



Legacy Lafayette

Appendix A Glossary

October 2021

APPENDIX A – GLOSSARY

The following provides definitions of planning-specific terms and other terms from the document that require clarification.

Accessory units

Accessory dwelling units (ADUs) — also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. Accessory units are often built to the rear of the primary residence and are smaller scale than the primary residential unit.

Adaptive reuse

Adaptive Reuse is defined as the aesthetic process that adapts buildings for new uses while retaining their historic features. Using an adaptive reuse model can prolong a building's life by retaining all or most of the building system, including the structure, the shell and even the interior materials. This type of revitalization is not restricted to buildings of historic significance and can be a strategy adopted for various types of obsolete buildings.

Bird city

The Bird City U.S.A. program provides direction, technical assistance, public attention, and national recognition for municipalities and communities throughout the United States. Certified bird cities establish Natural Resource Advisory Groups to facilitate and encourage educational opportunities that lead to an informed citizenry on topics such as natural resources, ecosystems, open space, and natural corridors that provide habitat for migratory birds. Bird cities recognize International Migratory Bird Day and also complete the requirements of the Bird & Wildlife Sanctuary Program at one public, municipally managed location.

Business improvement district

A business improvement district (BID) is a defined area within which businesses are required to pay an additional tax (or levy) in order to fund projects within the district's boundaries. The BID is often funded primarily through the levy but can also draw on other public and private funding streams. These districts typically fund services which are perceived by some businesses as being inadequately performed by government with its existing tax revenues, such as cleaning streets, providing security, making capital improvements, constructing pedestrian and streetscape enhancements, and marketing the area. The services provided by BIDs are supplemental to those already provided by the municipality. The revenue derives from a tax assessment on commercial property owners, and in some cases, residential property owners.

Community Supported Agriculture (CSA)

Community-supported agriculture (CSA) is a system that connects the producer and consumers within the food system more closely by allowing the consumer to subscribe to the harvest of a certain farm or group of farms. It is an alternative socioeconomic model of agriculture and food distribution that allows the producer and consumer to share the risks of farming.

In return for subscribing to a harvest, subscribers typically receive either a weekly or bi-weekly box of produce or other farm goods. This includes in-season fruits and vegetables and can expand to dried goods, eggs, milk, meat, etc. Typically, farmers try to cultivate a relationship with subscribers by sending weekly letters of what is happening on the farm, inviting them for harvest, or holding an open-farm event. Some CSAs provide for contributions of labor in lieu of a portion of subscription costs.

Complete neighborhoods

The term "complete neighborhood" refers to a neighborhood where one has safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities.

Complete streets

According to the U.S. Department of Transportation, Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines.

Complete Streets approaches vary based on community context. They may address a wide range of elements, such as sidewalks, bicycle lanes, bus lanes, public transportation stops, crossing opportunities, median islands, accessible pedestrian signals, curb extensions, modified vehicle travel lanes, streetscape, and landscape treatments. Complete Streets reduce motor vehicle-related crashes and pedestrian risk, as well as bicyclist risk when well-designed bicycle-specific infrastructure is included. They can promote walking and bicycling by providing safer places to achieve physical activity through transportation.

Conservation agriculture

As defined in Chapter 6, lands defined as “Agriculture” on the land use map are lands anticipated to remain in agricultural or farm uses for the foreseeable future.

Density bonus

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals.

Development Code

The term “development code” refers to Chapter 26 (Development and Zoning) within the Code of Ordinances of the City of Lafayette. This chapter is enacted to encourage the most appropriate use of land throughout the city, and to ensure a logical growth of the various physical elements of the city; to lessen congestion in the streets; to secure safety from fire, flood and other dangers; to provide adequate light and air; to improve housing standards; to conserve property values; to prevent overcrowding; to facilitate adequate provisions of transportation, water, sewage facilities, schools, parks and other public requirements; to promote commercial and industrial development; and to preserve and promote the public health, safety and welfare of the inhabitants of the city and the general public.

Diversity

Diversity is the range of human differences, including but not limited to race, ethnicity, gender, gender identity, sexual orientation, age, social class, physical ability or attributes, religious or ethical values system, national origin, and political beliefs.

Source: Diversity and Inclusion Office, Ferris State University

Downtown development authority

A downtown development authority (a “DDA”) is an alternative way for municipalities to facilitate redevelopment activities. A DDA is an independent governmental entity formed by a municipality pursuant to Title 31, Article 25, Part 8, Colorado Revised Statutes (the “DDA Act”). The purpose of a DDA is to halt or prevent deterioration of property values or structures within central business districts, to halt or prevent the growth of blighted areas within central business districts, and to assist municipalities in the development and redevelopment of central business districts. The primary function of a DDA is to create and propose within the central business district a plan of development for public facilities and other improvements to public and private property, including removal, site preparation, renovation, remodeling, reconstruction or other changes in existing buildings, which may be necessary or appropriate to implement the plan of development. Public facilities include streets, parks, plazas, parking facilities, playgrounds, pedestrian malls, rights-of-ways, structures, utility lines or pipes, and buildings designated for use by the general public.

Equity

A situation where all groups have access to the resources and opportunities necessary to improve the quality of their lives, and where differences in life outcomes cannot be predicted on the basis of race, class, or other dimensions of identity.

Source: Interaction Institute for Social Change

Green alley

Alleys that activate the public space for more than traditional uses (for vehicular use and garbage disposal) and involve a combination of environmental, economic, and social purposes.

Historic preservation

Historic preservation is the identification, management, and protection of tangible elements from the past for future generations. It is the history that we can see and experience. As we move into the future with the emergence of new technologies, historic preservation provides an anchor to our past. Historic preservation encourages the protection of historic and archaeological resources that are associated with important past events, themes, and people; that are representative of periods and types of architecture; possess high artistic value; or that are likely to yield valuable information about the past. Historic preservation helps us to know who we are by teaching us about where we came from.

Inclusion

Inclusion is involvement and empowerment, where the inherent worth and dignity of all people are recognized. An inclusive community promotes and sustains a sense of belonging; it values and practices respect for the talents, beliefs, backgrounds, and ways of living of its members.

Source: Diversity and Inclusion Office, Ferris State University

Intergovernmental Agreements (IGA)

As defined by the State of Colorado's Department of Local Affairs (DOLA), an intergovernmental agreement (IGA) is any agreement that involves or is made between two or more governments in cooperation to solve problems of mutual concern. Intergovernmental agreements can be made between or among a broad range of governmental or quasi-governmental entities. Governments use IGAs for cooperative planning, development review, resource sharing, joint planning commissions, building inspection services, and other arrangements with other entities.

International Green Construction Code

The International Green Construction Code (IGCC) regulates construction of new and existing commercial buildings. The release of Public Version 1.0 was announced by the International Code Council on March 11, 2010. The IGCC was established to aid in the construction of sustainable buildings in the business and residential sectors. Public Version 2.0 was released on November 19, 2010.

The goal of the IGCC is to decrease energy usage and carbon footprints along with several other issues.

- » The code addresses site development and land use, including the preservation of natural and material resources as part of the process.
- » Enforcement of the code will improve indoor air quality and support the use of energy-efficient appliances, renewable energy systems, water resource conservation, rainwater collection and distribution systems, and the recovery of used water, also known as greywater.
- » The IGCC emphasizes building performance, including features such as a requirement for building system performance verification along with building owner education, to ensure the best energy-efficient practices are being carried out.
- » A key feature of the new code is a section devoted to "jurisdictional electives", which will allow customization of the code beyond its baseline provisions to address local priorities and conditions.

Micromobility

Micromobility refers to a range of small, lightweight vehicles operating at speeds typically below 25 km/h (15 mph) and driven by users personally (unlike rickshaws). Micromobility devices include bicycles, e-bikes, electric scooters, electric skateboards, shared bicycles, and electric pedal assisted (pedelec) bicycles.

Multimodal

Multimodal planning refers to planning that considers various travel modes (walking, cycling, automobile, public transit, etc.) and connections among modes.

Natural systems

In the field of ecology, a natural system is one that exists in nature, independent of any human involvement. The natural system consists of all the physical and biological materials and their intertwined processes. The study of the complex interactions of human societies and natural systems has become increasingly important in the 21st century. Formerly, the two disciplines of sociology (the study of human society) and ecology were formally separated but the relationships between human activity and the natural environment are crucial to solving environmental issues.

Net Zero

Net Zero means consuming only as much energy as is produced, achieving a sustainable balance between water availability and demand, and eliminating solid waste sent to landfills.

Open Space

As defined by the City's Parks, Recreation, and Open Space Department, open space areas in the city are intended:

- » To preserve or restore natural areas, including the plants and animals that live there
- » To protect water resources and wildlife habitats
- » To provide a place for light recreational use such as walking, photography, or nature studies
- » To retain land for agricultural use
- » To safeguard the land for its contribution to our quality of life and the value of our homes
- » To shape the development of the city while limiting urban noise and congestion

As defined in Chapter 6, open space areas in the City of Lafayette may be officially designated and owned by the City of Lafayette, jointly owned between the city and other jurisdictions, or may be owned by an outside agency or jurisdiction.

Parking Lot with Low Impact Design (LID)

Low Impact Design (LID) for parking lots refers to managing stormwater runoff from parking areas using sustainable infrastructure techniques. As opposed to conventional stormwater drainage systems that employ extensive concrete, pipes, and other infrastructure improvements to quickly move water away from the site, LID techniques focus on filtering, infiltrating and storing water on-site, eventually leading to the natural evaporation of water collected on-site. LID reduces infrastructure costs and helps to improve the water quality for stormwater runoff collected as part of development.

Placemaking

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. Placemaking is both a process and a philosophy that makes use of urban design principles. It can be either official and government led, or community driven grass roots tactical urbanism, such as extending sidewalks with chalk, paint, and planters, or open streets events. Good placemaking makes use of underutilized space to enhance the urban experience at the pedestrian scale.

Resilience

Planning for resilience empowers diverse stakeholders to evaluate plans, set strategic policies, and implement projects that will enable communities to adapt and thrive when faced with challenges. Natural and human-caused hazards constitute some of the acute “shocks” to which a community can be vulnerable. Other disruptive threats include longer-term societal “stresses,” such as unemployment, poor access or barriers to education, crime, or homelessness. Resiliency planning can include updating land use codes, zoning, development standards, incentive programs, and other plans or policies to better prepare for likely shocks and stresses while also developing measures that allow for action in the face of uncertainty or unexpected events.

Smart Cities

A “smart city” is a technologically modern community that uses different types of electronic methods, voice activation methods and sensors to collect data. Information gained from that data are used to manage assets, resources and services efficiently; in return, that data is used to improve the operations across the city. This includes data collected from citizens, devices, buildings and assets that is then processed and analyzed to monitor and manage traffic and transportation systems, power plants, utilities, water supply networks, waste, crime detection, information systems, schools, libraries, hospitals, and other community services.

Streetscape

Streetscape is a term “that refers to is used to describe the natural and built fabric of the street and is defined as the design quality of the street and its visual effect.” The concept recognizes that a street is a public place where people are able to engage in various activities. Streetscapes and their visual experience largely influence public places where people interact, and it ultimately helps define a community’s aesthetic quality, economic activity, health, and sustainability

Sustainability

According to a 1987 United Nations report, sustainability is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Tree City

The Arbor Day Foundation designates cities around the U.S. as “Tree Cities”. A community can receive annual Tree City recognition by reaching overarching standards from the Foundation including: maintaining a tree board or tree department; having a community tree ordinance; spending at least \$2 per capita on urban forestry each year; and celebrating Arbor Day annually.

Urban Growth Boundary

As defined by the Colorado Office of Smart Growth, urban growth boundaries are areas identified through public policy as appropriate areas to experience increased population and land use intensity in the future. A number of Colorado communities have established urban growth boundaries. Some municipal boundaries are self-determined as a matter of policy, some boundaries are determined through an Intergovernmental Agreement with the county, and some Intergovernmental Agreements achieve agreed-upon boundaries between the county and a few municipalities.

Urban renewal

Urban renewal in Lafayette refers to efforts by the city and community members to improve areas specifically defined as the Old Town Urban Renewal Area and the South Boulder Road Urban Renewal Area. The city, through the Lafayette Urban Renewal Authority (LURA), works in partnership with property owners to improve existing structures, fostering new development, and preventing deterioration of properties within the urban renewal districts.

Urban renewal authority (URA)

A URA is a local organization that a Colorado municipality must form before starting an urban renewal project. Legally referred to as a “statutory body,” a URA’s singular purpose is to prevent and eliminate blight in the community. A URA provides an opportunity for the city to target investment, public improvements and new development. Under Colorado state statute, a URA is authorized to borrow money, issue bonds, and accept grants from public and private sources. Tax incremental financing, or TIF, is the most common way that a URA can help fund an urban renewal project.

Vision Zero

Vision Zero is a multi-national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries involving road traffic.

Walk Score

A Walk Score is a number between 0 and 100 that shows just how walkable that apartment, home, or neighborhood is in relation to area amenities. The scores breakdown in the following way:

- » 0-24 — Car-Dependent.
- » 25-49 — Mostly Car-Dependent.
- » 50-69 — Moderately Walkable.
- » 70-89 — Mostly Walkable.
- » 90-100 — No Car Necessary.



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Appendix B Implementation Plan

October 2021

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Element 1: Arts & Culture			
Strategies: Programming and Outreach			
Explore the potential implementation of additional community programming and events that would highlight and engage different cultures	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
Explore the implementation of community-wide events throughout the year	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
Pursue arts and cultural initiatives that reach all of the geographic areas of Lafayette, including partnership opportunities with commercial and/or community partners	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
Conduct educational outreach and communication to underrepresented people in Lafayette concerning arts and cultural activities and programs.	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
Work with partners in Lafayette and around Boulder County to establish annual events celebrating different cultures in the community	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
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	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
Whenever possible, collaborate with county, regional and state partners to achieve the goals of this plan	Near Term	Arts & Cultural Resources	Cultural Arts Commission
Investigate community support to expand dedicated funding to further boost the community's desired level of programming and arts facilities	Mid Term	Arts & Cultural Resources	Cultural Arts Commission
Pursue grants to further support arts and cultural activities in the city	Near Term	Arts & Cultural Resources	Cultural Arts Commission
Strategies: Art Installation			
Leverage the regulatory tools of the city to encourage the integration of public art into private development, and public works projects	Near Term	Planning & Building	Public Art Committee
Commit city funding and the securing of outside funding such as grants, to support public art around Lafayette	Mid Term	Planning & Building	Public Art Committee
Continue to dedicate a portion of building permit fees to a fund providing public art throughout the community	Near Term	Planning & Building	Public Art Committee
Require public art on private property to maintain such public art through a development agreement or similar agreement	Near Term	Planning & Building	Public Art Committee

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Strategies: Cultural Activities and Events			
Expand events held by the city to include additional events during the non-summer months.	Near Term	Planning & Building	Public Art Committee
Expand events held by the city to incorporate celebrations and activities of all cultures represented in Lafayette.	Near Term	Planning & Building	Public Art Committee
Element 2: Neighborhood / Local Design			
Strategies: Public Realm			
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	Mid Term	Planning & Building; Public Works	Planning Commission
Update the city's design standards and municipal codes as they pertain to the design of public spaces	Near Term	Planning & Building; Public Works	Planning Commission
Require development in the city to be oriented to and centered around functional and vibrant public spaces	Near Term	Planning & Building	Planning Commission
Strategies: Connectivity			
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.	Near Term	Public Works	Planning Commission
Explore grants and other funding to fill connection gaps in different areas of the community	Near Term	Public Works	Planning Commission
Update the city's design standards and development codes as they pertain to neighborhood connectivity	Near Term	Planning & Building	Planning Commission
Explore non-vehicular connections between existing neighborhoods, parks and open space, and commercial and employment centers	Near Term	Public Works	Planning Commission
Ensure new developments provide multiple connections (via different streets, trails, and sidewalks) to surrounding neighborhoods, in order to disperse traffic	Near Term	Planning & Building; Public Works	Planning Commission
Strategies: Neighborhood Destinations			
Integrate plans for public improvements associated with neighborhood destinations into the City's Capital Improvement Plan	Mid Term	Planning & Building; Public Works	Planning Commission
Seek out grants and other sources of outside funding for various neighborhood destination improvements	Mid Term	Planning & Building	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
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 individual of all abilities and backgrounds (including the IDD community).	Mid Term	Planning & Building	Planning Commission
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	Near Term	Planning & Building	Planning Commission
Strategies: Old Town			
Draw from the outcomes of the 2011 Downtown Plan to continue to guide development and improvements in the mixed use areas of Old Town	Near Term	Planning & Building; Public Works	Planning Commission
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	Near Term	Planning & Building	Planning Commission, Historic Preservation Board
Pursue streetscape improvements along the main streets in Old Town (such as, Public, East Simpson Street, Baseline) that further develops the eclectic and unique character and flavor of Old Town.	Mid Term	Public Works	Planning Commission
Strategies: Complete Neighborhoods			
Require new developments to integrate park areas to provide ease of access for residents and visitors to recreation opportunities	Near Term	Planning & Building; Parks, Recreation, & Open Space	Planning Commission
Modify street standards for neighborhoods to provide accommodation for bicyclists, people using transit, and people of different abilities	Near Term	Planning & Building; Public Works	Planning Commission
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	Near Term	Planning & Building	Planning Commission
Develop incentives to encourage the adaptive reuse of buildings, as opposed to new construction of buildings	Near Term	Planning & Building; City Council	Planning Commission
Modify the Development Code to integrate key elements geared toward sustainable building practices	Near Term	Planning & Building	Planning Commission
Encourage efforts within neighborhoods that incorporate opportunities for live/work, expanded home occupations and neighborhood-supporting commercial uses, while maintaining neighborhood character	Near Term	Planning & Building	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Strategies: Buildings and Architectural Compatibility			
Integrate language pertaining to architectural and building compatibility into the city's revised Development Code.	Near Term	Planning & Building	Planning Commission
As part of subarea plans, the city will consider including more detailed architectural and building design guidance.	Near Term	Planning & Building	Planning Commission
Strategies: Schools			
Collaborate with school officials and Parks, Recreation, and Open Space (PROS) Plan staff as part of the site review process for individual developments.	Near Term	Planning & Building; Parks, Recreation & Open Space	Planning Commission, Historic Preservation Board
Provide for connections (trails, sidewalks, etc.) between schools, parks and open spaces, and nearby neighborhoods	Mid Term	Parks, Recreation & Open Space	Planning Commission, Open Space Advisory Committee
Design neighborhoods in the context of open spaces, natural features and wildlife corridors.	Mid Term	Parks, Recreation & Open Space	Planning Commission, Open Space Advisory Committee
Element 3: Historic and Cultural Heritage			
Strategies: Preservation			
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	Near Term	All City departments and boards / commissions	Historic Preservation Board
Implement the completed Historic Preservation Plan in conjunction with the Lafayette Comprehensive Plan	Near Term	Arts & Cultural Resources; Planning & Building Dept	Historic Preservation Board
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	Near Term	Planning & Building	Historic Preservation Board
Strategies: Cultural Preservation			
Promote the oral recordation of Lafayette's history through the city's diverse population groups.	Near Term	Arts & Cultural Resources	Historic Preservation Board
Ensure that photos and stories of diverse groups from the city's history are preserved and displayed to community members	Near Term	All City departments and boards / commissions	Historic Preservation Board

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Provide for educational outreach and communication regarding historic and cultural heritage programs and initiatives with underrepresented community members.	Near Term	All City departments and boards / commissions	Historic Preservation Board
Strategies: Development Integration			
Developments should identify opportunities to provide access to historic resources located within or close to new development plans.	Near Term	Planning & Building	Historic Preservation Board, Planning Commission
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 cannot 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.	Near Term	Planning & Building; Arts & Cultural Resources	Historic Preservation Board, Planning Commission
Element 4: Parks, Recreation, Open Space and Wildlife Habitat			
Strategies: Preservation and Coordination			
Formalize the partnerships with organizations with shared values concerning parks, recreation, and open space to maximize resources	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Promote the integration of Lafayette schools (including the Boulder Valley School District) as key partners in promoting parks, recreation, and open space	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Strategies: Development			
Identify potential trail enhancements and connections from other city-owned lands, local amenities, neighborhoods, and businesses to open space lands.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
As part of the development review process, identify trail connection priorities within the greater Lafayette area and the surrounding region	Near Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Conduct an annual review of Map P (from the Parks, Recreation, and Open Space (PROS) Plan) with the Lafayette Open Space Advisory Committee 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 Parks, Recreation, and Open Space (PROS) Plan to identify trail priorities and connectivity opportunities.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Complete the multimodal transportation plan to designate specific alignments for the installation of future sidewalk and/or trail connections in the city	Near Term	Public Works Dept; Parks, Recreation & Open Space Dept	Open Space Advisory Committee
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	Near Term	Public Works Dept; Parks, Recreation & Open Space Dept	Open Space Advisory Committee, Senior Advisory Board
Program for the funding, design and construction of missing trail connections through the annual work program and budget of the Parks, Recreation, and Open Space department.	Near Term	Public Works Dept; Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Strategies: Programming and Management			
Engage targeted customer groups through service assessments and program evaluations.	Near Term	Parks, Recreation & Open Space Dept; Arts and Cultural Resources Dept	Open Space Advisory Committee, Cultural Arts Commission
Design programs conducted within Parks, Recreation and Open Space facilities in conjunction with the Arts and Cultural Resources Department, Senior Advisory Board, Human Rights Commission, and others to identify needs.	Near Term	Parks, Recreation & Open Space Dept; Arts and Cultural Resources Dept	Open Space Advisory Committee, Cultural Arts Commission
Formalize partnerships with organizations which share values to maximize resources	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Promote integration with Lafayette schools as a key partner	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Collaborate on developing and marketing art and cultural awareness programs that integrate with healthy living initiatives	Near Term	Parks, Recreation & Open Space Dept	Cultural Arts Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Ensure that recreation offerings by the City are accessible to those that may not have the financial means for the offerings. Consider offering reduced fees for city-run recreational offerings for low income people.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Strategies: Programming and Management			
Provide Open Space staff training, career development, and resources necessary to meet the needs and desires of the Lafayette community.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Follow guidance and objectives outlined in the Parks, Recreation, and Open Space (PROS) Plan	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Routinely engage the community to ensure that needs and desires are understood and can be addressed	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Conduct surveys and attend listening sessions with community groups, concerning the Open Space and trails program	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Continue to engage residents through regular outreach and environmental education programs, and provide the community the opportunity to discuss successes and concerns with the Lafayette Open Space Advisory Committee (LOSAC) and Open Space staff.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
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	Mid Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Implement or improve a tracking mechanism to better document and analyze instances of conflict and resolved issues to ensure that needs are being met.	Mid Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Explore the use of volunteer efforts from community members to help support the work of the Parks, Recreation and Open Space department.	Mid Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Provide education and outreach about Parks, Recreation, and Open Space programs to underserved residents.	Mid Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Strategies: Programming and Management			
Work directly with partners, including Boulder County Open Space and neighboring municipalities, to identify and develop regional trail and conservation connectivity. Leverage resources and work collaboratively with other industry professionals.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Provide open lines of communication to residents located adjacent to Open Space properties when conducting wildlife management activities.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Strategies: Conservation and Acquisitions			
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	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Evaluate missing sections of the Open Space and Trails network and develop a plan to complete the network	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Where appropriate, incorporate areas within the 100-year floodplains of Rock Creek and Coal Creek into the Open Space system	Long Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Identify opportunities to collaborate with neighboring jurisdictions, and other public and private entities, to identify creative solutions for Open Space acquisition and conservation	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Identify land dedication and conservation opportunities during development proposal review, in accordance with the Parks, Recreation and Open Space Plan.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
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	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Provide education and outreach concerning open space conservation for underserved residents.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Strategies: Diversity of Uses and Preservation of Riparian Areas and Natural Habitats			
Coordinate recreation, wildlife management, and agricultural stewardship activities in accordance with adopted Parks, Recreation, and Open Space Plan strategies	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Locate development outside of riparian and sensitive habitat areas	Near Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee
Protect large patches of contiguous habitat areas and the habitat corridors that connect them	Mid Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee
Restore and enhance native plant communities	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Integrate wildlife corridors, such as irrigation ditches and other passageways, into the design of new neighborhoods and communities.	Near Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee
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.	Near Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee
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	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Educate the community about the importance of protecting waterways from pollution carried by stormwater runoff.	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Element 5: Health & Wellness			
Strategies: Service and Programming			
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, and close service gaps.	Near Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee
Coordinate with neighboring jurisdictions and regional partners to identify opportunities to enhance regional trail connectivity.	Mid Term	Parks, Recreation & Open Space Dept; Planning & Building	Open Space Advisory Committee

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
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.	Near Term	Parks, Recreation & Open Space Dept; Library	Open Space Advisory Committee
Monitor use of Senior Center and Senior Services to evaluate the future use of facilities and social services	Near Term	Arts and Cultural Resources	Senior Advisory Board
Educate the community, especially underserved populations, about services, programs and support available and provided by the city.	Near Term	Parks, Recreation & Open Space Dept; Planning & Building; Arts and Cultural Resources	Open Space Advisory Committee, Senior Advisory Board
Strategies: Food Access			
Evaluate gaps in access to quality and sufficiently plentiful food within Lafayette, from an equity perspective.	Near Term	Arts and Cultural Resources	Planning Commission
Leverage opportunities to achieve the goals established by the Parks, Recreation, and Open Space (PROS) Plan with regard to adopting healthy living policies and guidelines	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Evaluate Lafayette's Code of Ordinances for opportunities to more explicitly allow or encourage healthy food establishments across the community, and from an equity perspective.	Near Term	Planning and Building Dept	Planning Commission
Encourage the inclusion of community gardens or other shared urban agriculture spaces as part of communal gathering spaces and within new residential neighborhoods	Near Term	Planning and Building Dept	Planning Commission
Evaluate opportunities in the Code of Ordinances to explicitly define allowed urban agricultural uses	Near Term	Planning and Building Dept	Planning Commission
Evaluate options for expanding the Lafayette Farmers Market to a year-round operation, including the potential to create an indoor facility for the market	Near Term	Arts and Cultural Resources	Cultural Arts Commission
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	Near Term	Arts and Cultural Resources	Cultural Arts Commission
Strategies: Environmental Pollution			
When appropriate, coordinate with neighboring jurisdictions and the state to identify opportunities to align, enforce, and amend local regulations and practices to protect the health, safety, and welfare of the public and the environment.	Near Term	Planning and Building Dept	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Explore ways to minimize light pollution within the zoning code	Near Term	Planning and Building Dept	Planning Commission
Identify and mitigate potential noise and air quality impacts during the development review process by pursuing site design strategies that minimize vehicle miles traveled, such as travel demand management solutions, and increase options for non-motorized travel.	Near Term	Planning and Building Dept	Planning Commission
Bolster construction requirements to mitigate water and air pollution during new construction, as part of regional efforts to minimize water and air pollution.	Near Term	Planning and Building Dept	Planning Commission
Identify key habitat corridors and enhance buffer requirements to protect identified corridors	Near Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Enhance low-impact development standards to offset site-level water quality impacts	Near Term	Planning and Building Dept	Planning Commission
Monitor federal, state, and local regulations regarding the development of oil and natural gas resources within the city	Near Term	Planning and Building Dept	Planning Commission
Element 6: Resiliency			
Strategies: Trees			
Maintain Lafayette's status as a Tree city and continue to have the Lafayette Open Space Advisory Committee (LOSAC) serve as the city's Tree Board.	Mid Term	Parks, Recreation & Open Space Dept	Open Space Advisory Committee
Identify opportunities in the Lafayette Code of Ordinances to bolster the protection and development of a diverse tree canopy.	Near Term	Planning and Building Dept	Planning Commission
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	Mid Term	Planning and Building Dept	Open Space Advisory Committee
Evaluate and modify landscaping regulations with tree canopy goals in mind. This could include requiring a certain percentage of trees species that when mature, provide better canopies than ornamental or faster growing species.	Mid Term	Planning and Building Dept	Planning Commission
Identify opportunities to plant more trees to provide shade in low-income areas, as a climate or environmental equity initiative for the community.	Near Term	Planning and Building Dept	Planning Commission
Identify opportunities in the Lafayette Code of Ordinances for developments to help enhance habitats for bees and other pollinators	Near Term	Planning and Building Dept	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Strategies: Environmental Hazards and Development			
Continue to work with Boulder County to maintain an updated floodplain map	Near Term	Planning and Building Dept	Planning Commission
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.	Near Term	Planning and Building Dept	Planning Commission
Require that applicants for new development or redevelopment provide analyses or disclosure of development of any of the areas of previous mining activities	Near Term	Planning and Building Dept	Planning Commission
Strategies: Development			
Identify opportunities in the Lafayette Code of Ordinances to bolster sustainable, green, and healthy building practices, including 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.	Near Term	Planning and Building Dept	Planning Commission, Energy Sustainability Advisory Committee
Identify and implement development incentives, such as reduced parking requirements, or increased building height, to encourage sustainable development practices	Near Term	Planning and Building Dept	Planning Commission
Develop stormwater management guidance materials to assist developers in implementing low-impact development and other stormwater management best practices	Mid Term	Planning and Building Dept	Planning Commission
Amend the City's Development Code to encourage xeriscaping for all development and redevelopment projects	Near Term	Planning and Building Dept	Planning Commission
Amend the City's Development Code to encourage the adaptive reuse of existing buildings	Near Term	Planning and Building Dept	Planning Commission
Strategies: Emergency Preparedness			
Become a partner for property owners and residents to provide guidance and materials related to best practices for wildfire mitigation on private property	Near Term	Planning and Building Dept	City Council
As part of the Development Code update process, update development regulations for fire safety and flood hazards, as necessary	Near Term	Planning and Building Dept	Planning Commission
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	Near Term	Emergency Preparedness Dept	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Coordinate with agencies or groups that provide services to people with disabilities (of all kinds) to identify and plan shelter locations. Develop and implement an outreach plan to notify community members with disabilities about shelter locations and protocols.	Near Term	Emergency Preparedness Dept	City Council
Recruit a team of volunteers to participate in a neighborhood-level emergency response network	Near Term	Emergency Preparedness Dept	City Council
Conduct an annual community emergency preparedness training and educational campaign in coordination with other local and regional service providers	Near Term	Emergency Preparedness Dept	City Council
Review and test existing emergency communications in coordination with Boulder County systems and research options to modernize and improve emergency warning systems	Near Term	Emergency Preparedness Dept	City Council
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	Near Term	Emergency Preparedness Dept	City Council
Develop a plan for the city's continuity of operations during emergencies.	Near Term	Emergency Preparedness Dept	City Council
Explore new opportunities for emergency or backup power for critical facilities and infrastructure, including renewable energy sources and energy storage facilities	Near Term	Emergency Preparedness Dept	City Council
Strategies: Economic and Social Events			
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	Near Term	Finance Dept	City Council
Offer business continuity training (sponsored by the city or with other partners) to small businesses in Lafayette to help prepare for economic shocks.	Near Term	Economic Development	City Council
Continue to work with Boulder County and other partners to offer psychological services for health and well-being in the Lafayette area	Near Term	Administration	City Council
Collaborate with the Cultural Brokers Resilience Program (CBRP) in Boulder County to advance community resiliency and inclusivity	Near Term	Administration	City Council
Strategies: Climate Change			
Implement the strategies outlined in the Lafayette Sustainability Plan 2021 with regard to climate change	Mid Term	Administration	Energy Sustainability Advisory Committee

