. A set of community values also shape all sections and recommendations in the plan.

Credit: Corie Dacus

Vision Statement

Lafayette's panoramic view of the Rocky Mountains inspires our vision of the future. We are a creative, eclectic, inclusive, and diverse community that celebrates our heritage. We envision a resilient and sustainable community with welcoming public spaces, unique neighborhoods, a diversified and strong economy, environmental leadership, and meaningful connections within our community.

A set of community values shape the overall Comprehensive Plan, as outlined below. These values represent important considerations that influence recommendations throughout the plan and its implementation.

Credit: Lafayette Public Library

Credit: Lafayette Public Library

An Inclusive Community

Lafayette is a community where its members feel safe, respected, accepted, and comfortable in being themselves and expressing all aspects of their identities. An inclusive community is one where every person shares a sense of belonging, or a sense of home, with other members. Lafayette community members make roots and connections in the area and, in turn, are recognized for those contributions. Each member has the ability to contribute to the community, free of barriers, and an environment of respect is present. Cultural identities remain strong in inclusive communities, and these cultural identities are viewed as an asset to the Lafayette community.

An Eclectic Community

Lafayette is a community that enjoys combining ideas, beliefs, styles, and tastes from a diverse range of sources. The eclectic nature of the community is reflected in our events and activities, our organizations and institutions, our architecture and our various public spaces.

A Diverse Community

Lafayette is a community in which individuals of different races, ethnicities, religious or spiritual beliefs, socioeconomic status, ages, abilities, languages, geographic origins, gender identities, and sexual orientations bring their different backgrounds, experiences, knowledge, and interests to Lafayette, for the benefit of the greater community. Lafayette values and respects the diverse range of community members and works to bridge different cultures by integrating everyone into the life of the community.

A set of four planning frameworks shape the overall Comprehensive Plan, as outlined below. The various recommendations from the Comprehensive Plan, as detailed in Chapter 5, are organized around these four planning frameworks.

Credit: City of Lafayette

Credit: City of Lafayette

Credit: City of Lafayette

Credit: City of Lafayette

Community Character

Lafayette's community character includes a diverse range of architecture and building styles that help to distinguish and create a unique sense of place. The community's character provides attractive environments for pedestrians and bicyclists and preserves the abundant open spaces and parks around Lafayette that the community cherishes. Lafayette strives to maintain and enhance a character that reflects the eclectic, diverse, and inclusive nature of the community.

Environmental Stewardship

Lafayette's operations, regulations, development processes, and initiatives help the community achieve environmental sustainability and resiliency. Lafayette integrates planning for climate change throughout its services and internal operations and works with the private sector and residents to help achieve environmental goals.

Connected Community

LaLafayette's transportation system accommodates the movement of all people and goods safely and efficiently through the mode of their choice. The City's celebrates participation of all people in our community events and government to build relationship between different groups and organizations. We are a leader in equitable public health and safety and work to connect community members to each other and the broader world through technology.

Strong Economy

Lafayette has a diversified economy that provides opportunities for the full spectrum of community members and helps the community weather economic cycles. A diversified housing stock, along with public initiatives, provide a range of housing options for community members and adds to Lafayette's overall competitiveness. Our economic development strategy seeks to invest in our community to provide a high quality of life for people to live and work in the community.

Chapter 5
Plan in Action

Achieving the vision for Lafayette outlined in Chapter 4 requires a set of policies and strategies to implement changes to the city's daily operations and the activities of a host of community groups, businesses, and everyday residents. This chapter includes a recommended set of policies and strategies across a series of plan "Elements". Implementing the recommendations within Chapter 5 will require the time, dedication, and partnerships of various actors in the Lafayette community.

As depicted in the following graphic, the overall vision for the Lafayette community frames the entire Comprehensive Plan, represented by the community values of "Inclusive", "Eclectic" and "Diverse" around the outside of the "wheel" diagram. The four main planning frameworks discussed in Chapter 4 (Community Character, Environmental Stewardship, Connected Community, and Strong Economy) fall underneath the vision for Lafayette. A series of plan "Elements" (or topic areas) are organized under the four planning frameworks.

Chapter 5 outlines the Guiding Principle for each of the Planning Frameworks. Each Element within the plan is introduced with a Objective statement, outlining the overall intent for each Element. The text then provides Background information, Policies, and Strategies for each of the Elements.

- Background information provides context to help the reader understand each Element of the plan.

- Policies are advancing the vision outlined in the Comprehensive Plan.

- Strategies are more detailed actions designed to help achieve the policies.

Inclusive · Eclectic · Diverse

Connected Community
- Multimodal Mobility
- Public Safety
- Celebrating Diversity
- Technology/ Communications/ Smart Cities

Strong Economy
- Housing
- Economic Diversification
- Regional Cooperation

Guiding Principles Policies Strategies

Community Character
- Arts & Culture
- Neighborhood Design
- Historic & Cultural Heritage
- Parks and Recreation

Environmental Stewardship
- Sustainable Infrastructure
- Resiliency
- Health & Wellness
- Open Space and Wildlife Habitat

Community Character

Lafayette's community character includes a diverse range of architecture and building styles that help to distinguish and create a unique sense of place. The community's character provides attractive environments for pedestrians and bicyclists and preserves the abundant open spaces and parks around Lafayette that the community cherishes. Lafayette strives to maintain and enhance a character that reflects the eclectic, diverse, and inclusive nature of the community.

Guiding Principle

Lafayette will grow and reinvest strategically to complement the community's small town and historic character, strengthen its unique neighborhoods, and maintain its focus on arts, culture, and the natural environment.

Credit: Russ Croop

Element 1
Arts & Culture

Objectives – The City shall continue to maximize Arts and Cultural activities as a vital part of life and community character.

Background

The city promotes arts and culture through a variety of programs and initiatives, and residents of Lafayette continue to support various arts and cultural activities throughout the community, year-round. The community supports public art efforts around Lafayette as well as activities and organizations that celebrate the rich tapestry of different cultural backgrounds present in the city. A majority (52 percent) of respondents in the initial Community Survey for the Lafayette Comprehensive Plan indicated that it was a "Priority" or a "High Priority" to "expand arts, music, and cultural facilities (such as indoor theater or performance spaces). Over 60 percent of respondents in the same survey indicated that they liked the arts and cultural activities and opportunities present in Lafayette. The ongoing support of arts and the community's various cultures helps to support the diverse and eclectic nature of Lafayette.

POLICIES (Programming & Outreach)

1.1 The city shall periodically evaluate and update the City ordinances that establish and define the Lafayette Cultural Arts Commission and the Lafayette Public Art Committee.

1.2 The City shall work with public, private sector and community partners to enhance and expand programming, events and cultural offerings throughout and around Lafayette.

1.3 The City shall utilize the arts as an engagement tool to support all of the major theme areas of this Comprehensive Plan.

1.4 The City shall work with partners in the community to provide arts, cultural programming and events specifically geared to diverse and sometimes

underrepresented demographic groups, including but not limited to youth, elders, people from different cultures, people of different sexual identity / orientation, and differently abled persons.

1.1- 1.4   STRATEGIES

⟩ Explore the potential implementation of additional community programming and events that would highlight and engage different cultures.

⟩ Explore the implementation of community-wide events throughout the year.

Credit: Russ Croop

- Pursue arts and cultural initiatives that reach all of the geographic areas of Lafayette, including the potential to partner with commercial and/or community partners in each quadrant of the city who would like to collaborate on an arts and culture program.
- Work with partners in Lafayette and around Boulder County to establish annual events celebrating different cultures in the community.
- Explore the potential implementation of additional community programming and events geared to community members with disabilities, such as the IDD (Intellectual and Developmentally Disabled) community.
- Whenever possible, collaborate with county, regional and state partners to achieve the goals of this plan.
- Investigate if there is community support to expand dedicated funding to further boost the community's desired level of programing and arts facilities.
- Pursue grants to further support arts and cultural activities in the city.

POLICY (Art Installation)

1.5 The City shall integrate public art within public spaces, where feasible, and encourage public art on private properties throughout the community.

1.5 STRATEGIES

- Leverage the regulatory tools of the city to encourage the integration of public art into private development, and public works projects.

- Commit city funding and the securing of outside funding such as grants, to support public art around Lafayette.
- Continue to dedicate a portion of building permit fees to a fund providing public art throughout the community.
- Require public art on private property to maintain such public art through a development agreement or similar agreement.

POLICY (Cultural Activities & Events)

1.6 The City shall promote the expansion and quality of cultural activities and events in the community.

1.6 STRATEGIES

- Expand events held by the city to include additional events during the non-summer months.
- Expand events held by the city to incorporate celebrations and activities of all cultures represented in Lafayette.

Credit: Russ Croop

Element 2
Neighborhood / Local Design

Objective – Development shall strengthen the community's identity by promoting placemaking complete and sustainable neighborhoods, connecting districts and embracing our natural and public spaces for all of the community.

Background

As illustrated in greater detail in Chapter 6, Lafayette actively promotes the thoughtful design of existing and new public and private spaces around the community. The design of local neighborhoods, gathering and civic places, and areas of commerce help to enhance the experience of people living, working, and visiting Lafayette, while preserving the eclectic and diverse nature of the community. Lafayette is focused on the creation of developments and redevelopments that honor this heritage and stand out from other communities in Boulder County and beyond. Lafayette desires the development of sustainable neighborhoods and districts with unique character that distinguish the community from the same-ness that permeates so many cities and towns across the country.

POLICY (Public Realm)

2.1   The City shall leverage regulatory standards to enhance streetscapes and provide for an enhanced public realm that is functional for all users and reflects the community's aesthetic values.

2.1 STRATEGIES

- Institute a "complete streets" policy and associated design guidelines to steer the design of particular streets and rights of way, as improvements and/or adjacent developments are completed.

- Update the city's design standards and municipal codes as they pertain to the design of public spaces.

- Require development in the city to be oriented to and centered around functional and vibrant public spaces.

POLICIES (Connectivity)

2.2 The City will encourage the completion of connections from local neighborhoods to parks and open space areas and other community destinations.

2.3 The City will encourage connections and neighborhood design that provides for walkability to neighborhood services.

2.2 - 2.3 STRATEGIES

- Complete a multimodal transportation plan to designate specific alignments for the installation of missing sidewalk and/or trail connections in the city. The plan will draw from the Map P: Connectivity Framework from the 2019 PROS plan to identify proposed connections of multi-use trails, urban trails, bike lanes and detached sidewalks.

- Explore grants and other funding to fill connection gaps in different areas of the community.

- Update the city's design standards and development codes as they pertain to neighborhood connectivity.

- Explore non-vehicular connections between existing neighborhoods, parks and open space, and commercial and employment centers.

- Ensure new developments provide multiple connections (via different streets, trails, and sidewalks) to surrounding neighborhoods, in order to disperse traffic.

POLICIES (Neighborhood Destinations)

2.4 The City shall explore working with public and private sector partners to complete or enhance neighborhood destinations and other areas of community activity, in different neighborhoods around the city.

2.5 The City shall encourage transit supportive development, including development of sufficient density to support increased ridership.

2.4 - 2.5 STRATEGIES

- Integrate plans for public improvements associated with neighborhood destinations into the City's Capital Improvement Plan.

- Seek out grants and other sources of outside funding for various neighborhood destination improvements.

- Complete plans for public improvements geared to diverse and sometimes underrepresented demographic groups, including but not limited to youth, elders, people from different cultures, people of different sexual identity / orientation, and differently abled persons (including the IDD community).

- Require new developments to include public spaces (such as plazas, parks, recreational facilities, and similar gathering places) to serve the needs of residents and businesses in those developments.

Element 2
Neighborhood / Local Design

POLICY (Old Town)

2.6 The City shall continue to work with community groups, property owners, and developers to maintain and enhance the distinct character of the mixed use portion of the Old Town area.

2.6 STRATEGIES

❯ Draw from the outcomes of the 2011 Downtown Plan to continue to guide development and improvements in the mixed use areas of Old Town.

❯ Develop incentive programs and language in the updated Development Code to encourage the creative re-use of existing structures in Old Town, as opposed to pursuing new building construction.

❯ Pursue streetscape improvements along the main streets in Old Town (Public, Simpson, Baseline) that further develops the eclectic and unique character and flavor of Old Town.

POLICY (Complete Neighborhoods)

2.7 The City shall encourage the development of neighborhoods that offer a full complement of amenities and features to serve people as they live, work, and play

2.8 The City shall encourage the adaptive re-use of existing buildings and strategic infill development of parcels within Lafayette to more efficiently plan for lands within the city's boundaries, help preserve existing building stock, and reduce environmental pollution.

2.9 The City shall encourage the use of sustainable building practices for new projects (renovation, rehabilitation, or new construction) within Lafayette.

2.7 - 2.9 STRATEGIES

❯ Require new developments to integrate park areas to provide ease of access for residents and visitors to recreation opportunities.

❯ Modify street standards for neighborhoods to provide accommodation for bicyclists, people using transit, and people of different abilities.

Credit: City of Lafayette

- Modify the Development Code to allow live / work units throughout the residential areas of the city. This strategy will leverage the trend toward remote working.
- Develop incentives to encourage the adaptive re-use of buildings as part of projects, as opposed to new construction of buildings.
- Modify the Development Code to integrate key elements geared toward sustainable building practices.

POLICY (Buildings & Architectural Compatibility)

2.10 The City shall continue to work with community groups, property owners, and developers to maintain and enhance the distinct character of the mixed use portion of the Old Town area.

2.10 STRATEGIES

- Integrate language pertaining to architectural and building compatibility into the city's revised Development Code.
- As part of subarea plans, the city should provide more detailed architectural and building design guidance.

POLICY (Complete Neighborhoods)

2.11 The City shall integrate designs for school campuses and park and open space amenities into neighborhood or subarea planning.

2.11 STRATEGIES

- Collaborate with school officials and PROS staff as part of the site review process for individual developments.
- Provide for connections (trails, sidewalks, etc.) between schools, parks and open spaces, and nearby neighborhoods.

Credit: City of Lafayette

Element 3
Historic and Cultural Heritage

Objectives — The City of Lafayette has a strong heritage and focuses on preserving the buildings, places, and memories reflecting the community's history. The preservation of the historic fabric and diverse culture of the community helps contribute to the eclectic nature of Lafayette and distinguishes it from other communities in Boulder County and along the Front Range.

Background

As outlined in the recently completed Historic Preservation Plan, Lafayette has always been a diverse community and chooses to continue celebrating this fact. Lafayette also acknowledges the challenges faced by people of different backgrounds during the course of the city's history. Lafayette has a historic preservation ordinance, operates as a Certified Local Government for historic preservation, and has dozens of local historic landmark properties. The city levies a tax on mini-storage facilities to fund historic preservation activities.

POLICY (Preservation)

3.1   The City shall help preserve and enhance identified historic resources in Lafayette.

3.2   The City of Lafayette, including the Lafayette Public Library and the Lafayette Historical Society, shall assist in efforts to preserve the heritage of the different cultures in Lafayette.

3.1 - 3.2 STRATEGIES

❯ The City's Historic Preservation Plan helps protect land and structures of significant historic value. The various boards and commissions and city departments should collaborate more in order to provide better coordination and understanding of shared goals and resources.

❯ The Historic Preservation Board, Lafayette Historical Society, and other agencies should identify funding alternatives, grants, and partnerships to help complete improvements to historic and cultural resources in Lafayette.

❯ Implement the historic preservation plan completed in association with the Lafayette Comprehensive Plan.

❯ Explore opportunities to provide city funding and/or tax incentives to projects involving the rehabilitation or adaptive re-use of historically designated properties in Lafayette.

POLICY (Cultural Preservation)

3.3 The City shall work with community groups and other partners to recognize the heritage of diverse groups in Lafayette's history and the lives of members of these groups in the community.

3.4 The City shall view historic and cultural preservation efforts through an equity lens and will ensure that these efforts integrate the stories and heritage of underrepresented or historically disenfranchised groups in the community.

3.3 - 3.4 STRATEGIES

- Promote the recordation of oral histories of diverse population groups from Lafayette's history.

- Ensure that the photos and stories of diverse groups from the city's history are preserved and displayed to community members.

POLICY (Development Integration)

3.5 The City shall support the integration of the stories from Lafayette's history, as part of the development review process.

3.6 The City shall promote the adaptive re-use of existing buildings to help preserve the historic and cultural resources of the community.

3.5 - 3.6 STRATEGIES

- Developments should identify opportunities to provide access to historic resources located within or close to new development plans.

- Developments of property that have historic or cultural significance to the city should work to incorporate historical artifacts or buildings into their projects. In cases where no visible artifacts or buildings exist or otherwise can not be preserved, developments should work with preservation groups in the community to document historic properties that had been located on affected properties and incorporate signage that highlights the historic heritage of the property.