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Integrate climate change scenarios into planning for Lafayette's water supply system and floodplain management.	Near Term	Public Works	Energy Sustainability Advisory Committee
Implement a green building code that supports electrification and the use of reusable energy	Mid Term	Planning and Building Dept	Planning Commission
Element 7: Sustainable Infrastructure			
Strategies: Infrastructure and Development			
Continue to explore opportunities that balance infrastructure needed to support new growth areas with projects needed to maintain and support infrastructure in existing areas	Near Term	Public Works	Planning Commission
Explore opportunities for water re-use, native or xeriscape landscaping, and water quality enhancements, as part of infrastructure plans	Mid Term	Public Works	Energy Sustainability Advisory Committee
Explore updates to the building code to incorporate sustainable design principles and practices	Near Term	Planning and Building Dept	Planning Commission
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	Near Term	Planning and Building Dept	Planning Commission
Explore the potential use of a sustainability-oriented evaluation framework, such as Envision (a sustainability rating system for infrastructure), to inform infrastructure investment	Near Term	Public Works	Energy Sustainability Advisory Committee
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	Mid Term	Public Works	Energy Sustainability Advisory Committee
Strategies: Growth Management			
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	Near Term	Planning and Building Dept	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
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.	Near Term	Planning and Building Dept	Planning Commission
Update the Development Code to provide incentives (through density bonuses or other techniques) to encourage compact and mixed use development.	Near Term	Planning and Building Dept	Planning Commission
Update the Development Code to provide incentives (through density bonuses or other techniques) to encourage greater development intensity around transit stops or transit centers.	Near Term	Planning and Building Dept	Planning Commission
Update the Building Code to require new buildings to meet net-zero building guidelines	Near Term	Planning and Building Dept	Planning Commission

Element 8: Multimodal Mobility

Strategies: Regional Connectivity and Safety

Continue to leverage regional partnerships to identify and implement plans for enhancing connectivity	Near Term	Public Works	Planning Commission
Collaborate with other municipalities, counties, and agencies to identify near-term and long-term transportation improvements that enhance local and regional connectivity	Mid Term	Public Works	Planning Commission
Collaborate with other municipalities, counties, and agencies to identify near-term and long-term transportation improvements to serve older adults as well as individuals of all abilities and backgrounds, such as the IDD community.	Mid Term	Public Works	Planning Commission
Work with affected agencies to enhance the Park-and-Ride site	Mid Term	Public Works	City Council

Strategies: Safety

Continue to identify and implement multimodal transportation improvements to increase safety measures.	Mid Term	Public Works	City Council
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Strategies: Complete Streets

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	Mid Term	Public Works	Planning Commission
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Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Collaborate with CDOT, RTD, and other partners to implement improvements to key corridors in Lafayette using Complete Streets principles	Long Term	Public Works	City Council
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	Mid Term	Public Works	Planning Commission
Ensure that the completion of subarea plans integrate the goals and principles of the City's Transportation Plan	Mid Term	Public Works	Planning Commission
Update the city's roadway and construction standards in keeping with Complete Streets principles	Mid Term	Public Works	Planning Commission
Strategies: Complete Streets			
Ensure that the Transportation Plan identifies and prioritizes specific sidewalk and trail connections needed around Lafayette	Near Term	Public Works	Planning Commission
Develop strategies for the maintenance and upkeep of facilities serving non-motorized travel around the city	Mid Term	Public Works	City Council
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	Mid Term	Public Works	City Council
Pursue funding at the local, regional, and state levels to implement desired improvements for people walking, biking, or taking transit	Mid Term	Public Works	City Council
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, including a bicycle maintenance program organized by the city to help residents maintain or repair their bikes.	Mid Term	Public Works	City Council
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.	Long Term	Public Works	Public Art Committee
Develop a bike parking plan. The plan should require bike parking as part of public and private projects.	Mid Term	Public Works; Planning and Building Dept	City Council
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	Long Term	Public Works	City Council
Complete ADA audits of existing sidewalks and public trails in Lafayette on a regular basis to ensure that existing facilities meet ADA standards	Near Term	Public Works	City Council
As part of the Transportation Plan, explore new ideas for "transit on demand" and flexible transit, to serve Lafayette residents and visitors	Near Term	Public Works	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
As part of the Transportation Plan, identify local transit lines to supplement existing RTD service, that connect different parts of Lafayette to potential BRT routes and to commuter rail at Downtown Louisville.	Near Term	Public Works	Planning Commission
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.)	Near Term	Public Works	Planning Commission
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	Near Term	Public Works	Planning Commission
Strategies: Removing Barriers			
Identify locations for potential connections across Highway 287 and other major roadways including Baseline Road, South Boulder Road, Arapahoe Road, 95th Street, and 120th Street.	Mid Term	Public Works	City Council
Pursue funding for desired improvements to connect pedestrians and bicyclists across Highway 287 and other major roadways including Baseline Road, South Boulder Road, Arapahoe Road, 95th Street, and 120th Street.	Mid Term	Public Works	City Council
Strategies: Technology			
Collaborate with private sector partners to explore the potential introduction of emerging technologies in Lafayette.	Mid Term	Public Works	Planning Commission
Integrate planning for emerging transportation technologies into the city's overall public works program	Mid Term	Public Works	City Council
Use data from emerging transportation technologies to reduce congestion and improve the efficiency of the local street network	Mid Term	Public Works	City Council
Update the City's Capital Improvement Plan to include eventual upgrades to city streets and traffic signals to facilitate self-driving vehicles	Near Term	Public Works	Planning Commission
Update the City's Development Code to reflect parking and circulation needs, in light of emerging trends and technologies	Near Term	Public Works	Planning Commission
Collaborate with private sector businesses to incorporate emerging transportation technologies	Mid Term	Public Works	City Council
Integrate data from emerging sources into future transportation planning in Lafayette	Near Term	Public Works	Planning Commission

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Element 9: Celebrating Diversity			
Strategies: Participation			
Leverage existing relationships with community organizations to identify individuals from various cultures to join civic groups and take on leadership roles.	Near Term	Arts and Cultural Resources	City Council
Forge new relationships around the community to engage individuals from various cultural groups in civic life in Lafayette.	Near Term	Arts and Cultural Resources	City Council
Offer leadership training opportunities for people interested in being involved in local government and other community leadership opportunities.	Near Term	City Administrator	City Council
Provide training for 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.	Near Term	City Administrator	City Council
Encourage older adults in Lafayette to join civic groups and take on leadership roles.	Near Term	City Administrator	City Council
Encourage individuals of all abilities and backgrounds, including members of the IDD community, and people of all abilities, to join civic groups and take on leadership roles.	Near Term	City Administrator	City Council
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	Near Term	Arts and Cultural Resources	City Council
Strategies: Community Events			
Enhance cultural events and programming to celebrate the various cultural groups in Lafayette	Near Term	Arts and Cultural Resources	Cultural Arts Commission
Encourage the development of gathering places in Lafayette that celebrate the various cultures within the community	Long Term	Arts and Cultural Resources	Planning Commission
Explore the establishment of community-wide events throughout the year that celebrate the full range of cultural groups in Lafayette	Near Term	Arts and Cultural Resources	Cultural Arts Commission
Work with neighborhood groups to explore establishing neighborhood destinations that help to celebrate the various cultures in Lafayette	Near Term	Arts and Cultural Resources	Planning Commission
Install historic markers, public art, or similar features that celebrate the contributions of different cultural groups over the course of the community's history	Mid Term	Arts and Cultural Resources	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Strategies: Accessibility			
Leverage and expand upon existing policies designed to provide for transparency and accessibility	Near Term	Arts and Cultural Resources	City Council
Evaluate and enhance, as necessary, educational outreach and communication with underrepresented people in the community	Near Term	Arts and Cultural Resources	City Council
Work with community groups to ensure that communications from the city are reaching people of different age and cultural groups	Near Term	Arts and Cultural Resources	City Council
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)	Near Term	City Administrator	City Council
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	Near Term	City Administrator	City Council
Element 10: Public Safety			
Strategies: Police, Fire, and Community Services			
Leverage existing planning and management tools of the police and fire departments to continue providing excellent services to the Lafayette community	Near Term	Police Department, Fire Department	City Council
Continue to conduct regular coordination meetings with other agencies and departments in nearby communities.	Near Term	Police Department, Fire Department	City Council
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	Near Term	Police Department, Fire Department	City Council
Employ training and research tools and continually improve technology and practices for the Police and Fire departments to support people with physical, intellectual and developmental disabilities as part of providing both emergency, and non-emergency, services	Near Term	Police Department, Fire Department	City Council
Policies: Public Facilities			
Leverage the existing planning and management tools to continue providing excellent services through municipal facilities in Lafayette	Near Term	City Administrator	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
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	Near Term	City Administrator	City Council
Conduct an ADA audit of city facilities to ensure equitable access to people of all abilities and all ages	Mid Term	City Administrator	City Council
Conduct assessments to determine how enhancements or expansions of city facilities may better meet growing operational and community needs	Mid Term	City Administrator	City Council
Facilitate dialogue with the community concerning updates to the city's public safety practices	Mid Term	City Administrator	City Council
Consulting with other jurisdictions around the region and the country to understand the best practices in providing public safety	Mid Term	City Administrator	City Council
Strategies: Mental Health			
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	Near Term	City Administrator	City Council
Update city communications to residents and visitors to publicize the mental health services available in the Lafayette community.	Near Term	City Administrator	City Council
Element 11: Technologies / Communications / Smart Cities			
Strategies: Services			
Attract greater levels of competition for providing technology and telecommunications in Lafayette	Mid Term	Public Works	City Council
Work with the business community to identify the technology needed to serve the economic goals of the community	Mid Term	Economic Development	City Council
Recruit additional companies to provide broadband and similar connectivity services in Lafayette, in order to increase options for residents and businesses	Mid Term	Economic Development	City Council
Identify specific technology goals as part of more detailed economic development plans for Lafayette	Near Term	Economic Development	City Council
Conduct annual reviews of the technology and communications services offered in the city to ensure these services are adequately serving underserved communities	Near Term	Public Works	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Strategies: Smart Cities			
Explore the integration of Smart Cities planning (for city operations) into the Capital Improvement Program	Near Term	Public Works	City Council
Ensure that the city has an interconnected system that maximizes efficiency for city-wide operating systems	Near Term	Public Works	City Council
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 them into the Capital Improvement Program	Near Term	Public Works	City Council
Explore the implementation of a Smart Cities system that will track the utilization and efficiency of city public works and related operations	Near Term	Public Works	City Council
Regularly audit the city's information technology systems for vulnerabilities to cyber attacks.	Near Term	Public Works	City Council
Element 12: Housing			
Strategies: Partnerships for Housing			
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	Mid Term	Planning & Building	Planning Commission
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	Mid Term	Planning & Building	City Council
Work with housing organizations and developers to increase the number of affordable units for low- to middle income households supplied in the city	Mid Term	Planning & Building	City Council
Strategies: Housing Diversity and Affordability			
Support or incentivize new housing developments that offer a variety of housing types and/or differing price points	Near Term	Planning & Building	Planning Commission
Identify potential redevelopment sites that could provide a variety of housing types to an existing area	Near Term	Planning & Building	City Council
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	Near Term	Planning & Building	City Council
Identify partnerships with entities involved with homebuyer training to provide services to Lafayette residents	Near Term	Planning & Building	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Pursue opportunities to land bank (purchase parcels for future construction of residential units) for affordable housing	Mid Term	Planning & Building	City Council
Consider creating a separate zoning category for mobile home communities to help preserve this specific use category of housing in Lafayette	Near Term	Planning & Building	Planning Commission
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 as well as the regulations pertaining to mobile homes established by the state and the federal government	Mid Term	Planning & Building	City Council
Partner with community land trusts to provide affordable home ownership opportunities	Near Term	Planning & Building	City Council
Explore opportunities to develop studio or live-work units for "cultural creative" workers	Near Term	Planning & Building	City Council
Strategies: Housing Needs and Assessment			
Perform a housing needs assessment in collaboration with Boulder County or specifically for Lafayette every five years to understand the balance of housing	Near Term	Planning & Building	City Council
Create a housing plan with strategies to address gaps and opportunities identified in the housing needs assessment	Near Term	Planning & Building	City Council
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	Near Term	Planning & Building	City Council
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	Near Term	Planning & Building	City Council
Element 13: Economic Diversification			
Strategies: Jobs			
Explore opportunities to provide vocational / trade training through partnerships with local colleges or organizations, including internships, mentorships, and shadowing opportunities	Mid Term	Economic Development	City Council
Explore the potential to create a satellite branch of a community college, or an online resource center of a local college, dedicated to Lafayette	Long Term	Economic Development	City Council
Explore grants and programs to expand vocational and technical training programs at the high school level	Mid Term	Economic Development	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Leverage volunteer contributions and other creative collaborations to take advantage of, and to develop, the knowledge, skills and abilities of community members through training and other initiatives	Mid Term	Economic Development	City Council
Strategies: Business Retention and Attraction			
Review business taxation practices to keep a competitive position in the region while maintaining a healthy fiscal structure	Mid Term	Planning & Building; Economic Development	City Council
Outline appropriate levels of projected returns to the city from city-led incentive programs	Mid Term	Finance; Economic Development	City Council
Explore programs and policies in support of the redevelopment of older commercial areas through a continued commitment to understanding the barriers to reinvestment	Mid Term	Planning & Building; Economic Development	City Council
Coordinate business attraction, retention, expansion, and reinvestment efforts between city departments and local partnerships	Near Term	Economic Development	City Council
Conduct periodic assessments of existing businesses to determine underserved or complementary business sectors	Near Term	Economic Development	City Council
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	Near Term	Economic Development	City Council
Develop an incentive program based on the findings of the Economic Development and Housing Plan and City Council priorities	Near Term	Economic Development	City Council
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	Mid Term	Planning & Building	City Council
Strategies: Partnerships for Jobs and Housing			
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	Mid Term	Planning & Building; Economic Development	City Council
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	Mid Term	Planning & Building; Economic Development	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Explore potential incentives to attract and retain companies that would provide employment for a diverse range of residents in Lafayette	Mid Term	Planning & Building; Economic Development	City Council
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	Mid Term	Economic Development	City Council
Explore potential partnerships with local schools and community colleges to develop training programs geared to the needs of local companies	Mid Term	Economic Development	City Council
Strategies: Old Town			
Promote Old Town Lafayette's viable niche opportunities to foster a creative, diverse, and eclectic tenant profile	Mid Term	Economic Development	City Council
Support small business training and small business funding programs offered at the county and state levels	Mid Term	Economic Development	City Council
Encourage the development of outdoor public plazas and outdoor public green spaces as small gathering places	Mid Term	Planning & Building	Planning Commission
Update the Downtown Vision Plan with a focus on identifying and prioritizing public and private improvements	Mid Term	Planning & Building	Planning Commission
Evaluate the benefits versus the investment costs of applying for entry into the Colorado Creative District Program	Mid Term	Economic Development	City Council
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)	Mid Term	Arts & Culture	Cultural Arts Commission
Support ongoing Old Town Lafayette marketing efforts	Mid Term	Economic Development	City Council
Research new management and financing structures for Old Town over the long-term, such as the establishment of a downtown development authority, urban renewal authority, or a business improvement district	Mid Term	Economic Development	City Council
Element 14: Regional Cooperation			
Assess the ability of existing Intergovernmental Agreements (IGA's) and other joint planning agreements to effectively govern annexation, development, and the provision of services within the City's Urban Growth Boundary	Near Term	City Administrator	City Council
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	Near Term	Planning & Building	City Council

Strategy	Overall Timeframe	Involved	Involved Boards or Commissions
Review the existing Intergovernmental Agreements (IGA's) for areas around Lafayette and complete amendments as necessary	Near Term	City Administrator	City Council
Pursue necessary agreements with other agencies regarding joint use of facilities	Mid Term	City Administrator	City Council
Pursue amended or new agreements regarding revenue sharing where feasible and appropriate	Mid Term	City Administrator	City Council



Legacy Lafayette

Appendix C Community Assessment

October 2021

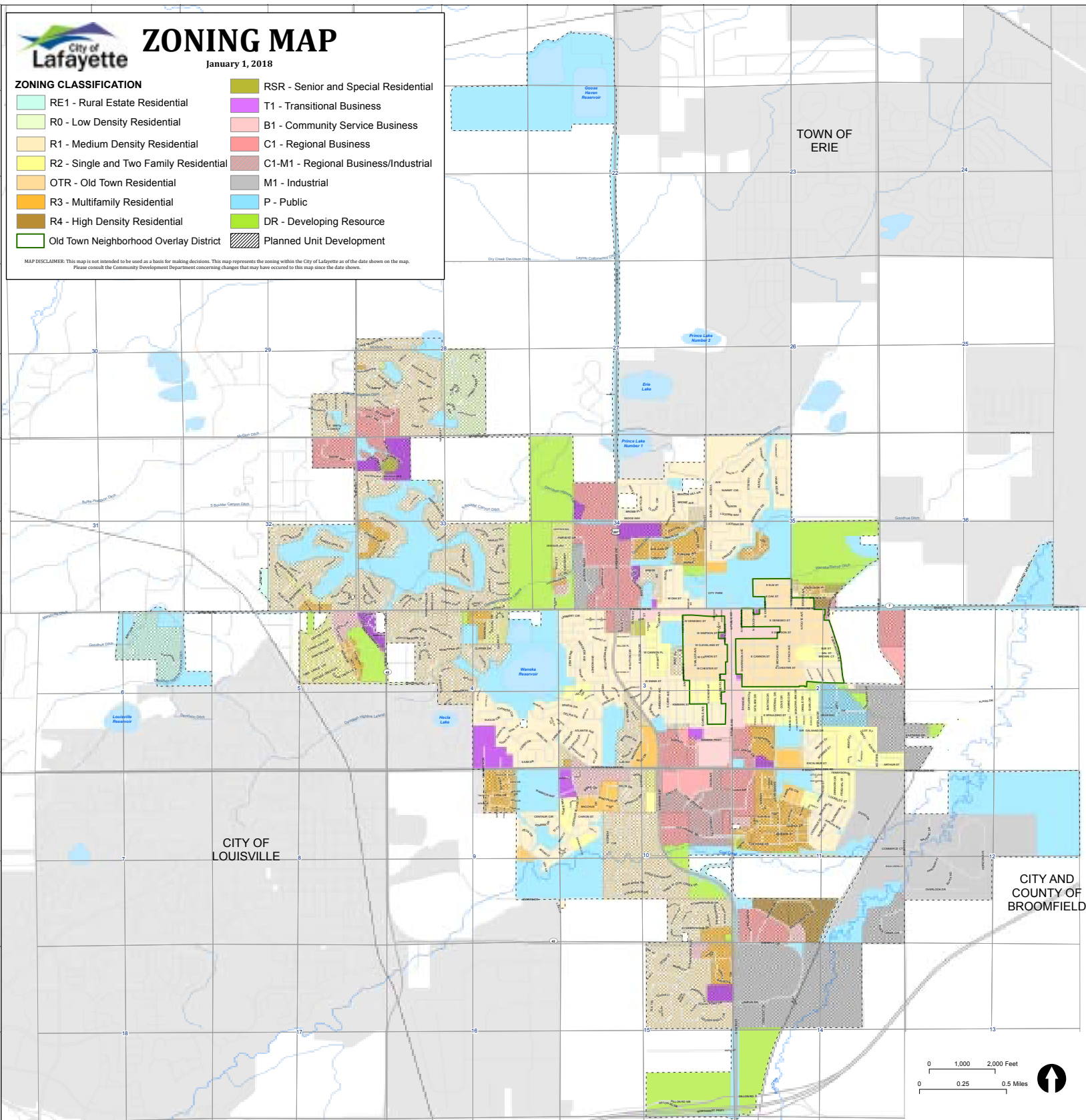
This document provides a comprehensive picture of where the Lafayette community stands today, in terms of demographics, economic strength, transportation, sustainability, and other key planning frameworks. The Community Assessment provides a baseline analysis of the City that may be used to evaluate potential ideas for the City's future, as the Comprehensive Plan for Lafayette moves forward.

Zoning

The new Comprehensive Plan may result in a change to the City's land use plan, for different areas in the community. Changes in the City's land use plan may, in turn, result in changes to zoning classifications in different parts of Lafayette, over time. The following outlines the current breakdown of zoning designations by acreage, within the city limits of the City of Lafayette, followed by the current zoning map for the City.

CURRENT ZONING CLASSIFICATION (WITHIN THE CURRENT CITY LIMITS OF LAFAYETTE)	TOTAL ACRES IN ZONING CATEGORY	PERCENTAGE OF TOTAL ACRES IN THE CITY OF LAFAYETTE
Low Density Residential District (R0)	75.8	1.2%
Medium Density Residential District (R1)	1,751.7	28.8%
Single Family & Two Family Residential District (R2)	357.6	5.9%
Multi Family Residential District (R3)	327.1	5.4%
High Density Residential District (R4)	47.6	0.8%
Senior and Special Residential District (RSR)	13.7	0.2%
Rural Estate Residential District (RE1)	65.5	1.1%
Old Town Residential District (OTR)	199.7	3.3%
Community Service Business District (B1)	148.6	2.4%
Transitional Business District (T1)	113.0	1.9%
Regional Business District (C1)	377.8	6.2%
Developing Resource District (DR)	453.3	7.5%
Regional Business / Industrial District (C1-M1)	74.6	1.2%
Industrial District (M1)	693.3	11.4%
Public District (P)	1,382.0	22.7%
Total Acres Within City Limits of Lafayette	6,081.4	100.0%

Source: City of Lafayette



Source: City of Lafayette

The following provides additional explanations of some of the different zoning classifications in Lafayette.

R-1 (Medium Density Residential District): Areas of single family housing.

Senior and Special Residential District: Areas of the City where senior housing, assisted-care, and similar special projects may develop.

Community Service Business District: This district provides areas for retail stores and convenience services. The character of these uses requires convenient vehicular access from major streets.

Transitional Business District: This district permits business uses that are compatible with the character of the adjacent residential neighborhood.

Regional Business District: This district provides for the main retail business activity in Lafayette, including a variety of shopping for goods, as well as convenience shopping (such as grocery stores, department stores, drive-thrus, restaurants, etc.). Properties within a Regional Business District typically have access from an adjacent major arterial street.

Developing Resource District: This district includes areas that are presently used for agricultural or other non-urban uses that are potentially suitable for urban development, but not in the immediate future because of a lack of utilities, other services, or other needs.

Public District: This zoning district includes lands owned by the City, County, or local agencies (such as Boulder Valley School District).

The following summarizes some takeaways or key observations of the current zoning breakdown in the City of Lafayette, relative to other communities in the region, and compared to most communities around the country.

- » Whereas many communities across Colorado and nationally tend to have a large portion of their residential base zoned as “low density residential”, the City of Lafayette has a very small portion of its land area zoned as low density. Instead, in Lafayette “medium density residential” accounts for nearly 30 percent of the total acreage in the community.
- » A significant portion of the city is zoned as Industrial. This zoning classification accounts for over 11 percent of the total acreage in the city, a much higher percentage than similarly oriented communities around Colorado. However, although the zoning for many of these areas, along and near 120th Street, is designated as Industrial, the area includes a variety of uses that could have a different designation.

- » Significant areas of the city are designated as Planned Unit Developments (PUDs), which allow for applicants to propose greater flexibility in design standards, compared to the standard zoning classifications. The Good Samaritan Medical Center and surrounding office uses constitutes the largest PUD in the City.
- » The Highway 287 corridor includes notable concentrations of Regional Commercial zoning, in the vicinity of Baseline Road. Projects including additional larger format retailers (including the new Kohl's) are moving forward in this area of Lafayette.
- » The City currently has a number of key parcels designated as Developing Resource zoning. These include parcels north and east of Highway 287 and Northwest Parkway, areas west of 287 and north of Baseline (currently pending rezoning to residential), in the vicinity of Highway 287 and Public Road, and a small area northwest of 120th and Baseline (to be developed as the Great Park in the future).
- » A sizeable area of multi-family zoning has moved forward in recent years in the areas to the north and east of Good Samaritan Medical Center.
- » Nearly a quarter of the land area within the boundaries of the City of Lafayette is zoned as a Public District. This designation includes Indian Peaks Golf Course, trails along Coal Creek, and other key areas designated for open space preservation around the edges of Lafayette.

Public Utilities

The water and sewer systems provided by the City of Lafayette have sufficient capacity to serve a total population of roughly 40,000 residents. The Public Works department in Lafayette has indicated that the city faces particular issues with stormwater runoff and drainage in the Old Town area.

Schools

The Boulder Valley School District (BVSD) serves Lafayette and surrounding communities and is ranked as one of the leading school districts in the state of Colorado. The following provides summary profiles of the public school facilities present in the City of Lafayette.

Lafayette Elementary School

Lafayette Elementary School, opened in 1964, serves one of the most diverse populations of students in the

Boulder Valley School District, and focuses on providing a unique multicultural learning environment. Lafayette Elementary is a Green Star School which means it partners with Eco-Cycle to promote Zero Waste through increased recycling, the implementation of composting, and special waste reduction activities. The Garden to Table program at Lafayette Elementary works in collaboration with the Growe Foundation to provide students with the knowledge and skills that lead them to make healthy and environmentally sustainable lifestyle choices.

Alicia Sanchez International School

Alicia Sanchez International Elementary School is a neighborhood school committed to the vision of Alicia Sanchez, as a family and community-centered learning environment. As an authorized International Baccalaureate (IB) World School, Alicia Sanchez integrates the IB requirements with the BVSD curriculum to provide a global approach to learning. Alicia Sanchez focuses on more personalized learning and a focus on environmental education through a partnership with the Thorne Nature Experience. It offers an after school program for all interested students.

Ryan Elementary School

Ryan Elementary STEAM (Science, Technology, Engineering, Arts and Mathematics) School has a focus on developing the whole child with experiential project-based learning activities in the STEAM areas. Ryan embraces technology like interactive white boards, iPads, Chrome Books, document cameras and 3-D projectors as a tool for engaging students and supporting learning. It partners with the University of Colorado, Thorne Nature Experience, Growe Foundation, and Impact on Education on a variety of efforts.

Centaurus High School

Centaurus High School, opened in 1973, is a college-preparatory high school with an award winning Engineering Academy and International Baccalaureate Diploma program. The school offers a variety of Advanced Placement courses, an International Baccalaureate program, and an Engineering Academy. The school district's 2014 master plan identified over \$20 million in maintenance projects and upgrades. Notable projects on the list for Centaurus included renovations to the music classrooms, library, kitchen and cafeteria.

Justice High School

Justice High is a charter school for at-risk youth in the Boulder Valley and St. Vrain Valley communities. It is a pre-collegiate academic program, requiring all

graduates to have taken and passed two college-level courses and be accepted into a minimum of three colleges. All students are required to participate in extra-curricular activities and work in their community. Justice High School also offers students some vocational courses and opportunities to complete their GED or HiSET exams.

Angevine Middle School

Angevine Middle School opened in 1989 and serves the Lafayette area. The school is unique in that it offers a pre-engineering program, which feeds into the Centaurus High School engineering track; an award winning visual and musical arts program; and new technology built into every classroom, geared for the needs of 21st century students. The district's 2014 master plan identified a series of infrastructure improvements for the buildings and other areas on the campus. The plan identified projects to provide Special Education classrooms and to provide compatibility with the Americans with Disabilities Act (ADA) for work stations in labs around the school.

Escuela Bilengue Pioneer Elementary

The building housing Pioneer dates to 1928, and is one of the very oldest facilities in the Boulder Valley School District. Pioneer offers teaching in a bilingual environment and serves elementary school students in one of the more diverse areas within the entire Boulder Valley attendance area.

Peak to Peak Charter School

Peak to Peak offers a liberal arts based, college preparatory education for students from kindergarten through 12th grade. The charter for this school is held by the Boulder Valley School District, but the facility draws students from a range of surrounding communities and not just from Lafayette.

Parks and Open Space

The following provides an inventory of the park and open space facilities in Lafayette, based upon information in the current version of the Parks Recreation Open Space (PROS) Plan.

Lafayette's parks range in size from the approximately quarter acre Spruce Park to the 90+ acre Waneka Lake Park, including surface water. These parks are well distributed across the city and provide access to the majority of Lafayette residents. The parks are generally well maintained and offer a variety of both active and passive recreational opportunities. While not formally classified, the parks generally fall into several subcategories.

Larger Parks

These parks generally serve a larger audience and typically provide on-site parking in addition to programmed spaces such as ballfields.

- » Waneka Lake Park (including the Boat House)
- » LaMont Does Park (Great Outdoors Water Park)
- » City Park (including Skate Park)
- » Whitetail Park
- » Great Bark Dog Park

Smaller Parks

These small parks offer a similar diversity of experience that is present in the larger parks. They are located throughout the community and are generally within walking distance of residential neighborhoods. Most of the small parks offer play equipment, open turf, and picnic tables or other seating. The community has two small urban parks that act as gathering spaces for the Old Town area of Lafayette.

- » Yarrow Park
- » Cross Ridge Park
- » John Breau Park
- » Autumn Ash Park
- » Cherrywood Park
- » Whispering Meadows Park
- » Romero Park
- » Ofelia Miramontes
- » Sunset Maple Park
- » Red Oak Park
- » Cottonwood Park
- » Lindenwood Park
- » Simpson Mine Park
- » Festival Plaza
- » Spruce Park

Currently Undeveloped or Vacant Land

- » The previously designated “Great Park”. Currently, this park is undeveloped with the exception of trails and restrooms which primarily serve the Great Bark Dog Park.

Other

- » Wilson Community Gardens
- » Kerr Community Gardens at Harney Lastoka Open Space (25% joint-ownership)

OPEN SPACE

Open Space is managed and funded separately from parks and trails in Lafayette, but for comprehensive inventory purposes, it is included and classified into three main categories:

City Owned

- » Coal Creek Open Space Corridor
- » Rock Creek
- » Bullhead Gulch
- » Greenlee Wildlife Preserve
- » Heron Lake
- » Kneebone
- » Nyland
- » Rothman
- » The Farm
- » Thomas
- » Waneka Landing
- » Lowes Waneka
- » Anna’s Farm corridor

Jointly Owned

- » Adler Fingru
- » Esmail
- » Harney Lastoka
- » Mayhoffer
- » Two Creeks (including Flagg Park)
- » Warembourg
- » Echternacht

INDIAN PEAKS GOLF COURSE

The Golf Course and its award-winning operations are managed by the Parks, Open Space, and Golf Department.

OPEN SPACE CORRIDORS

- » Coal Creek
- » Rock Creek
- » City owned corridors

INDOOR FACILITIES

The City has several indoor facilities that provide spaces for a variety of programming. The physical assets represented by these facilities have been inventoried.

- » Bob Burger Recreation Center
- » Senior Services Center
- » Indian Peaks Golf Course Club House
- » Thomas Open Space Barn
- » Starkey Building
- » School facilities

The recreation department utilizes several school facilities for programming.

DEMOGRAPHIC AND MARKET STUDY

Introduction

Rick Community Planning (RICK) has completed a review of demographic and community trends in the Lafayette area and has utilized this data, along with additional market research, to compile this Demographic and Market Study for the City of Lafayette. The conclusions of this study, and other components of the Community Assessment, will serve as a foundation of information for the creation of concepts and planning ideas to be considered as part of Legacy Lafayette – the new Comprehensive Plan for Lafayette.

RICK has compiled information and reached conclusions outlined in this study based upon publicly available information from the U.S. Census, the state of Colorado and Boulder County, and the City of Lafayette. The consultant team has also gathered data from ESRI Business Solutions, a national database of economic and market data derived from U.S. Census data, along with national database information concerning retail and consumer spending, living patterns, and related metrics. The team has also used data from CoStar, a national database of market data for various property sectors, and information gleaned from periodical research, site research, and discussions with brokers and others in the real estate and development fields. RICK has also drawn conclusions outlined in this study, in part, from discussions conducted as part of various Stakeholder meetings, as part of the Legacy Lafayette effort, during Summer 2019.

Together, the information presents a picture of where Lafayette is today and how it may evolve in terms of demographics, the market, and economic development, over the next two decades. While projections can and usually do change, the patterns identified in this study provide a foundation of information for the broader Comprehensive Plan effort.

Demographic Profile

POPULATION AND AGE

The City of Lafayette experienced its most significant periods of population growth and development between 1970 and 2000, growing from a small town in eastern Boulder County to a full service community, with a variety of neighborhoods and commercial centers spread across several square miles. The

growth of the community has slowed over the last twenty years, as the City had fewer areas of “greenfield” (undeveloped) lands available for new construction. In addition, the City of Lafayette designated significant acreages of lands around the periphery of the community as park or open space areas, thus limiting outward growth of the community to some extent. Following a prolonged slowdown associated with the Great Recession, Lafayette has exhibited some new population growth over the last few years, through the construction of various residential communities and developments in various areas of the city. Lafayette grew from a population of 23,283 in 2000 to 24,452 in 2010. According to ESRI estimates (which are derived from U.S. Census data) the City of Lafayette has a population of around 31,000 residents in 2019. Based upon regional trends, ESRI projects population growth of nearly 3,000 residents over the next five years, to a projected population of 33,878 in 2024.

The City has an older population, overall, compared to the Boulder and Denver metro areas, with a median age in 2019 of 39.4 years. However, residents in their prime “parenting” years, between the ages of 25 and 44, account for around a quarter of the total population, and residents under age 20 account for around a quarter of the total as well. According to demographic projections from ESRI, the age 65 to 74 and age 75 to 84 groups will exhibit the largest population growth over the next five years, as the members of the Baby Boomer generation continue to move into and through retirement. The number of residents in Lafayette age 65 or older will increase by a total of over 1,300 residents in the next five years, alone, and demographers expect the trend of the population aging to continue throughout Colorado over the next 20 years. The number of residents age 25 to 34 will also increase by over 660 residents over the next five years. Meanwhile, the projections anticipate the number of residents in the age 55 to 64 group declining over the next five years, as the Baby Boomer generation continues to move into the traditional retirement age brackets (over age 65) and the oldest members of Generation X in the local area, a smaller demographic group compared to the Baby Boomers, reach age 60.

RACE AND ETHNICITY

Lafayette has traditionally had greater ethnic and racial diversity than other Boulder County communities. Estimates from ESRI indicate that over 20 percent of residents in the City of Lafayette are of Hispanic origin, in 2019. While Lafayette has a smaller Hispanic population, as a share of the total population,

compared to the Denver metro area as a whole, its Hispanic population represents a larger share of the population compared to Boulder County as a whole. The City of Lafayette, according to the 2019 population estimates, also has a sizeable Asian population (4.2 percent of the total), and a sizeable share of residents who identify with two or more races, or with some other race alone.

City of Lafayette: Population by Age Group

Age	2019 POPULATION (ESTIMATED)		2024 POPULATION (PROJECTED)		2019 - 2024 POPULATION CHANGE (PROJECTED) BY AGE GROUP	
	Population	Percentage of 2019 Estimated Population	Population	Percentage of 2024 Estimated	Population	Total Projected Percentage
0 - 4	1,804	5.8%	1,971	5.8%	167	9.3%
5 - 9	1,946	6.3%	2,032	6.0%	86	4.4%
10 - 14	2,147	6.9%	2,171	6.4%	24	1.1%
15 - 19	1,943	6.3%	2,093	6.2%	150	7.7%
20 - 24	1,791	5.8%	1,827	5.4%	36	2.0%
25 - 34	3,995	12.9%	4,656	13.7%	661	16.5%
35 - 44	4,244	13.7%	4,475	13.2%	231	5.4%
45 - 54	4,310	13.9%	4,500	13.3%	190	4.4%
55 - 64	4,446	14.3%	4,418	13.0%	(28)	-0.6%
65 - 74	2,917	9.4%	3,632	10.7%	715	24.5%
75 - 84	1,051	3.4%	1,634	4.8%	583	55.5%
85 +	427	1.4%	469	1.4%	42	9.8%
Total	31,021		33,878		2,857	9.2%
Median Age within City of Lafayette (Overall)	39.4		40.0			

Source: ESRI

Breakdown of 2019 Estimated Population by Race / Ethnicity

	CITY OF LAFAYETTE	BOULDER COUNTY	DENVER METRO
White Alone	84.0%	86.0%	75.7%
Black Alone	1.3%	1.0%	5.9%
American Indian Alone	0.9%	0.6%	1.0%
Asian Alone	4.2%	4.6%	4.5%
Pacific Islander Alone	0.0%	0.1%	0.2%
Some Other Race Alone	6.1%	4.6%	8.5%
Two or More Races	3.6%	3.1%	4.2%
Hispanic Origin	20.1%	13.8%	23.8%

Source: ESRI

Historical and projected population information indicates that the share of the population in Lafayette classified as Hispanic has grown since the last U.S. census in 2010, and will continue to grow through 2024.

Breakdown of Population by Race / Ethnicity - City of Lafayette

	2010 (U.S. CENSUS)	2019 (ESTIMATED)	2024 (PROJECTED)
White Alone	85.6%	84.0%	83.2%
Black Alone	1.1%	1.3%	1.3%
American Indian Alone	0.9%	0.9%	0.9%
Asian Alone	3.8%	4.2%	4.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.4%	6.1%	6.2%
Two or More Races	3.2%	3.6%	3.8%
Hispanic Origin	18.2%	20.1%	21.1%

Source: ESRI

The breakdown of population and age information by race or ethnic group for the City of Lafayette indicates that the Hispanic population is considerably younger than the population identified as White, Black, or American Indian. Over 29 percent of Hispanic residents in the City are of age 0 to 14 in 2019. An estimated 7.7 percent of the Hispanic population in Lafayette is age 65 or older, compared to 15.4 percent of the White population in the city.

Breakdown of 2019 Population (Estimated) by Race / Ethnic Group and by Age, within City of Lafayette

	HISPANIC		WHITE		BLACK		AMERICAN INDIAN		ASIAN / PACIFIC ISLANDER		MULTIPLE RACE / OTHER	
Age	Population	Percentage of Total	Population	Percentage of Total	Population	Percentage of Total	Population	Percentage of Total	Population	Percentage of Total	Population	Percentage of Total
0 - 14	1,818	29.2%	4,585	17.6%	73	18.8%	51	18.5%	223	17.1%	966	32.3%
15 - 24	1,024	16.5%	2,935	11.3%	64	16.5%	34	12.4%	167	12.8%	534	17.9%
25 - 34	969	15.6%	3,274	12.6%	41	10.5%	38	13.8%	206	15.8%	435	14.5%
35 - 44	893	14.3%	3,484	13.4%	74	19.0%	43	15.6%	210	16.1%	435	14.5%
45 - 54	604	9.7%	3,752	14.4%	53	13.6%	37	13.5%	183	14.0%	286	9.6%
55 - 64	441	7.1%	4,038	15.5%	47	12.1%	39	14.2%	147	11.3%	174	5.8%
65 - 74	322	5.2%	2,646	10.2%	23	5.9%	29	10.5%	116	8.9%	102	3.4%
75 - 84	128	2.1%	946	3.6%	12	3.1%	4	1.5%	46	3.5%	45	1.5%
85 +	24	0.4%	405	1.6%	2	0.5%	0	0.0%	6	0.5%	14	0.5%
Total	6,223		26,065		389		275		1,304		2,991	

Source: ESRI

POPULATION PROJECTIONS (REGIONAL)

The State of Colorado regularly provides projections for population, households, and employment on a county-by-county basis, but does not provide projections for individual municipalities throughout the state (including cities and towns). The Office of the State Demographer's projections anticipate varying levels of population growth for the counties surrounding Lafayette through 2040.

Projected Population Growth Through 2040

							PROJECTED POPULATION GROWTH, 2018-2040	
	2018 Population (Estimate)	2020 Population (Projected)	2025 Population (Projected)	2030 Population (Projected)	2035 Population (Projected)	2040 Population (Projected)	Projected Population Growth	Percentage Change (2018 - 2040)
Boulder County	333,953	336,442	356,508	377,106	397,030	415,544	81,591	24.4%
Broomfield County	71,024	75,627	87,794	96,097	97,341	97,315	26,291	37.0%
Weld County	307,336	336,442	395,970	459,780	527,600	595,665	288,329	93.8%
Jefferson County	587,064	599,451	626,406	647,960	665,757	679,516	92,452	15.7%

Source: Colorado State Demography Office

Weld County, one of the largest counties in the state and a county with a significant amount of open land available for development, is projected to gain nearly 300,000 residents between 2018 and 2040, as the areas between Denver and Fort Collins along the I-25 corridor, and the Greeley and Windsor areas, continue to grow. The City and County of Broomfield will reach build-out of its remaining undeveloped lands by around 2030, according to the state, and will experience very little population growth between 2030 and 2040. The amount of remaining lands for development in Jefferson County is also limited, given the presence of foothill and mountainous terrain in a large portion of the county and the build-out of most communities. The state anticipates Jefferson County growing by around 92,000 residents between 2018 and 2040. Boulder County, which contains Lafayette, will grow by around 81,000 residents from 2018 through 2040, as communities in the eastern portion of the county such as Longmont and Erie continue to grow. A great deal of land in Boulder County has been designated for open space or agricultural preservation, however, so the county is not anticipated to experience the same level of population growth as Weld County, to the east.

The broader Front Range region, from Denver to Fort Collins, will continue to grow over the next two decades, and while Lafayette is a community with less land available for development, it exists in a region that continues to experience significant economic growth and in-migration. New residents are continuing to move to Colorado, despite the rising cost of living and other potential headwinds, and Lafayette has the opportunity to take advantage of the overall strong growth of the region.

The state provides population projections by age, at the county level. Projections for Boulder County indicate that the county will continue to age over the next 20 years, as outlined in the table.

Boulder County Projected Population by Age Segment

	2015	2020	2025	2030	2035	2040	PROJECTED CHANGE, 2015 - 2040	
Age Segment	Estimated Population	Projected Population	Projected Population	Projected Population	Projected Population	Projected Population	Projected Change in Population by Age Group (2015 to 2040)	Percentage Change
0 - 14	52,356	50,061	50,394	54,247	59,980	64,466	12,110	23.1%
15 - 24	56,604	60,327	61,790	60,140	58,576	60,120	3,516	6.2%
25 - 34	42,088	47,121	51,973	56,456	57,788	56,162	14,074	33.4%
35 - 44	40,765	39,114	41,284	46,696	51,252	55,464	14,699	36.1%
45 - 54	44,234	43,719	43,404	42,051	44,274	49,627	5,393	12.2%
55 - 64	42,309	44,180	43,649	43,452	43,316	42,167	(142)	-0.3%
65 - 74	24,915	32,695	37,781	39,675	39,499	39,576	14,661	58.8%
75 - 84	10,491	13,859	19,867	25,952	30,211	31,970	21,479	204.7%
85 and Older	4,807	5,366	6,366	8,437	12,134	15,992	11,185	232.7%
Total	318,569	336,442	356,508	377,106	397,030	415,544	96,975	30.4%

Source: Colorado State Demography Office

Growth in the population of residents age 65 or older will account for well over a third of the total projected population growth in Boulder County between 2015 and 2040. The county will also experience significant growth in the numbers of younger adults, with the population age 25 to 44 growing by nearly 30,000 residents over the next 20 years. The population of older adults, in the age 45 to age 64 range, will experience relatively modest growth over the next two decades.

As outlined in the table that follows, the population of adults age 65 or older will account for around 22 percent of Boulder County's population by 2040, an increase from 13 percent of the total in 2015. In line with national and regional trends, demographic projections anticipate the population of Boulder County to continue to age over the next two decades.

Projected Population, Breakdown by Age Segment (Percentage of Total Population)

	BOULDER COUNTY					
Age Segment	Based Upon 2015 Estimated Population	Based Upon 2020 Projected Population	Based Upon 2025 Projected Population	Based Upon 2030 Projected Population	Based Upon 2035 Projected Population	Based Upon 2040 Projected Population
0 - 14	16%	15%	14%	14%	15%	16%
15 - 24	18%	18%	17%	16%	15%	14%
25 - 34	13%	14%	15%	15%	15%	14%
35 - 44	13%	12%	12%	12%	13%	13%
45 - 54	14%	13%	12%	11%	11%	12%
55 - 64	13%	13%	12%	12%	11%	10%
65 - 74	8%	10%	11%	11%	10%	10%
75 - 84	3%	4%	6%	7%	8%	8%
85 and Older	2%	2%	2%	2%	3%	4%

Source: Colorado State Demography Office

HOUSEHOLD INCOME

Boulder and Broomfield Counties are two of the most affluent counties along the Front Range, with median household incomes in 2019 estimated at \$84,000 and \$92,000, respectively, compared to a national median household income of around \$58,000. Weld County, just to the east of Lafayette, is considerably less affluent, with a median household income of around \$70,000 and a per capita income estimated at around \$30,000 per year, in 2019. Estimates from ESRI indicate that the City of Lafayette has a median household income of around \$82,000, just below the median for all of Boulder County. The share of households with estimated incomes of less than \$35,000 per year is less in Lafayette, compared to the surrounding counties. Over 10 percent of households in Lafayette are estimated to have household incomes of between \$150,000 and \$200,000, and over 12 percent are estimated to have a household income exceeding \$200,000.

Households by Income (2019, Estimated)

	LAFAYETTE	BOULDER COUNTY	BROOMFIELD COUNTY	WELD COUNTY
Household Income Segment	Percentage of Total Households	Percentage of Total Households	Percentage of Total Households	Percentage of Total Households
Less than \$15,000	5.4%	8.1%	5.8%	7.6%
\$15,000 - \$24,999	6.1%	6.1%	4.7%	7.3%
\$25,000 - \$34,999	4.8%	6.5%	4.7%	7.2%
\$35,000 - \$49,999	11.9%	9.3%	7.3%	13.0%
\$50,000 - \$74,999	17.2%	14.9%	17.2%	17.9%
\$75,000 - \$99,999	13.5%	11.6%	13.8%	17.5%
\$100,000 - \$149,999	18.7%	18.1%	23.8%	18.2%
\$150,000 - \$199,999	10.2%	11.2%	9.3%	5.7%
\$200,000 - Plus	12.1%	14.2%	13.4%	5.7%
Median Household Income	\$81,960	\$84,419	\$92,368	\$69,519
Average Household Income	\$112,167	\$118,040	\$117,552	\$86,664
Per Capita Income	\$44,048	\$47,126	\$45,223	\$30,526

Source: ESRI

Projections generated by ESRI anticipate that household incomes in Lafayette will continue to increase over the next five years, through 2024.

Breakdown of Households in Lafayette by Income (2019, Estimated)

CITY OF LAFAYETTE	2019 - ESTIMATED		2024 - PROJECTED	
Household Income	Number of Households	Percentage of Total Household	Number of Households	Percentage of Total Households
Less than \$15,000	641	5.4%	482	3.7%
\$15,000 - \$24,999	730	6.1%	531	4.1%
\$25,000 - \$34,999	575	4.8%	444	3.4%
\$35,000 - \$49,999	1,422	11.9%	1,328	10.2%
\$50,000 - \$74,999	2,044	17.2%	2,022	15.6%
\$75,000 - \$99,999	1,612	13.5%	1,777	13.7%
\$100,000 - \$149,999	2,234	18.7%	2,870	22.1%
\$150,000 - \$199,999	1,212	10.2%	1,725	13.3%
\$200,000 - Plus	1,448	12.1%	1,799	13.9%
Median Household Income	\$81,960		\$98,285	
Average Household Income	\$112,167		\$129,326	
Per Capita Income	\$44,048		\$50,642	

Source: ESRI

ESRI projects that the median household income in Lafayette will increase to over \$98,000 by 2024, and that households reporting incomes of greater than \$75,000 will represent larger shares of the total number of households by 2024. The projections created by ESRI assume that national and regional trends of economic growth will continue over the next five years. Economic downturns and other shocks could, of course, alter these projections over the next few years.

Data from ESRI also provides a breakdown of estimated and projected household incomes for residents age 55 and older. Logically, the median household income for residents age 65 and older is less than the incomes for residents still in their prime working years (before age 65). Income for residents older than 65 often includes Social Security payments, income from investments, and various forms of fixed income. Over 40 percent of the households headed by someone over age 75 report household incomes of less than \$35,000 per year. Projections for 2024 anticipate that household incomes for all groups will continue to grow, in line with the anticipated growth in incomes across the City of Lafayette.

City Of Lafayette
2019 Households by Income and Age of Householder 55 + (Estimated)

	Householders Age 55 - 64	Percent of All Householders Age 55 - 64	Householders Age 65 - 74	Percent of All Householders Age 65 - 74	Householders Age 75 +	Percent of All Householders Age 75 +	Total (All Householders Aged 55 +)	Percent of All Householders, Age 55 +
Less than \$15,000	117	4.4%	92	5.4%	133	14.7%	342	6.4%
\$15,000 - \$24,999	132	4.9%	144	8.4%	164	18.1%	440	8.3%
\$25,000 - \$34,999	93	3.5%	110	6.4%	87	9.6%	290	5.5%
\$35,000 - \$49,999	266	9.9%	224	13.0%	151	16.6%	641	12.1%
\$50,000 - \$74,999	499	18.6%	353	20.5%	158	17.4%	1,010	19.1%
\$75,000 - \$99,999	384	14.3%	204	11.9%	85	9.4%	673	12.7%
\$100,000 - \$149,999	480	17.9%	293	17.0%	70	7.7%	843	15.9%
\$150,000 - \$199,999	284	10.6%	127	7.4%	30	3.3%	441	8.3%
\$200,000 - Plus	422	15.8%	172	10.0%	29	3.2%	623	11.7%
Total	2,677	100.0%	1,719	100.0%	907	100.0%	5,303	100.0%
Median Household Income	\$88,332		\$68,903		\$40,635		\$72,525	
Average Household Income	\$124,704		\$100,557		\$60,425		\$105,883	

Source: ESRI

City Of Lafayette
2024 Households by Income and Age of Householder 55 + (Projected)

	Householders Age 55 - 64	Percent of All Householders Age 55 - 64	Householders Age 65 - 74	Percent of All Householders Age 65 - 74	Householders Age 75 +	Percent of All Householders Age 75 +	Total (All Householders Aged 55 +)	Percent of All Householders, Age 55 +
Less than \$15,000	70	2.7%	72	3.4%	136	10.7%	278	4.7%
\$15,000 - \$24,999	79	3.0%	107	5.1%	164	13.0%	350	5.9%
\$25,000 - \$34,999	56	2.1%	92	4.4%	102	8.1%	250	4.2%
\$35,000 - \$49,999	220	8.4%	227	10.9%	205	16.2%	652	10.9%
\$50,000 - \$74,999	429	16.4%	394	18.8%	232	18.3%	1,055	17.7%
\$75,000 - \$99,999	369	14.1%	258	12.3%	143	11.3%	770	12.9%
\$100,000 - \$149,999	555	21.2%	439	21.0%	138	10.9%	1,132	19.0%
\$150,000 - \$199,999	357	13.7%	222	10.6%	79	6.2%	658	11.0%
\$200,000 - Plus	477	18.3%	280	13.4%	67	5.3%	824	13.8%
Total	2,612	100.0%	2,091	100.0%	1,266	100.0%	5,969	100.0%
Median Household Income	\$105,019		\$88,247		\$51,916		\$86,269	
Average Household Income	\$144,272		\$123,614		\$79,534		\$123,305	

Source: ESRI

HOUSING

Traditional, single family detached homes represent a larger share of the housing stock in some of Lafayette's neighbors, including Louisville and Erie. The City of Boulder, given the presence of the CU campus and the numerous apartment and multi-family complexes serving the student population, has fewer single family detached homes as a share of its total housing stock. Detached homes represent only 40 percent of the total number of homes in Boulder, compared to almost 90 percent in Erie. In Lafayette, the share of single family detached homes as a percentage of the housing total (61 percent) is generally in line with historical averages for communities across the nation. Single unit, attached homes represent 14 percent of the total in Lafayette, the highest total of any of the surrounding communities. Buildings with 50 or more units account for only 2.7 percent of the total in the city, compared to around 12 percent in the City of Boulder. Lafayette also includes a mixture of housing products, including buildings containing anywhere from five to over 40 units. As the community has continued to grow, it has experienced an increase in multi-family development in recent years.

Estimated Breakdown of Housing Units by Units in Structure

	LAFAYETTE		BOULDER (CITY)		LOUISVILLE		BROOMFIELD		ERIE		SUPERIOR	
	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total
Single Family Detached	7,118	61.1%	18,573	40.9%	6,289	73.4%	15,846	61.2%	6,840	89.8%	2,696	57.7%
Single Family, including up to 4 Units	2,113	18.1%	7,669	16.9%	885	10.3%	2,209	8.5%	236	3.1%	780	16.7%
Multi-Family, including 5 to 19 Units	981	8.4%	8,151	18.0%	683	8.0%	2,599	10.0%	320	4.2%	1,004	21.5%
Multi-Family, including 20 to 49 Units	410	3.5%	4,157	9.2%	352	4.1%	1,726	6.7%	158	2.1%	23	0.5%
Multi-Family, including 50 or More Units	312	2.7%	5,457	12.0%	272	3.2%	2,798	10.8%	20	0.3%	137	2.9%
Mobile Home	725	6.2%	1,394	3.1%	85	1.0%	725	2.8%	42	0.6%	35	0.7%
Total	11,659	100.0%	45,401	100.0%	8,566	100.0%	25,903	100.0%	7,616	100.0%	4,675	100.0%

Source: 2013 - 2017 ACS Estimate (provided by ESRI in 2019)

Data concerning the age of homes in Lafayette reflect the history of 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.

ESRI estimates provide a breakdown of home values for owner-occupied units in Lafayette, for 2019 and projected, for 2024. The average value of all owner-occupied units was around \$475,000 in 2019 and will increase to around \$532,000 by 2024. Fewer than 15 percent of owner-occupied units in the city are valued at less than \$300,000, and nearly 10 percent are valued at over \$750,000. The share of homes valued below \$300,000 will continue to decrease over the next five years. In line with trends across the Front Range, the rapidly increasing value of homes has become an issue in the Lafayette area. While many homeowners purchased their homes a number of years ago and have an equity cushion, from a financial perspective, the rising home values are also increasing property taxes across the community. The rise in property values in particular impacts senior citizens on fixed incomes, and those with lower household incomes.