Element 4
Parks, Recreation & Open Space

Objectives – The City will maintain and strengthen its parks and open spaces as key community assets to promote access to nature and recreational opportunities and maintain physical separation from surrounding communities.

Background

The City of Lafayette prides itself on maintaining significant areas of official open space in and around the community, to preserve the natural landscapes of the area and to prevent urban sprawl. Lafayette maintains a robust parks and recreation system, including a network of neighborhood and community parks, recreation centers, and various programs and activities, which attempt to serve all residents. The community has continued to support the ongoing maintenance and expansion of its parks, recreation, and open space initiatives, and outlined its vision for the future in the Parks, Recreation, and Open Space (PROS) Plan, completed in 2019. Seventy percent of respondents in the initial Community Survey for the Comprehensive Plan cited "open spaces and public lands" as an aspect of the community that they liked. Similarly, 69 percent of respondents in the same survey indicated that they liked the "park and recreational opportunities" in Lafayette and 62 percent liked the "ease of walking and biking around the area". Open Space is funded by two dedicated sales taxes: 1) a 0.25 percent legacy tax, which is utilized for land acquisition and maintenance; and 2) the Parks, Open Space & Trails tax, a 0.25 percent tax to help fund maintenance, enhancements and preservation.

POLICIES (Preservation & Coordination)

4.1 The City shall promote collaboration internally and with outside organizations to advance the community's goals for healthy and active living.

4.2 The City shall expand park acreage as the population of the community expands in order to meet national standards for park acreage established by the National Recreation and Parks Association (NRPA)

4.3 The City shall strive to provide parks or open spaces within a 10 minute walk of every resident in Lafayette.

4.1–4.3 STRATEGIES

❯ Formalize partnerships with organizations with shared values concerning parks, recreation, and open space to maximize resources.

❯ Promote the integration of Lafayette schools (including the Boulder Valley School District) as key partners in promoting parks, recreation, and open space.

Credit: Monica Burrous

POLICY (Development)

4.4 The City shall promote collaboration with the development community and with other organizations in the local area to achieve the community's goals for high quality outdoor recreation and trail opportunities.

4.5 The City shall establish and maintain parks and open space requirements for all new developments and all redevelopment projects.

4.6 The City shall pursue connections between the trail and open space corridors in Lafayette and the trail corridors in neighboring communities.

4.4–4.6 STRATEGIES

- Identify potential trail enhancements within open space lands in connection with other city-owned lands, local amenities, and businesses.

- As part of the development review process, identify trail connection priorities within the greater Lafayette area and the surrounding region.

- Conduct an annual review of Map P (from the *PROS Plan*) with LOSAC to determine the best routes for future trail connections, while providing the least impact on wildlife and the environment. Use Maps O and P from the PROS Plan to identify trail priorities and connectivity opportunities.

- Complete the multimodal transportation plan to designate specific alignments for the installation of future sidewalk and/or trail connections in the city.

- Design future trail and sidewalk connections, and related amenities such as benches, to serve all special needs users, such as older adults and individuals with disabilities.

- Fund, design, and construct prioritized additions and connections annually, working to achieve the established goals of PROS Plan.

- Evaluate the city's public land dedication standards, and update the standards as necessary, to ensure that future development is providing for both parks and open space needs.

POLICY (Programming & Management)

4.7 The City shall prioritize program offerings consistent with community needs.

4.7 STRATEGIES

- Converse with targeted customer groups by conducting services assessments and program evaluations.

- Design programs conducted within Parks , Recreation and Open Space facilities in conjunction with the Arts and Cultural Resources Department.

- Formalize partnerships with organizations which share values to maximize resources.

- Promote integration with Lafayette schools as a key partner.

- Collaborate on developing and marketing art and cultural awareness programs that integrate with healthy living initiatives.

POLICY (Programming & Management)

4.8 The City shall utilize best practices and draw from customer feedback in operating its Parks, Recreation and Open Space program

4.8 STRATEGIES

- Provide Open Space staff the training and opportunities to advance their knowledge and acquire resources to remain relevant in meeting the needs and desires of Lafayette community patrons.

- Follow guidance and objectives outlined in the PROS Plan.

- Routinely engage the community to ensure that needs and desires are understood and can be addressed.

- Conduct surveys and attend listening sessions with community groups, concerning the Open Space and trails program.

- Continue to engage residents through regular outreach and environmental education programs, and provide the community the opportunity to discuss successes and concerns with LOSAC and Open Space staff.

- Explore the development of a Parks, Open Space and Facility Maintenance center, combining three maintenance divisions into one, and providing staff the resources, efficiencies, and effectiveness necessary to meeting department goals.

POLICIES (Programming & Management)

4.9 Develop, manage, and maintain the City's Open Space and trails in a manner that is sensitive to and respectful of adjacent landowners, land uses, and communities.

4.10 The City shall support the advancement of Parks, Recreation and Open Space as an essential community resource and service.

4.9–4.10 STRATEGIES

- Work directly with partners, including Boulder County Open Space and neighboring municipalities, to identify and develop regional trail and conservation connectivity, allowing the city to effectively leverage resources and work collaboratively with other industry professionals.

- Provide open lines of communication to residents located adjacent to Open Space properties, when their property may be impacted by the activities associated with wildlife management.

Credit: Mary Moritarty

Credit: Monica Burrous

Inclusive · Eclectic · Diverse

Connected Community
- Multimodal Mobility
- Public Safety
- Celebrating Diversity
- Technology/Communications/Smart Cities

Community Character
- Arts & Culture
- Neighborhood Design
- Historic & Cultural Heritage
- Parks and Recreation

Strong Economy
- Housing
- Economic Diversification
- Regional Cooperation

Environmental Stewardship
- Sustainable Infrastructure
- Resiliency
- Health & Wellness
- Open Space and Wildlife Habitat

**Guiding Principles
Policies
Strategies**

Environmental Stewardship

Lafayette's operations, regulations, development processes, and initiatives help the community achieve environmental sustainability and resiliency. Lafayette integrates planning for climate change throughout its services and internal operations and works with the private sector and residents to help achieve environmental goals.

Guiding Principle

Lafayette will demonstrate leadership in environmental stewardship and promote a healthy, sustainable, and resilient community by preserving open space and wildlife, promoting the use and education about open space resources and programs, bolstering natural and human-made systems, and using resources more efficiently and effectively.

Credit: Gerry Morrell

Credit: Ellen Eherenman

Element 5
Open Space and Wildlife Habitat

Objectives – Lafayette is committed to the preservation of open space and wildlife habitat as part of its overall objectives tied to environmental stewardship.

Background

Open space and wildlife corridors provide an important element of Lafayette's efforts to preserve and enhance the natural environment in and around the community. Lafayette was recognized as the first Bird City in Colorado and looks to build upon this history of commitment to wildlife. The preservation of creek corridors, wildlife and habitat corridors, and other park and official open space areas helps fortify Lafayette against many of the potential environmental shocks that may impact the community - including floods and climate change. The city's system of parks and open spaces help preserve healthy ecosystems and the natural environment. Lafayette residents have consistently supported the preservation and enhancement of significant natural areas and wildlife habitat and overall open space conservation. Around 71 percent of respondents in the initial Community Survey conducted during the development of the Comprehensive Plan indicated that the open spaces and public lands were an element of Lafayette that they liked. Around 40 percent of the respondents in the same survey supported improvements to the open spaces and public lands in and around Lafayette.

POLICIES (Preservation & Coordination)

5.1 The City shall preserve and protect lands that benefit wildlife and represent the open space values of the greater Lafayette community.

5.2 The City shall coordinate conservation efforts that will enhance the overall network of Open Space and Trails.

5.3 The City shall collaborate with Boulder County, the City and County of Broomfield, the City of Louisville and the Town of Erie on the conservation and management of Open Space areas of mutual interest.

5.1–5.3 STRATEGIES

❯ Continue to target Open Space acquisitions in a way that is consistent with guidelines and objectives outlined in the Lafayette Parks, Recreation, and Open Space Plan.

❯ Evaluate missing sections of the Open Space and Trails network and develop a plan to complete the network.

❯ Where appropriate, incorporate areas within the 100-year floodplains of Rock Creek and Coal Creek into the Open Space system.

❯ Identify opportunities to collaborate with neighboring jurisdictions, and other public and private entities, to identify creative solutions for Open Space acquisition and conservation.

❯ Identify land dedication and conservation opportunities during development proposal review, in accordance with the Parks, Recreation, and Open Space Plan.

❯ Continue to work with sellers and landowners interested in conservation easements or estate protection, and purchase property to meet the city's objectives and goals.

POLICY (Diversity of Uses)

5.4 The City shall manage the Open Space system to accommodate diverse uses including recreation, agriculture, and wildlife habitat.

POLICY (Preservation of Riparian Areas & Natural Habitats)

5.5 The City shall coordinate development to protect and enhance the quality, continuity, and ecological integrity of riparian and other sensitive habitat areas

5.4–5.5 STRATEGIES

❯ Coordinate recreation, wildlife management, and agricultural stewardship activities in accordance with adopted Parks, Recreation, and Open Space Plan strategies.

❯ Locate development outside of riparian and sensitive habitat areas.

❯ Protect large patches of contiguous habitat areas and the habitat corridors that connect them.

❯ Restore and enhance native plant communities.

❯ Integrate wildlife corridors, such as irrigation ditches and other passageways, into the design of new neighborhoods and communities.

❯ Update the Land Use Code to help protect quality wildlife habitats and corridors on private lands. These updates can provide for setbacks and buffers to protect habitat on adjacent official open space, contribute to the continuity of wildlife habitat and protect wetlands.

❯ Explore enhancements to the city's riparian areas to promote water quality, repair degradation caused by development and adjacent land uses, and help restore the resiliency of the natural environment.

Credit: Melisa Hidalgo-Cuellar

Credit: Gerry Morrell

Element 6
Health & Wellness

Objectives — The City is committed to promoting the overall health and well being of residents and visitors in the Lafayette community.

Background

The City of Lafayette and private groups have invested in various assets and programs to promote community health and wellness. The Parks, Recreation, and Open Space Department has earned accreditation through the National Recreation and Park Association (NRPA). The Department offers a range of classes and programs designed to provide for exercise and a focus on community health and well-being. The Wilson Community Garden provides a great place for residents to access fresh fruits and vegetables, as part of a healthy diet, and to gain health benefits from gardening activities. While Lafayette has invested in health and wellness initiatives, the community supports the continued expansion of park, recreation and open space facilities to provide a greater foundation for health and wellness. A total of 57 percent of respondents in the initial Community Survey indicated that it was a "Priority" or a "High Priority" to have more parks and/or recreation facilities, and 74 percent indicated that it was a "Priority" or a "High Priority" to focus on improvements or enhancements to Open Space lands and/or trails in Lafayette. This section outlines various policies and strategies geared to help promote the overall health and well-being of residents and visitors in the Lafayette community, including strategies to reduce various forms of pollution, as part of regional efforts to improve the environment.

POLICIES (Service & Programming)

6.1 The City shall continue to improve trail connections and add additional amenities and services to meet needs and close service gaps.

6.2 The City shall encourage multi-department collaborations to provide engagement opportunities such as Story Time in the Park, Music in the Park, Poetry at the Park, and Plein Air Painting in Open Space.

6.3 The City shall maintain social services and provide programs geared to older adults.

6.4 The City shall collaborate with other agencies and partners in the local area to address the needs of the IDD community.

6.5 The City shall adopt and maintain additional healthy living policies and guidelines

6.6 The City shall support the changing needs of aging community members.

6.1 - 6.6 STRATEGIES

- Coordinate efforts between the Planning Department and the Parks, Recreation, and Open Space Department during development review to identify opportunities to enhance and improve the city's trail network and recreational opportunities.

- Coordinate with neighboring jurisdictions and regional partners to identify opportunities to enhance regional trail connectivity.

- Promote coordination between City departments to provide additional programs that engage people in a variety of other outdoor activities. Examples of this type of coordination are library and arts programs held as part of Parks and Open Space programs.

- Coordinate between City departments, during development review, to identify opportunities to close additional service gaps as identified in the Parks, Recreation, and Open Space Plan.

- Monitor use of Senior Center and Senior Services to evaluate the future use of facilities and social services.

POLICY

6.7 The City shall promote a wide range of food retail types interspersed across the area to limit gaps in the community (in terms of access to healthy food).

6.8 The City shall encourage community gardens, farm markets, urban agriculture, and Community Supported Agriculture programs.

6.7–6.8 STRATEGIES

- Evaluate gaps in terms of access to quality and sufficiently plentiful food within Lafayette.

- Leverage opportunities to achieve the goals established by the PROS Plan with regard to adopting healthy living policies and guidelines.

- Evaluate Lafayette's Code of Ordinances for opportunities to more explicitly allow or encourage healthy food establishments across the community.

- Encourage the inclusion of community gardens or other shared urban agriculture spaces as part of communal gathering spaces and within new residential neighborhoods.

- Evaluate opportunities in the Code of Ordinances to explicitly define allowed urban agricultural uses.

- Evaluate options for expanding the Lafayette Farmers Market to a year-round operation, including the potential to create an indoor facility for the market.

- Evaluate opportunities to create new programs, or enhance existing programs, to source foods and beverages for local schools and city functions from local farms and food producers.

Element 6
Health & Wellness

POLICIES (Environmental Pollution)

6.9 The City shall protect the visible night sky by limiting outdoor light pollution.

6.10 The City shall ensure the protection of the health, safety, and welfare of the public and the environment during the development of oil and gas resources.

6.11 The City shall reduce and prevent inappropriate noise associated with development and land use, and promote projects that improve the quality of noise in the community and the presence of more natural sounds.

6.12 The City shall reduce and prevent adverse water quality impacts associated with development and land use.

6.13 The City shall reduce and mitigate adverse air quality impacts associated with development and land use.

6.9–6.13 STRATEGIES

- Coordinate with neighboring jurisdictions and the state to identify, when appropriate, opportunities to align, enforce, and amend local regulations and practices to protect the health, safety, and welfare of the public and the environment.

- Explore ways to minimize light pollution within the zoning code.

- Identify and mitigate potential noise and air quality impacts during the development review process by pursuing site design strategies that minimize vehicle miles traveled and increase options for non-motorized travel.

- Bolster construction requirements to mitigate water and air pollution during new construction, as part of regional efforts to minimize water and air pollution.

- Identify key habitat corridors and enhance buffer requirements to protect identified corridors.

- Enhance low-impact development standards to offset site-level water quality impacts.

- Monitor federal, state, and local regulations regarding the development of oil and natural gas resources within the city.

Credit: City of Lafayette

Credit: Russ Croop

Credit: Monica Burrous

Element 7
Resiliency

Objectives — The City of Lafayette is dedicated to pursuing strategies to make the community more resilient against social, economic, and environmental shocks.

Background

Communities nationwide now view planning through the lens of "resiliency", which addresses how well a community can adapt to economic, social, and environmental adversity. A total of 74 percent of respondents in the initial Community Survey indicated that it was a "Priority" or a "High Priority" to focus on expanding environmental sustainability. While resiliency in Colorado is often considered in terms of environmental hazards such as flooding or wildfires, resiliency is a holistic view of planning that helps communities withstand shocks and provide for long-term stability. The Lafayette Sustainability Plan provides detailed recommendations and strategies tied to resiliency, which draw from the following goals and policies articulated in the Comprehensive Plan. The Sustainability Plan focuses on energy efficiency and renewable energy, waste reduction and diversion, and green and healthy buildings. As climate change has become a reality, Lafayette will integrate changing societal habits into how the community operates.

POLICY (Trees)

7.1 The City shall prioritize the protection and preservation of healthy and desirable trees, the expansion of our tree canopy, and the preservation of other natural features during the development review process.

7.1 STRATEGIES

- Maintain Lafayette's status as a Tree City and continue to have LOSAC serve as the City's Tree Board.
- Identify opportunities in the Lafayette Code of Ordinances to bolster the protection and development of a diverse tree canopy.

- Explore the potential creation of a Tree Fund to accept payments (as cash in lieu) for the removal of trees that cannot be mitigated or replaced during development.
- Provide incentives or require that a portion of new trees in new developments be of a certain size/caliper, to help achieve a broader tree canopy over the community
- Identify opportunities in the Lafayette Code of Ordinances for developments to help enhance habitats for bees and other pollinators.

POLICIES (Environmental Hazards & Development)

7.2 The City shall continue to restrict development in the 100-year floodplain such that no structure is located, constructed, extended, converted, or altered without full compliance with Lafayette's floodplain standards.