According to data provided by Realtors Property Resource, a regional database of housing values and data, around two-thirds of the homes

valued under \$300,000 in Lafayette are mobile homes. The median age of mobile homes in the City of Lafayette is 39 years (median year of construction is 1980), and a significant portion of mobile home units in the city date to the 1960s and 1970s. Mobile homes represent over 6 percent of all housing units in Lafayette. Mobile homes represent a much larger share of the housing stock in the city compared to the share of mobile homes (as a percentage of all homes) in the City of Boulder, Louisville, Broomfield, Erie, and Superior.

Housing Units by Year Built, City of Lafayette

YEAR BUILT	ESTIMATED NUMBER	PERCENTAGE
1939 or earlier	507	4.3%
1940 to 1949	113	1.0%
1950 to 1959	201	1.7%
1960 to 1969	275	2.4%
1970 to 1979	2,217	19.0%
1980 to 1989	2,708	23.2%
1990 to 1999	3,357	28.8%
2000 to 2009	1,357	11.6%
2010 to 2013	553	4.7%
2014 or later	371	3.2%

Source: 2013 - 2017 ACS Estimate, provided by ESRI 2019

Breakdown of Owner Occupied Housing Units by Value, Within the City of Lafayette

Home Value	2019 (ESTIMATED)		2024 (PROJECTED)	
	Number of Housing Units	Percentage of Total Housing Units	Number of Housing Units	Percentage of Total Housing Units
Less than \$50,000	406	5.0%	381	4.2%
\$50,000 - \$99,999	36	0.4%	7	0.1%
\$100,000 - \$149,999	87	1.1%	4	0.0%
\$150,000 - \$199,999	137	1.7%	15	0.2%
\$200,000 - \$249,999	224	2.7%	61	0.7%
\$250,000 - \$299,999	255	3.1%	174	1.9%
\$300,000 - \$399,999	2,884	35.2%	2,825	31.2%
\$400,000 - \$499,999	1,839	22.4%	2,443	26.9%
\$500,000 - \$749,999	1,530	18.7%	2,007	22.1%
\$750,000 - \$999,999	490	6.0%	670	7.4%
\$1,000,000 - \$1,499,999	121	1.5%	122	1.3%
\$1,500,000 - \$1,999,999	113	1.4%	290	3.2%
\$2,000,000 or greater	71	0.9%	70	0.8%
Median Home Value	\$403,670		\$443,696	
Average Home Value	\$475,885		\$531,588	

Source: ESRI

Occupied Housing by Year Household Moved into Unit - City of Lafayette (Owner Occupied Units)

Timeframe: When Householder Moved into Unit	Number of Housing Units	Percentage of All Occupied Units
Moved in 2015 or later	421	3.8%
Moved in 2010 to 2014	2,004	17.9%
Moved in 2000 to 2009	2,945	26.3%
Moved in 1990 to 1999	1,910	17.0%
Moved in 1980 to 1989	566	5.0%
Moved in 1979 or earlier	249	2.2%

Occupied Housing by Year Household Moved into Unit - City of Lafayette (Renter Occupied Units)

Timeframe: When Householder Moved into Unit	Number of Housing Units	Percentage of All Occupied Units
Moved in 2015 or later	514	4.6%
Moved in 2010 to 2014	2,064	18.4%
Moved in 2000 to 2009	477	4.3%
Moved in 1990 to 1999	37	0.3%
Moved in 1980 to 1989	7	0.1%
Moved in 1979 or earlier	16	0.1%

Source: 2013 - 2017 ACS Estimate, provided by ESRI in 2019

Data derived from the American Community Survey, from the U.S. Census Bureau, provides a snapshot of the level of financial burden homeownership is placing on budgets for homeowners in Lafayette. As outlined in the table that follows, around 22 percent of households that own their own home have owner costs that exceed 30 percent of their household income. Housing experts typically advise homeowners to avoid paying more than 30 percent of their income for housing costs, relative to other items in most household budgets. The percentage of households paying more than 30 percent of their income for housing has become a key metric to evaluate the degree to which a housing market is "unaffordable". The rising cost of housing along the entire Front Range has emerged as a major issue for all communities, and a sizeable share of households who own their home in Lafayette face financial stress tied to the cost of housing.

Homeowners With a Mortgage: Breakdown of monthly owner costs (for housing) as a percentage of household income in past 12 months

2013-2017 ACS ESTIMATE		
Total homeowner costs (for housing) as a percentage of household income, City of Lafayette	Total Households	Percentage of Total Owner-Occupied Units
Less than 10.0 percent	678	8.4%
10.0 to 14.9 percent	1,016	12.6%
15.0 to 19.9 percent	1,229	15.2%
20.0 to 24.9 percent	996	12.3%
25.0 to 29.9 percent	726	9.0%
30.0 to 34.9 percent	540	6.7%
35.0 to 39.9 percent	243	3.0%
40.0 to 49.9 percent	304	3.8%
50 percent or more	485	6.0%

Homeowners Without a Mortgage: Breakdown of monthly owner costs (for housing) as a percentage of household income in past 12 months

Total homeowner costs (for housing) as a percentage of household income, City of Lafayette	Total Households	Percentage of Total Owner-Occupied Units
Less than 10.0 percent	1,007	12.4%
10.0 to 14.9 percent	314	3.9%
15.0 to 19.9 percent	148	1.8%
20.0 to 24.9 percent	82	1.0%
25.0 to 29.9 percent	88	1.1%
30.0 to 34.9 percent	25	0.3%
35.0 to 39.9 percent	48	0.6%
40.0 to 49.9 percent	64	0.8%
50 percent or more	83	1.0%

Source: 2013 - 2017 ACS Estimate, provided by ESRI 2019

Estimates from the U.S. Census's American Community Survey also provide a breakdown of rents paid for housing in Lafayette, as outlined in the table that follows.

Around 60 percent of renter-households in Lafayette pay monthly rent of between \$1,000 and \$2,000, and only around five percent pay in excess of \$2,000 per month. However, the data provided by the U.S. Census may not reflect current rents in the city, as rents have been increasing in the local market over the last five years.

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 of Lafayette will need to continue to work with nearby communities and regional partners to create additional affordable housing units over the next two decades in order to help alleviate the affordable housing issues in the area.

Renter-Occupied Housing Units by Contract Rent, City of Lafayette

Monthly Rent Paid	Number of Housing Units
Less than \$800	628
\$800 to \$899	167
\$900 to \$999	224
\$1,000 to \$1,249	643
\$1,250 to \$1,499	419
\$1,500 to \$1,999	693
\$2,000 to \$2,499	101
\$2,500 to \$2,999	22
\$3,000 to \$3,499	27
\$3,500 or more	0
Total	2,924

Source: 2013 - 2017 ACS Estimate, provided by ESRI 2019

EDUCATIONAL ATTAINMENT

Lafayette and Boulder County as a whole have very highly educated populations, relative to the averages nationally. Over 57 percent of residents age 25 or older in Lafayette have a college degree or graduate or professional degree. In contrast, only around a third of people in the U.S. over age 25 have a college degree. Around five percent of the adult population in Lafayette does not have a high school diploma or its equivalent, compared to over 11 percent nationally and 8 percent in Colorado.

The presence of a highly educated population in Lafayette enhances the ability of the city to attract companies looking for skilled and educated workers, in particular.

2019 Population, Age 25+, by Educational Attainment

	Lafayette	Boulder County	Denver Metro	Colorado	U.S.
Less than 9th Grade	1.6%	1.9%	3.7%	3.3%	4.9%
9th - 12th Grade, No Diploma	3.5%	2.9%	5.0%	4.9%	6.7%
High School Graduate	11.5%	9.7%	16.1%	17.2%	23.1%
GED / Alternative Credential	3.1%	2.1%	3.5%	3.9%	3.9%
Some College, No Degree	14.7%	14.4%	19.5%	20.6%	20.2%
Associate Degree	7.6%	5.9%	7.3%	8.1%	8.6%
Bachelor's Degree	34.5%	34.3%	28.8%	26.6%	20.0%
Graduate / Professional Degree	23.3%	28.8%	16.2%	15.4%	12.5%

Source: ESRI

EMPLOYMENT

The following table outlines the estimated number of jobs in the various local jurisdictions, and the corresponding “jobs to household” ratio for each jurisdiction. The City of Lafayette is fairly well balanced in terms of the number of jobs offered in the community versus the number of households. However, a large portion of people living in Lafayette commute to other nearby communities for jobs, and others from outside of Lafayette commute into the city on a regular basis. Boulder and Broomfield are the largest employment hubs in this portion of the Front Range region. Most of the other communities in Boulder County and nearby Weld County have fewer jobs than households.

Jobs to Household Ratios (Based Upon 2019 Data)

Jurisdiction	Total Employees Based in Jurisdiction	Number of Households in Jurisdiction	Jobs / Household Ratio
Lafayette	12,274	11,918	1.0
Broomfield	38,227	28,174	1.4
Louisville	14,957	8,681	1.7
Erie	2,672	9,017	0.3
Superior	2,906	4,772	0.6
City of Boulder	117,306	45,475	2.6

Source: ESRI, 2019

The following provides a breakdown of employment in Lafayette by classification. Given the presence of the Good Samaritan Medical Center and associated medical facilities in the southern portion of Lafayette, a total of 19 percent of positions in the city are in the Health Services sector. Other Services, as outlined in the table, include various professional services and related establishments. Lafayette has a higher concentration of jobs in the services sector compared to Boulder County and the region, and a smaller share in Manufacturing. Lafayette has a slightly higher share of jobs in Construction compared to the Denver region and Boulder County.

Breakdown of Employment by Industry Category - City of Lafayette

	Number of Employees (Lafayette)	Percentage of Total Employees (Lafayette)	Percentage of Total Employees (Boulder Metro)	Percentage of Total Employees (Denver Metro)
Agriculture & Mining	149	1.2%	1.2%	1.8%
Construction	705	5.7%	3.1%	5.6%
Manufacturing	603	4.9%	5.6%	5.8%
Transportation	132	1.1%	1.1%	2.7%
Communication	45	0.4%	0.5%	1.9%
Utility	23	0.2%	0.4%	0.5%
Wholesale Trade	515	4.2%	3.9%	4.1%
Retail Trade				
Home Improvement	151	1.2%	1.2%	1.4%
General Merchandise Stores	174	1.4%	1.0%	1.8%
Food Stores	246	2.0%	2.7%	2.5%
Auto Dealers, Gas Stations	89	0.7%	1.4%	1.7%
Apparel & Accessory Stores	19	0.2%	0.8%	0.8%
Furniture & Home Furnishings	53	0.4%	1.2%	1.3%
Eating & Drinking Places	1,004	8.2%	7.6%	8.2%
Miscellaneous Retail	421	3.4%	3.4%	2.9%
Finance, Insurance, Real Estate				
Banks, Savings & Lending Institutions	76	0.6%	1.4%	2.3%
Securities Brokers	46	0.4%	0.6%	1.4%
Insurance Carriers & Agents	68	0.6%	0.4%	1.9%
Real Estate, Holding, Other Investment Offices	127	1.0%	2.3%	3.3%
Services				
Hotels & Lodging	11	0.1%	0.9%	1.9%
Automotive Services	100	0.8%	0.9%	1.4%
Motion Pictures & Amusements	538	4.4%	3.0%	3.3%
Health Services	2,337	19.0%	9.2%	9.9%
Legal Services	40	0.3%	0.9%	1.2%
Education Institutions & Libraries	809	6.6%	17.2%	5.8%
Other Services	3,297	26.9%	21.3%	17.7%
Government	469	3.8%	5.9%	6.1%
Unclassified Establishments	27	0.2%	1.1%	0.7%
Total	12,274			

Source: ESRI

The following table breaks down the businesses based in Lafayette, versus the Boulder metro area (Boulder County) and the Denver metro area.

Breakdown of Businesses by Industry Category - City of Lafayette

	Number of Businesses (Lafayette)	Percentage of Total Businesses (Lafayette)	Percentage of Total Businesses (Boulder Metro)	Percentage of Total Businesses (Denver Metro)
Agriculture & Mining	21	1.7%	2.1%	2.4%
Construction	77	6.3%	5.0%	7.2%
Manufacturing	37	3.0%	3.8%	3.1%
Transportation	21	1.7%	1.4%	2.1%
Communication	8	0.6%	0.7%	1.0%
Utility	1	0.1%	0.3%	0.3%
Wholesale Trade	42	3.4%	3.1%	3.4%
Retail Trade				
Home Improvement	20	1.6%	1.0%	1.4%
General Merchandise Stores	7	0.6%	0.4%	0.5%
Food Stores	24	1.9%	1.5%	1.7%
Auto Dealers, Gas Stations	16	1.3%	1.1%	1.9%
Apparel & Accessory Stores	5	0.4%	1.0%	1.1%
Furniture & Home Furnishings	14	1.1%	1.6%	1.4%
Eating & Drinking Places	71	5.8%	5.3%	6.1%
Miscellaneous Retail	63	5.1%	4.9%	4.7%
Finance, Insurance, Real Estate				
Banks, Savings & Lending Institutions	11	0.9%	1.4%	1.6%
Securities Brokers	15	1.2%	1.9%	1.8%
Insurance Carriers & Agents	26	2.1%	1.5%	2.3%
Real Estate, Holding, Other Investment Offices	43	3.5%	4.8%	5.0%
Services				
Hotels & Lodging	2	0.2%	0.5%	0.6%
Automotive Services	22	1.8%	2.0%	2.6%
Motion Pictures & Amusements	44	3.6%	3.1%	2.8%
Health Services	128	10.4%	7.9%	6.3%
Legal Services	11	0.9%	2.2%	1.9%
Education Institutions & Libraries	26	2.1%	2.4%	2.3%
Other Services	346	28.1%	25.7%	23.9%
Government	25	2.0%	2.2%	1.7%
Unclassified Establishments	105	8.5%	11.5%	9.1%
Total	1,231			

Source: ESRI

The data concerning the breakdown of businesses by industry is similar to that for the breakdown of employees, for Lafayette. The city has a larger share of businesses oriented to Health Services and Services overall, and fewer Manufacturing businesses, compared to Boulder County or the Denver metro area. The following provides a breakdown of the largest employers in the City of Lafayette.

Largest Employers in Lafayette

ORGANIZATION	INDUSTRY	NUMBER OF EMPLOYEES (APPROXIMATE)
Exempla / Kaiser Medical Complex	Medical Facility	1,600
Boulder Valley School District	Educational Services	745
UFP - Lafayette	Manufactured Building Components	285
Wal-Mart	Retailer	180
Rocky Mountain Instruments	Laser Optic Manufacturer	150
City of Lafayette	Local Government	150
Ball Aerospace	High Tech Manufacturer / Aerospace	150
GE Dharmacon	RNA Transfer Technology	140

Sources: City of Lafayette, Rick Community Planning

The following outlines data from the State of Colorado, projecting growth in employment in Boulder County from 2018 through 2028. The state anticipates that Boulder County will gain an additional 34,000 positions over the next ten years, with particularly strong growth in the Business and Financial Operations; Computer and Mathematical; Food Preparation and Serving Related; and Healthcare Practitioners and Technical occupational fields.

Occupational Projections for Boulder County, 2018 - 2028

Occupation	2018 Estimated Employment	2028 Projected Employment	Total 2018 -2028 Employment Change
Total All	198,001	232,454	34,453
Architecture and Engineering	7,969	9,637	1,668
Arts, Design, Entertainment, Sports and Media	5,884	6,878	994
Building and Grounds Cleaning and Maintenance	5,416	6,308	892
Business and Financial Operations	14,061	17,147	3,086
Community and Social Services	2,593	3,263	670
Computer and Mathematical	13,687	18,205	4,518
Construction and Extraction	5,616	6,833	1,217
Education, Training and Library	12,148	14,158	2,010
Farming, Fishing, and Forestry	785	897	112
Food Preparation and Serving Related	19,051	22,118	3,067
Healthcare Practitioners and Technical	10,255	13,194	2,939
Healthcare Support	4,137	5,460	1,323
Installation, Maintenance, and Repair	5,037	5,753	716
Legal	1,631	2,004	373
Life, Physical, and Social Science	6,817	8,434	1,617
Management	11,444	13,695	2,251
Office and Administrative Support	24,516	26,397	1,881
Personal Care and Service	7,838	9,787	1,949
Production	9,581	9,656	75
Protective Services	2,235	2,521	286
Sales and Related	20,460	22,569	2,109
Transportation and Material Moving	6,840	7,540	700

Source: Labor Market Information, Occupational Employment Projections Unit, State of Colorado

PSYCHOGRAPHIC PROFILE

Psychographic profiles provide information about the predominant trends of households concerning their buying habits, hobbies, lifestyles, and related key metrics, that begin to define segments of the population into “cohorts”. The ESRI database has classified households across the country into a series of dozens of psychographic “tapestries”. The following outlines the psychographic groups present in the City of Lafayette (as a percentage of households). In general, a number of affluent psychographic groups dominate the City of Lafayette. However, in line with the demographics of different parts of the city, parts of Lafayette contain psychographic groups common to working class families, or young adults just starting out in the working world.

Households by Psychographic Profile, City of Lafayette

Name of Psychographic Segment	Number of Households in City of Lafayette, 2019	Percentage of All Households in City of Lafayette
Professional Pride (1B)	2,529	21.2%
Down the Road (10D)	1,335	11.2%
Enterprising Professionals (2D)	1,303	10.9%
American Dreamers (7C)	1,248	10.5%
Urban Chic (2A)	1,245	10.4%
Bright Young Professionals (8C)	1,199	10.4%
Home Improvement (4B)	870	7.3%
Front Porches (8E)	728	6.1%
In Style (5B)	590	5.0%
Parks and Rec (5C)	377	3.2%
Emerald City (8B)	344	2.9%
Top Tier (1A)	146	1.2%

Sources: ESRI

The psychographic segments present in Lafayette, as outlined in the table, reflect the diversity of types of households in Lafayette. The community has a mixture of families working in service industries and manufacturing jobs, with lower household incomes and corresponding spending patterns, and other households who are relatively affluent, work in white collar professions, and spend more on their lifestyles. The Comprehensive Plan will address the full range of household types and reflect the needs of different types of residents in Lafayette.

The market study draws from the demographic information presented for the City of Lafayette and the surrounding area, as well as information concerning existing conditions in the local real estate market, trends in development impacting communities, and projections for regional growth to outline scenarios for potential demand for residential and commercial land uses in Lafayette. The larger Legacy Lafayette effort will draw from this information in the creation of ideas for alternatives for the Comprehensive Plan.

DESCRIPTIONS OF PSYCHOGRAPHIC SEGMENTS

The following provides descriptions of the predominant psychographic segments in the City of Lafayette as of 2019, in terms of the breakdowns of households in the community. The following information is provided by ESRI Business Solutions, a national database that provides information concerning different household types, in different geographic areas.

Professional Pride

Professional Pride consumers are well-educated and goal oriented career professionals that prospered through the Great Recession. Members of the group are highly qualified in the science, technology, law, or finance fields. This segment maintains upscale suburban lifestyles, and individuals in this group work long hours and often commute significant distances for work. The schedules of this segment, however, are fine-tuned to meet the needs of their school age children. Professional Pride households are financially savvy. On a national level, Professional Pride households report annual household incomes more than twice the U.S. average. They take pride in their newer homes and spend valuable time and energy upgrading their homes and property. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and, often, in-home theaters. This group mainly includes families with married couples (80 percent of households), and nearly half of families in this segment have children.

Other Key Metrics of Average Households in this Group:

- Members of Professional Pride take several domestic trips per year.
- To keep up with their busy households, these households often hire housekeepers or professional cleaners.
- Residents maintain life insurance, as well as homeowners and auto insurance. They actively invest for the future, and hold various retirements plans and securities.
- Residents tend to shop extensively online.
- Residents tend to take care of themselves, making time for exercise and salon and spa visits.
- Family members tend to be avid readers of various books and magazines.
- Residents of all ages in this group are tech-savvy.

Typical Housing: Single Family
Home Ownership Rate: 91.6%
Median Household Income: 138,100

Down the Road

The Down the Road segment includes a mixture of low-density, semi-rural neighborhoods in large metropolitan areas. Almost half of householders in this segment live in mobile homes and two-fifths in single-family homes. This is a younger, and more diverse, segments of households compared to the rest of the nation. The group includes family-oriented consumers who value their traditions. Members of this segment work in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the U.S. This segment tends to have higher unemployment, much lower median household income and home values, and more than a fifth of households with incomes below the federal poverty level. Members of this segment have a higher unemployment rate than the average U.S. rate and place a premium on convenience in foods, rather than health and nutrition.

Other Key Metrics of Average Households in this Group:

- Members of this segment tend to stop by convenience stores to purchase gas, lottery tickets, and snacks.
- This segment tends to participate in fishing and hunting, and uses the Internet to stay connected with friends and play online video games.
- Nationally, members of this segment tend to frequent Walmart, Walgreens, dollar stores, and Big Lots for their shopping needs.

Typical Housing: Mobile Homes and Single Family
Home Ownership Rate: 65.2%
Median Household Income: \$38,700

Enterprising Professionals

Enterprising Professionals tend to be well educated and are progressing in their careers (which tend to include science, technology, engineering, and mathematics occupations). Members of this segment tend to change jobs often and therefore choose to live in condos, townhomes, and apartments. This market segment is fast growing, nationally, with households typically located in lower density neighborhoods within large metro areas. This segment is more diverse, with Asian Americans comprising over one-fifth of the population (nationally). This young market makes over one and a half times more income than the U.S. median, supplementing their income with high-risk investments. At home, they tend to enjoy the Internet and TV on high-speed connections with premier channels and services. Over half of the residents in this segment hold a bachelor's degree or higher. Enterprising Professionals are early adopters of new technology and enjoy talking about and giving advice on technology. This group tends to work long hours in front of a computer and strives to stay youthful and healthy by eating organic and natural foods, running, and doing yoga. The group tends to buy name brands and trendy clothes online.

Other Key Metrics of Average Households in this Group:

- Enterprising Professionals buy digital books for tablet reading, along with magazines and newspapers.
- Travel to domestic and foreign destinations is common.
- Convenience is key for this group, with households shopping at Amazon.com and picking up drugs at the Target pharmacy.
- Members of the group tend to eat out at chains such as Cheesecake Factory, Chipotle, Panera, and Starbucks.
- Housing for this group tends to include a mixture of suburban single-family homes, row homes, and larger multi-unit structures.

Typical Housing: Multi-Family Housing, and Single Family
Home Ownership Rate: 51.2%
Median Household Income: \$86,600

American Dreamers

Located throughout the South and West, most American Dreamers residents own their own homes,

primarily single-family housing – farther out from the city, where housing is more affordable. The majority of households in this segment include younger married-couple families with children and, frequently, grandparents. This segment has a high degree of diversity, with many residents foreign born and of Hispanic origin. Hard work and sacrifice have improved the economic circumstances of this segment as they have pursued a better life for themselves and their families. Spending in this segment is more focused on members of the household, rather than the home. Members of this group tend to spend money carefully and focus more on the necessities, but they are attracted to new technology, including smart phones. While nearly 17 percent have earned a college degree, the majority of households (nationally, 63 percent) hold a high school diploma only or spent some time at a college, without graduating.

Other Key Metrics of Average Households in this Group:

- When dining out, members of this segment tend to favor national fast-food chains as well as family-friendly restaurants such as Olive Garden, Denny's, or IHOP.
- Residents tend to listen to urban or Hispanic radio.
- During the summer, family outings to theme parks are especially popular.

Typical Housing: Single Family
Home Ownership Rate: 63.7%
Median Household Income: \$50,900

Urban Chic

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households in this segment are married-couple families and about 30 percent are singles. These are busy, well-connected, and well-educated consumers. They tend to be avid readers and moviegoers, environmentally active, and financially stable. This market, nationally, is a bit older, with a median age of 43 years, and it is growing slowly but steadily. Residents in this segment tend to be employed in white collar occupations, in managerial, technical, and legal positions. More than 65 percent of residents in this segment have a bachelor's degree or higher. Households in the Urban Chic segment live in homes ranging from high rise to single family and two thirds own their own homes. Over 60 percent of the households in this segment live in single-family homes, and more than 25 percent live in multi-unit structures.

Other Key Metrics of Average Households in this Group:

- Residents in this segment tend to favor shopping at Trader Joe's, Costco, or Whole Foods. They eat organic foods, drink imported wine, and appreciate good coffee.
- This segment travels extensively, both internationally and domestically.
- Urban Chic households tend to drive luxury imports and shop at upscale restaurants. They embrace city life by visiting museums, art galleries, and movie theaters for entertainment.
- These are financially savvy residents, with portfolios including stocks, bonds, and real estate.
- In their downtime, residents tend to enjoy activities such as skiing, yoga, hiking, and tennis.

Typical Housing: Single Family
Home Ownership Rate: 66.2%
Median Household Income: \$109,400

Bright Young Professionals

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas across the country. These communities are home to young, educated, working professionals, with one out of three householders under the age of 35. More than 40 percent of households, nationally, live in single-family homes, but over a third of households live in buildings with more than five housing units. Members of this group have high labor force participation and generally work in white collar positions, along with a mix of food service and part-time jobs (for college students). The median household incomes, median home values, and average rent paid are close to the U.S. averages. Bright Young Professionals are physically active, up to date with the latest technology, and base purchase decisions on their concern for the environment.

Other Key Metrics of Average Households in this Group:

- Members of this group tend to find leisure by going to bars and clubs, attending concerts, going to the beach, and renting DVDs from Redbox or Netflix.
- Members of this group enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga.
- This group tends to eat out often at fast-food and family restaurants.

Typical Housing: Single Family, Multi-Family
Home Ownership Rate: 42.8%
Median Household Income: \$54,000

Home Improvement

Married-couple families comprise well over half of these suburban households. Most residences in this group are single family homes that are owner-occupied. The educational levels of this group are similar to the U.S. as a whole. Families in this segment spend a lot of time on the go and therefore tend to eat out regularly. People in this group tend to be consumed on the weekends with home improvement and remodeling projects. This group tends to include cautious consumers that do their research before buying and protect their investments. Members of this group also prefer to work from home, when possible.

Other Key Metrics of Average Households in this Group:

- This group tends to make frequent trips to warehouse and club stores (like Costco) and home improvement stores.
- The group is very comfortable with new technology and embraces the convenience of completing tasks on a mobile device.
- Given the family orientation of this group, it tends to frequently buy children's clothes and toys.

Typical Housing: Single Family
Home Ownership Rate: 79.4%
Median Household Income: \$72,100

Front Porches

Front Porches includes a mixture of household types, with more young families with children, and more single households, than the average across the U.S. More than half of householders in this segment are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to people in this segment and help to influence household buying decisions. Households in this group tend to own just one vehicle and use it only when needed. Incomes and net worth for these households are well below U.S. averages. Front Porches households are prevalent in older, established neighborhoods, and single-parent families or singles living alone make up almost half of households in this group. This group includes predominantly blue collar workers with limited incomes who cook at home. Yet, as younger people, they seek adventure and strive to have fun.

Other Key Metrics of Average Households in this Group:

- Households in this group go online for gaming, watching movies, employment searches, and posting pictures on social media.

- People in this group participate in leisure activities including sports, playing board games and playing video games.

Typical Housing: Single Family Homes; Multi-Family Units

Home Ownership Rate: 46.6%
Median Household Income: \$43,700

In Style

People in the In Style group embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. This group includes professional couples or single households without children, and they have time to focus on their homes and their interests. People in this group are slightly older than U.S. averages and are already planning for their retirement. The In Style group primarily includes married couples (without children) and single person households. People in the group live primarily in single-family homes, in older neighborhoods, along with a mix of townhomes and smaller apartment buildings. The group is highly educated, with over 48 percent of people in the group having Bachelor's degrees or higher. This is an affluent market, with incomes supplemented by investments and substantial net worth.

Other Key Metrics of Average Households in this Group:

- Homes are an important part of the style of this group. People in this group invest in home remodeling and maintenance and hire housekeeping services.
- Households in this group prefer organic foods, including growing their own vegetables.
- Households in this group are generous with their support of various charities and causes, and support the arts, theater, concerts, and museums.

Typical Housing: Single Family Homes
Home Ownership Rate: 67.8%
Median Household Income: \$73,000

Parks and Rec

These practical suburbanites have achieved the dream of home ownership and have purchased homes that are within their means. Their homes are older, and townhomes and duplexes are not uncommon. Many of the families in this group are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon. The

neighborhoods typically inhabited by Parks and Rec households are well established, with a variety of amenities and programs for children. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples. More than half of the population of this group is college educated, and people in this group work as professionals in a diverse range of fields, including health care, retail trade, and education.

Other Key Metrics of Average Households in this Group:

- This group tends to include budget-conscious consumers who stock up on items at warehouse clubs and consider cost and practicality in their purchases.
- For outings, people in this group tend to dine out at family-style restaurants and attend movies.
- Residents in this group take advantage of local parks and recreational activities. Their exercise routine is a balance of home-based exercise, a session at a local community gym, or a quick jog, swim, or run.

Typical Housing: Single Family Homes
Home Ownership Rate: 69.7%
Median Household Income: \$60,000

Emerald City

People in the Emerald City group tend to live in lower-density, older, and established neighborhoods in urban areas around the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Many in the Emerald City group embrace the “foodie” culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment for this group. People in this segment travel frequently, both abroad and domestically.

Other Key Metrics of Average Households in this Group:

- People in this group tend to favor shopping at Trader Joe's and Whole Foods.
- People in this group budget their time, utilizing home cleaning services in order to save time for yoga or other exercise.
- This group tends to use the web for professional networking, blogging, making travel plans, shopping, and sports news.

Typical Housing: Single Family Homes; Multi-Family Units

Home Ownership Rate: 48.5%

Median Household Income: \$59,200

Top Tier

The residents of the wealthiest psychographic group in the country, Top Tier, earn more than three times the average U.S. household income. They have the purchasing power to indulge any choice. Aside from the upkeep of their homes, people in this group tend to frequent upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents of this group fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. They read to expand their knowledge and consider the Internet, radio, and newspapers as their key media sources. They regularly cook their meals at home, attentive to good nutrition and fresh organic foods. These highly educated professionals have reached their corporate career goals. One in three of the residents in the Top Tier group has a postgraduate degree. Many of these older residents have moved into consulting roles or operate their own businesses.

Other Key Metrics of Average Households in this Group:

- People in this group often purchase or lease luxury cars with the latest features.
- This group contributes to arts and cultural organizations and educational or social groups.
- Residents in this group farm out their household chores, from routine home maintenance and cleaning to home improvement and maintenance projects.

Typical Housing: Single Family Homes
Home Ownership Rate: 90.2%
Median Household Income: \$173,200

TRENDS IN REAL ESTATE AND COMMUNITY DEVELOPMENT

A number of trends at the regional and national levels influence future planning for the City of Lafayette. Drawing from national research and regional information, the following section outlines some key trends that may influence the evolution of the City over the next 20 years.

Continued Demand for Urban Amenities in Suburban Environments

The Millennial generation, whose oldest members are now approaching 40 years of age, led a significant migration of residents back to the urban core of cities, in Denver and across the country, over the last 20 years. Districts from Lodo in Denver to a variety of districts in Chicago and others across the country benefited from this trend over the last two decades. Now, while marriage and fertility rates continue to decline nationwide, the Millennials who choose to marry and start families are beginning to do so, according to national trends. Many Millennials are now moving to the suburbs. While the desire for good quality schools and more affordable housing is driving this trend, the Millennials are bringing the generation's desire for urban-like amenities to new locations. Real estate observers note that communities in outlying areas of metropolitan areas that have enjoyed the most success in recent years have included many urban-like ingredients, including having vibrant, 18-hour downtown or similar districts that offer opportunities for work, living, and play, and access to mass transit linkages. Employers are selecting locations that offer a range of amenities and urban-like qualities as well, flocking to districts in suburban or outlying communities that enhance their abilities to attract and retain talent. Demand for mixed-use environments, combining residential, commercial, and in many cases entertainment offerings, continues to rise, across suburban communities and in some smaller towns as well. Millennials are seeking out smaller homes compared to their predecessors, given the escalated cost of housing on a per-square foot basis, and the smaller sizes of families today. Consumers are also seeking environments that provide walkability and multi-modal connectivity to amenities and workplaces.

Continued Downsizing of Baby Boomers and Demand for Senior Housing

Demand for senior housing remains very strong, as the Baby Boomers continue to move into retirement. However, the oldest members of the Boomer generation are in their early to mid 70s, and in most cases are still around a decade away from needing formal senior housing services, including assisted living, nursing care, and related services. Boomers continue to downsize their housing units and are moving closer to their children and relatives as they retire. Colorado's Front Range continues to represent a strong retirement market for Baby Boomers, drawn to the state for many of the same reasons drawing other generations to the Centennial State. Developers continue to innovate and explore different types of senior housing developments, ranging from

apartment or townhome communities that offer great amenities for active adults, to "continuum of care" senior communities that offer the full range of senior housing options, from independent living through nursing care.

"Amenity Creep" in Residential and Office Development

As outlined in the Urban Land Institute's "Emerging Trends in Real Estate" report for 2019, real estate operators note that office and residential users (particularly for multi-family developments) are demanding increasing levels of amenities. Apartment complexes continue to offer more amenities that respond to changing tastes, including dog-friendly facilities, space for yoga and pilates, entertainment centers, and even community gardens. Office users are also expecting more amenities, including nearby retail services, enhancements to package delivery areas, exercise facilities, bike storage, and more. The most successful multi-family and office developments, in both cities and suburbs, have offered new or innovative pairings or arrangements of amenities, and remain nimble and able to modify amenities as tastes change.

Building for Flexibility

As discussed in the Urban Land Institute's Emerging Trends report, real estate developers are increasingly looking to construction, for various property types, that may easily be modified as uses change and as tastes change. Many real estate operators are noting that the potential use for a building could change wildly, even within five years, given the speed of change in local markets. Developers are looking to create more buildings that can be easily converted to different types of office space, to retail space, and to other uses, without massive modifications.

The Value of Parks

The value of parks and open space and related amenities has become accepted across the country as a key driver of real estate value, and community value. Developers are examining more creative ways to provide the right mix of parks and open space amenities that serve the needs of residents and visitors and maximize real estate value. Communities across the country have realized how the strength of their local parks and open spaces can enhance their marketability and attractiveness, to lure companies and new residents.

Retail is Changing, not Ending

Despite media coverage of the "retail apocalypse" associated with the closing of larger and mid-sized

retailers across the country in recent years, brick and mortar retail continues. Success in the retail arena has returned to the basic question, “why would someone want to shop here?”, rather than a focus on commoditization and massive floorplates. Real estate experts and urban designers have noted for many years that success in retail is focusing more on creating great experiences for customers. Shopping areas that feature great gathering places, arts and culture, and entertainment, for example, are viewed as having a better chance for long term success, compared to areas that offer only basic experiences for the consumer. The forms of retail are changing. “Pop up” retail, for example, is an emerging trend, and real estate observers note that tastes and fads in tenants and retail formats are constantly changing. This relates to the previously mentioned trend, that developers are seeking out buildings that can better transform from one use to another over time. In fact, in some markets, real estate operators view longer term leases with tenants (which were traditionally viewed as advantageous, compared to shorter lease terms) to be less favorable. The risk in locking in a longer term lease with a retailer is that the retailer’s pitch and offerings could quickly become stale over a five year term, for example, compared to a lease term of one or two years. Shorter lease terms in some cases are advantageous to landlords, as they allow operators to find a hot new concept more quickly.

While the media has focused on the storyline of a “retail apocalypse”, the U.S. is observing, perhaps, a recalibration of the amount of total retail space needed in various communities. The amount of retail space per capita in the United States, for several decades, has exceeded the same metric for other industrialized countries by a factor of two or three times. Many older suburbs, for example, have observed over the last two decades that they in fact are “over retailled” and have too much space allocated for retail uses that in many cases remain dark. Many communities across the U.S. are eyeing retail and commercial spaces as areas that could be repurposed to provide needed residential units, or as areas for employment.

Housing Affordability is an Issue Nationally

Nationally, the U.S. has experienced an undersupply of home construction in the years since the Great Recession, except in the luxury or very high end segments of the residential market, that generate higher profit margins compared to housing geared to the middle class. The pace of home construction continues to lag demand in most areas of the country, and home affordability, as described by the Urban Land Institute, has begun to exact significant public costs.

The lack of affordability has fueled a homeless crisis in many cities, including Denver, and limited the ability of some communities to attract new companies and new talent. In economics, supply normally balances to meet demand. The issue of providing affordable housing, not just for people with lower incomes but also for the middle class, has become perhaps the most challenging planning issue nationwide. Solutions to the affordability crisis vary, but in the end the question is how communities will provide a greater supply of housing to meet demand. The Urban Land Institute notes that public-private partnerships are increasingly becoming the model to provide affordable housing, and the organization believes that a collaborative approach, involving players from a range of fields in the public and private sectors, will more effectively address the problem than regulatory mandates from local or regional governments.

Changes in Household Living Patterns

The rising cost of housing across the country, coupled with generational shifts in living preferences, have resulted in some additional key housing trends nationwide. An increasing number of households are housing multiple generations within a given housing unit, including young adults remaining with their parents into their 20s or even beyond, and aging parents and other relatives sharing housing with their children or younger relatives. According to the Pew Research Center, a record 64 million people—about 20% of the U.S. population—lived with multiple generations under one roof in 2016. As many as 41% of Americans buying a home are considering accommodating an elderly parent or an adult child, according to a recent survey conducted by John Burns Real Estate Consulting. In addition to helping with finances, many families are choosing to house multiple generations under one roof to provide more stability to families, to promote healthier living, and to reduce social isolation.

Adults across the country are also choosing to cohabitate as roommates in greater numbers to counteract rising housing costs. Trends involving delaying marriage or not marrying at all have also contributed to the increase in cohabitation. In 2015, about a quarter of Americans between the ages of 18 and 34 lived with roommates, up from 23 percent a decade prior, according to U.S. Census Bureau data. Nearly 32 percent of the overall American adult population lived in a shared household in 2017, an increase from about 29 percent in 1995, according to analysis of Census data.

LOCAL REAL ESTATE MARKET PROFILES

The following provides information about the current and recent conditions in real estate markets for various property types in Lafayette relative to Boulder County and the broader Front Range.

Office

In line with the patterns for employment in the local area, the City of Lafayette has less office inventory compared to larger employment centers, including the cities of Boulder and Broomfield. The city has around 1.4 million square feet of office space, distributed around various areas of the community. Medical office and professional office space accounts for a good deal of space in the vicinity of the Good Samaritan Medical Center and around the 95th and Arapahoe vicinity. The office category also includes offices for a variety of companies located in the southeastern quadrant of the City, near 120th Street.

Local Office Market

City / Town	Total Square Feet (SF) of Office Space	Average Vacancy of Office Space	Average Lease Rate (\$/SF) for Office Space (Per Year)
Boulder	12,259,158	10.9%	\$26.72
Broomfield	7,019,320	12.5%	\$26.30
Erie	137,953	22.5%	\$26.74
Lafayette	1,405,943	14.7%	\$29.46
Louisville	1,784,685	12.9%	\$24.90

Source: Costar, Spring 2019

Data from Costar, a national database of real estate metrics, indicate that the vacancy rate for office space is just below 15 percent. This rate is higher than that in Boulder and Broomfield. In comparison, Erie's vacancy rate of 22.5 percent is a significant outlier in the local market.

Costar data indicates that, although the city has less office space than Broomfield or Boulder, it has the highest average lease rate for office space of the various cities in the vicinity of Lafayette. The average lease rate of over \$29 per square foot is nearly \$3 per square foot higher than the average in the neighboring communities.

Research reports from area brokerages indicate that Boulder continues to attract expansions from tech giants. Amazon moved into a 37,000 square foot space

in Downtown Boulder in late 2018. Boulder includes a large amount of "flex" space, which can be used for assembly or other operations or configured as office space. The flex space is often marketed to the high number of high-tech companies with hardware and research and development divisions. The presence of a significant pool of flex space relative to office space in the Boulder area is similar to the pattern found in the San Jose area, another strong area for high-tech companies in Silicon Valley. Boulder is seeing some flex space developed as part of mixed use developments, including the REVE development, which broke ground in early 2019 and will include just over 100,000 square feet of speculative office space. The Canyon28 and S*Park mixed use developments in Boulder also include flex space components.

Some companies are considering locations outside of Boulder, given generally lower rental rates in other communities. Uber opted to not renew its lease on space in Downtown Boulder and instead moved to space in Louisville in early 2016.

Retail

Retail data for the various municipalities in the local area indicate that the retailers in Lafayette generate much less in the way of retail sales on an annual basis, and per capita, compared to other communities including Superior, Boulder, Broomfield, and Louisville. The following data reflect retail market metrics as of 2017, compiled by ESRI.

Retail Sales Metrics by Jurisdiction, 2017

	Sales (Millions), Estimated, 2017	Total Annual Retail Sales per Capita, Estimated, 2017
Lafayette	\$239	\$7,736
Broomfield	\$1,041	\$14,627
Louisville	\$349	\$16,458
Erie	\$79	\$3,005
Superior	\$378	\$28,148
City of Boulder	\$2,965	\$27,410

Source: ESRI, Rick Community Planning

Pull Factors Across Retail Industry Categories

RETAIL PULL FACTOR						
Industry Category	Lafayette	Broomfield	Louisville	Erie	Superior	City of Boulder
Motor Vehicle & Parts Dealers	0.12	0.32	0.04	0.05	0.32	1.24
Electronics	0.53	2.14	2.11	0.23	0.70	3.26
Sporting Goods	0.39	0.78	1.26	0.03	0.32	1.99
Apparel	0.28	2.65	0.95	0.04	0.15	1.66
Department Store	0.90	1.28	0.61	0.00	1.23	0.58
Home Furnishings	0.21	1.17	0.63	0.02	0.05	1.52
Grocery	0.18	0.85	1.38	0.33	1.99	2.70
Restaurant	0.67	0.83	0.89	0.19	0.49	1.56

Source: ESRI, Rick Community Planning

Retail “pull factors” reflect the share of the demand generated for various retail categories a particular geography or municipality has in terms of retail sales. A retail pull factor of greater than 1.0 indicates that a community draws in more retail spending on a given category than the demand generated by the residents in the community, for that same retail spending category. As outlined in the table, Lafayette does not have a retail pull factor above 1.0 for any of the primary retail spending categories. It has particularly weak retail pull factors for the categories of Motor Vehicle & Parts Dealers (0.12); Grocery (0.18); Home Furnishings (0.21); and Apparel (0.28). While Lafayette has a King Soopers location at 287 and Baseline, and a Walmart with grocery services just north of 287 and Baseline, there is a Safeway located at 287 and Arapahoe in Erie, just to the north of the city limits of Lafayette. This Safeway likely draws a significant portion of its business from residents living just to the south, in Lafayette. Similarly, a King Soopers along South Boulder Road and east of 95th Street in Louisville is located very close to the Lafayette city limits and likely draws significant business from the western side of Lafayette. The King Soopers along 287, toward the northern edge of Broomfield, likely gains retail spending from Lafayette residents who travel north along 287, on their way home to Lafayette. A few smaller grocers operate in Lafayette, including the Sprouts on South Boulder Road, Natural Grocers on South Boulder Road, and Atlas Valley Purveyors, at 95th and Arapahoe. Given the presence of several grocery stores in other communities, very close to a number of Lafayette neighborhoods, it may not be possible for Lafayette to significantly improve its retail pull factor in grocery for the foreseeable future. The retail pull factors for the Sporting Goods and Apparel

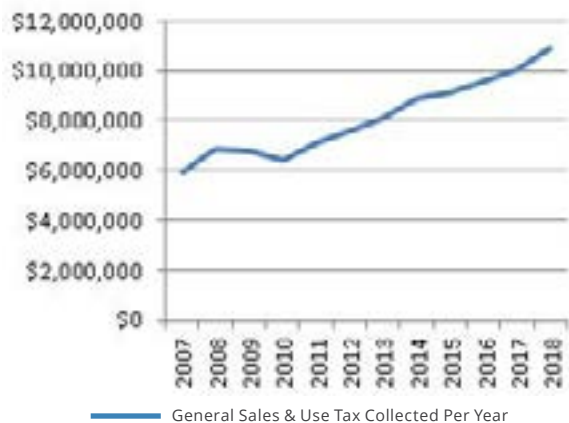
categories will likely improve over the next few years as the new Kohl’s location along 287, between Baseline and Arapahoe, opens for business. The city’s relatively favorable retail pull factor of 0.90, for the Department Store category, is likely due to sales generated by the Walmart on Highway 287, which draws business from communities along the 287 corridor (in addition to Lafayette) and brings considerable spending in the Department Store category into the city. Lafayette’s overall retail pull factor of 0.83 is relatively healthy as well, given the presence of a number of residents in the Old Town area and along the 287 and South Boulder Road corridors.

Most of the surrounding communities also have retail pull factors of less than 1.0 in a number of categories. The Town of Erie has notably weak retail pull factors across the board. However, as Erie continues to experience significant growth, new retail developments will likely begin in the Town of Erie, including around the I-25 and Erie Parkway vicinity and at Erie’s Four Corners location along County Line Road. As Erie gains retail development in coming years, the retail pull factors for some categories in Lafayette may decline, as some shoppers in Lafayette from Erie shift their spending to closer locations, in Erie. At the same time, now that issues concerning the Nine Mile Corner have been resolved between Lafayette and Erie, retail development within Lafayette in the vicinity, along the west side of 287, can now proceed without legal complications between the two municipalities.

As the City of Lafayette has added more retail developments, its general sales and use tax receipts have improved significantly over the last ten years. The most recent data from the City indicate that

total general sales and use tax revenue to the City has increased from around \$6 million in 2007 to over \$10 million in 2018. Notably, while sales tax revenue remained flat during 2009 and declined slightly during 2010, at the height of the Great Recession, the City did not suffer a significant reduction in sales tax revenue, as a number of communities around the Denver region and across the country did during this recession period. The sales tax numbers have increased over each of the last seven years as a number of new retailers and restaurants, including the Walmart and Starbucks, have opened along the 287 corridor, and as new restaurants, breweries, and retailers have opened along South Boulder Road, between 287 and Public Road, and along Public Road in Old Town.

General Sales & Use Tax Collected Per Year, City of Lafayette



A comparison of retail data from local municipalities indicates that Boulder remains the strongest retail center in Boulder County and the surrounding area, with a total of nearly 7 million square feet of retail space in 2019.

The variety of restaurant offerings in Boulder, along with newer retail developments such as the 29th Street district, and the demand generated by the University of Colorado, has continued to sustain Boulder's position in the local retail market. Given the presence of Flatiron Crossings area and other retailers along the US 36 corridor, Broomfield has over 5 million square feet of retail space. According to CoStar, the City of Lafayette had around 1.8 million square feet of retail space as of early 2019. While Lafayette reports the lowest overall retail vacancy rate of area communities, at 2.7 percent, it also has the lowest average retail rent, of around \$18 per square foot. In comparison, the average retail rental rate is \$24 per square foot in Erie and nearly \$27 per square foot in the City of Boulder.

The overall Boulder retail market, which includes Lafayette, has benefited from the strong economy and favorable demographics in the local market. The overall Boulder market has an average lease rate of \$22 per square foot and an overall vacancy of 5.5 percent. The closing of some box retailers, such as Sports Authority, led to some notable vacancies in communities such as Superior and Longmont. However, developers have begun to convert formerly vacant box locations to other land uses. The former Walmart in Longmont, for example, has been marketed for other land uses, as retail demand does not exist at this time for a box store in the location of the building.

Local Retail Market

City / Town	Total Square Feet (SF) of Retail Space	Average Vacancy of Retail Space	Average Lease Rate (\$/SF) for Retail Space (Per Year)
Boulder	6,653,588	8.9%	\$26.77
Broomfield	5,146,775	4.7%	\$21.59
Erie	541,879	3.7%	\$24.18
Lafayette	1,819,839	2.7%	\$18.40
Louisville	1,514,008	15.8%	\$20.89

Source: Costar, Spring 2019

Industrial

While the City of Lafayette has various companies and properties that fall into the Industrial classification, primarily in the southeast portion of the city, Lafayette has one of the smallest industrial property bases in the area, with a total of 932,000 square feet of industrial space. In contrast, Broomfield has over 4 million square feet of industrial space and the City of Boulder has over 6 million square feet. Lafayette also has a higher industrial vacancy rate compared to Broomfield and Boulder, at nearly 13 percent. The lease rate for industrial space also lags that of Lafayette's neighbors, with an average lease rate of \$9.27 per square foot.

Local Industrial Market

City / Town	Total Square Feet (SF) of Industrial Space	Average Vacancy of Industrial Space	Average Lease Rate (\$/SF) for Industrial Space (Per Year)
Boulder	6,234,710	4.1%	\$10.98
Broomfield	4,142,849	9.7%	\$10.03
Erie	432,150	0.0%	\$12.36
Lafayette	932,110	12.9%	\$9.27
Louisville	2,284,818	13.3%	\$10.63

Source: Costar, Spring 2019

Industrial developments and properties in Louisville, Boulder and Broomfield benefit from proximity and access to the US 36 corridor, whereas US 287 provides less access to the rest of the region. However, the presence of the Northwest Parkway at the southern end of Lafayette means that the community does enjoy access to the regional transportation system and a direct link to Denver International Airport. While industrial development has clustered along the US 36 corridor over the last few decades, the Northwest Parkway corridor could gain industrial development as other areas run out of space for additional development.

Multi-Family

According to market data collected by Costar in Spring 2019, Lafayette has an inventory of just under 2,000 multi-family units (including apartments and similar types of rental properties) and reports lower average rental rates, on a monthly basis, of just over \$1,500 per month. Boulder and Broomfield, given the presence of the University of Colorado and the US 36 corridor, have over 11,000 and over 8,000 multi-family units, respectively. The vacancy rate for multi-family units in Lafayette is currently around 6.3 percent. The historical average vacancy rate for the multi-family market in the Boulder County area is 6.3 percent.

Research reports from area brokerages indicate that the Boulder County market has a significant number of apartment units in the development pipeline. A total of 2,000 multi-family units were underway in the market during the second quarter of 2019. A good deal of the development activity has been occurring in the Longmont area, given its commute distance to Boulder as well as its proximity to the rapidly growing I-25 corridor. Some of the multi-family development has moved out of the City of Boulder in recent years, given a height restriction on new construction in the city. The tech industry has contributed significantly to multi-family growth in the Boulder area, including the construction of a new 330,000 square foot campus for Google in Boulder. High tech is fueling a lot of the growth in the Boulder area, but at the same time the tech industry can be volatile. Around 20 percent of the employment tied to office uses in the Boulder area office market is tied to tech jobs, a percentage on par with San Francisco and San Jose in the Silicon Valley.

The development pipeline for multi-family includes the large Sundar apartment complex of over 600 units in Lafayette, at the northwest corner of 287 and Dillon Road, as well as a number of smaller residential ventures in the city.

Local Multi-Family Market

City / Town	Total Units	Vacancy	Average Rental Rate / Unit (Mo)
Boulder	11,496	4.4%	\$1,620.00
Broomfield	8,194	6.8%	\$1,625.00
Erie	150	8.1%	\$1,862.00
Lafayette	1,938	6.3%	\$1,557.00
Louisville	1,168	11.6%	\$1,631.00

Source: Costar, Spring 2019

For-Sale Housing Market

Similar to the overall pattern across the Front Range, Lafayette and surrounding communities witnessed very strong appreciation in housing prices for all product types between 2012 and 2017. The rise in home prices appears to have leveled off over the last year, as prices have reached levels that make ownership less desirable or not possible for a larger share of the potential buying population.

	Average Sales Price, Single Family Homes, July 2018	Average Sales Price, Single Family Homes, July 2019	Average Sales Price, Townhomes / Condos, July 2018	Average Sales Price, Townhomes / Condos, July 2019
Lafayette	\$620,452	\$578,337	\$387,333	\$430,521
Boulder County	\$692,333	\$724,389	\$428,943	\$438,242
Erie	\$543,370	\$631,737	\$289,800	\$310,000
Louisville	\$684,308	\$706,289	\$490,633	\$396,020
Broomfield	\$527,540	\$564,687	\$346,677	\$358,533
Superior	\$633,900	\$704,202	\$394,000	\$465,083

Source: Denver Metro Association of Realtors

Information from the Denver Metro Association of Realtors (DMAR) indicates that changes in prices have varied across the various communities in the Lafayette area. For Boulder County as a whole, the average price of single family homes sold increased from \$692,000 in July 2018 to around \$724,000 in July 2019. The average sales price for townhome and condominium units increased from \$428,000 in July 2018 to \$438,000 in July 2019. For the City of Lafayette (only), the average sales price of single family homes (including new and existing homes) actually decreased from \$620,000 in July 2018 to \$578,000 in July 2019, while the average sales price of a townhome or condo increased from \$387,000 to \$430,000. In general, the market for single family homes in Lafayette is not as expensive as in Louisville or Superior, on par with Erie, and slightly more expensive than in Broomfield. For townhomes and condominiums, Lafayette is less expensive than Superior, more expensive than Erie and Broomfield, and on par with Louisville.

Development Pipeline in Lafayette

The following tables outline the development projects that are in the pipeline in the City of Lafayette, including projects that have gained public approvals and are under construction, as well as others that are working through the approval process.

Development Pipeline: Current Status of Potential Development Projects in the Approval Process in the City of Lafayette, as of October 2019

Name of Development Project	Approval Status	Location	Total Acres Within Project	Number of Single Family Detached Residential Units	Number of Townhome / Condo / Attached Homes	Number of Multi-Family Units	Retail Square Footage	Office Square Footage	Industrial Square Footage	Notes / Additional Information
200 West Baseline Rd Mixed-Use	Pending preliminary and final plan approval	200 W Baseline			13		1,250	1,250		
40 North Subdivision	Approved by Planning Commission. Awaiting final site plan.	North side of Baseline, one-half mile west of 287	78.63	218	130	72				
Blue Sage Subdivision	All approvals completed. Project under construction	2000 W South Boulder Rd	12.9	29	49					
Trail Ridge West	All approvals completed. Project under construction	9880 Baseline Road	3.78	14						
Cherrywood Condos	All approvals completed. Project under construction	190 / 310 S. Cherrywood Dr	9.7		63					
Silo (Weems) project	Approved	1/4 mile west of 287 & Arapahoe	80	148	108	176	10,000			
Avalon Meadows	All approvals completed. Project under construction	Avalon Avenue	6.41	30						
Baseline Old Town Village	All approvals completed. Project under construction	404 W Baseline Rd	0.89			12	6,765			
Cannon Trail	All approvals completed. Project under construction	Corner of S Foote and E Cleveland	8.34	9	15					
City Center Project	All approvals completed. Project under construction	Vicinity of City Center Circle & S Public Rd	10			200	16,640			
Concrete Works of Colorado	Awaiting final approvals	120th & S Boulder Rd	10					7,000		Industrial zoned: Will include 7,000 square feet of office space, a 6-bay maintenance building, a fueling center, and a 4,600 square foot multi-use building with a caretaker dwelling unit.
Copper Stone Apartments	All approvals completed. Project under construction	S Public Rd / S Lafayette Dr	14.4			260				
Curling center	Awaiting final approvals	120th & Overlook Dr	2.8				29,000			29,000 square foot curling center, along with small retail shop and snack shack
Sundar Apartments	All approvals completed.	Northwest corner of 287 & Dillon Rd	36.4			684				

Development Pipeline: Current Status of Potential Development Projects in the Approval Process in the City of Lafayette, as of October 2019

Name of Development Project	Approval Status	Location	Total Acres Within Project	Number of Single Family Detached Residential Units	Number of Townhome / Condo / Attached Homes	Number of Multi-Family Units	Retail Square Footage	Office Square Footage	Industrial Square Footage	Notes / Additional Information
Galt Plaza	All approvals completed.	Northeast corner of Arapahoe Rd & Galt Way	4							Potential for 27 dwelling units & three commercial or mixed use buildings
Lafayette Promenade (Lot 5A) - Kohls	All approvals completed. Project under construction	287 & Lucerne Dr	4.1				55,155			
Indian Peaks Marketplace	Sketch Plan Approved	95th & Paschal	17	32	32		43,700			
Vista Business Park flex space	All approvals completed.	1356 Horizon Avenue	3.48						48,890	
Lafayette Tech Center - medical office	All approvals completed. Project under construction	Northwest corner of S Public Rd & Old Laramie Trail	1.9					40,000		Medical office building.
Peaks Assisted Living	All approvals completed. Project is in progress.	660 Old Laramie Trail	4			88				88-bed assisted living / memory care facility
Porchlights at Hilltop	Pending preliminary and final plan approval	159 High Country Trail	2	6						
Silo Wellness Center	All approvals completed.	816 E. Baseline Rd	0.71				3,959			3,959 square foot Silos Wellness Center, including pilates, yoga, personal training, and massage / acupuncture services
Traditions at Lafayette	Awaiting building permit approval	SE corner S Public Rd & S Lafayette Dr	3.4			133				133 unit affordable senior apartment community
Trails at Coal Creek	All approvals completed. Currently under construction	West of Public Rd & 287	45.6	317						
Silver Creek	Approved	N. 111th St & Cabrini Drive	13.7	61	93					
Village Cove	Approved	Centaur Cir & Centaur Village Dr	1.9	6					26,000	
Vista Business Park (Lot 17)	Pending site plan approval	1391 Horizon Ave								

Development Pipeline: Current Status of Potential Development Projects in the Approval Process in the City of Lafayette, as of October 2019

Name of Development Project	Approval Status	Location	Total Acres Within Project	Number of Single Family Detached Residential Units	Number of Townhome / Condo / Attached Homes	Number of Multi-Family Units	Retail Square Footage	Office Square Footage	Industrial Square Footage	Notes / Additional Information
Willoughby Corner	Sketch plan approved; Pending preliminary plan and final plan approval	120th & Emma	24		160	240				Developed by Boulder County Housing Authority. 400 permanently affordable homes including variety of types including duplexes, townhomes, and apartments.
TOTALS			400	870	663	1,865	166,469	48,250	74,890	

PROJECTS CURRENTLY IN DEVELOPMENT PIPELINE (APPROVED, OR PARTIALLY APPROVED) IN THE CITY OF LAFAYETTE, AS OF OCTOBER 2019	SQUARE FEET	UNITS
Single Family Detached Residential		870
Townhome / Condo / Attached Residential		663
Multi-Family Residential		1,865
Retail	166,469	
Office	48,250	
Industrial	74,890	

Source: City of Lafayette

While the projects in the pipeline may not complete construction at the same time (and full build-out of the projects could take several years), the projections anticipate the construction of 870 single family homes, 663 townhomes, 1,865 multi-family units, 166,000 square feet of retail, 48,000 square feet of office space, and almost 75,000 square feet of industrial space. These projects would represent an increase in the size of the Lafayette office market by 3.3 percent, the industrial market by 5.3 percent, and the retail market by 9.8 percent. Most notably, the multi-family units in the pipeline in Lafayette would represent a 96 percent increase in the multi-family market in the City.