7.3 The City shall restrict development in areas that are at risk of subsidence from previous mining activities.

7.2 - 7.3 STRATEGIES

- Continue to work with Boulder County to maintain an updated floodplain map.

- Continue to require applicants for new development and redevelopment to submit analyses of the 100-year floodplain as performed by professional engineers in areas where the floodplain has since been filled, graded, or otherwise altered.

- Require that applicants for new development or redevelopment provide analyses or disclosure of development on any areas of previous mining activities.

POLICY (Development)

7.4 The City shall promote sustainable building practices, including, but not limited to, the use of durable materials, low impact development practices, and building design that promotes health and life safety through features that are resilient to natural and human-made hazards.

7.5 The City shall promote the adaptive reuse and repurposing of existing buildings.

7.4 - 7.5 STRATEGIES

- Identify opportunities in the Lafayette Code of Ordinances to bolster sustainable, green, and healthy building practices, including considering the material and energy life cycle impacts of a building, and adopting and integrating the International Green Construction Code (IGCC) into the Code of Ordinances.

- Identify and implement development incentives, such as reduced parking requirements, or increased building height, to encourage sustainable development practices.

- Develop stormwater management guidance materials to assist developers in implementing low-impact development and other stormwater management best practices.

- Amend the City's Development Code to encourage xeriscaping for all new development and redevelopment projects.

- Amend the City's Development Code to encourage the adaptive reuse of existing buildings.

POLICIES (Emergency Preparedness)

7.6 Routinely review and update emergency planning protocols, and coordinate this process with Boulder County, surrounding municipalities, and other agencies.

7.7 Involve community groups and community members in preparedness planning and activities, emphasizing for shelter-in-place options, neighborhood-level communications and emergency responses.

7.8 Continue to work with Boulder County in updating and implementing the Boulder County Emergency Management and Preparedness Program and the Boulder County Hazard Mitigation Plan.

7.9 The City shall ensure the continued operations for critical facilities and utilities during hazard and emergency events.

7.6 - 7.9 STRATEGIES

- Become a partner for property owners and residents to provide guidance and materials related to best practices for wildfire mitigation on private property.

- As part of the Development Code update process, update development regulations for fire safety and flood hazards, as necessary.

- Coordinate with local places of worship and schools, along with other potential community partners, to identify and plan shelter locations. Develop and implement an outreach plan to notify community members about shelter locations and protocols.

- Recruit a team of volunteers to participate in a neighborhood-level emergency response network.

- Conduct an annual community emergency preparedness training and educational campaign in coordination with other local and regional service providers.

- Review and test existing emergency communications in coordination with Boulder County systems and research options to modernize and improve emergency warning systems.

- Update the list of critical facilities within the city. Document the known risks and hazards for each facility and develop strategies for maintaining continued operations and improving resiliency.

- Explore new opportunities for emergency or backup power for critical facilities and infrastructure, including renewable energy sources and energy storage facilities.

POLICIES (Economic & Social Events)

7.10 The City shall maintain sufficient reserves of funds to protect itself during times of economic hardship or disaster.

7.11 The City shall continue to diversify its employment base and its sources of funds to prevent over-reliance on particular revenue sources.

7.12 The City shall continue to identify risks to future economic vitality.

7.13 The City shall continue to partner with local and regional organizations and agencies to ensure that sufficient services are provided to individuals, to help them deal with shocks and social vulnerabilities.

7.10 - 7.13 STRATEGIES

Credit: Russ Croop

❯ As part of the city's regular financial planning, provide projections for different revenue sources and identify actions to mitigate potential risks to different economic sectors.

❯ Offer business continuity training (either by the city or with other partners) to small businesses in Lafayette to help prepare for economic shocks.

❯ Continue to work with Boulder County and other partners to offer psychological services for health and well-being in the Lafayette area.

❯ Collaborate with the Cultural Brokers Resilience Program (CBRP) in Boulder County to advance community resiliency and inclusivity.

❯ Integrate climate change scenarios into planning for Lafayette's water supply system.

❯ Integrate climate change scenarios into planning for floodplain management in Lafayette.

❯ Implement a green building code that supports electrification and the use of reusable energy.

POLICIES (Climate Change)

7.14 The City shall develop strategies to prepare and adapt to climate change impacts expected over the next century.

7.15 The City shall work to minimize the degree of climate change caused by human activities.

7.14 The City shall proactively conduct water planning and pursue water conservation.

7.14 - 7.16 STRATEGIES

❯ Implement the strategies outlined in the Lafayette Sustainability Plan 2021 with regard to climate change.

Credit: City of Lafayette

Element 8
Sustainable Infrastructure

Objectives — Lafayette promotes the use of infrastructure systems that encourage low impact development and help the community adapt to changing social and climate needs.

Background

Infrastructure includes many of the physical elements of the city's essential services, including water, stormwater, and sewer systems, as well as resources such as internet connectivity, fiber optic technology, and related technologies that serve homes and businesses. As outlined in greater detail in the Sustainability Plan, the City of Lafayette is pursuing environmentally sustainable strategies to provide infrastructure, including a focus on renewable energy and carbon sequestration. The initial Community Survey for the Comprehensive Plan indicated that the community favors focusing on waste reduction and recycling, as well as water conservation, efficiency, and quality, in terms of sustainability initiatives for the future. Around 56 percent of respondents in the initial Community Survey indicated that it was a "Priority" or a "High Priority" to focus on improving and building city infrastructure (water, sewer, etc.). The Comprehensive Plan aims to maintain and efficiently use existing infrastructure, as well as to extend infrastructure to support strategic community growth and redevelopment.

POLICY (Infrastructure)

8.1 The City shall ensure that needs to maintain existing infrastructure are balanced with needs to expand infrastructure to facilitate development or redevelopment.

8.2 The City shall proactively plan for its water resources, with the goal of maximizing conservation and minimizing water use while serving the needs of customers.

POLICIES (Development)

8.3 The City shall pursue sustainability in its provision of infrastructure, including increased utilization of green energy, water conservation and re-use, and other infrastructure strategies to reduce Lafayette's carbon footprint.

8.4 The City's infrastructure investments shall utilize sustainable design principles (e.g., green stormwater treatment, low water use).

Credit: City of Lafayette

8.1 - 8.4 STRATEGIES

❯ Continue to explore opportunities that balance infrastructure needed to support new growth areas with projects needed to maintain and support infrastructure in existing areas.

❯ Explore opportunities for water re-use, native or xeriscape landscaping, and water quality enhancements, as part of infrastructure plans.

❯ Explore updates to the building code to incorporate sustainable design principles and practices

❯ Explore updates to the Development Code to encourage the installation of solar facilities and electric charging stations in new developments and around existing areas within Lafayette.

❯ Explore the potential use of a sustainability-oriented evaluation framework, such as Envision (a sustainability rating system for infrastructure), to inform infrastructure investment.

❯ Pursue the strategies outlined in the Lafayette Sustainability Plan tied to energy efficiency and renewable energy, waste reduction and diversion, and the design and operation of green and healthy buildings.

POLICIES (Growth Management)

8.5 The City shall not annex new land into the city's boundaries unless the land in question is included within the City's Urban Growth Boundary and the annexation occurs in a manner that provides an overall benefit to the community and is in conformity with the Comprehensive Plan's goals and policies.

8.6 The City shall ensure that there are adequate public facilities and infrastructure to support new development.

8.7 The City shall maintain infrastructure plans designed to account for the ultimate build-out of the city.

8.5 - 8.7 STRATEGIES

❯ Continue to require developers to provide adequate utilities, drainage, transportation infrastructure, community services, and community facilities to serve any proposed development or redevelopment. Where facilities and services are determined to be inadequate to serve an application for development or redevelopment, the city will require applicants to dedicate proportional funding to expand these elements.

❯ Regularly conduct a review of all development-related fees to ensure that developments pay their fair share, and to ensure that the application of various fees is not unduly burdening development or redevelopment. Update the regulations in the Development Code pertaining to developments providing for water use reduction, reduction of pervious pavement, and increased usage of native or xeriscaped landscaping techniques.

❯ Update the Development Code to provide incentives (through density bonuses or other techniques) to encourage compact and mixed-use development.

❯ Update the Development Code to provide incentives (through density bonuses or other techniques) to encourage greater development intensity around transit stops or transit centers.

❯ Update the Building Code to require new buildings to meet net-zero building guidelines.

Credit: Gerry Morrell

Credit: City of Lafayette
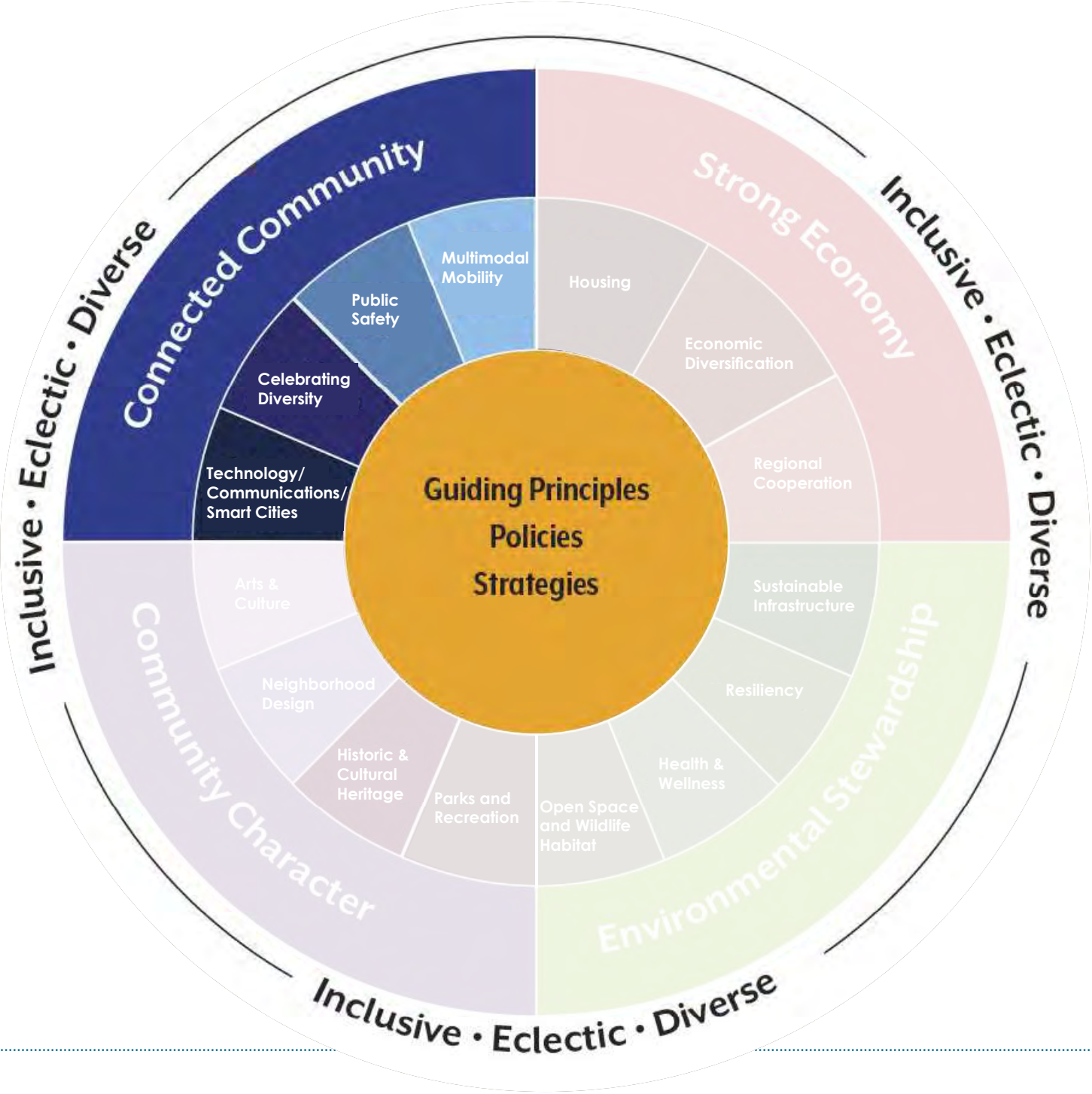
Connected Community

Lafayette's transportation system accommodates the movement of all people and goods safely and efficiently through the mode of their choice. The City celebrates participation of all people in our community events and government to build relationships between different groups and organizations. We are a leader in equitable public health and safety and work to connect community members to each other and the broader world through technology.

Guiding Principle

Lafayette strives to connect community members socially, physically and technologically through inclusive and diverse community events and governance, high-quality communications infrastructure and a robust and safe multimodal transportation system.

Element 9
Multimodal Mobility

Objectives – Lafayette proactively plans for the safe and efficient movement of people and goods using all modes of travel.

Background

The City of Lafayette has invested considerably in all modes of travel over the last few decades. Today, the community has over 33 miles of trails and 18 miles of bike lanes within its borders. While the Old Town area has a Walk Score of 85, the city's overall Walk Score is 39, indicating dependence on the automobile for travel. Respondents in the Community Survey indicated that improving the "level of traffic congestion compared to other places" was the most important element to emphasize for improvements in Lafayette in the future. This section of the Comprehensive Plan outlines the key policies and strategies to provide a high-quality system for the movement of people walking, biking, driving vehicles, and utilizing public transport to move around the local area. The City of Lafayette promotes safe, multimodal travel for all users (residents, employees, and visitors), and for all types of movement, while increasing regional connectivity and enhancing local connections.

POLICIES (Regional Connectivity)

9.1 The City shall pursue opportunities to enhance local and regional connectivity, including regional trails and transit connections.

9.2 The City shall proactively plan and coordinate with other local and regional agencies to provide high quality, reliable transit.

POLICIES (Safety)

9.3 The City shall pursue opportunities to enhance local and regional transportation safety.

9.4 The City shall collaborate with DRCOG, CDOT, and other local and regional partners focused on transportation issues to establish regional plans and strategies and identify funding for transportation improvements.

9.5 The City shall provide for regional transportation connectivity through Lafayette while meeting the community's objectives for enhancing connectivity between different neighborhoods, providing for safety, and providing choices for all modes of travel.

9.6 The City shall work with DRCOG, CDOT, Boulder County and other partners to provide effective "last mile" connections (the connections between transit routes and the final destinations of people using transit).

Credit: City of Lafayette

9.1–9.6 STRATEGIES

- Continue to leverage regional partnerships to identify and implement plans for enhancing connectivity.

- Collaborate with other municipalities, counties, and agencies to identify near-term and long-term transportation improvements that enhance local and regional connectivity.

- Collaborate with other municipalities, counties, and agencies to identify near-term and long-term transportation improvements to serve older adults as well as people with disabilities, such as the IDD community.

- Work with affected agencies to enhance the Park-and-Ride site.

POLICIES (Safety)

9.7　The City shall pursue opportunities to enhance local and regional transportation safety in the pursuit of Vision Zero objectives.

9.8　The City shall pursue opportunities to improve and/or re-design transportation facilities to reduce points of conflict between different modes of travel (vehicular versus pedestrian, bike versus pedestrian, etc.).

9.7–9.8 STRATEGIES

- Continue to identify and implement multimodal transportation improvements to improve safety.

POLICY (Complete Streets)

9.9　The City shall evaluate and implement potential transportation improvements using "Complete Streets" principles to create a transportation system focused on the movement and connectivity of people and goods, not just automobiles.

9.10　The City shall proactively develop and maintain a separate, safe and comfortable bike facility network throughout the community.

9.9 - 9.10 STRATEGIES

- Determine the key corridors in Lafayette for retrofit, implementation of Complete Streets principles, and the completion of the multimodal transportation plan and subsequent sub-area planning efforts.

- Collaborate with CDOT, RTD, and other partners to implement improvements to key corridors in Lafayette using Complete Streets principles.

- Collaborate with property owners, residents, and businesses to create and maintain Complete Streets templates for various street types and integrate these templates into the city's development review processes.

❯ Ensure that the completion of subarea plans integrate the goals and principles of the City's Transportation Plan.

❯ Update the city's roadway and construction standards in keeping with Complete Streets principles.

POLICIES (Complete Streets)

9.11 The City shall expand the network of on-street and off-street pedestrian facilities for commuting, recreation, and meeting daily needs.

9.12 The City shall expand opportunities for community members to be able to bike for commuting, recreation, and meeting daily needs.

9.13 The City shall complete missing links in trails, paths and sidewalks.

9.14 The City shall actively promote the development of land uses of densities sufficient to qualify as an "Urban Center" (under DRCOG's Regional Transportation Plan), in order to qualify for the installation of transit facilities funded by DRCOG and its partners.

9.15 Lafayette shall consider ways to re-purpose the rights of way of existing streets in the City (to maximize benefit for all modes of travel) and will avoid widening rights of way to accommodate additional vehicular travel lanes.

9.11 – 9.15 STRATEGIES

❯ Ensure that the Transportation Plan identifies and prioritizes specific sidewalk and trail connections needed around Lafayette.

❯ Leverage partnerships with other nearby jurisdictions to improve multimodal systems and transit serving Lafayette and nearby communities, including Bus Rapid Transit (BRT) and the expansion of commuter rail lines.

❯ Pursue funding at the local, regional, and state levels to implement desired improvements for people walking, biking, or taking transit.

❯ Develop partnerships with individual neighborhood groups and businesses to improve facilities and services for people walking, biking, or taking transit in different parts of Lafayette.

❯ Explore the use of artistic elements to enhance components such as benches, bike racks, and bus shelters to create a sense of place and make Lafayette's commitment to multimodal opportunities more visible and engaging.

❯ Continue to work with CDOT and nearby jurisdictions to enhance transit connections along the Highway 287 corridor to the Flatiron Flyer station at US 36 and Wadsworth.

❯ Complete ADA audits of existing sidewalks and public trails in Lafayette on a regular basis to ensure that existing facilities meet ADA standards.

❯ As part of the Transportation Plan, explore new ideas for "transit on-demand" and flexible transit, to serve Lafayette residents and visitors.

Credit: City of Lafayette

❯ As part of the Transportation Plan, identify local transit lines (supplementing existing RTD service), connecting different parts of Lafayette to potential BRT routes and to commuter rail (at Downtown Louisville).

❯ Ensure that the City's Development Code includes requirements and/or incentives for the installation of bike facilities (including bike storage, showers, bike stations, etc.).

❯ As part of the Transportation Plan, explore and evaluate options for micromobility solutions that can reduce the need for automobile trips and enhance connectivity to transit.

POLICY (Removing Barriers)

9.16 The City shall explore opportunities for pedestrian and bicycle connections across Highway 287 and other major roadways.

9.16 STRATEGIES

❯ Identify locations for potential connections across Highway 287.

❯ Pursue funding for desired improvements to connect pedestrians and bicyclists across Highway 287.

POLICY (Technology)

9.17 The City shall leverage emerging transportation technologies to diversify the range of transportation options for residents and visitors and to provide for a more efficient transportation system in Lafayette.

9.18 The City shall explore technologies designed for Transportation Demand Management (TDM).

9.17–9.18 STRATEGIES

❯ Collaborate with private sector partners to explore the potential introduction of emerging technologies in Lafayette.

❯ Integrate planning for emerging transportation technologies into the city's overall public works program.

❯ Use data from emerging transportation technologies to reduce congestion and improve the efficiency of the local street network.

❯ Update the City's Capital Improvement Plan to include eventual upgrades to city streets and traffic signals to facilitate self-driving vehicles.

❯ Update the City's Development Code to reflect parking and circulation needs, in light of emerging trends and technologies.

❯ Integrate planning for micro-mobility in the City's Transportation Plan.

❯ Collaborate with private sector businesses to incorporate emerging transportation technologies.

❯ Integrate data from emerging sources into future transportation planning in Lafayette.

Credit: City of Lafayette

Element 10
Celebrating Diversity

Objectives – Lafayette proactively encourages and makes it easy for individuals of varying backgrounds to participate in civic groups, leadership roles, and the everyday life of the community.

Background

Lafayette is the most diverse community in Boulder County and it is becoming increasingly more diverse. The diversity of a community reflects more than its ethnic or racial makeup, however. Lafayette's diversity is grounded in the diversity of the ages of residents, the diversity of housing types and building styles, and the diversity of the history of the community, as documented by the Historic Resources Commission and the Lafayette Public Library. Lafayette celebrates its diversity and encourages the participation of individuals of varying backgrounds in civic groups and leadership roles. The Comprehensive Plan provides the foundation for the community's ongoing efforts to promote diversity and further, to draw from this diversity to build the community's strengths.

POLICY (Participation)

10.1 The City shall encourage individuals from various cultural groups, and individuals of varying abilities, to participate in civic groups and leadership roles in Lafayette, including leadership roles within the City staff and on Boards and Commissions.

10.1 STRATEGIES

❯ Leverage existing relationships with community organizations to identify individuals from various cultures to join civic groups and take on leadership roles.

❯ Forge new relationships around the community to engage individuals from various cultural groups in civic life in Lafayette.

❯ Offer leadership training opportunities for people interested in being involved in local government and other community leadership opportunities.

❯ Provide training on diversity, equity, and inclusion to City Council, City staff, and all Board and Commission members. Training should be provided at the introductory, intermediate, and advanced levels.

❯ Encourage older adults in Lafayette to join civic groups and take on leadership roles.

❯ Encourage individuals with disabilities, including members of the IDD community, and people of all abilities to join civic groups and take on leadership roles.

❯ With assistance from the broader community, identify a series of "cultural brokers", empowered by the City Council, to encourage participation with various community groups in civic groups and leadership roles in Lafayette.

POLICY (Community Events)

10.2 The City shall leverage, encourage, and support participation by cultural groups in community events and programs in order to celebrate the heritage and contributions of various cultures across Lafayette.

10.2 STRATEGIES

❯ Enhance cultural events and programming to celebrate the various cultural groups in Lafayette.

❯ Encourage the development of gathering places in Lafayette that celebrate the various cultures within the community.

❯ Explore the establishment of community-wide events throughout the year that celebrate the full range of cultural groups in Lafayette.

❯ Work with neighborhood groups to explore establishing neighborhood destinations that help to celebrate the various cultures in Lafayette.

❯ Install historical markers, public art, or similar features that celebrate the contributions of different cultural groups to Lafayette over the course of the community's history.

POLICY (Accessibility)

10.3 The City shall routinely review its procedures and policies to ensure transparency and accessibility to the City's staff, service agencies, and elected and appointed officials.

10.3 STRATEGIES

❯ Leverage and expand upon existing policies designed to provide for transparency and accessibility.

❯ Work with community groups to ensure that communications from the city are reaching people of different age and cultural groups.

❯ Develop policies for city communications regarding the provision of translation services at public meetings and in regular communications from the city (through press releases, social media, and related communications channels).

❯ Ensure that meetings with stakeholders, such as "Coffee with the Council" sessions, are held in different geographic areas around the city and with different community and stakeholder groups on a regular basis.

Element 11
Public Safety

Objectives — The City will be a leader in equitable public health and safety and ensure public facilities are well maintained and safe.

Background

The City of Lafayette provides high-quality police and fire services to provide for public health, safety, and welfare. Around 71 percent of respondents in the initial Community Survey indicated that they liked the "overall level of public safety" in Lafayette. An important goal of any Comprehensive Plan is to ensure that a community will continue to provide these services, in line with changes of population and land uses, over time. The following policies and strategies shall guide Lafayette in terms of accessibility and safety over the next two decades. The city's goal is to ensure that public facilities are well-maintained, safe, and provide for equitable access to the Lafayette community.

POLICIES (Police, Fire, & Community Services)

11.1 The City shall periodically evaluate its police and fire services to ensure that services are adequately provided to residents and visitors in Lafayette.

11.2 The City shall coordinate its police and fire services with other departments in Boulder and surrounding counties, to provide for response planning for the community.

11.2 STRATEGIES

- Leverage existing planning and management tools of the police and fire departments to continue providing excellent services to the Lafayette community.

- Continue to conduct regular coordination meetings with other agencies and departments in nearby communities.

- Continue to update the city's operational plans for the fire and police departments to ensure that the community is meeting or exceeding current standards for the provision of these services.

POLICY (Police, Fire, & Community Services Facilities)

11.3 The City shall plan for public facility expansions or maintenance on a regular basis.

11.4 The City shall provide best practice public safety practices.

11.3 - 11.4 STRATEGIES

- Leverage the existing planning and management tools of the city to continue providing excellent services through municipal facilities in Lafayette.

Credit: City of Lafayette

❯ Review Capital Improvement Plans to ensure that planned facility enhancements or expansions serve different interest groups, cultural groups, and geographic areas of the city equitably.

❯ Conduct an ADA audit of city facilities to ensure equitable access to people of all abilities and all ages.

❯ Conduct assessments to determine how enhancements or expansions of city facilities may better meet growing operational and community needs.

11.4 STRATEGIES

❯ Facilitate dialogue with the community concerning updates to the city's public safety practices.

❯ Consult with other jurisdictions around the region and the country to understand the best practices in providing public safety.

POLICY (Mental Health)

11.5 The City shall ensure that mental health services are adequately provided in the Lafayette community.

11.5 STRATEGIES

❯ Conduct regular meetings with officials from Boulder County and surrounding jurisdictions and agencies to review the adequacy of mental health services offered in the community and identify areas for improvement.

❯ Update city communications to residents and visitors to publicize the mental health services available in the Lafayette community.

Credit: Lafayette Public Library

Credit: Darla Humphrey

Element 12
Technology / Communications / Smart Cities

Objectives – Lafayette promotes equity in access to technology to bridge the digital divide. The community uses technology to provide infrastructure and services more efficiently and equitably.

Background

The City of Lafayette aims to provide competitive technology and telecommunications services, through the public or private sector, to efficiently serve all residents and businesses in Lafayette. Around 68 percent of respondents in the initial Community Survey indicated that it was a "Priority" or a "High Priority" to improve access to high-speed, reliable internet in Lafayette. A "Smart City" uses digital technology to improve city operations and to better connect, protect, and enhance the lives of residents. Smart Cities use sensors, cameras, social media, and other inputs to provide the operators of city functions (such as water, sewer, or transportation) as well as residents and visitors constant feedback and information, to help them make informed decisions.

POLICIES (Services)

12.1 The City shall work with the private sector to ensure that the technology and telecommunications services provided in Lafayette serve the needs of residents and enhance the competitive position of the community.

12.2 The City shall work with the private sector and other organizations (including the Lafayette Public Library) and agencies to ensure that technology and telecommunications services are provided equitably to underserved sectors of the community.

12.1–12.2 STRATEGIES

❯ Attract greater levels of competition for providing technology and telecommunications in Lafayette.

❯ Work with the business community to identify the technology needed to serve the economic goals of the community.

❯ Recruit additional companies to provide broadband and similar connectivity services in Lafayette, in order to increase options for residents and businesses.

❯ Identify specific technology goals as part of more detailed economic development plans for Lafayette.

❯ Conduct reviews on an annual basis of the technology and communications services offered in the city to ensure these services are adequately serving underserved communities.

POLICY (Smart Cities)

12.3 The City shall consider Smart Cities strategies when replacing existing infrastructure and adding new infrastructure.

12.4 The City shall proactively invest in information technology security on a regular basis to protect the City against risks to its internal infrastructure.

12.3 - 12.4 STRATEGIES

- Explore the integration of Smart Cities planning into the Capital Improvement Program.

- Ensure that the city has an interconnected system that maximizes efficiency for city-wide operating systems.

- Explore the potential to create a comprehensive plan for public works facilities (street lights, streets, water systems, etc.) that will implement Smart Cities capabilities over time, and integrate the plan into the Capital Improvement Program.

- Explore the implementation of a Smart Cities system that will track the utilization and efficiency of city public works and related operations.

Credit: City of Lafayette
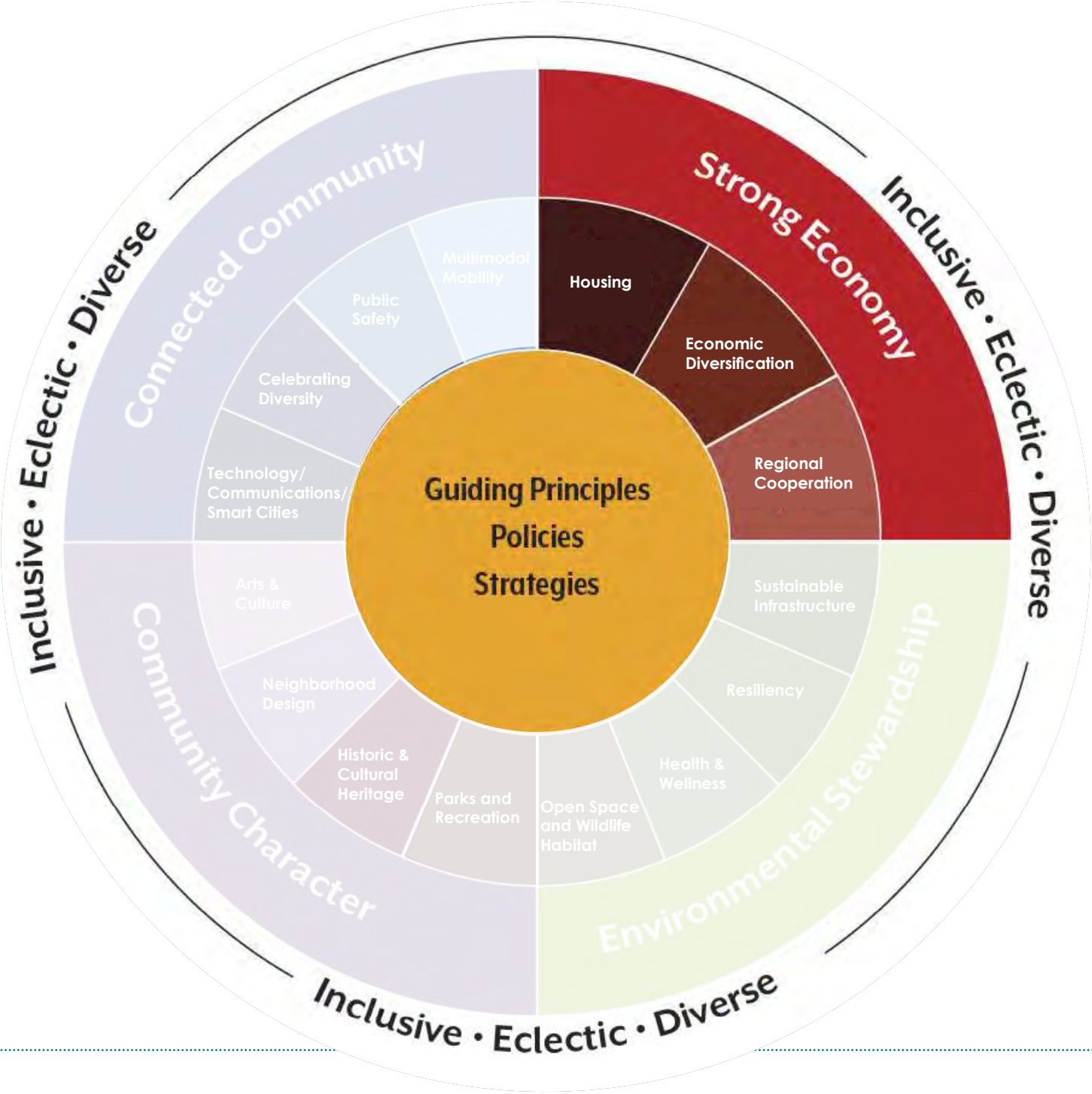
Strong Economy

Lafayette has a diversified economy that provides opportunities for the full spectrum of community members and helps the community weather economic cycles. A diversified housing stock, along with public initiatives, provide a range of housing options for community members and adds to Lafayette's overall competitiveness. Our economic development strategy seeks to invest in our community to provide a high quality of life for people to live and work in the community.

Guiding Principle

Lafayette will work collaboratively with the local business community and other partners to grow economic opportunities and provide for economic diversity and inclusivity, and a high quality of life.

Credit: RICK Planning + Design

Credit: City of Lafayette

Element 13
Housing

Objectives — Lafayette will promote a diversity of housing that meets the unique needs and incomes of all Lafayette residents.

Background

A majority of respondents in the initial Community Survey conducted during the Comprehensive Plan (57 percent) indicated that expanding the housing options available to a wide range of income levels for households that live or work in Boulder County was either the "most critical problem" or "one of the more serious problems" facing Lafayette and Boulder County. A plurality of respondents in the same initial survey indicated that Lafayette had "too little" housing in the categories of Accessory Dwelling Units (ADUs), co-housing opportunities, and tiny homes.

POLICY (Partnerships for Housing)

13.1 The City shall participate in the formulation of regional housing strategies that help to address the lack of affordable housing, at various price points, across the Front Range region.

13.1 STRATEGIES

❯ Participate in discussions with Boulder County and surrounding jurisdictions to identify housing strategies and programs geared to improve the affordability and availability of housing in the local area.

❯ Participate in discussions and initiatives with DRCOG and the State of Colorado to implement policies and programs designed to increase housing choice and availability across the Front Range region.