COMPETING SIGNIFICANT PROJECTS IN LOCAL MARKET

The following outlines the key competing projects, or projects that may emerge as competing projects, for the various types of land uses in Lafayette, based upon current plans for various developments.

Baseline, Broomfield, CO:

McWhinney Development has been working on plans for Baseline, a 1,100 acre mixed use district at the southwest quadrant of Baseline Road (Highway 7) and I-25, in Broomfield. This area is located around 10 to 15 minutes east of Lafayette on Baseline Road. The project was known, up until 2018, as “North Park”. Baseline bills itself as a sustainable community, including an emphasis on multi-modal transportation, community gardening, and green energy. Key components of the project will include a UC Health campus, three residential developments, two schools, a data center for J.P. Morgan, some flex industrial space, and the Center Street mixed-use and retail district. At build out, Baseline will include 17.2 million square feet of commercial, 375,000 square feet of retail, 50,000 square feet of medical, and over 6,000 residential units, ranging from apartments to single-family homes.

Downtown Superior

This 42 acre mixed-use district, currently under construction to the south and east of the US 36 and McCaslin interchange, will (at full build-out) include around 1,400 residential units, 817,600 square feet of commercial and retail space, and indoor recreation spaces (including hockey) totaling 150,000 square feet.

Flatiron Marketplace

Located to the south of the US 36 and Flatiron Crossing interchange in Broomfield, this 20 acre project will include around 1,200 residential units and around 12,000 square feet of commercial space at full build out.

Four Corners, Erie

The Four Corners development area includes a total of approximately 47 acres at the southwest corner of Erie Parkway and County Line Road in Erie. Sketch plans for the project anticipate a total of 45 detached single family homes, 84 townhomes or attached housing units, 300 apartments, and 87,000 square feet of commercial space.

Nine Mile, Erie and Lafayette

The communities of Lafayette and Erie have reached a settlement in disputes over potential development on the remaining corners of the US 287 and Arapahoe Road intersection, known as the Nine Mile Corner. On the Lafayette side of the area, along the west side of US 287, local developer Stephen Tebo anticipates developing primarily commercial uses, representing a northward extension of the current developments along the west side of 287 within Lafayette, including the Walmart, TSC, and Kohl's. Erie and Lafayette have agreed to split revenues from development at Nine Mile. The exact mix of uses and development plans for the Nine Mile area will likely move forward over the next several years. The new Lafayette Comprehensive Plan represents an opportunity for the community to articulate its vision for this key entry into the community from the north.

DEMAND PROJECTIONS FOR LAND USE TYPES IN LAFAYETTE

Projecting land use demands for a twenty year time horizon, for any community, involves analyzing historic and projected trends in population, employment, and lifestyle patterns, and creating logical assumptions that form the basis for projections. Forecasts of demand for residential units, logically, derive from anticipated projections of growth or change of population and households in a given community, combined with information concerning anticipated trends in how people live. These trends concern the style of housing, and the anticipated needs of various types of households in a community. Projections for office and industrial land uses derive from the economic base of the community and the surrounding region, along with projections for employment growth in the area. Retail demand derives from the number of residents in a given trade area, the ability of a particular jurisdiction or study area to draw residents from other areas to shop, dine, or use services, and the base of employment, which drives demand for daily purchases such as food (such as lunch during the day), dry cleaning, and related services.

Projections of demand for a given community often involve outlining a series of two or three potential scenarios that may unfold, depending on how demographic and economic forces proceed in the future. The projections for Lafayette outline a series of scenarios that provide a range for the anticipated demand, over the next two decades.

Scenarios for Population Growth in Lafayette

As outlined earlier in the report, state demographers anticipate that the northern Front Range area of Colorado will continue to experience strong population growth between now and 2040, given the continued desirability of Colorado as a place to live and the ability of the region to continue to attract companies and employees. While counties to the east of Boulder, including Weld County, are likely to experience more growth over the next 20 years, given the availability of more land for development in the county, the demand to live in communities located closer to Boulder will likely remain. While none of the communities in the area can expect unlimited population growth, the issue before Lafayette and other nearby communities concerns how much growth a community would like to see. The desire to live closer to the job centers and amenities of Boulder, and to live closer to the foothills, will continue to make Lafayette a very enviable location in the region.

The population projections from the State of Colorado are the only publicly available projections for population growth in the local area, and the state conducts these projections for each county, but not at the local level. The main question in developing projections concerns how much of the projected growth in Boulder County that Lafayette can reasonably expect to occur within its boundaries over the next two decades.

Lafayette's current, estimated population of 31,000 residents (per ESRI) represents roughly ten percent of the total Boulder County population. The three scenarios for population growth, outlined below, anticipate that Lafayette's share of the projected growth in the county will continue at around 10 percent of the county total, will represent a smaller share of the county's growth (5 percent), or will exceed Lafayette's historic share of county population (at 15 percent). Scenario 1 anticipates that Lafayette may grow from a current, estimated population of 31,000 residents to a total of just over 35,000 residents by 2040. Scenario 3 anticipates the most growth in the community, with the population increasing to a total of 43,000 residents by 2040.

Summary of Demand by Land Use

The table to the right outlines the anticipated demand for additional space, or units, in Lafayette between 2019 and 2040. The analysis provides low, medium, and high scenarios for projected demand that tie with the scenarios for population growth in the community through 2040.

CITY OF LAFAYETTE POPULATION PROJECTIONS	SCENARIO 1 (Assume the capture of 5% of Boulder County's projected population growth)	SCENARIO 2 (Assume the capture of 10% of Boulder County's projected population growth)	SCENARIO 3 (Assume the capture of 15% of Boulder County's projected population growth)
	Population	Population	Population
2019 (ESRI Estimate)	31,018	31,018	31,018
2020 (Projected)	31,318	31,318	31,318
2025 (Projected)	32,321	33,325	34,328
2030 (Projected)	33,351	35,384	37,418
2035 (Projected)	34,347	37,377	40,406
2040 (Projected)	35,273	39,228	43,183
Assumed Number of Persons Per Household	2.6	2.6	2.6

Sources: ESRI, Colorado State Demography Office, Rick Community Planning

	SCENARIO 1	SCENARIO 2	SCENARIO 3
Population Projection Assumptions	Assumed Capture of the Percentage of State-Projected Boulder County	Assumed Capture of the Percentage of State-Projected Boulder County	Assumed Capture of the Percentage of State-Projected Boulder County
2020 - 2025	5%	10%	15%
2025 - 2030	5%	10%	15%
2030 - 2035	5%	10%	15%
2035 - 2040	5%	10%	15%

City of Lafayette, Projected Demand by Land Category, 2019-2040

	SCENARIO 1 (Assuming the capture of 5% of Boulder County's projected population growth)	SCENARIO 2 (Assuming the capture of 10% of Boulder County's projected population growth)	SCENARIO 3 (Assuming the capture of 15% of Boulder County's projected population growth)
Office (Square Feet)	180,950	361,725	542,675
Light Industrial (Square Feet)	103,500	206,500	310,000
Retail (Square Feet)	255,425	491,023	726,620
Single Family Detached Residential (Units)	330	634	938
Single Family Attached Residential (Units)	577	1,110	1,642
Multi Family Residential (Units)	742	1,427	2,111

Source: Rick Community Planning

The following outlines some of the key assumptions underlying these projections by scenario.

- » The projections for office and light industrial space assume that the City of Lafayette will gain employment, tied to the long term projections for employment in Boulder County, provided by the State of Colorado. The analysis assumes that Lafayette will capture 3 percent, 6 percent, or 9 percent of the county's forecasted employment growth over the next two decades (tied to Scenarios 1, 2, and 3). The analysis furthermore assumes that employment associated with office land uses will account for 40 percent of the total employment growth in Lafayette, and that industrial land uses will account for around 20 percent of the projected employment growth in the city.
- » The projections for growth in the quantity of retail square footage in Lafayette assume that the City would be able to increase its overall retail pull factor to around 0.8, and thus capture a larger share of the retail demand generated by residents in the City, as well as residents in nearby communities. Scenarios 2 and 3 logically result in higher projections of growth for the retail sector, given that these Scenarios tie to the projections for higher population growth.
- » The projections for residential units in the community tie to the projections for numbers of households in Lafayette. The household projections tie, logically, to the population projections for the community. The projections assume that Lafayette will continue with the same average household size over the next twenty years as it has in 2019 (an assumption of around 2.6 people per housing unit). While an aging population in the Lafayette area may result in a greater share of households with two or fewer residents, the rising cost of housing in the region may result in the formation of larger households (between different adults), in an effort to share living costs. The projections assume that, given the lack of significant areas of lands available for residential development in Lafayette and the high cost of land in this part of Boulder County, residential development in the city will tend to favor the construction of multi-family or attached homes, as opposed to traditional detached, single family homes. Specifically, the analysis assumes that single family detached homes will account for 20 percent of new units, single family attached for 35 percent, and multi-family units for around 55 percent of new units in the community.

Additional Notes & Conclusions: Forecasts for Demand

- » While the projections for future land uses in Lafayette are organized by traditional land use categories (retail, office, residential, office), development in the community may logically organize, in part, around mixed use development. Mixed use developments have gained traction in the local market, in communities such as Boulder and Broomfield, and these types of development could account for a larger share of development in Lafayette over the next few decades.
- » While office demand logically derives from projections for employment in the local area, the community can increase its marketability for office space by creating the amenities and adjacent land uses desired by employees. Developing restaurants, parks, gathering places, entertainment, and other amenities in the vicinity of employment areas would increase the marketability of these office environments, to attract new tenants.
- » Similarly, and tied to discussion earlier in the report, Lafayette can increase its long term ability to capture retail spending by creating environments that provide a better experience for visitors. Developing projects or districts with unique shops and with amenities desired in today's marketplace would enhance the marketability of retail areas.
- » While shoppers and visitors can and do seek out districts that lack enhanced transportation connections to highways and arterials, retailers logically like to locate in areas with greater traffic and favorable access to transportation routes (which includes transit and other multi-modals, as well as vehicular routes). While Public Road serves as the downtown area and a unique district in Lafayette, the community could take better advantage of the access and traffic present on Highway 287 and on Highway 7 to create districts that would draw from a regional area. The development of mixed use district(s) along Highway 287, and along Highway 7 in anticipation of the completions of BRT along the Highway 7 corridor, could gain market acceptance, in part due to the access from 287 and from the Northwest Parkway.
- » While Lafayette has the opportunity to create retail offerings (including shopping, unique stores, and restaurants) that would attract more business from residents in Anthem and other developments in the municipalities surrounding

Lafayette, a number of larger and amenitized districts are poised for development and may limit the amount of retail spending that Lafayette can capture. The Baseline development at Highway 7 and I-25 will represent a key, regional mixed use center that draws from the entire northern suburban area of Denver and the I-25 corridor, stretching from Thornton north toward Loveland. Erie is developing plans for a larger mixed use center at its key gateway, at I-25 and Erie Parkway. Importantly, Lafayette will continue to compete with surrounding communities and districts for business, and will have to remain vigilant about guiding developments to create projects that are unique and draw from other communities.

- » The projections for the various land uses do not account for the development projects that are currently in the pipeline in the City of Lafayette, as outlined earlier in this study. For example, the Sundar apartment complex at 287 and Dillon Road would account for over 600 units over its build-out, and would be included in the multi-family projections (by unit) for Lafayette.
- » Importantly, the land use projections represent potential demand, but not supply, for the various land use categories, based upon the assumptions outlined in this report concerning growth at the county level. The actual amount of development that may occur in Lafayette will depend, in part, on how much land the community allows and approves for development. Limiting growth would logically place a ceiling on the quantity of development in the different categories, over the next 20 years.
- » As traffic on Northwest Parkway increases over time, and as a beltway around the entire metro area potentially reaches completion, the marketability of Lafayette will increase, given its position on this beltway area. The areas near Northwest Parkway represent key areas for retail or office development that have yet to attract significant interest, beyond medical and some hospitality and highway oriented uses.
- » Plans for any community can change, and the projections for future land use will likely change periodically over the next 20 years, as market conditions and preferences change in local areas. The City of Lafayette should revisit its projections for land uses periodically in order to refine them, as market conditions change.

HOUSING STUDY

INTRODUCTION

Rick Community Planning (RICK) has completed a review of housing trends in the Lafayette area and has utilized this data, along with additional market research, to compile this Housing Study for the City of Lafayette. The conclusions of this study, and other components of the Community Assessment, will serve as a foundation of information for the creation of concepts and planning ideas to be considered as part of Legacy Lafayette – the new Comprehensive Plan for Lafayette.

RICK has compiled information and reached conclusions outlined in this study based upon publicly available information from the U.S. Census, the state of Colorado and Boulder County, and the City of Lafayette. The consultant team has also gathered data from ESRI Business Solutions, a national database of economic and market data derived from U.S. Census data, along with national database information concerning retail and consumer spending, living patterns, and related metrics. The team has also used information gleaned from periodical research, site research, and discussions with brokers and others in the real estate and development fields. RICK has also drawn conclusions outlined in this study, in part, from discussions conducted as part of various Stakeholder meetings, as part of the Legacy Lafayette effort, during Summer 2019.

Together, the information presents a picture of where Lafayette is today and how it may evolve in terms of housing patterns and trends, over the next two decades. While projections can and usually do change, the patterns identified in this study provide a foundation of information for the broader Comprehensive Plan effort.

HOUSING: EXISTING CONDITIONS

Traditional, single family detached homes represent a larger share of housing stock in some of Lafayette's neighbors, including Louisville and Erie. The City of Boulder, given the presence of the CU campus and the numerous apartment and multi-family complexes serving the student population, has fewer single family detached homes as a share of its total housing stock. Detached homes represent only 40 percent of the total number of homes in Boulder, compared to almost 90 percent in Erie. In Lafayette, the share of single family detached homes as a percentage of the housing total (61 percent) is generally in line with historical averages for communities across the nation. Single unit, attached homes represent 14 percent of the total in Lafayette, the highest total of any of the surrounding communities. Buildings with 50 or more units account for only 2.7 percent of the total in the city, compared to around 12 percent in Boulder. Lafayette also includes a mixture of housing products, including buildings containing anywhere from 5 to over 40 units. As the community has continued to grow, it has experienced an increase in multi-family development in recent years.

Estimated Breakdown of Housing Units by Units in Structure

	LAFAYETTE		BOULDER (CITY)		LOUISVILLE		BROOMFIELD		ERIE		SUPERIOR	
	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total	Number of Units	Percentage of Total
Single Family Detached	7,118	61.1%	18,573	40.9%	6,289	73.4%	15,846	61.2%	6,840	89.8%	2,696	57.7%
Single Family, including up to 4 Units	2,113	18.1%	7,669	16.9%	885	10.3%	2,209	8.5%	236	3.1%	780	16.7%
Multi-Family, including 5 to 19 Units	981	8.4%	8,151	18.0%	683	8.0%	2,599	10.0%	320	4.2%	1,004	21.5%
Multi-Family, including 20 to 49 Units	410	3.5%	4,157	9.2%	352	4.1%	1,726	6.7%	158	2.1%	23	0.5%
Multi-Family, including 50 or More Units	312	2.7%	5,457	12.0%	272	3.2%	2,798	10.8%	20	0.3%	137	2.9%
Mobile Home	725	6.2%	1,394	3.1%	85	1.0%	725	2.8%	42	0.6%	35	0.7%
Total	11,659	100.0%	45,401	100.0%	8,566	100.0%	25,903	100.0%	7,616	100.0%	4,675	100.0%

Source: 2013 - 2017 ACS Estimate (provided by ESRI in 2019)

Data concerning the age of homes in Lafayette reflect the history of 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.

Housing Units – City of Lafayette

HOUSING UNITS BY YEAR BUILT, CITY OF LAFAYETTE	ESTIMATED NUMBER OF HOUSING UNITS	PERCENTAGE OF TOTAL HOUSING UNITS
1939 or earlier	507	4.3%
1940 to 1949	113	1.0%
1950 to 1959	201	1.7%
1960 to 1969	275	2.4%
1970 to 1979	2,217	19.0%
1980 to 1989	2,708	23.2%
1990 to 1999	3,357	28.8%
2000 to 2009	1,357	11.6%
2010 to 2013	553	4.7%
2014 or later	371	3.2%

Source: 2013-2017 ACS Estimate, provided by ESRI 2019

ESRI estimates provide a breakdown of home values for owner-occupied units in Lafayette, for 2019 and projected, for 2024. The average value of all owner-occupied units was around \$475,000 in 2019 and will increase to around \$532,000 by 2024. Fewer than 15 percent of owner-occupied units in the city are valued at less than \$300,000, and nearly 10 percent are valued at over \$750,000. The share of homes valued below \$300,000 will continue to decrease over the next five years. In line with trends across the Front Range, the rapidly increasing value of homes has become an issue in the Lafayette area. While many homeowners purchased their homes a number of years ago and have an equity cushion, from a financial perspective, the rising home values are also increasing property taxes across the community. The rise in property values in particular impacts senior citizens on fixed incomes, and those with lower household incomes across the board.

Breakdown of Owner Occupied Housing Units by Value, Within the City of Lafayette

Estimated Home Value:	2019 (ESTIMATED)		2024 (PROJECTED)	
	Number of Housing Units	Percentage of Total Housing Units	Number of Housing Units	Percentage of Total Housing Units
Less than \$50,000	406	5.0%	381	4.2%
\$50,000 - \$99,999	36	0.4%	7	0.1%
\$100,000 - \$149,999	87	1.1%	4	0.0%
\$150,000 - \$199,999	137	1.7%	15	0.2%
\$200,000 - \$249,999	224	2.7%	61	0.7%
\$250,000 - \$299,999	255	3.1%	174	1.9%
\$300,000 - \$399,999	2,884	35.2%	2,825	31.2%
\$400,000 - \$499,999	1,839	22.4%	2,443	26.9%
\$500,000 - \$749,999	1,530	18.7%	2,007	22.1%
\$750,000 - \$999,999	490	6.0%	670	7.4%
\$1,000,000 - \$1,499,999	121	1.5%	122	1.3%
\$1,500,000 - \$1,999,999	113	1.4%	290	3.2%
\$2,000,000 or greater	71	0.9%	70	0.8%
Median Home Value	\$403,670		\$443,696	
Average Home Value	\$475,885		\$531,588	

Source: ESRI

While the values of homes have increased considerably over the last five to seven years, the majority of residents in Lafayette moved into their units more than ten years ago. Just under 22 percent of homeowners moved into their home within the last ten years, and 23 percent of renters in the city moved into their current unit within the last ten years. At the same time, only 24 percent of homeowners moved into their current home more than 20 years ago.

Occupied Housing by Year Householder Moved into Unit City of Lafayette

OWNER OCCUPIED UNITS	TIMEFRAME: WHEN HOUSEHOLDER MOVED INTO UNIT	NUMBER OF HOUSING UNITS	PERCENTAGE OF ALL OCCUPIED UNITS
	Moved in 2015 or later	421	3.8%
	Moved in 2010 to 2014	2,004	17.9%
	Moved in 2000 to 2009	2,945	26.3%
	Moved in 1990 to 1999	1,910	17.0%
	Moved in 1980 to 1989	566	5.0%
	Moved in 1979 or earlier	249	2.2%
RENTER OCCUPIED	TIMEFRAME: WHEN HOUSEHOLDER MOVED INTO UNIT	NUMBER OF HOUSING UNITS	PERCENTAGE OF ALL OCCUPIED UNITS
	Moved in 2015 or later	514	4.6%
	Moved in 2010 to 2014	2,064	18.4%
	Moved in 2000 to 2009	477	4.3%
	Moved in 1990 to 1999	37	0.3%
	Moved in 1980 to 1989	7	0.1%
	Moved in 1979 or earlier	16	0.1%

Source: 2013-2017 ACS Estimate, provided by ESRI in 2019

Data derived from the American Community Survey, from the U.S. Census Bureau, provide a snapshot of the level of financial burden homeownership is placing on budgets for homeowners in Lafayette. As outlined in the table that follows, around 22 percent of households that own their own home have owner costs that exceed 30 percent of their household income. Housing experts typically advise homeowners to avoid paying more than 30 percent of their income for housing costs, relative to other items in most household budgets. The percentage of households paying more than 30 percent of their income for housing has become a key metric to evaluate the degree to which a housing market is “unaffordable”. The rising cost of housing along the entire Front Range has emerged as a major issue for all communities, and a sizeable share of households that own their home in Lafayette face financial stress tied to the cost of housing.

Homeowners With a Mortgage: Breakdown of monthly owner costs (for housing) as a percentage of household income in past 12 months

2013-2017 ACS ESTIMATE, LAFAYETTE		
Total homeowner costs (for housing) as a percentage of household income, City of Lafayette	Total Households	Percentage of Total Owner-Occupied Units
Less than 10.0 percent	678	8.4%
10.0 to 14.9 percent	1,016	12.6%
15.0 to 19.9 percent	1,229	15.2%
20.0 to 24.9 percent	996	12.3%
25.0 to 29.9 percent	726	9.0%
30.0 to 34.9 percent	540	6.7%
35.0 to 39.9 percent	243	3.0%
40.0 to 49.9 percent	304	3.8%
50 percent or more	485	6.0%

Source: 2013-2017 ACS Estimate, provided by ESRI 2019

Homeowners Without a Mortgage: Breakdown of monthly owner costs (for housing) as a percentage of household income in past 12 months

TOTAL HOMEOWNER COSTS (FOR HOUSING) AS A PERCENTAGE OF HOUSEHOLD INCOME, CITY OF LAFAYETTE	TOTAL HOUSEHOLDS	PERCENTAGE OF TOTAL OWNER-OCCUPIED UNITS
Less than 10.0 percent	1,007	12.4%
10.0 to 14.9 percent	314	3.9%
15.0 to 19.9 percent	148	1.8%
20.0 to 24.9 percent	82	1.0%
25.0 to 29.9 percent	88	1.1%
30.0 to 34.9 percent	25	0.3%
35.0 to 39.9 percent	48	0.6%
40.0 to 49.9 percent	64	0.8%
50 percent or more	83	1.0%

Source: 2013 - 2017 ACS Estimate, provided by ESRI in 2019

Estimates from the U.S. Census's American Community Survey also provide a breakdown of rents paid for housing in Lafayette, as outlined in the table.

Around 60 percent of renter-households in Lafayette pay monthly rent of between \$1,000 and \$2,000, and only around five percent pay in excess of \$2,000 per month. However, the data provided by the U.S. Census may not reflect current rents in the city, as rents have been increasing in the local market over the last five years.

Under 5 percent of homes, across all categories, are vacant in the City of Lafayette, according to recent Census data, indicating a very tight housing market with little slack to accommodate newcomers or the formation of new households (without new construction).

Housing affordability is an issue across Boulder County. Data from the Boulder County Regional Housing Partnership indicates that working families face significant barriers to making ends meet, with the higher housing costs in the area. As outlined in the table that follows, families earning up to 60 percent of the area median income (AMI) can typically afford homes valued up to \$240,000. Very few single family homes on the market in the Lafayette area are valued below \$300,000.

The Boulder County Regional Housing Partnership estimated that 810 homes in the “southeast” portion of Boulder County (defined to include Lafayette, Louisville, Superior, and Erie) were “affordable” in 2017. The organization has established goals for the creation of affordable units throughout the county through 2035. The affordable unit goal for the southeast communities for 2035 is 3,000 homes, representing an increase of 2,190 homes from the 2017 total. The various municipalities in the local area will need to explore a variety of strategies to reach this affordable housing goal over the next fifteen years.

Renter-Occupied Housing Units by Contract Rent, City of Lafayette

MONTHLY RENT PAID	NUMBER OF HOUSING UNITS
Less than \$800	628
\$800 to \$899	167
\$900 to \$999	224
\$1,000 to \$1,249	643
\$1,250 to \$1,499	419
\$1,500 to \$1,999	693
\$2,000 to \$2,499	101
\$2,500 to \$2,999	22
\$3,000 to \$3,499	27
\$3,500 or more	0
Total	2,924

Source: 2013 - 2017 ACS Estimate, provided by ESRI in 2019

What Can Boulder County Residents Afford to Pay for Their Homes?

	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	Family of 2 Earning 60% of the Area Median Income	Family of 3 Earning 30% of the Area Median Income	Family of 4 Earning 60% of the Area Median Income
Rent should not exceed	\$1,139 / month	\$626 / month	\$1,520 / month
Mortgage payment should not exceed	\$1,101 / month	\$508 / month	\$1,505 / month
Can afford a home valued up to	\$178,822	\$65,529	\$238,701

Source: Boulder County Regional Housing Partnership, Regional Housing Strategy, 2017

MOBILE HOMES

Lafayette has a notable concentration of mobile home parks in the eastern portion of the city, between Baseline and South Boulder Road, and between Public Road and the eastern city limits. The following outlines the current roster of mobile homes in Lafayette, along with metrics for the attributes of homes in each park, and key amenities. Most of the mobile home parks in the community date to the late 1960s and early 1970s, and as a result many of the facilities in these parks are relatively old, compared to housing in other areas of Lafayette. While a few of the parks offer additional amenities such as playgrounds and a pool, most have limited amenities for residents. In addition to the formal mobile home parks in the City, a number of mobile homes are scattered on private lots around Lafayette, including a number on east Emma Street.

A survey of listings of mobile homes for sale in Lafayette reflects asking prices of between \$80,000 and \$125,000, for units of various ages. While the mortgages associated with these price ranges would be much less than for traditional for-sale homes in Lafayette, the vast majority of mobile home units are located on lots that are owned by the mobile home parks and rented to residents. A survey of the mobile

homes for sale in Lafayette indicates that average monthly lot rent rates range from \$700 to \$800. Therefore, a family that obtains a mobile home and secures a mortgage for \$700 per month, must also typically pay a lot rental fee of \$700 per month. The total cost of occupying a mobile home in Lafayette, in many instances, now exceeds the average rental rate for an apartment. Lot rental rates have increased significantly across the Front Range over the last five years. Nationally, corporate entities have acquired hundreds of mobile home parks and raised rents for lots. Most residents are unable to move very easily to avoid rent increases, as the cost to move a typical mobile home ranges from \$6,000 to \$20,000 and increases with the distance needed for the move. Furthermore, owners of mobile homes often face challenges in finding places to move their homes to, as many parks do not have spaces available or may not allow older homes. Larger owners of mobile home parks have been able to more aggressively increase lot rental fees due to these factors, and the fact that alternative affordable housing units do not exist in many jurisdictions. Because residents typically rent the land on which the home sits, they have little to no say in most jurisdictions when the mobile home owner wants to close or sell the park.