❯ Work with regional partners, such as Boulder Housing Authority, and developers through incentive programs to increase the amount of deeply affordable units supplied within the city.

POLICY (Housing Diversity & Affordability)

13.2 The City shall encourage residential development that supports the needs of a full spectrum of users including, but not limited to, older adults, Intellectually and Developmentally Disabled (IDD) persons, first-time house buyers, entry- to mid-level employees, move-up buyers, and cultural creatives, through the provision of a variety of housing types, prices, styles, and sizes.

13.3 The City shall support housing development that meets the health, safety, childcare, transit, social, recreational, and resiliency needs of the community.

13.4 The City shall support housing diversity in terms of unit mix, size, bedroom configurations, and overall density, in appropriate areas.

13.5 The City shall support efforts to maintain the "naturally occurring" affordable housing stock in Lafayette, including the existing mobile home communities.

13.6 The City shall maintain programs and incentives to encourage the maintenance and enhancement of the existing housing stock and existing neighborhoods in order to preserve Lafayette's reputation as a great place to live and work.

13.2 - 13.6 STRATEGIES

❯ Require that new housing developments offer a variety of housing types and differing price points.

❯ Identify potential redevelopment sites that could provide a mix of housing and other uses.

❯ Explore potential state, federal, and other appropriate grant funding for the construction, rehabilitation, or improvement of housing that is affordable for low- to middle-income households.

❯ Engage entities involved with homebuyer training to provide services to Lafayette residents and employees.

❯ Use private financing for the construction and purchase of housing units.

❯ Use federal and state tax credits and private activity bonds for land banking.

❯ Monitor the effects of regulations, ordinances, codes, and standards on development costs to ensure that policies do not hinder the availability and affordability of needed housing or accessibility to housing programs.

❯ Maintain and update information about local employment, wages and housing costs to monitor, over time, how residential development is responding to the city's housing goals and to the employment opportunities in the area.

❯ Update the Land Development Code to provide fee waivers and other incentives for affordable housing projects.

❯ Update the City's Land Development Code to include provisions for tiny homes, ADUs, and other creative housing options.

❯ Create a separate zoning category for mobile home communities to help preserve this category of housing in Lafayette.

❯ Update the Land Development Code to ensure that mobile home communities are developed and maintained in accordance with design standards applicable to neighborhoods throughout the city.

❯ Partner with the private sector to market properties around Lafayette identified for potential development into housing units.

❯ Investigate potential collaborations with organizations that help communities develop studio or live-work units for "cultural creative" workers.

❯ Explore the potential for a land bank, either at the city level or in partnership with Boulder County Housing, to purchase parcels in Lafayette for future construction of residential units to serve the needs of Lafayette residents.

Credit: Darla Humphrey

Element 14
Economic Diversification

Objectives — Lafayette will encourage a diverse economy, including small, startup, and creative businesses, that provides job opportunities and supports the quality of life for all of our residents.

Background

As illustrated in the Community Assessment, employment in Lafayette is particularly concentrated in various aspects of the service economy, including health services (representing 19 percent of employment in the city), education (6.6 percent) and "other services" (accounting for almost 27 percent of all employment in the city). The city also has significant concentrations of employment in Eating and Drinking Places (8.2 percent of all employment) and other areas of retail. A typical goal of any community is to diversify its employment and tax bases to mitigate the impacts of economic downturns and to provide employment and economic opportunities across a broader range of fields and industries. Over 55 percent of respondents in the initial Community Survey indicated that it was a "Priority" or a "High Priority" to "encourage businesses to locate here to provide more local employment opportunities. Over 55 percent of respondents in the same survey also indicated that it was a "Priority" or a "High Priority" to "work to increase employment opportunities in the community so more residents can live and work in Lafayette". The Comprehensive Plan helps shape the overall policies and strategies of the Lafayette community tied to diversifying the local economy. These components of the Comprehensive Plan help to maintain the quality of life of Lafayette residents via a supportive, independent and resilient local economy. This element of the Comprehensive Plan also outlines policies and strategies designed to enhance the economic viability and power of the Old Town area.

POLICIES (Jobs)

14.1 The City shall support K-12 educational institutions in the pursuit of top-quality educational programs and facilities that will enhance the marketability of Lafayette to companies providing jobs.

14.2 The City shall explore partnerships with local schools, colleges, and private sector businesses to expand post-secondary educational and training programs for residents of all ages to fill gaps in various professions and enhance the earning potential of local residents.

14.3 The City shall actively work to maintain a favorable jobs-to-housing ratio of 1:1 or greater.

14.1–14.3 STRATEGIES

❯ Explore opportunities to provide vocational / trade training through partnerships with local colleges or organizations, including internships, mentorships, and shadowing opportunities.

Credit: Gerry Morrell

❯ Explore the potential to create a satellite branch of a community college, or an online resource center of a local college, dedicated to Lafayette.

❯ Explore grants and programs to expand vocational and technical training programs at the high school level.

POLICIES (Employment Retention & Attraction)

14.4 The City shall actively strive to attract new companies by promoting the city and its available industrial and commercial lands and other opportunities.

14.5 The City shall actively pursue business retention and expansion efforts for existing businesses in Lafayette.

14.6 The City shall consider opportunities to leverage public-private partnerships where appropriate and advantageous to Lafayette.

14.4 - 14.6 STRATEGIES

❯ Review business taxation practices to maintain a competitive position in the region while maintaining a healthy fiscal structure.

❯ Outline appropriate levels projected returns to the city from city-led incentive programs.

❯ Explore programs and policies in support of the redevelopment of older commercial areas through a continued commitment to understanding the barriers to reinvestment.

❯ Coordinate business attraction, retention, expansion, and reinvestment efforts between city departments and local partnerships.

❯ Annually update and maintain site selection materials, including data on local economic indicators, the labor force, marketable commercial and industrial sites, and other items of concern to new and existing businesses, including inventories of currently available commercial and industrial land and buildings.

❯ Develop an incentive program based on the findings of the Economic Development and Housing Plan and City Council priorities.

❯ Prepare more detailed subarea plans for the various focus areas identified in the Comprehensive Plan (95th and Arapahoe, 119th and Baseline, S Public and South Boulder Road, Highway 287 and Dillon Road, and 120th and South Boulder Road) in order to promote ongoing investment that matches the vision for these areas.

POLICY (PARTNERSHIPS FOR JOBS & HOUSING)

14.7 The City shall actively collaborate with partners in the public and private sector to increase the percentage of employees who also live in the city.

14.7 STRATEGIES

❯ Initiate and support efforts to obtain additional funds, including grants designed to assist local economic development efforts targeted to meeting the needs of the local labor force.

❯ Support efforts to provide affordable spaces for small businesses in the community, in particular for small businesses associated with the arts or other creative endeavors.

Credit: Russ Croop

❱ Explore potential incentives to attract and retain companies that would provide employment for a diverse range of residents in Lafayette.

❱ Develop a recruitment strategy, as part of a more detailed Economic Development Plan, to target companies that are well-suited to the skills and education of Lafayette residents.

❱ Explore potential partnerships with local schools and community colleges to develop training programs geared to the needs of local companies.

POLICIES (Old Town)

14.8 The City shall encourage businesses that complement Old Town Lafayette and enhance its character.

14.9 The City shall invest in and designate Old Town Lafayette as the civic and cultural center of the city.

14.10 The City shall promote a pedestrian-friendly and inviting downtown environment that will encourage visitors to stay in Old Town for extended periods of time.

14.11 The City shall provide resources to support the retention and expansion of existing businesses.

14.12 The City shall preserve the unique character of Old Town with streetscape improvements, attracting capital investment, and assisting with the retention and expansion of existing businesses.

14.8 - 14.12 STRATEGIES

❱ Promote Old Town Lafayette's viable niche opportunities to foster a creative, diverse, and eclectic tenant profile.

❱ Support small business training and small business funding programs offered at the county and state levels.

❱ Encourage the development of outdoor public plazas and outdoor public green spaces as small gathering places.

❱ Update the Downtown Vision Plan with a focus on identifying and prioritizing public and private improvements.

❱ Evaluate the benefits versus the investment costs of applying for entry into the Colorado Creative District Program.

❱ Explore additional cultural heritage educational exhibits, artistic amenities, cultural resources, or events that spotlight Lafayette's unique past (e.g. coal mining heritage, agriculture, historic neighborhoods and businesses, hispanic heritage).

❱ Collaborate with the Chamber of Commerce and other entities around the area to develop updated marketing collateral for Old Town Lafayette on a periodic basis.

❱ Support ongoing Old Town Lafayette marking efforts.

❱ Research new management and financing structures for Old Town (for the long-term) including the establishment of a downtown development authority, urban renewal authority or a business improvement district.

Credit: Russ Croop

Christmas Trees

Credit: Russ Croop

Element 15
Regional Cooperation

Objectives — Lafayette will be a partner in solving challenges facing the community and the Front Range region.

Background

Any municipality is inherently constrained to the degree it can implement key policies or strategies from a Comprehensive Plan. Addressing some of the key issues facing Lafayette, such as housing and transportation, will require the city to collaborate with other nearby municipalities, Boulder County, the Denver Regional Council of Governments (DRCOG), and other public, private, and non-profit entities.

POLICIES

15.1 The City shall work with Boulder County, adjacent municipalities, and other quasi-governmental agencies on cooperative planning efforts.

15.2 The City shall work with regional and local service providers to ensure that future service extensions and improvements will be consistent with the Comprehensive Plan.

15.3 The City shall ensure that the provision of services by any special district created after the adoption of the Comprehensive Plan will be consistent with the Comprehensive Plan.

15.4 The City shall refer development submittals to appropriate agencies and committees to ensure that regional issues are identified and considered.

15.1–15.4 STRATEGIES

❯ Assess the ability of existing IGA's and other joint planning agreements to effectively govern annexation, development, and the provision of services within the City's Urban Growth Boundary.

❯ Collaborate with neighboring jurisdictions to ensure that plans adopted by the various jurisdictions are in general alignment to reduce conflicts over potential development or land use changes in the future.

❯ Review the existing IGA's for areas around Lafayette and complete amendments as necessary.

❯ Pursue necessary agreements with other agencies regarding joint use of facilities.

❯ Pursue amended or new agreements regarding revenue sharing where feasible and appropriate.

Credit: City of Lafayette

Credit: City of Lafayette

Chapter 6
Land Use Framework

Chapter 6 provides guidance on how the recommendations of the Comprehensive Plan can be transformed into real life, through physical design and the shaping of the public and private realms throughout Lafayette. It sets the stage for how different areas around the Lafayette area may evolve over the next two decades, incorporating the vision of the community, the umbrella themes of the Comprehensive Plan, and the policies and strategies associated with the various elements of the plan. Chapter 6 identifies possible for updates to the City's Development Code and for a more detailed planning for particular areas around Lafayette.

The Land Use Map, developed based upon input from the community, provides the foundation for how different areas of Lafayette will grow and change over the next two decades. Similar to a traditional "Land Use Map", the Land Use Map classifies different areas around Lafayette into a variety of typologies.
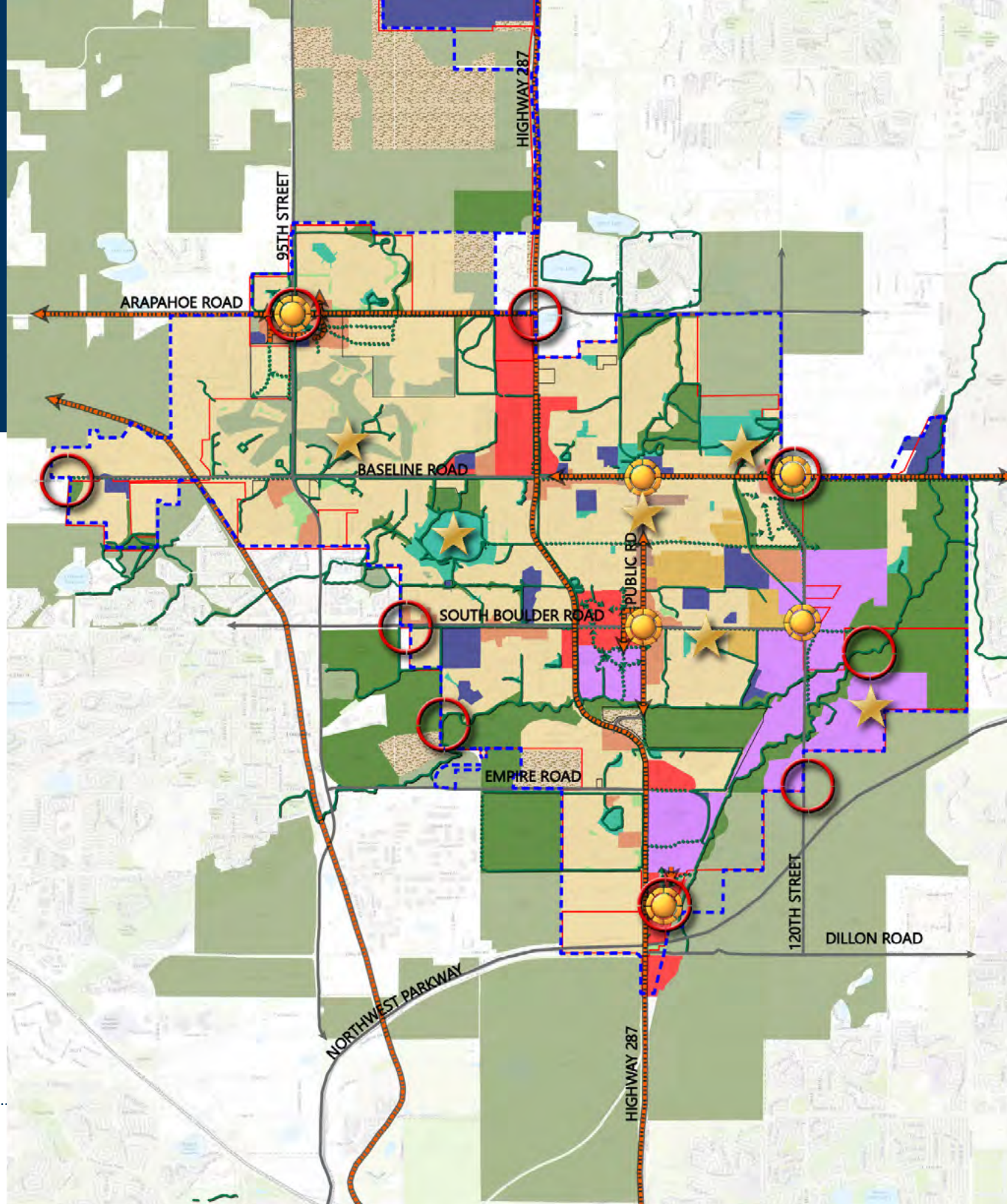
LEGEND

CITY LIMIT
URBAN GROWTH BOUNDARY

LAND USE CATEGORY
HOUSING AREA
NEIGHBORHOOD MIXED USE
ADAPTABLE COMMERCIAL
ECLECTIFLEX
OLD TOWN MIXED USE
OPEN SPACE
MOBILE HOME COMMUNITY
PUBLIC/INSTITUTIONAL
AGRICULTURAL AREAS
OTHER OPEN SPACE OR PUBLIC LAND
PARK
GREENSPACE

ORGANIZING FEATURES
NEIGHBORHOOD DESTINATION
FOCUS AREA
COMMUNITY GATEWAY
ENHANCED TRANSIT CORRIDOR
GREEN CONNECTIONS

Organizing Features

The following provides descriptions and illustrations of the various elements included in the Land Use Map.

Urban Growth Boundary

The Urban Growth Boundary (UGB) reflects an agreed-upon boundary established through Intergovernmental Agreements between Lafayette and neighboring jurisdictions that articulates the limits of the potential expansion of the Lafayette city limits. For the purposes of the Comprehensive Plan, the UGB represents the "planning boundary," for which the plan articulates the expected land uses going forward. The UGB between Lafayette and Erie, for example, demarcates the limits of the future of Lafayette, to the north and east. The UGB between these two communities has shifted over the last few years, as Lafayette and Erie have concluded negotiations concerning the future of the area around Highway 287 and Arapahoe Road.

The UGB not only establishes future boundaries between Lafayette and its neighbors, but is also a tool used to control urban sprawl and provide separation between the community and its neighbors. The Land Use Map reflects the current version of the UGB, as of Spring 2021. The City's Charter also states that an average growth rate should not exceed three percent per year within the planning area.

Adoption of the Comprehensive Plan will officially modify the UGB from the previous Comprehensive Plan to take into account an Intergovernmental Agreement between the City and Town of Erie.