Existing Mobile Home Parks in Lafayette

	ADDRESS	MOBILE HOME SITES	YEAR OPENED	PERCENTAGE OF HOMES WITH PEAKED ROOFS	PERCENTAGE OF HOMES WITH LAP SIDING	PERCENTAGE OF HOMES THAT ARE MULTI-SECTION HOMES	AMENITIES
Arbordale Acres	507 E. Spaulding St	286	1970	90%	75%	45%	Clubhouse, Off-Street Parking, Sidewalks
Boulder Ridge Mobile Home Park		241	1974	75%	15%	20%	Clubhouse, Playground, Recreational Facilities, Swimming Pool, Sidewalks
Skylark Mobile Home Park	305 Skylark Circle	96	1968	70%	95%	15%	Off Street Parking, Sidewalks
Lafayette Gardens Mobile Home Park	11700 E. South Boulder Rd	135	1973	30%	55%	N/A	Off Street Parking
Mountain View Mobile Home Park	704 E. Cleveland St	34	1960	75%	50%	50%	Off Street Parking, Sidewalks
Banneks Mobile Home Park	610 South Public Rd	53	1957	N/A	N/A	N/A	Off Street Parking, Playground

Sources: mhvillage.net; Rick Community Planning

State-Wide Trends in Mobile Homes

The redevelopment of mobile home parks and resulting displacement of residents has become a key issue in a number of Colorado communities, as the value of lands covered by mobile home parks has escalated in value. In addition, mobile home parks occupy strategic locations in many communities, close to transportation networks or other areas that are redeveloping, and are more likely to redevelop. Estimates from 9to5 Colorado, an advocacy group, indicate that 40 percent of manufactured housing units in the state could be removed due to redevelopment and outdated land use and zoning codes. Mobile homes represent the nation's largest private source of non-subsidized affordable housing, with an estimated 18 million people living in mobile homes. Today, around 8.5 million mobile home units exist around the United States, representing around 6 percent of all housing units. Deliveries of new manufactured homes have declined significantly over the last 25 years. Colorado had a total of 5,610 mobile home shipments in 2000. This figure steadily declined to a total shipment of around 1,100 mobile homes in 2015. In October 2018, the Colorado Department of Regulatory Agencies (DORA) conducted a Sunrise Review of Manufactured Housing Community Owners and Managers. The report indicated that significant issues are present in many mobile home communities after reviewing reports of retaliation, threats of eviction, discrimination and harassment, trespassing and invasion of privacy, failure to repair and maintain property, rent and fee increases, non-consensual towing, and water quality issues.

In Spring 2019, the Colorado General Assembly passed and Governor Polis signed the Mobile Home Park Act Dispute Resolution and Enforcement Program (HB 19-1309). The act provides protections for mobile home owners in the state by:

- » Granting counties and municipalities the power to enact certain ordinances for mobile home parks
- » Extending the time period between the notice of nonpayment of rent and the termination of any tenancy or other estate at will or lease in a mobile home park
- » Extending the time a mobile home owner has to vacate a mobile home park after a court enters an eviction order

The act also creates the "Mobile Home Park Act Dispute Resolution and Enforcement Program". The program authorizes the division of housing in the department of local affairs to:

- » Register mobile home parks

- » Collect a registration fee from mobile home parks
- » Collect and annually report upon data related to disputes and violations of the "Mobile Home Park Act"
- » Produce and distribute educational materials concerning the Mobile Home Park Act and the program
- » Create and maintain a database of mobile home parks
- » Create and maintain a database to manage the program
- » Take complaints, conduct investigations, make determinations, impose penalties, and participate in administrative dispute resolutions when there are alleged violations of the Mobile Home Park Act

For the 2019-20 state fiscal year, \$22,073 is appropriated from cash funds received by the Department of Local Affairs to the Department of Law and \$130,065 is appropriated from cash funds received by the Department of Local Affairs to the Office of the Governor for use by the Office of Information Technology.

The City of Lafayette also adopted a non-retaliation ordinance for mobile home renters in 2019 in response to the passage of HB 19-1309 at the state level.

Conclusion, Housing Analysis:

As the cost of living across the Front Range continues to escalate and as the housing stock across the City continues to age, Lafayette should consider completing a more detailed Housing Study as a follow-up to the Comprehensive Plan process. This analysis should ascertain details in terms of housing deficiencies across Lafayette and gaps in the local housing market in terms of attainability and affordability.

FISCAL ANALYSIS

The financial resources of a community provide a baseline for how it may evolve or change in the future, in terms of the services and facilities it provides to residents and visitors. The policies and goals of a municipality, as expressed in a Comprehensive Plan, can have significant impact on the fiscal position of a community. Choices in terms of land uses planned for particular areas of a city, programs and services offered, and other elements of a Comprehensive Plan are normally evaluated, in part, on how they may impact the fiscal well being of a municipality. This analysis outlines the current fiscal position of the

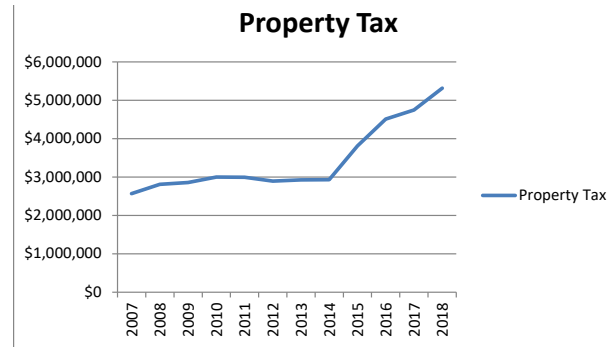
City of Lafayette, as a baseline for the community as it considers various policy and programmatic choices for the new Comprehensive Plan.

OVERALL FINANCIAL POSITION

The overall financial and fiscal position of the City of Lafayette is favorable and relatively stable. The “Net Position” of the City, reflecting the difference between the assets held by the city and its liabilities, was around \$340 million at the end of 2018, an increase of around eight percent from the end of 2017. The City has benefitted from an increase in sales tax and property tax revenue over the last few years as the economy of the area has strengthened considerably.

The City's fiscal position for any particular year is relatively dependent on sales tax revenues, which can vary based upon the broader economy and can be impacted by the closure of particular stores or changes in the local retail marketplace. Lafayette has experienced strong growth in its sales tax receipts over the last decade, as outlined in the table, as new retailers such as Walmart and Tractor Supply have opened along the 287 corridor and as other areas within the City, such as Public Road, have gained more business from restaurants, drinking establishments, and other retailers. Total sales tax revenues have increased by around \$5 million annually between 2007 and 2018, and have increased steadily since 2010, as the local economy has expanded. Sales and use taxes represent nearly 50 percent of municipal revenues in a typical year, underscoring the importance of retaining sales tax dollars within the municipality and competing against other jurisdictions in the local area.

The City gains less revenue from property tax, but this type of revenue is still an important driver of revenue for the municipality. Property tax revenues have increased over the last three years following several years of relatively flat property tax receipts. Importantly, a “lag” in property tax revenue often occurs in local jurisdictions, as increases in property values (which then translate into higher property tax



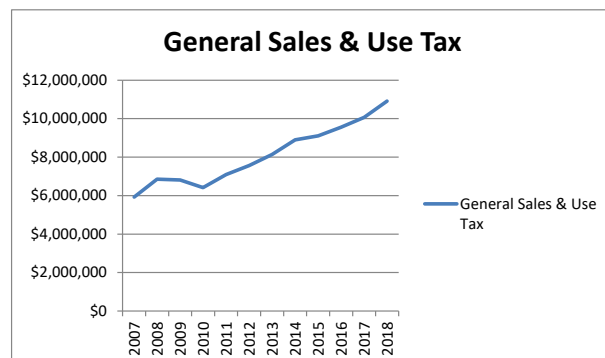
revenues) are often reflected on local property tax bills a few years later than changes in local property markets actually occur. Therefore, the increases in property values across this part of Boulder County have only registered over the last few years. The City collected nearly \$2.5 million more in property tax revenue in 2018 compared to 2014, reflecting the escalation in local property values. In terms of expenditures, in 2017 the City made significant capital expenditures in LaMont Does Water Park (WIP), Water Rights and Water Lines, and Open Space acquisitions. Other significant categories of expenditures for the City of Lafayette include General Government expenses, Public Safety and Public Works, and Culture and Recreation.

FISCAL ANALYSIS OF THE COMPREHENSIVE PLAN

Going forward, potential alternatives and the preferred plan for Lafayette should be evaluated in light of the following considerations:

- » Impact on sales tax and property tax revenues
- » Impact on fees and other forms of municipal revenue
- » Additional expenditures for facilities and/or programs

Ideally, the outcomes of a Comprehensive Plan, including all actions and strategies necessary to achieve the goals outlined in the plan, will result in a net fiscal improvement for the municipality. However, a municipality can choose elements of a Comprehensive Plan (including certain actions) that may weaken the overall fiscal position of a municipality, if qualitative factors that are less easily measured (for example, pertaining to the quality of life of residents) outweigh fiscal considerations.



TRANSPORTATION SNAPSHOT

Introduction

Transportation is a basic human need that affects daily quality of life. Lafayette residents require transportation to get to work, school, medical facilities, recreational amenities, shopping, and social activities. An integrated multimodal transportation system allows residents, employees, and visitors of Lafayette the freedom of personal mobility and choice of how to travel – whether it's walking, biking, driving, carpooling, or riding transit.

Lafayette's transportation system was inventoried to assess the current state of transportation. The following summarizes the transportation trends and existing conditions in the City.

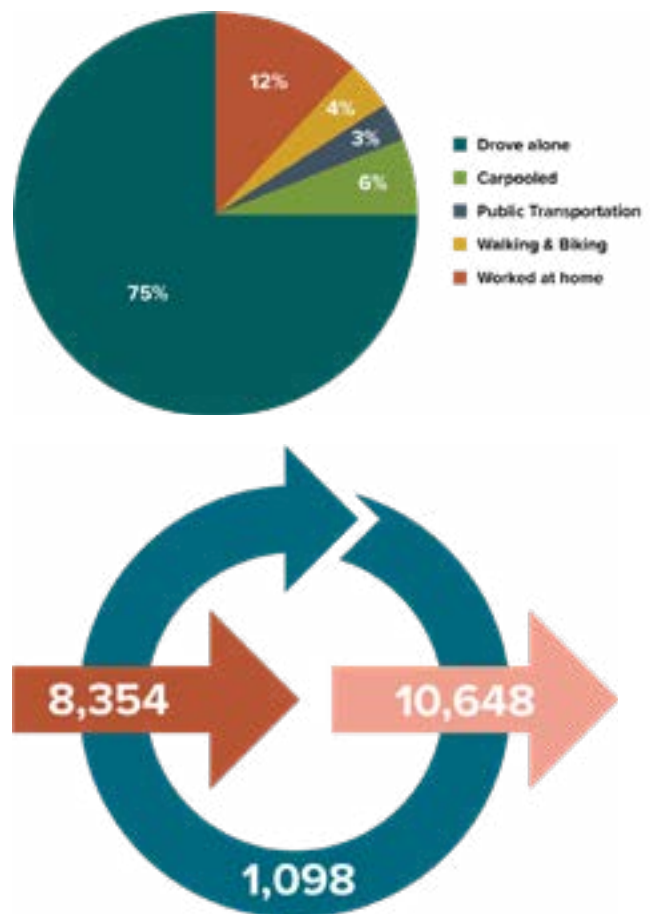
Transportation Trends

MEANS OF TRANSPORTATION TO WORK

On a typical day, travel by automobile remains the predominant means of travel to work for Lafayette residents; 75 percent drive alone to work, and 6 percent carpool. Three percent of residents use public transportation to commute to work. More than one in 10 Lafayette residents work from home. The average commute time to work is 24.6 minutes.

Employee Inflow and Outflow

Approximately 90 percent of working residents commute out of Lafayette while over 88 percent of the City's workforce commutes into the city. These commute patterns are likely to continue with strong job bases in adjacent communities like Boulder, Broomfield, and Denver. Additional high-quality regional transit services will be important for workers to have commuting options. A transportation system and transit services that leverage Lafayette's strategic location proximate to regional routes including US 287, State Highway (SH) 7, and Northwest Parkway will be critical to connect Lafayette to regional destinations and adjacent communities while still maintaining a smaller town character that residents appreciate.



Transportation and Housing Costs

Lafayette residents spend approximately 44 percent of their income on housing and transportation (45 percent is considered affordable by the Center for Neighborhood Technology). Annual average transportation costs in Lafayette are approximately \$13,500 per household. On average, households in Lafayette own 1.83 automobiles and travel over 20,000 miles per year. Only one percent of households in Lafayette do not have access to a vehicle.

Aging Population

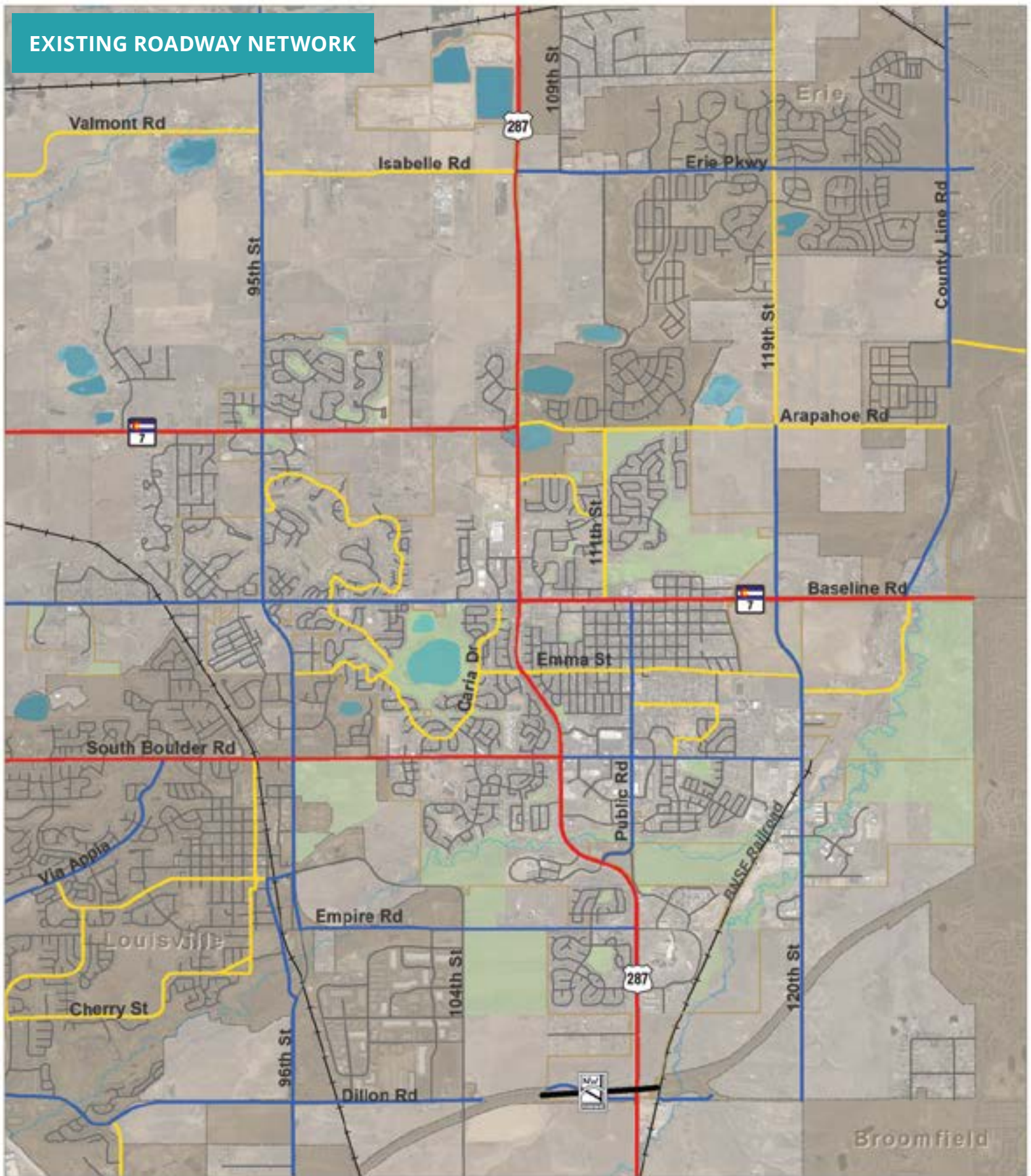
Across the United States, older adults (65+) are putting more emphasis on how and where they choose to age. While many older adults want to “age in place,” many are also now making purposeful decisions about where they want to spend their retirement years based on the ability to walk to destinations, the availability of public transportation, and the ease of access to goods and services. Nearly 20 percent of Lafayette’s population is 60 years or older. As the Lafayette population ages, the percentage of the population that relies on alternate forms of transportation is expected to increase, underscoring the importance of planning for public transportation, bicycle, and pedestrian modes, as well as leveraging emerging technologies in transportation. When older adults and other vulnerable populations are able to easily and safely access public transportation, they are able to continue to meet their basic needs and travel to medical appointments, shopping, social and recreational activities without having to drive or rely on others.

Transportation Facilities

Existing Roadway Network

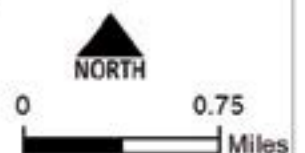
Lafayette’s transportation network is made up of local roads, collector roads, arterials, and State and US highways. Primary east/west routes include South Boulder Road, Emma Street, Arapahoe Road, and Baseline Road. Primary north/south routes include US 287, Public Road, 95th Street, and 120th Street. It is anticipated that traffic volumes in and through Lafayette will continue to increase because of regional growth in surrounding communities as well as smaller growth in Lafayette.

EXISTING ROADWAY NETWORK



Legend

- | | | | |
|--------------------|-----------------|----------|-------------------------|
| Freeway/Tollway | Major Collector | Railroad | Parks/Open Space |
| Principal Arterial | Minor Collector | Streams | Lafayette City Boundary |
| Minor Arterial | Local Roads | Lakes | |



Multimodal Transportation in Lafayette

Lafayette's transportation network includes a system of sidewalks, bicycle facilities, trails, and transit routes.

Sidewalks and Walking

Sidewalks exist on the local streets within the downtown area and in some of the residential neighborhoods. In 2014 the City received a Walk and Wheel Grant from Kaiser Permanente to promote bicycle and pedestrian access within the community. The City created a Walk and Wheel (WAW) looped route connecting destinations throughout the City along a network of safer, lower-stress facilities. As a part of the WAW grant, a sidewalk connection along the east side of Public Road, north of Old Laramie Trail, was completed. A pedestrian connection is also being considered from the S. Public Road Trailhead into the South Lafayette (SoLa) business/residential development.

Walk Score is a measure of walkability – the higher the score, the easier it is to get around by foot. Originally created for real estate purposes, Walk Score can also be used to assess a community's overall walkability. The Walk Score calculation awards points based on the distance to the closest amenities including businesses, parks, theaters, schools and other common destinations. Lafayette's overall Walk Score is 39, indicating car-dependence; that is, most errands require a car. However, downtown Lafayette's Walk Score is 85, indicating that downtown is walkable, and most errands can be accomplished on foot or on bike.

Bike Facilities and Biking

There are approximately 18 miles of bike lanes in Lafayette. Dedicated bike lanes currently exist on Baseline Road from US 287 to N 95th Street and US 287 from S Public Road to Exempla Circle. And, as a part of the WAW grant, bike lanes were installed on Emma Street from Longmont Avenue to Caria Drive. A buffered lane was also installed on the north side of the street to separate bicyclists from parked cars. Sharrows (shared bike/car lanes) were also installed along Harrison Avenue from Emma Street to Simpson Street to serve as an alternate route to Public Road. Multi-use paths exist for biking and walking, such as the facility paralleling US 287.

A bicycle activity heat map from Strava (a leading exercise smartphone application) shows bicycle and walking/running routing patterns; in the Lafayette area, the highest bicycle activity is found on West Baseline Road, on US 287 (the eastern sidepath) and on the Coal Creek Trail. The loop around Waneka Reservoir and the Coal Creek Trail are shown as highly used for walking and running as well.



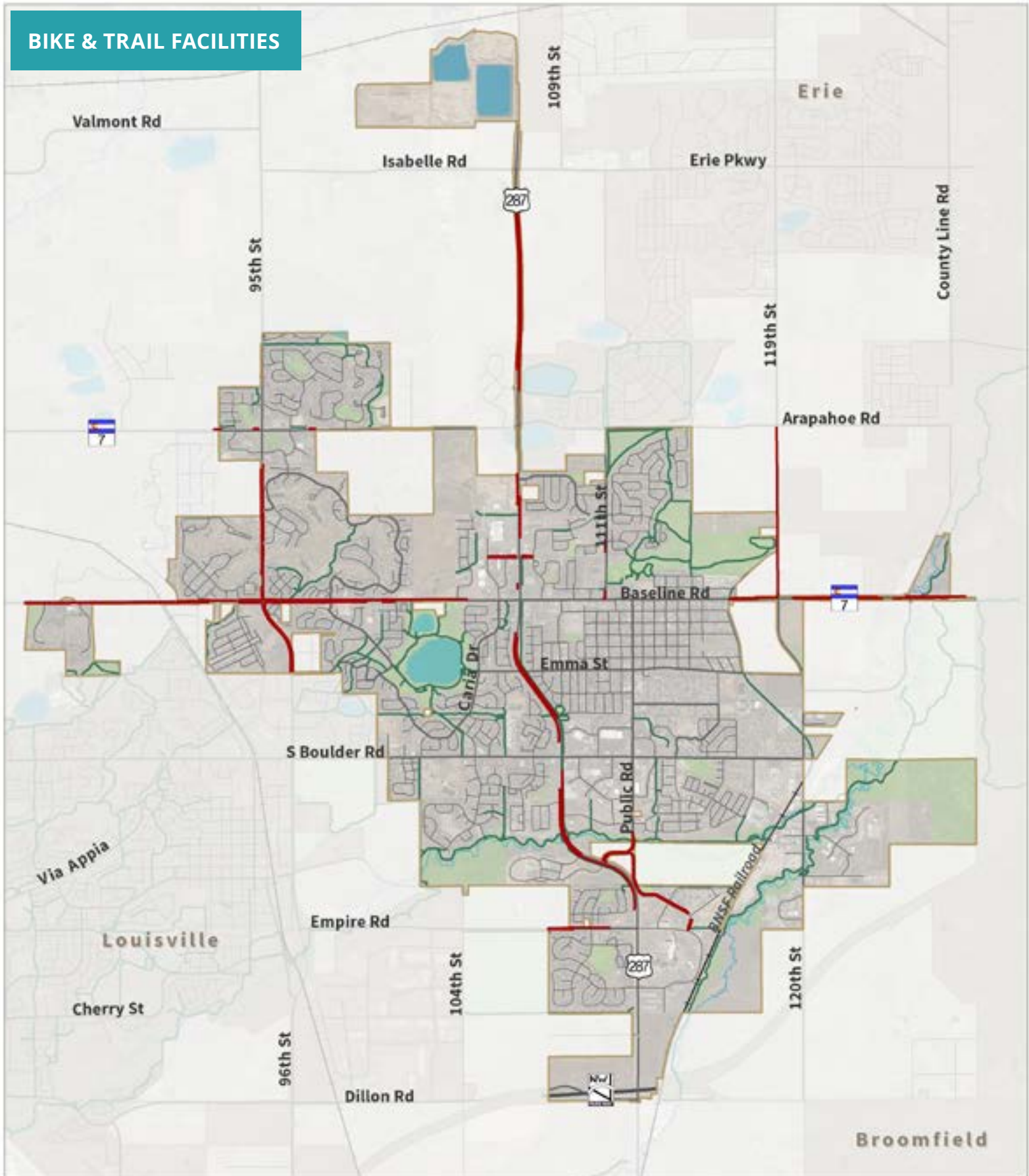
Strava bicycle activity heat map

Trails

Lafayette currently has 33 miles of trails. The Coal Creek Trail that loosely parallels South Boulder Road through Lafayette is an excellent example of a shared-use path that can be used for recreation and travel purposes. As a part of the WAW grant, a multi-modal trail connection was created from Powerline Trail through the Angevine Middle School grounds. And, in collaboration with Boulder Valley School District, a connection was built across school property to provide users access to the Highway 287 overpass footbridge from the Powerline Trail.

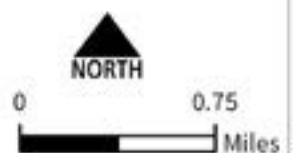
As traffic volumes continue to increase, the need for separate, designated facilities such as bike lanes or detached shared-use paths alongside the road will become increasingly important to provide a safe and comfortable experience.

BIKE & TRAIL FACILITIES



Legend

- | | | | |
|--------------------------------------|------------|----------|-------------------------|
| Existing Bike Lane/
Bike Shoulder | Highway | Railroad | Parks/Open Space |
| Existing Trails | Major Road | Streams | Lafayette City Boundary |
| | Local Road | Lakes | |



Transit

The City of Lafayette is served by multiple bus routes by the Regional Transportation District (RTD). RTD services connect Lafayette to many communities in the Denver Metro Area including Boulder, Broomfield, Longmont, and Denver using the following routes:

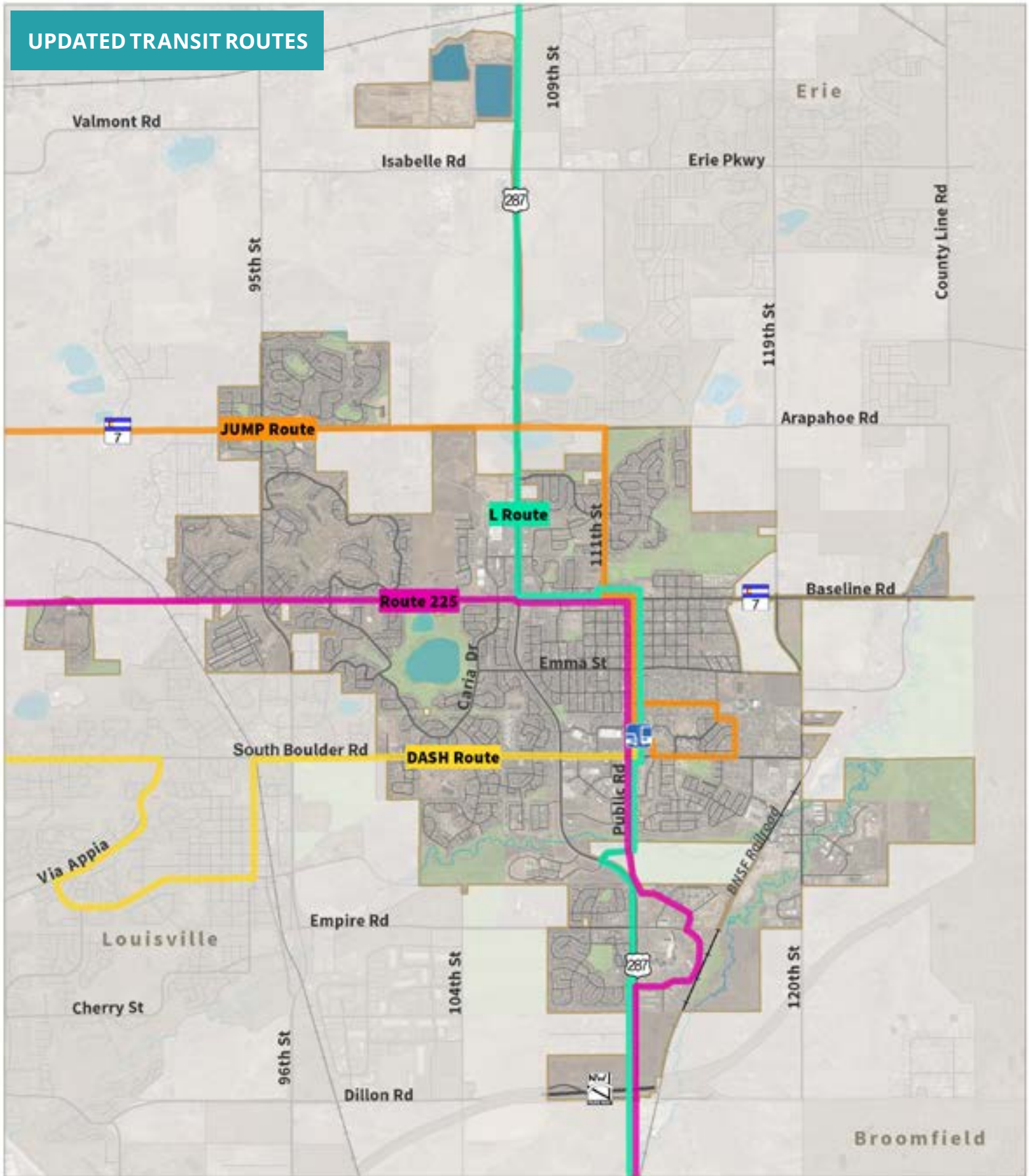
- » Route 225 – Boulder / Lafayette via Baseline
- » Route DASH – Boulder / Lafayette via Louisville
- » Route JUMP – Boulder / Lafayette via Arapahoe
- » Route LD – Longmont / Denver

The City's Park-n-Ride is located at 1080 S Public Road and includes 136 parking spots. Parking utilization at the Park-n-Ride has been approximately 49% in the past 12 months.