LEGEND

CITY LIMIT
URBAN GROWTH BOUNDARY
MAJOR ROADS
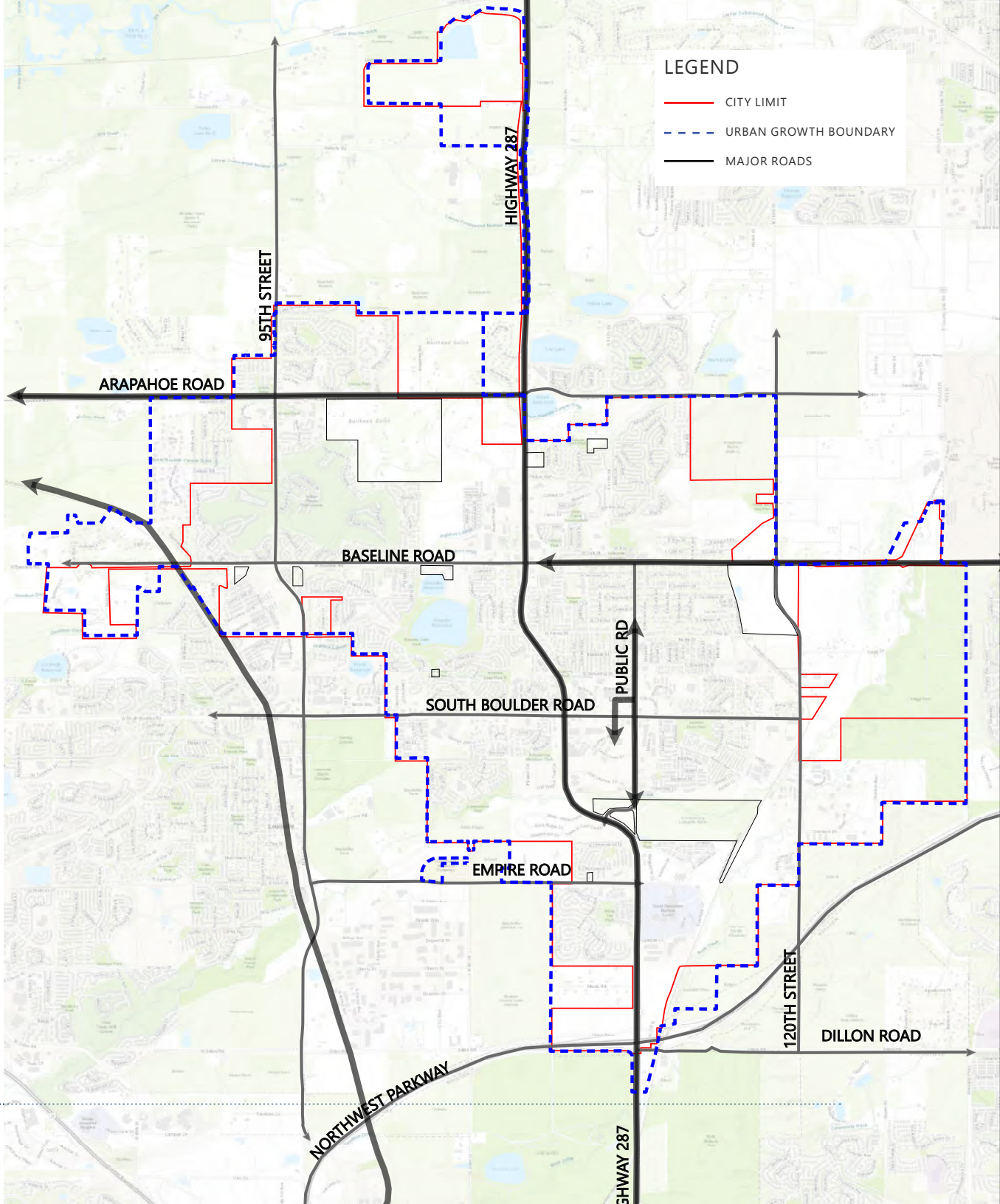
Credit: City of Lafayette

Focus Areas

Credit: City of Lafayette

Focus areas shown on the Land Use Map could evolve into key destinations over time and are more likely to include the following:

- The integration and greater concentration of different land uses (including retail, commercial, employment, residential, or entertainment).

- Integration of community amenities and gathering places (including plazas, parks, etc.).

- Locations for potential transit stops, for local or regional transit.

- Connections to nearby open space or "green" corridors, and sidewalk and street connectivity to surrounding neighborhoods.

Implementation Tools for Focus Areas:

The City of Lafayette can help make the vision for different focus areas shown on the Land Use Map a reality through the following implementation options.

- Completion of "subarea plans" for different focus areas. These would articulate the plan for local street connectivity, building layouts, development of the public realm, street right of ways, and gathering places such as plazas and local parks.

- Adoption of "overlay plans" for each focus area. This tool would prescribe specific design guidance on particular focus areas, based upon input from stakeholders, property owners, and the broader community.

Credit: City of Lafayette

Community Gateways

Credit: City of Lafayette

Community gateways can help convey the character and desired image of Lafayette, at key streets and trail corridors leading into the city. They may include the following elements:

- Public art
- Distinctive lighting and colors
- Natural features, including trees and vegetation
- Enhanced signage and wayfinding
- Distinctive materials (stone, metal, wood, etc.)
- Design that draws from the heritage and character of Lafayette
- Design that emphasizes the eclectic, diverse, multi-cultural nature of the city
- Design that incorporates humor

Credit: City of Lafayette

Neighborhood Destinations

Credit: City of Lafayette

Neighborhood Destinations include key amenities or attractions to serve local neighborhoods and/or all of Lafayette. Examples of neighborhood destinations may include:

- Small amphitheater for performances
- Scenic vista overlook or gathering place
- Recreational amenities (such as a bike shop, exercise areas, or playgrounds)
- A community center
- Parks, trails, and open space features

Credit: Rick Planning + Design

Enhanced Transit

Enhanced transit includes upgrades to existing transit lines connecting across Lafayette and may include new bus rapid transit lines and transit stops and a potential extension of commuter rail from Westminster to Boulder, through the western portion of Lafayette.

Credit: Shutterstock

Credit: Shutterstock

Green Connections

Green connections include existing or potential trails and sidewalks in the Lafayette area that link different neighborhoods and parts of town. Green Connections along local streets could include trails or sidewalks with features that create a more appealing environment for multi-modal travel.

Credit: City of Lafayette

118

Credit: City of Lafayette

Community-Wide Urban Design Principles

The Lafayette Comprehensive Plan outlines a series of urban design guidelines that apply across all typologies. These "core" urban design elements should help guide every project or improvement within the city going forward. They help shape the public and private realms in the City of Lafayette and serve as the foundation for the creation of more specific urban design guidance to be articulated more precisely in updates to the City's Development Code.

- Non-residential buildings should be oriented toward streets, parks, civic spaces, or official open spaces, rather than toward parking, to create a more active and vibrant public realm.

- Areas with non-commercial uses should include public parking areas that are located away from streets, to the rear of commercial or mixed-use buildings. Parking should be a shared resource, rather than assigned to individual buildings/lots or uses.

- The City will encourage integration and connections between different neighborhoods, and between different shopping or civic spaces. Specific tools to be used to provide for better connections include:

  » Sidewalk and / or trail connections between neighborhoods and between districts.

  » Street connections, including a grid of streets, to link different neighborhoods and districts.

- The City will encourage appropriate transitions between land uses, including the following principles:

  » Transitions in building height and architecture between commercial uses and nearby residential areas. Building heights should transition from greater heights along arterials, collectors, and "Main Streets", to lower heights, in areas adjacent to established residential areas.

- The City will encourage integrating residential uses as a transition between new development areas along arterials or collectors and nearby, established single-family residential neighborhoods.

- The City will encourage transitions in density or intensity of land uses between areas closer to arterials or collectors and nearby, established single-family residential neighborhoods.

- The City will encourage the development of land uses with greater intensity (commercial and residential) near transit stops in order to maximize transit ridership and minimize vehicular traffic.

- The City will encourage the development of street networks and layouts that create usable blocks that can more easily accommodate changes in land uses over time between residential areas and between residential and commercial uses.

- The City will work with regional transportation partners to provide travel choices for the movement of people and goods throughout the city, including bike lanes, trails, high-quality sidewalks, and high-quality transit facilities.

- The City will encourage the use of streetscape enhancements, including street trees, bulbouts, plantings, public art, lighting, effective signage, and wayfinding to create more comfortable connections between different neighborhoods and districts.

- Neighborhoods and commercial areas should include community gathering places such as plazas, small parks, and connections to nearby parks and official open spaces.

Credit: City of Lafayette

Urban Design Principles

The following sections provide specific urban design guidance for each of the typology categories designated on the Draft Land Use Map.

Housing Areas

Housing Areas represent the residential core of the city. The city seeks to encourage reinvestment in existing neighborhoods, including preservation of affordable housing, the introduction of "soft-density" (including housing styles such as accessory dwelling units), and investment in neighborhood connectivity.

New housing areas are envisioned as complete, walkable neighborhoods with a mixture of housing types and price points. New housing areas are oriented around community amenities and public and open spaces, and enjoy easy access to basic goods and services located nearby.

- The integration of accessory dwelling units, including tiny homes, casitas, or separate dwellings on an existing residential lot, is encouraged in housing areas around Lafayette. Parking is a potential concern for the development of accessory dwelling units in existing neighborhoods, and policies regarding parking for accessory dwelling units will need to be developed as part of the Development Code update.

- The integration of accessory dwelling units, in terms of building height, architecture, and other elements, should fit with the surrounding character of the neighborhood.

- The City will work with owners of identified historic buildings in existing neighborhoods to designate them as landmarks.

- Historic assets located in new residential developments should be documented and incorporated into the design of new developments as much as possible.

- The introduction of additional housing should focus on integrating housing in a cohesive manner into existing neighborhoods.

- New housing areas should include a mixture of single and multi-family residential types in order to provide for housing diversity and uniqueness for different neighborhoods and for better transitions between land uses. Multi-family buildings should be incorporated into single family residential areas taking into account scale, height, and the design of buildings so that they are blended into the neighborhood in a coherent way. The integration of multi-family and single family uses should rely on architecture and building design to provide for better integration between these land use types.

- Buildings that have potential for historic designation and preservation should be identified and preserved as part of the existing fabric of neighborhoods.

- The City encourages projects that integrate affordable or attainable housing units, including units developed in concert with regional housing partners.

- The introduction of soft-density, infill development of attached residential types (duplexes, townhomes, or similar), should be allowed along collector streets or at street corner locations within single family residential areas where the configuration of lots allows for infill development of this type.

- Housing in new development areas (not previously developed) should involve creative and varying housing styles and avoid the use of repetitive, mass-produced housing styles. Housing in new development areas should be oriented toward local streets and include semi-public / semi-private features such as front yards and porches. Vehicle access from local streets should be minimized and, instead, vehicle access from alleys to the rear of residences should be emphasized where practical.

- Senior housing developments are encouraged to include community facilities and tiny homes to provide services and housing options for older adults at different price points and with different needs.

- Housing developments geared to older adults and intellectually and developmentally disabled (IDD) residents should include support services and amenities geared to residents with different needs.

- Housing developments geared to older adults and intellectually and developmentally disabled (IDD) residents should be located within comfortable walking distances of shopping and other support services for daily needs. The isolation of housing geared to older adults and IDD from surrounding amenities and services is strongly discouraged.

- Affordable housing development should be located within comfortable walking distances of transit facilities. Residents of affordable housing developments typically experience greater transportation insecurity due to their socio-economic status.

Urban Design Guidance Category	Single-Family Residential Zoning	Multi-Family Zoning
Land Uses Allowed		
	Single-Family Detached	Apartments, stacked housing units
	Single-Family Attached Homes (Townhomes, Patio Homes)	Single-Family Attached Homes (Townhomes, Patio Homes)
	Accessory Dwelling Units	Tiny Homes
	Tiny Homes	
Streetscape		
Pedestrian Sidewalk	Moderate Width, to facilitate walking and biking	Moderate Width, to facilitate walking and biking
Landscape Buffer	Moderate	Moderate
Amenities	Street lighting, native plantings, low water usage plantings	Street lighting, native plantings, low water usage plantings
Parks / Civic Spaces		
Neighborhood parks, pocket parks, plazas	Playground equipment, seating and shelter areas, landscaping, signage and wayfinding. Limited parking (encourage visitors to walk or bike from their residences).	Playground equipment, seating and shelter areas, landscaping, signage and wayfinding. Limited parking (encourage visitors to walk or bike from their residences).

Urban Design Principles

Mobile Home Transect

The vision for the Mobile Home Transect is to preserve the existing stock of mobile homes in Lafayette and enhance mobile home communities to meet the same standards of quality set for all of Lafayette.

❯ Mobile home and tiny home communities will include the same level of quality of infrastructure in terms of the public realm, including the quality of streetscape, community gathering places, parks, and play areas, as other neighborhoods in Lafayette.

❯ The City should amend the definitions of mobile home communities to include tiny homes within the mobile home classification.

Urban Design Guidance Category	Mobile Home Transect / Zoning
Land Uses Allowed	
	Mobile Homes and Tiny Homes (Homes of 400 square feet or smaller erected as permanent structures with foundations)
Streetscape	
Pedestrian Sidewalk	Moderate Width, to Facilitate Walking and Biking
Landscape Buffer	Moderate
Amenities	Street lighting, native plantings, low water usage plantings
Community Features	
	Gateways / monumentation into mobile home or tiny home communities
	Neighborhood park or pocket park, with amenities such as a picnic shelter, play area, open play areas

Credit: City of Lafayette

Credit: City of Lafayette

Urban Design Principles

Parks & Official Open Spaces

The guiding vision for parks and open spaces in Lafayette is to preserve and enhance these facilities and resources, and look for possible opportunities for expansion.

- Maintaining buffers of native landscape or woodlands in areas abutting residential or commercial uses, that surround parks or official open space areas.

- Identification of wildlife and habitat corridors within Lafayette official open spaces, and preservation of informal trails that serve as wildlife and habitat corridors in these areas.

- Installation of breaks / opening features within fences surrounding official open spaces, to preserve wildlife corridors.

- Installation of bridges / tunnels in strategic locations to preserve wildlife and habitat corridors.

- Locating parking areas for open spaces, only along arterial roads, to minimize vehicular intrusion into the character of official open space areas.

- Installation of signage and guidance in official open space areas to minimize intrusion into natural landscapes.

Credit: John Cook

Credit: Mary Moriarty

Credit: Monica Burrous

Urban Design Principles

Civic Spaces (Smaller Parks, Plazas, etc.)

The guiding vision for civic spaces is to integrate these features into new and existing developments to provide environments where people can gather and make connections. Civic spaces represent tremendous opportunities to add to the quality of the public and private realm in Lafayette.

- Installation of signage and guidance to assist people in accessing smaller parks, plazas, and other civic spaces.

- Installation of playgrounds, splash pads, public art, and related amenities to draw visitors to smaller parks or plazas.

- The use of attractive lighting to provide for security and, in some cases, to provide elements of public art through lighting.

- The use of shrubs, trees, or other buffering to separate smaller parks, plazas, etc. from nearby street or highway noise.

- Installation of facilities such as restrooms, as needed, to help provide for visitation to civic spaces.

- Allowing for food trucks, mobile vendors, and related establishments, where practical, to provide for added vitality and added amenities for residents and visitors to civic spaces.

- Encouraging outdoor festivals, performing arts, and related activities to use civic spaces as true gathering places for the community.
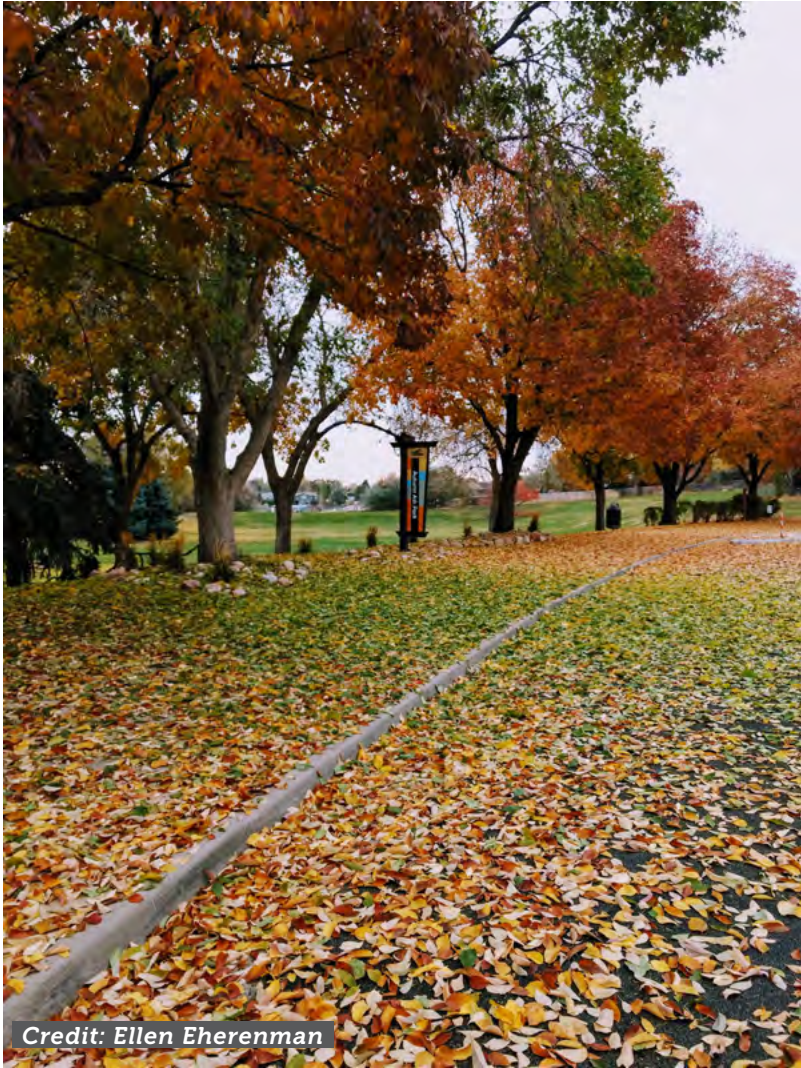
Credit: Ellen Eherenman

Credit: City of Lafayette

Urban Design Principles

Eclectiflex

The guiding vision for the Eclectiflex category is to provide greater flexibility in land uses in business park, industrial, and commercial areas on the south and east sides of Lafayette and, in the process, to create additional areas of activity, centered around outdoor recreation or entertainment.

- The primary land use for this typology should be geared around employment, production, or "maker" spaces.

- The integration of different land uses that support employment activities, including retail, entertainment, and live-work units, is encouraged within Eclectiflex.

- Any residential developments within Eclectiflex should be integrated with other land uses (such as office or commercial spaces), in a live-work orientation.

- The Eclectiflex area should include public art and varying types of architecture to cultivate the eclectic nature of this part of Lafayette.

- Stand-alone residential is appropriate to provide a transition to existing residential neighborhoods, but otherwise is discouraged.

Urban Design Guidance Category	Arterial Streets	Interior Streets
Building Setbacks (from ROW)		
Front	Higher	Moderate
Rear	Higher	Moderate
Land Uses Allowed		
Ground Floor	Civic, retail, service, residential, light industrial	Civic, retail, service, residential, light industrial
Upper Floors	Residential, civic, office, light industrial	Residential, lodging, civic, office, light industrial
Building Siting		
Street Corners	Encourage buildings to orient to street corners	Encourage buildings to orient to street corners
Parking & Loading	Limited parking in front of buildings. Parking encouraged to be located to the side or rear of buildings.	Parking encouraged to be located to the side or rear of buildings.
Building Height		
Building heights should be guided to provide transitions to surrounding contexts. Additional discussions will occur following the Comprehensive Plan regarding guidance for building height.		
Building Façade		
Ground Floor Transparency	Moderate	Moderate - High
Upper Floor(s) Transparency	Moderate	Moderate - High
Frontage Coverage - Primary Street Façade	Moderate	Moderate - High
Frontage Coverage -Side Street Façade	Moderate	Moderate - High
Frontage Coverage - Rear Street Façade	No minimum	No minimum
Streetscape		
Pedestrian Sidewalk	Moderate Width, to facilitate walking and biking	Moderate Width, to facilitate walking and biking
Landscape / Amenity Zone	Moderate	Moderate
Landscape & Amenities	Street trees, planters, public art, low-maintenance plantings	Street trees, planters, public art, public seating
Civic Spaces		
Plazas, green alleys, enchanced streetscapes	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens

The following diagram illustrates one scenario for the development of an "Eclectiflex" orientation on areas of Lafayette that are partially vacant, between South Boulder Road and the Coal Creek area, and between US 287 and Public Road.

The diagram illustrates the completion of a grid of streets to provide the backbone for various office, flex, or commercial spaces to locate in this area. Supporting retail and residential uses (such as live-work studios, coffee shops, etc.) could be located within this area, along with more traditional business uses. All of the streets in this Eclectiflex area would feature high-quality sidewalks, street trees, landscaping, and other streetscape features to encourage walking and to provide for a higher-quality public realm for people working, living, or visiting the area. The Eclectiflex area would enjoy relatively easy access to the Coal Creek trail corridor, and thus the trail corridor (with opportunities for biking or walking) could serve as a great amenity for people working in this part of Lafayette.

A key potential feature of the Eclectiflex area is the creation of a central gathering place or "greenway" that would connect from the Coal Creek corridor to the north. This central gathering area could include a mixture of uses that would appeal to people working in this area, including open areas for relaxation or recreation, a food truck court, an amphitheater, picnic benches or shelters, or other amenities.

This part of Lafayette could also feature a potential Bus Rapid Transit (BRT) stop along a future BRT route that may emerge along the US 287 corridor. A parking and transit center for the BRT could orient along the east side of US 287. Thus, people using the BRT could take the bus to work at this Eclectiflex district, or people could park in the Eclectiflex area as needed and take the BRT to other destinations along the US 287 corridor.

LAFAYETTE COMPREHENSIVE PLAN
POTENTIAL CONCEPT | ECLECTIFLEX NEAR COAL CREEK

NOTE : THIS DIAGRAM IS FOR DISCUSSION PURPOSES ONLY. IT DOES NOT REPRESENT A FORMAL DEVELOPMENT PLAN OR PROPOSAL WITH THE CITY OF LAFAYETTE.
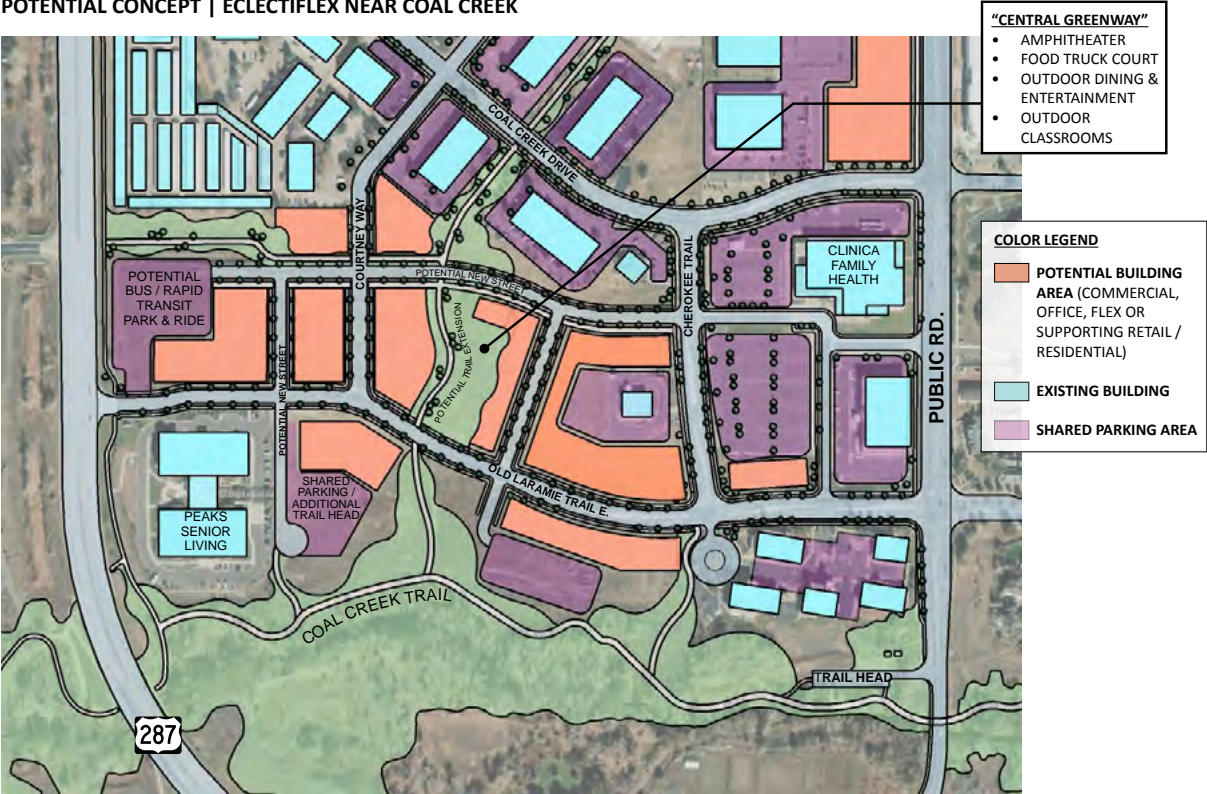
The following provides a few examples of precedent images for the Eclectiflex typology.

Credit: Flickr

Credit: Shutterstock

Credit: Shutterstock

Urban Design Principles

Neighborhood Mixed-Use

The vision for Neighborhood Mixed-Use is to create templates for how smaller commercial spaces around Lafayette could be developed or re-imagined as more vibrant neighborhood districts that integrate employment, retail, or housing. Neighborhood Mixed-Use areas provide for better transitions between arterial corridors and surrounding residential neighborhoods and create neighborhood-scale amenities, such as open space or plazas.

- When projects involve the planning for larger or deeper parcels, plans should include a system of streets, civic spaces, sidewalks, and trails to create a more walkable, bikeable, and active public realm, similar to the patterns of historic Main Streets and small towns across the country

- "Main Streets" or "High Streets" should include attractive streetscape elements, including areas for seating, public art, signage and wayfinding, street trees, plantings, and areas for outdoor dining.

- Development of ground floor areas along Main or High Streets should include active uses such as retail or entertainment.

- Projects located within neighborhood mixed-use areas should design any stand-alone residential projects to provide a transition from mixed-use and more active areas to nearby existing residential neighborhoods.

Urban Design Guidance Category	Arterials and Collectors	Main or "High" Street	Secondary Streets (parallel to the Main or High Street, as well as the segments of streets within a block of the Main or High Street)	Neighborhood Streets
Mobility System				
Network Type	Orthogonal grid (to create a more walkable pattern of streets)	Orthogonal grid (to create a more walkable pattern of streets)	Orthogonal grid (to create a more walkable pattern of streets)	Orthogonal grid (to create a more walkable pattern of streets)
Block Size	Breaking up sites into walkable blocks (300-foot length along arterials and collectors is ideal).	Breaking up sites into walkable blocks (300-foot length is ideal).	Breaking up sites into walkable blocks (300-foot length is ideal).	Breaking up sites into walkable blocks (300-foot length is ideal).
Primary Access	From intersecting streets or from driveways that follow city guidelines for driveway access from arterials and collectors.	Primarily from alley, or from a side street if an alley is not present.	Primarily from alley, or from a side street if an alley is not present.	From alleys or from neighborhood streets
Lot Size				
Minimum Width	Smaller lots to encourage the creation of a more walkable environment.	Smaller lots to create a Main Street-type atmosphere.	Smaller lots to encourage the creation of a walkable environment.	Mixture of lot widths (for different housing types)
Maximum Width	Around 300 feet (approximately one city block), in order to avoid creating large buildings that interrupt the pattern of walkable streets.	Around 150 feet (approximately one-half city block), in order to avoid creation of large building blocks along the Main or High Street.	Maximum building lot width allowed under city's single-family zoning classifications.	Maximum building lot width allowed under city's single-family zoning classifications

Urban Design Guidance Category	Arterials and Collectors	Main or "High" Street	Secondary Streets (parallel to the Main or High Street, as well as the segments of streets within a block of the Main or High Street)	Neighborhood Streets
Building Setbacks (from Right of Way)				
Front	Moderate	Minimal	Moderate	Moderate
Rear	Moderate	Minimal	Moderate	Follow guidance of underlying zoning
Land Uses Allowed				
Ground Floor	Civic, retail, service, residential	Civic, retail, service	Civic, retail, service, residential	Residential / Limited commercial or service
Upper Floors	Residential, lodging, civic, office	Residential, lodging, civic, office	Residential, lodging, civic, office	Residential
Building Siting				
Street corners	Encourage buildings to orient to street corners	Require buildings to orient to street corners	Encourage buildings to orient to street corners	Encourage buildings that contain non-residential uses to orient to street corners.
Parking & Loading	Parking to the side or rear of buildings	Rear of buildings	Parking to the side or rear of buildings	Parking to the side or rear of commercial use buildings. Parking for residential is encouraged to include alley loaded parking.
Building Height				
Building heights should be guided to provide transitions to surrounding contexts. Generally building heights will be limited to three stories with transitions to surrounding contexts. Additional discussion around the strategic use of height in exchange for public amenities or affordable housing may be accommodated, but further discussion with the community needs to occur during the zoning code rewrite project.				

| Urban Design Guidance Category	Arterials and Collectors	Main or "High" Street	Secondary Streets (parallel to the Main or High Street, as well as the segments of streets within a block of the Main or High Street)	Neighborhood Streets
Building Façade				
Ground Floor Transparency	Moderate	High	Moderate - High	N/A
Upper Floor(s) Transparency	Moderate	High	Moderate - High	N/A
Frontage Coverage - Primary Street Façade	Moderate	High	Moderate - High	N/A
Frontage Coverage -Side Street Façade	Moderate	High	Moderate - High	N/A
Frontage Coverage - Rear Street Façade	Moderate	No minimum	No minimum	N/A
Streetscape				
Pedestrian Sidewalk	Moderate Width, to facilitate walking and biking	Significant Width to provide for outdoor dining and entertainment	Moderate Width, to facilitate walking and biking	Moderate Width, to facilitate walking and biking
Landscape / Amenity Zone	Moderate	High	Moderate	Moderate
Landscape & Amenities	Street trees, planters, public art, public seating	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating	Street trees, landscaping. Public seating and public art encouraged
Civic Spaces				
Plazas, green alleys, enchanced streetscapes	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens

The following graphics depict a potential prototype for the Neighborhood Mixed Use typology. The graphics depict the conversion of a fairly typical, suburban strip commercial area along an arterial street to a reorientation of uses, in order to enhance the public realm and encourage greater walking and biking. On deeper parcels (from the arterial), land could be converted to a combination of mixed-use (with residential located above more active uses on the ground floor) along the arterial, with areas of row homes or townhomes providing a buffer between the more active uses along the arterial, and the more quiet areas of nearby existing residential neighborhoods.

On parcels that have less width (from the arterial), in this scenario a strip of commercial could be converted to office or employment uses along the arterial, with areas of green space or smaller parks or plazas behind the office uses, to provide for a better buffer to nearby residential neighborhoods and to provide an amenity for people working in the office buildings.

The overall neighborhood mixed-use prototype would orient buildings toward streets and provide for attractive sidewalks and landscape areas along streets, in order to enhance the quality of the public realm. The various parcels located within Neighborhood Mixed- Use areas could be broken down into walkable blocks (typically no greater than 300 feet in length), as part of the evolution of these areas, in order to make them more viable for new construction and to provide the framework for the area to evolve in stages.

LAFAYETTE COMPREHENSIVE PLAN
POTENTIAL CONCEPT | NEIGHBORHOOD MIXED USE

LEGEND
- OFFICE - 2 STORY
- 2-4 STORY MIXED USE (COMMERCIAL, OFFICE, RETAIL, FLEX OR RESIDENTIAL)
- ROW HOMES
- GREEN SPACE
- EXISTING SINGLE FAMILY RESIDENTIAL
- ✳ PARK / PLAZA
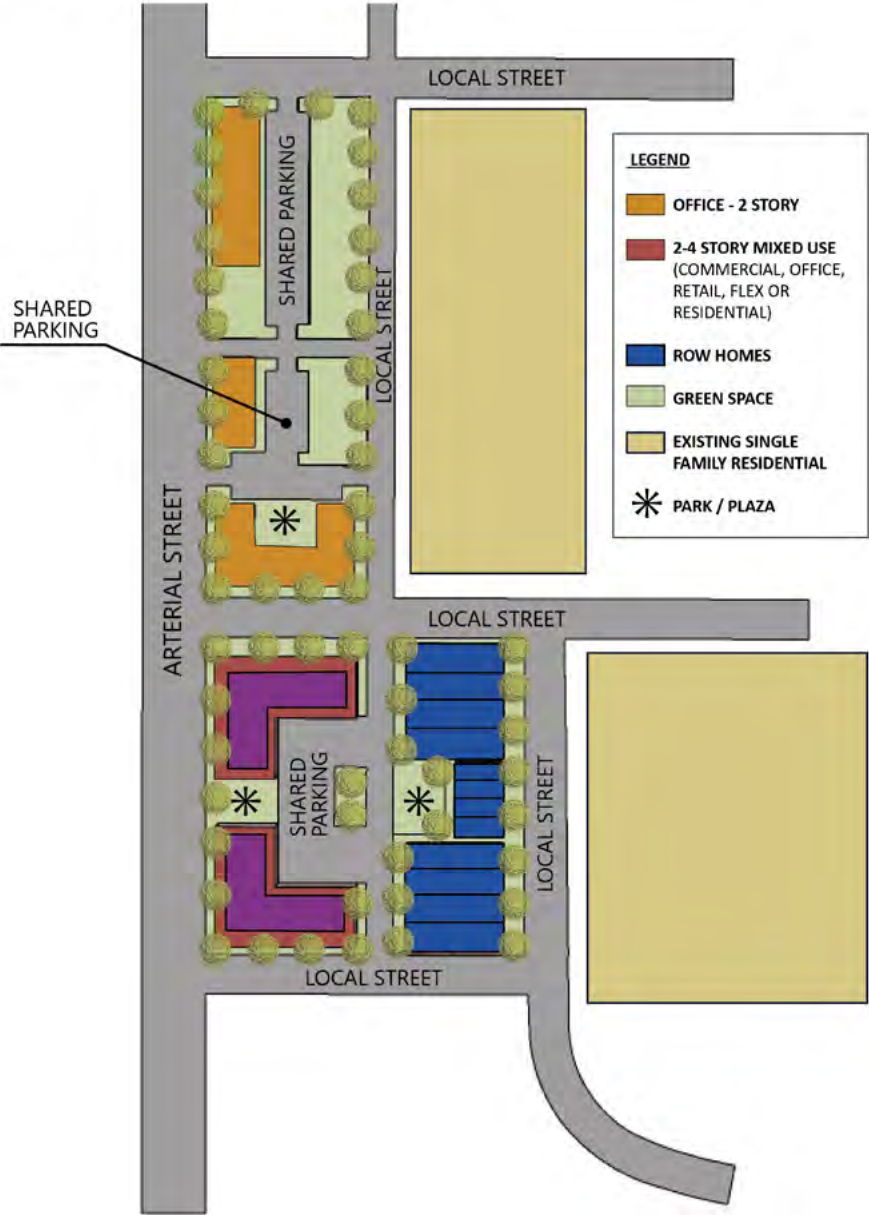
NEIGHBORHOOD MIXED USE
LAFAYETTE COMPREHENSIVE PLAN

PEDESTRIAN ORIENTED STREET

TWO STORY OFFICE

GREEN SPACE

MIXED USE

PARK / PLAZA

ARTERIAL STREET

PARK / PLAZA

ROW HOMES

Credit: RICK Planning + Design

Credit: Shutterstock

Urban Design Principles

Adaptable Commercial

The vision for Adaptable Commercial is to provide guidance and recommendations for how larger format commercial spaces could be developed or evolve into other land uses over time, as conditions change. Adaptable Commercial provides prototypes for how these areas could be re-designed as walkable, high quality districts around Lafayette that align with the overall urban design principles of the Comprehensive Plan.

- Redevelopments or adaptive reuse of retail in Adaptable Commercial areas should explore the integration of residential, office, entertainment, and other non-retail uses to provide for greater activity and vitality.

- Large format retail should be integrated into other uses to form a cohesive neighborhood/development.

- The City encourages the development of residential and office uses above retail spaces or sites that abut major transportation corridors.

- The redevelopments of retail uses should explore the arrangement of future land uses (commercial and residential) into walkable "High Streets" that serve as focal points for activity.

- Adaptable Commercial areas should include attractive streetscape features, such as public art, appropriately spaced lighting, street trees, a variety of landscape features, seating areas, and areas for outdoor dining and activities.

- The community encourages the minimizing of parking areas and the potential conversion of parking to areas for future commercial or residential development.

- Stand-alone residential or office-only uses can only be accommodated as a transitional land use to surrounding existing neighborhoods.

- New developments within Adaptable Commercial areas should follow these urban design principles.

Urban Design Guidance Category	Arterial Street	Main or "High" Street	Secondary Streets
Mobility System			
Network Type	Grid network of streets. Developments should include a connected network of streets, pedestrian, and bike connections that work together to form a complete mobility network and framework for buildings.	Grid network of streets. Developments should include a connected network of streets, pedestrian, and bike connections that work together to form a complete mobility network and framework for buildings.	Grid network of streets. Developments should include a connected network of streets, pedestrian, and bike connections that work together to form a complete mobility network and framework for buildings.
Block Size	Breaking up sites into walkable blocks (300 foot length is ideal, but allow for flexibility as needed).	Breaking up sites into walkable blocks (300 foot length is ideal, but allow for flexibility as needed).	Breaking up sites into walkable blocks (300 foot length is ideal, but allow for flexibility as needed).
Primary Access	From intersecting streets or from driveways that follow city guidelines for driveway access (from arterials and collectors).	Primarily from alley, or from a side street if an alley is not present.	Primarily from alley, or from a side street if an alley is not present.
Lot Size			
Minimum Width	Smaller lots to encourage the creation of a more walkable environment.	Smaller lots to create a Main Street-type atmosphere.	Smaller lots to encourage the creation of a walkable environment.
Maximum Width	Around 300 feet (approximately one city block), in order to avoid creating large buildings that interrupt the pattern of walkable streets.	Around 150 feet (approximately one-half city block), in order to avoid creation of large building blocks along the Main or High Street.	Maximum building lot width allowed under city's single-family zoning classifications.
Building Setbacks (from ROW)			

Urban Design Guidance Category	Arterial Street	Main or "High" Street	Secondary Streets
Front	Higher	Minimal	Moderate
Rear	Higher	Minimal	Moderate
Land Uses Allowed			
Ground Floor	Civic, retail, service, residential, entertainment	Civic, retail, service, entertainment limited amenities, "active residential" uses with stoops or raised terraces	Civic, retail, service, residential, entertainment
Upper Floors	Residential, lodging, civic, office	Residential, lodging, civic, office. Active residential and retail	Residential, lodging, civic, office
Building Siting			
Street Corners	Require buildings to orient to street corners	Require buildings to orient to street corners	Encourage buildings to orient to street corners
Parking & Loading	Parking to the side or rear of buildings	Rear of buildings	Parking to the side or rear of buildings
Building Height			
Generally building heights will be limited to three stories with transitions to surrounding contexts. Additional discussion around the strategic use of height in exchange for public amenities or affordable housing may be accommodated, but further discussion with the community needs to occur during the zoning code rewrite project.			
Building Façade			
Ground Floor Transparency	Moderate	High	Moderate - High
Upper Floor(s) Transparency	Moderate	High	Moderate - High
Frontage Coverage - Primary Street Façade	Moderate	High	Moderate - High
Frontage Coverage -Side Street Façade	Moderate	High	Moderate - High
Frontage Coverage - Rear Street Façade	No minimum	No minimum	No minimum

Urban Design Guidance Category	Arterial Street	Main or "High" Street	Secondary Streets
Streetscape			
Pedestrian Sidewalk	Moderate Width, to facilitate walking and biking	Significant Width to provide for outdoor dining and entertainment	Moderate Width, to facilitate walking and biking
Amenity Zone / Semi-Private Areas	Moderate	High	Moderate
Landscape & Amenities	Street trees, planters, public art, low maintenance plantings	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating
Civic Spaces			
Plazas, green alleys, enchanced streetscapes	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens

The following set of diagrams and images depict a potential scenario for the Adaptable Commercial typology, using a prototype example. These diagrams do not depict a specific location within Lafayette. An existing (and fairly typical) area of big box retail, with retail pad sites located along an arterial, could convert to a mixture of uses over time. The areas located farther from the arterial could be redeveloped into a mixture of attached residential units (such as townhomes or row homes) in order to provide a better transition to existing residential neighborhoods (which formerly abutted big box retail store buildings). Areas located closer to the arterial could develop into a combination of uses, including a hotel or apartments located above more active uses (on ground levels), as well as various retail or office uses. A central promenade or "Main Street" could orient perpendicular to the arterial street in order to draw energy and activity from the traffic running along the arterial street.

The prototype for Adaptable Commercial emphasizes creating a high-quality public realm, with sufficiently wide sidewalks to encourage outdoor dining and shopping, and the installation of public art, lighting, landscaping and other features to enhance the experience for people walking and biking. The prototype illustrates the creation of a grid network of streets and driveways to provide the framework for building placement and to enhance walkability and connectivity.

LAFAYETTE COMPREHENSIVE PLAN
ADAPTABLE COMMERCIAL | EXISTING PROJECT

LAFAYETTE COMPREHENSIVE PLAN
ADAPTABLE COMMERCIAL | EVOLUTION 1 PROJECT

LAFAYETTE COMPREHENSIVE PLAN
ADAPTABLE COMMERCIAL | EVOLUTION 2 PROJECT

LAFAYETTE COMPREHENSIVE PLAN
ADAPTABLE COMMERCIAL | ULTIMATE PROJECT

ADAPTABLE COMMERCIAL
LAFAYETTE COMPREHENSIVE PLAN

SHARED PUBLIC SPACE

RETAIL / OFFICE

MULTI-FAMILY ABOVE RETAIL

HOTEL / OFFICE ABOVE RETAIL

TOWNHOMES

SINGLE FAMILY DWELLINGS

PEDESTRIAN ORIENTED STREET

CENTRAL PROMENADE

PARKING LOT USING LID DESIGNS

GROUND FLOOR RETAIL

OFFICE / MULTI-FAMILY ABOVE RETAIL

RETAIL / OFFICE

ARTERIAL STREET

Credit: Shutterstock

Credit: Shutterstock

Urban Design Principles

Old Town Mixed Use

The Vision for the Old Town Mixed Use category is to preserve the eclectic, funky, and small town nature of the Old Town commercial areas (along Public Road, East Simpson Street, and along Baseline Road). The vision assumes that new developments or businesses in the area should fit in with the existing fabric of the district.

- Preservation of designated historic properties (both residential and commercial).

- Buildings located adjacent to landmarked properties that are smaller in scale should "step down" in height towards landmark properties.

- Adaptive reuse of existing buildings should be prioritized over new construction and new development in the Old Town area.

- New buildings within Old Town should fit, from an aesthetic perspective, with the existing building stock in the surrounding area.

- Allow for integration of different housing types within the existing residential fabric, including accessory dwelling units, tiny homes, or casitas.

- Integration of additional housing types within existing residential lots should complement the architecture and character of existing residential units and residential neighborhoods

- Building heights should transition to the prevailing height of surrounding residential land uses.

- Integration of additional gathering areas, such as plazas and pocket parks, is encouraged along Public Road, Simpson Street, and elsewhere in Old Town, as part of projects.

- Ground floor uses along Public Road and Simpson Street should provide for greater activity, including retail, entertainment, lodging, or civic uses.

- The City encourages the integration of residential and office uses (on upper floors) above active uses (on the ground floor), along and near Public Road and Simpson Street.

- The revitalization of Public Road toward South Boulder Road should encourage the creation of a "Main Street" character.

- Developments along Public Road, Simpson Street, and Baseline Road should provide for an attractive streetscape that allows for active uses and encourages greater visitation to the Old Town area.

- New projects in the Old Town area should explore architecture and design that celebrates the eclectic, diverse, organic, and funky nature of this part of Lafayette.

Urban Design Guidance Category	Public Road	Simpson Street (from Gough to Michigan) and Baseline Road (in segments within Old Town that currently contain non-residential uses)	Perpendicular Streets (To the alley or mid-block (if no alley exists), within one block of Public Road or Baseline Road)
Mobility System			
Network Type	Orthogonal grid	Orthogonal grid	Orthogonal grid
Block Size	Maintain historic block size	Maintain historic block size	Maintain historic block size
Primary Access	Primarily from alley, or from a side street if an alley is not present.	Primarily from alley, or from a side street if an alley is not present.	From front doors, as well as from alleys or side streets.
Lot Size			
Minimum Width	Maintain historic pattern	Maintain historic pattern	Maintain historic pattern
Maximum Width	Maximum width should match the historic pattern of the area (with detailed guidance provided during the Development Code update)	Maximum width should match the historic pattern of the area (with detailed guidance provided during the Development Code update)	Maximum width should match the historic pattern of the area (with detailed guidance provided during the Development Code update)
Building Configuration & Setbacks (from Right of Way)			
Disposition / Siting	Front of lot along Public Road	Front of lot along Simpson Street or Baseline Road	Secondary orientation to Perpendicular Street
Orientation	Buildings (or Civic Spaces) oriented toward Public Road	Buildings (or Civic Spaces) oriented toward Simpson Street or Baseline Road	Toward Perpendicular Street
Front Setback to Building	Minimal	Minimal	Moderate

Urban Design Guidance Category	Public Road	Simpson Street (from Gough to Michigan) and Baseline Road (in segments within Old Town that currently contain non-residential uses)	Perpendicular Streets (To the alley or mid-block (if no alley exists), within one block of Public Road or Baseline Road)
Rear Setback to Building	Minimal	Minimal	Moderate
Land Uses Allowed			
Ground Floor	Civic, retail, office, service, entertainment	Civic, retail, office, service, entertainment	Civic, retail, office, service, residential, entertainment
Upper Floors	Residential, lodging, civic, office	Residential, lodging, civic, office	Residential, lodging, civic, office
Building Siting			
Street Corners	Require buildings to orient to street corners	Require buildings to orient to street corners	Require buildings to orient to street corners
Parking & Loading	Rear of buildings	Rear of buildings	Rear of buildings
Building Height			
Principal Building Minimum Height	1 story	1 story	1 story
Principal Building Maximum Height	2 stories	2 stories on Simpson Street; 3 stories on Baseline Road	2 stories
Building Façade			
Ground Floor Transparency	High	High	Moderate - High

Urban Design Guidance Category	Public Road	Simpson Street (from Gough to Michigan) and Baseline Road (in segments within Old Town that currently contain non-residential uses)	Perpendicular Streets (To the alley or mid-block (if no alley exists), within one block of Public Road or Baseline Road)
Upper Floor(s) Transparency	Moderate	Moderate	Moderate - High
Proportion of Building Widths on a Block (Added Together) to Total Length of Block - Primary Street Façade	High	High	Moderate - High
Proportion of Building Widths on a Block (Added Together) to Total Length of Block - Side Street Façade	High	High	Moderate - High
Proportion of Building Widths on a Block (Added Together) to Total Length of Block - Rear Street Façade	No minimum	No minimum	No minimum
Streetscape			
Pedestrian Sidewalk	Significant Width, to provide for outdoor dining, entertainment, seating	Significant Width, to provide for outdoor dining, entertainment, seating	Moderate Width, to facilitate walking and biking
Landscape / Amenity Zone	High	High	Moderate
Landscape & Amenities	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating, parklets, outdoor dining areas
Civic Spaces			
Plazas, green alleys, enchanced streetscapes	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens	Planters, public art, public seating, pop-up retail, outdoor dining areas, beer gardens

The following graphics provide precedent images from other Main Streets or similar districts from around the country. These images convey the qualities of design the community anticipates for the Old Town area.

Credit: City of Lafayette

Credit: City of Lafayette

Descriptions of Additional Land Use Categories

Open Space

Open Space identifies land that is preserved for natural resources, landscapes, wildlife habitat and corridors. It also functions as a buffer from surrounding communities and preserves agricultural activities in and around Lafayette. The vision for Open Space is to identify and protect wildlife and habitat corridors. Open Space differs from Parks in that it primarily remains in a natural state and is used for passive recreation such as walking and biking.

Credit: City of Lafayette

Parks

The Parks land use category includes existing or planned recreational properties in the City of Lafayette. Parks differ from Open Space in that they are highly maintained pieces of property designed for active recreational uses.

Credit: City of Lafayette

Other Open Space or Public Land

Other Open Space or Public Land includes open space land outside of Lafayette and land held in conservation.

Credit: Rick Planning + Design

Greenspace

Greenspace includes other, undesignated open areas. Examples may include detention facilities and trail corridors maintained by homeowners associations, and other non-park areas created as part of a development (such as golf courses).

Credit: Gerry Morrell

Agricultural Lands

Areas anticipated to remain in agricultural / farm uses in the future.

Credit: Rick Planning + Design

Public / Institutional

Areas that currently include, or are planned to include, public uses such as schools, City Hall, libraries, etc.

Credit: Rick Planning + Design