Lafayette is also somewhat proximate to the AB (SkyRide) route which runs along US 36, Northwest Parkway, and E-470 to connect downtown Boulder to the Denver International Airport. The closest station to Lafayette is the US 36 and Flatiron Station.

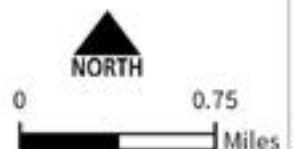
The US 36/ Flatiron Station and US 36 / Broomfield Station also provide service to the Flatiron Flyer, the bus rapid transit service connecting Denver and Boulder. Flatiron Flyer Routes FF1 and FF4 stop at the US 36 and Flatiron Station. FF2, FF, etc. stop at US 36 and Broomfield Station. The FF1 route connects the Downtown Boulder Station to Union Station (Denver) and the FF4 route connects the Boulder Junction at Depot Square Station and Civic Center Station (Denver).

UPDATED TRANSIT ROUTES



Legend

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



Emerging Technologies

Transportation technologies are advancing quickly, with new technological innovations in vehicles, the transportation network, and interactions between the two. Some advanced technologies are already seeing implementation to improve safety and traffic flow in the Denver Metro Region. Although the specific forms and timing of emerging transportation technologies will vary and cannot be predicted with certainty, innovations with the potential to dramatically influence transportation are on the horizon. How communities plan for emerging technologies will continue to change the transportation landscape. Lafayette should actively monitor these technologies because changes are rapidly occurring, requiring communities to be nimble and adaptable to potential changes.

Mobility as a Service

The ability to easily schedule and coordinate trips via carpooling, vanpooling, transit, taxi, ride sourcing, car share, bike share, and other modes is rapidly changing the way people travel, which may result in a decrease in dependency on single occupancy vehicles and auto ownership. Ride sourcing services such as Uber and Lyft currently service Lafayette. An average ride between Lafayette and downtown Boulder costs \$18-\$20 and an average ride between Lafayette and Denver International Airport costs \$45-\$50.

Electric and Alternative Fuel Vehicles

Alternative fuel (especially electric) vehicles are becoming more common due to US Environmental Protection Agency (EPA) provisions designed to reduce US dependence on petroleum by accelerating the introduction of alternative fuel vehicles. Colorado Governor Jared Polis has also signed an executive order to support the state's transition to zero emission vehicles. The state offers a \$5,000 tax credit for passenger electric vehicles. Lafayette should continue to monitor EPA and state regulations as it considers the expansion of vehicle charging stations. The city may consider using public-private partnerships to expand a network of charging stations throughout the city.

The City of Lafayette is continuing to build out the city's electric vehicle (EV) charging infrastructure. EV charging stations are currently located at the Lafayette Public Library, City Hall, and the Bob L. Burger Recreation Center. Charging stations are available from 8:00am-10:00pm with a 2-hour charge limit.

Connected and Autonomous Vehicles

Connected vehicles (CVs) and autonomous vehicles (AVs) present an uncertain future for communities. The impact on key indicators such as vehicle miles traveled, congestion, fuel consumption, and safety is uncertain with the onset of these technologies. Lafayette should assume that CVs and AVs will be a part of the future transportation network and continue to follow local, regional, and national policy trends as they relate to CV and AV use and policies.

CVs, AVs, and ride sharing services could change the way street frontage is used. Lafayette should continue to monitor parking and curbside drop-off/pick-up needs as travel patterns change. It may be necessary to transition on-street parking and/or parking spots within developments and at transit stations to curbside drop-off locations as pick-up and drop-off behavior changes.

Previous Plans

Boulder County's Transportation Master Plan (Updated 2019)

Boulder County's Transportation Master Plan (TMP), initially completed in 2012, guides multimodal transportation improvements in Boulder County. Baseline Road and South Boulder Road are identified as key regional east/west corridors and US 287 is identified as the key north-south corridor in Lafayette.

The TMP latest update (March 2019) recommends the following improvements within or adjacent to Lafayette:

- » SH 7 and N 119th Street intersection improvements (Project R10)
- » South Boulder Road widening from Mallory Drive to 120th Street (Project R11)
- » 120th Street Bridge improvements over Coal Creek (Project R12)
- » Highway 7 Road Expansion from 119th Street to County Line Road (Project R30)
- » Bus Rapid Transit service along Highway 7 (Project T10)

Lafayette should continue to actively coordinate with regional transportation stakeholders such as Boulder County to monitor and advance these regional project improvements.

State Highway 7 Planning and Environmental Linkages Study (2014)

The Colorado Department of Transportation (CDOT) completed a Planning and Environmental Linkage Study (PEL) in 2014 to evaluate improving conditions along Highway 7 from US 287 to US 85 in Brighton. The study evaluated the existing and anticipated future conditions of the highway and made recommendations to address future development along the corridor. Throughout the study, the City of Lafayette worked in conjunction with the Town of Erie, Boulder County, and CDOT to develop and agree upon a conceptual plan for improvements in the west end of the SH 7 project corridor. This conceptual plan keeps SH 7 on its current alignment and improves a series of intersections and local arterial roads to create a supporting network that provides alternate routes for traffic to disperse through this area.

The plan includes a relocated Highway 7 and County Line Road intersection, a new County Line Road roadway in a due north/south direction and improvements, as necessary, to existing County Line Road, 119th Street, 120th Street, South Boulder Road and Arapahoe Road. Priority would be given to improvements at these intersections. Transit, bicycle, and pedestrian accommodations also would receive priority.

State Highway 7 Bus Rapid Transit Study (2018)

As a follow up to the SH 7 PEL, the City of Lafayette, along with other regional transportation partners, further studied the feasibility of Bus Rapid Transit (BRT) service on SH 7. Two primary conceptual routes were analyzed. One route (Route Pattern 1) would travel between Brighton and Boulder along SH 7 and the other route (Route Pattern 2) would travel between Brighton and Boulder with a deviation from SH 7 to stop at the Lafayette Park-N-Ride. The study concluded that it is feasible for both route patterns to operate concurrently. The timing of the BRT implementation on SH 7 largely depends on regional growth, the density of the new growth and its resulting travel demand and funding. The detailed operating scenarios will be further refined with future studies that will finalize operating patterns. The study recommends that the City of Lafayette consider the land use patterns and density planned adjacent to the SH 7 corridor in the near-term and how the new growth will support future BRT.

SUSTAINABILITY ANALYSIS

Overview

This report provides a summary snapshot of sustainability efforts and opportunities for the City of Lafayette. It is intended to serve as a baseline of recent and current sustainability programs and activities to inform the development of the City's Comprehensive Plan. It also contains a series of baseline metrics to capture the current quantitative status of the City's myriad initiatives. Included in this report are preliminary ideas and observations about sustainability opportunities to consider throughout the planning process, informed by the review of current efforts and scan of the existing Comprehensive Plan.

This report was developed based on review of the City's website, (www.cityoflafayette.com), examination of various plans and reports provided by City staff, and incorporation of other community sustainability frameworks and indicators. It is intended to serve as an initial summary of activities that may relate to

the community's continued growth and evolution to inform the Comprehensive Plan development. It is not a complete assessment of all community sustainability programs and activities, as many may not have a direct relationship to the Comprehensive Plan, and a more detailed City of Lafayette Sustainability Plan will be developed at a later date.

This report is organized around four sustainability themes:

- » Environmental Stewardship
- » Livable Places
- » Connected Community
- » Strong Economy

Each theme includes a discussion of the sub-topics or elements of the Comprehensive Plan that closely align with it. Note that due to the interconnected and multi-faceted nature of community sustainability, many topics relate to more than one theme. These sustainability themes and the corresponding organization of topics/elements (i.e., "Sustainability Framework") will be reviewed and refined during the plan development process.



Environmental Stewardship

The environmental dimension of sustainability addresses the responsible management of natural systems and resources that uphold the health and vitality of the community. Valuing these systems and resources in the community, as individual and collective stewards, ensures clean air, water, and land with increased resilience to changes in climate. Below are the City's existing programs, baseline metrics, and opportunities related to Environmental Stewardship. Subtopics addressed within the sustainability theme, include:

- » Natural Resources & Systems
- » Climate & Hazard Resiliency

RELATED PROGRAMS & EFFORTS

- » **Boulder County Air Quality Program** – The County works to improve indoor air quality through education, monitoring, and policy.
- » **Boulder County Hazard Mitigation Efforts** – The 2014-2019 Natural Hazard Mitigation Plan identifies the natural hazards facing Boulder County communities, provides an assessment of vulnerabilities, and details mitigation strategies for the County and its communities. The most significant hazards identified for Lafayette are floods, expansive soils, land subsidence, and severe winter storms.
- » **Emerald Ash Borer Response Plan** – This plan provides a response strategy for the pending infestation of the Emerald Ash Borer to minimize the pest's destructive impact on ash tree resources.
- » **Keep it Clean Partnership** – The City is a partner in the 'Keep it Clean' campaign along with other communities located along the Front Range dedicated to protecting water quality and reducing stormwater pollution.
- » **Landmark Tree Program** – This voluntary program allows landowners in Lafayette to designate trees that meet certain criteria as landmark trees.
- » **Open Space Program** – The City of Lafayette owns or jointly owns over 1,300 acres of open space to serve a variety of purposes including preservation or restoration of natural areas and protection of water resources and natural habitats.
- » **Parks, Recreation, Open Space Master Plan** – The PROS Master Plan was updated in 2019.
- » **Water Conservation Rate Structure** – The City has implemented an increasing water rate block format, where the more water a resident or business uses, the higher the unit cost for that water.
- » **WaterWise Landscaping** – City of Lafayette Code emphasizes WaterWise and xeriscape principles for commercial development, which helps conserve water and reduce costs.
- » **Turf Replacement / Water Bill Credit Program**

BASELINE METRICS

Below are some preliminary metrics to represent environmental stewardship outcomes, based on available data. Additional metrics and/or data sources may be identified during the planning process.

Baseline Environmental Stewardship for City of Lafayette, as of Spring 2019

UNIT (METRIC)	CURRENT VALUE (FOR CITY OF LAFAYETTE)	SOURCE/NOTES
Total community carbon footprint, measured in terms of metric tons of carbon dioxide equivalent	287,604 metric tons	City of Lafayette's 2015 Greenhouse Gas Inventory
Total number of species of federally threatened, endangered, or candidate species potentially found in Boulder County	12	Natural Resources Assessment report completed for Dominico Farm in 2018
Total square feet of open space per capita	2,064	2013 - 2017 American Community Survey Five-Year Estimates; City of Lafayette's Open Space Program (includes a total of 1,300 acres or 56.628 million square feet of open space in City)
Total acreage of solely owned open space	323	City of Lafayette Parks, Recreation, and Open Space Department
Total acreage of jointly owned open space	967	City of Lafayette Parks, Recreation, and Open Space Department

Source: Brendle Group

SUSTAINABILITY OPPORTUNITIES

As the Comprehensive Plan is developed, opportunities to improve and enhance environmental stewardship will be explored. Based on a preliminary review of the current plan, the following environmental stewardship opportunities could be considered:

- » Add goals/policies to support healthy air quality as community growth and development occurs.
- » Clarify on maps and through goals/policies any known local plant or animal species that are identified as threatened, endangered, and/or species of concern on the state or federal lists, and location (if known).
- » Update tree protection goals/policies to address Urban Tree Canopy threats and stressors (e.g., Emerald Ash Borer response plan, periods of prolonged drought, etc.)
- » Align Comprehensive Plan map, goals, and policies with PROS Master Plan updates.
- » Clearly identify water features/bodies and watersheds/drainages (by name if possible) on maps.
- » Add goals/policies to strengthen the carbon sequestration potential of using carbon farming methods including compost to soils, reducing tillage, planting trees, using slow-release fertilizer, using organic fertilizer, and using cover crops.
- » Reducing the use of pesticides
- » Renew, extend, and maintain intergovernmental agreements with adjacent municipalities to cooperatively plan for areas of development and areas for preservation.
- » Complete GIS mapping of critical facilities to identify which critical facilities are located in defined flood or other natural hazard areas and limit the location of new critical facilities in these areas.
- » Incorporate the goals and strategies from the Natural Hazard Mitigation Plan.
- » Emphasizing green infrastructure and other best practices for stormwater management to enhance community resiliency and improve the health of natural systems.

Livable Places

Livable places are a hallmark of a sustainable community. For Lafayette this means quality neighborhoods and housing options for all income levels; access to parks, trails, and open space; community safety; wellness offerings; and celebrating the unique culture and heritage of the community. Below are the City's existing programs, baseline metrics, and opportunities related to Livable Places. Subtopics addressed within the sustainability theme, include:

- » Housing
- » Recreation & Leisure
- » Safety & Wellness
- » Culture & Heritage

RELATED PROGRAMS & EFFORTS

- » **Accredited Parks, Recreation, and Open Space** – The Parks, Recreation, and Open Space Department earned accreditation through the Commission for Accreditation of Park and Recreation Agencies (CARPA) and the National Recreation and Park Association (NRPA). As part of the accreditation process, Lafayette demonstrated compliance with recognized standards and documented all policies and procedures.
- » **Art on the Street Program** – Lafayette's Art on the Street is the largest art on loan sculpture walk in Boulder County, along Public Road in Old Town Lafayette.
- » **Arts Education Grants** – Grants are available to teachers of Lafayette schools to support arts-related projects with local students.
- » **Collective Community Arts Center** – Collective Community Arts Center serves as a clearing house for arts and culture and houses the Arts and Cultural Resources Department. Visitors can engage in the arts through exhibits, historic displays, networking opportunities, art business development, social themes, lectures, and other arts and culture programs.
- » **Community Gardens** – Two community garden plots, Wilson Community Garden and Kerr Community Gardens, are available for residents.
- » **Community Oriented Policing and Problem Solving (COPPS)** – The Lafayette Police Department focuses on COPPS. This includes coordination of initiatives across divisions through involvement programs and events like

foot patrols, security assessments, summer impact teams and park quality-enhancement projects.

- » **Emergency Alerts** – The City of Lafayette offers Text or Email Emergency Alert notices through the “Notify Me” online Alert Center.
- » **Emergency Planning Resources** – Online resources are available for residents to prepare, plan, and act in the face of a disaster including how to make an emergency plan and emergency preparedness kit. See the Boulder County Hazard Mitigation Efforts summary in the Environmental Sustainability theme for the most significant community hazards.
- » **Historic Preservation Board** – The Historic Preservation Board advises City Council on matters relating to historically significant structures and properties in the community and organizes walking tours, promotes local history, and develops architectural surveys.

- » **Lafayette Cultural Arts Commission (LCAC)** – This seven-member board promotes, nurtures, and celebrates the visual, performing, and language arts by providing programming for the public and arts advocacy in the community.
- » **Parks, Recreation, Open Space Master Plan** – The PROS Master Plan will be updated in 2019.
- » **Recreation Programs** – A variety of recreation programs are available year-round for Lafayette residents including camps, youth and senior programs, after school care, and fitness classes.
- » **The Lafayette Art Source** – This e-Newsletter is sent out monthly with updates and ways to engage with the local arts community.

BASELINE METRICS

There are some preliminary metrics to represent livable places, based on available data. Additional metrics and/or data sources may be identified during the planning process.

Baseline Livable Places Metrics for City of Lafayette, as of Spring 2019

UNIT (METRIC)	CURRENT VALUE (FOR CITY OF LAFAYETTE)	SOURCE/NOTES
Total Scope 1 and 2 emission from residential energy use, in metric tons carbon dioxide equivalent	7,713 metric tons	2015 City of Lafayette Greenhouse Gas Inventory
Residential electricity consumption per housing unit, measured in kilowatt hours (kWh)	7,713 kWh	2015 City of Lafayette Greenhouse Gas Inventory
Residential natural gas consumption per housing unit (in therms)	594 therms	2015 City of Lafayette Greenhouse Gas Inventory
Total acreage of solely owned (City-owned) open space	323 acres	City of Lafayette Parks, Recreation, and Open Space Department
Total acreage of jointly owned open space (between the City of Lafayette and another agency or agencies)	967 acres	City of Lafayette Parks, Recreation, and Open Space Department
Total Livability Score	65	The AARP Livability Index rates the overall ability of cities on a scale of 0 to 100, across seven livability categories, with the average community receiving a Livability Score of 50
Access to Libraries Index	0.1	The AARP Livability Index includes a metric for Proximity to Destinations, for Access to Libraries. This is measured in terms of the number of libraries located within a half-mile per neighborhood, where higher values are better, and the maximum value of the index is 1.0.
Average Compact Neighborhood Score	4.6	H+T Fact Sheet. This is an index of housing density, with values for communities ranging from 0.1 to 8.4 for different neighborhoods in Lafayette. The 4.6 average reflected here indicates that most neighborhoods in the City are moderate density, walkable neighborhoods.
Housing Costs as a Percentage of Income	25	H+T Fact Sheet. For this metric, a home is considered affordable when the costs of the home consume no more than 30 percent of the household monthly income, on average.
Housing Plus Transportation Costs as a Percentage of Income	44	H+T Fact Sheet. This metric reflects the true cost of housing decisions, by showing the cost of housing plus the costs of transportation associated with the location of the home. The range for this metric in different areas of Lafayette range from 35% to 75%.

Source: Brendle Group

SUSTAINABILITY OPPORTUNITIES

As the Comprehensive Plan is developed, opportunities to create and sustain livable places will be explored. Based on a preliminary review of the current plan, the following livable places opportunities could be considered:

- » Clarify policies related to home maintenance and programs to assist homeowners and landlords in providing for maintenance of properties
- » Outline implementation ideas to assist renters of mobile homes in gaining ownership of their properties over time
- » Outline implementation ideas to integrate affordable housing goals with design standards and a revised municipal code for Lafayette
- » Clarify policies related to desired building and energy code adoption cycles.
- » Explore the adoption of ENERGY STAR for Homes, LEED for Homes and/or Zero Energy Ready Home policies and development standards to facilitate high-performance new home construction.
- » Clarify City policies regarding local food production on community open space and/or park areas.
- » Promote radon testing, mitigation, and the use of proper methods to install radon reduction systems in existing and new homes.
- » Consider the total cost of housing and the location of housing, including the cost of utilities and transportation, in all goals and policies.
- » Review needs for additional community facilities and services as the community grows and changes (e.g., libraries, fire stations, safety services, community centers, etc.)
- » Add goals and policies to address personal and neighborhood roles in reducing risk and enhancing resiliency to hazards and stressors.

Connected Community

A sustainable community is a connected community in which residents have equitable access to quality and reliable services and infrastructure that support daily life. A sustainable community helps foster connections and is built on the premise that engagement, inclusion, and diversity make the community stronger and more resilient. Below are the City's existing programs, baseline metrics, and opportunities related to a Connected Community. Subtopics addressed within the sustainability theme, include:

- » Mobility
- » Utilities & Infrastructure
- » Equity & Engagement

RELATED PROGRAMS & EFFORTS

- » **City Environmental Sustainability Webpage** – This webpage keeps residents and businesses engaged with sustainability resources and news happening at the City and in the community.
- » **Municipal Separate Storm Sewer System (MS4s) Annual Report** – The City's stormwater program produces an annual report that shares information related to illegal discharge detection and elimination, construction site runoff control, and post-construction stormwater management.
- » **Water Conservation Plan** – The 2018 Water Conservation Plan outlines measures and programs to achieve the City's water conservation goals, including reducing total water use in 2023 by 1,495 acre feet and reducing system-wide water loss to 5% or less per year.
- » **Lafayette Energy Sustainability Advisory Committee (LESAC)** – LESAC is a resident member committee tasked with providing advice and direction for the City on matters related to energy sustainability.
- » **Municipal Renewable Energy Installations** – The City of Lafayette is a leader in solar installations and has solar installations on five City facilities (City Hall, Recreation Center, Police Department, Public Library, and Water Reclamation Plant). The City is also constructing two solar gardens and has a wind turbine demonstration at the Public Library.
- » **Recycling and Composting Educational Videos** – A series of educational videos are available for residents and businesses to learn how to be responsible stewards of their waste.
- » **Residential Trash, Recycling, and Composting Program** – A three-cart, pay-as-you-throw

system consisting of trash, recycling, and composting services is provided by the trash hauler Republic Services for Residential Waste Collection Services.

- » **Roadmap to Community Energy Sustainability** – Outlines strategies that create a path to achieve a clean energy future that supports the dual climate goals adopted by City Council in 2017 of 100% renewable energy by 2030 and an 80% reduction in greenhouse gas emissions by 2050.
- » **SolSmart Designation** – The City of Lafayette was an early adopter of the SolSmart Program and is in the process of pursuing “Gold” designation, which is a recognition of the community’s efforts to make solar more affordable and accessible.
- » **Waste Reduction Advisory Committee (WRAC)** – The WRAC is appointed by City Council to promote waste reduction and zero waste awareness and programs in the community.

» **Xcel Energy’s Partners in Energy** – The city collaborated with Xcel Energy to document baseline community energy use, identify community energy priorities, and develop and implement short-term strategies to reduce energy use and increase renewable energy options community wide.

» **Zero Waste Events** – The City hosts a variety of zero waste events including large events held at Thomas Open Space by Isabelle Farm and their annual Open Space volunteers’ gatherings, Open Space Day and Arbor Day.

BASELINE METRICS

There are some preliminary metrics to represent a connected community, based on available data. Additional metrics and/or data sources may be identified during the planning process.

Connected Community Metrics for City of Lafayette, as of Spring 2019

UNIT (METRIC)	CURRENT VALUE (FOR CITY OF LAFAYETTE)	SOURCE/NOTES
Total on-road emissions from transportation sector in the City, in metric tons dioxide equivalent	93,353 metric tons	2015 City of Lafayette Greenhouse Gas Inventory
Gallons of fuel consumed per resident per year	361 gallons	2015 City of Lafayette Greenhouse Gas Inventory
Transportation costs as a percentage of income	19 percent	H+T Fact Sheet. This value shows the typical cost burden on a typical household in terms of total transportation costs. The typical range in Lafayette is from 17% to 23%.
Percentage of workers (age 16 or older) who live in Lafayette and work in county of residence (Boulder County)	73.3 percent	2013 - 2017 American Community Survey, 5-Year Estimates
Mean travel time to work (minutes)	24.6 minutes	2013 - 2017 American Community Survey, 5-Year Estimates
Publicly accessible electric vehicle charging stations (count) within 15 kilometers	197	Chargehub.com, 2019
Percent of publicly accessible electric vehicle charging stations (count) within 15 kilometers that are "Level 3"	5.58 percent	Chargehub.com, 2019.
Total system water usage in gallons of water per capita, per day (GPCD)	82 gallons	City of Lafayette Water Conservation Plan, using 2016 data
Total participants in turf replacement program	28	City of Lafayette Water Conservation Plan, using 2017 data
Total number of illicit discharge violation notifications	4	City of Lafayette Municipal Separate Storm Sewer System (MS4s) Annual Report, 2016
Total Scope 3 emissions from solid waste disposal in metric tons carbon dioxide equivalent	6.996	2015 City of Lafayette Greenhouse Gas inventory
Tons of waste landfilled per year per resident	0.649	2015 City of Lafayette Greenhouse Gas inventory
Solar installations per capita (watts)	157 watts	City of Lafayette, via 2015 Xcel Energy Community Energy Report

Source: Brendle Group

SUSTAINABILITY OPPORTUNITIES

As the Comprehensive Plan is developed, opportunities to improve community connections will be explored. Based on a preliminary review of the current plan, the following community connection opportunities could be considered:

- » Add goals and policies to encourage developments geared to potential BRT line along Baseline Road (BRT transit oriented development)
- » Add goals and policies geared to enhance the potential for Lafayette to gain additional regional transit service from RTD or other entities in the region
- » Identify additional linkages or system of trail connections to improve connectivity between individual neighborhoods and districts in Lafayette, with local and regional existing trail networks
- » Add goals/policies that encourage the installation of electric vehicle charging stations on private property and with new development (e.g., EV Ready building codes).
- » Align local-level electric vehicle infrastructure planning and policies with state and regional charging network goals and plans.
- » Encourage the development of electric vehicle charging infrastructure in low income and multi-family residential areas.
- » Clarify and strengthen goals/policies related to water conservation in new development, including distinctions between indoor and outdoor water use and incorporating the strategies from the 2018 Water Conservation Plan.
- » Explore goals/policies for energy and water benchmarking for new and/or existing development.
- » Add goals/policies to encourage fuel switching to help increase adoption of renewable heating and cooling technologies, such as replacements for natural gas appliances and inefficient electric appliances, to reduce reliance on fossil fuels.
- » Revisit existing goals and policies related to solar energy and align with SolSmart Gold-level designation requirements.
- » Add goals/policies to address solid waste disposal and collection for commercial, multi-family, and public facilities, including recycling and composting infrastructure.

- » Expand goal and policy language around adaptive reuse to encourage reuse of all existing structures (not just those that are historic or old) as a means to reduce construction and demolition waste.
- » Consider updating all Comprehensive Plan text to use “resident” as a more inclusive word than “citizen.”
- » Explore and identify areas of the community where known infrastructure and/or service deficiencies exist and align plans to improve equity and address needs.
- » Explore alternative energy options for new development and redevelopment
- » Explore the use of sustainable interior and exterior building materials

Strong Economy

A strong and sustainable economy supports local and regional economic health through attraction, education, and retainment of a skilled workforce and diverse industries. It is further enabled by a systems approach to technology and communications infrastructure that reflects community values of affordability, quality of life, and accessibility. Below are the City's existing programs, baseline metrics, and opportunities related to a Strong Economy. Subtopics addressed within the sustainability theme, include:

- » Jobs & Economic Health
- » Technology & Communication

RELATED PROGRAMS & EFFORTS

- » **Business Licensing** – Licenses are not required for businesses to operate in the City of Lafayette, with the exception of special licenses required for liquor, marijuana, massage parlor, pawn broker, and amusement device businesses.
- » **Enterprise & Opportunity Zones** – Various properties in Lafayette are included in state-designated enterprise and opportunity zones. These programs provide tax incentives to encourage business development and reinvestment in designated areas.
- » **Green Business Recognition Program** – Local businesses and commercial property owners are eligible to participate in an annual program to showcase sustainability accomplishments.
- » **Invest in Lafayette** – This is the City's “shop local” educational program that focuses on keeping sales tax dollars in the community by encouraging shoppers to stay local.

- » **Opportunity Zone** – The North Metro Enterprise Zone includes properties within Lafayette. This state funded program offers state income tax credits to incentivize businesses to locate and develop in designated areas.
- » **Sales Tax** – The City of Lafayette’s local sales tax rate is 3.5%; total sales tax collected is 8.485% (Boulder County is 0.985%, Regional Transportation District (RTD) is 1.0 %, Scientific and Cultural Facilities District 0.1%, and the State of Colorado is 2.9%). An additional 2% is collected on lodging rentals of less than 30 days.
- » **Urban Renewal Authority** – The Lafayette Urban Renewal Authority (LURA) encourages revitalization and redevelopment in the Old Town and South Boulder Road areas.
- » **Use Tax** – The City of Lafayette imposes a City use tax on motor vehicles, building materials, and tangible business personal property.

SUSTAINABILITY OPPORTUNITIES

As the Comprehensive Plan is developed, opportunities to grow and strengthen the economy and economic outcomes will be explored. Based on a preliminary review of the current plan, the following economic opportunities could be considered:

- » Update Land Use Plan mapping to include Enterprise & Opportunity zones and designated Urban Renewal areas to ensure designated land use categories and associated goals/policies align with the objectives of these incentive and reinvestment areas.
- » Add goals/policies related to home-based employment and mobile workforce trends.
- » Add goals/policies related to short term rental properties (and confirm whether or not they are subject to the City’s additional 2% lodging tax).
- » Identify target industries to increase local competitiveness and add goals/policies to support and encourage target industry development (including identifying target locations, if applicable).
- » Connect economic development and employer goals/policies with other sustainability objectives and outcomes (e.g., energy and water conservation, electric vehicle infrastructure, renewable energy, etc.)

Strong Economy Metrics for City of Lafayette, as of Spring 2019

UNIT (METRIC)	CURRENT VALUE (FOR CITY OF LAFAYETTE)	SOURCE/NOTES
Total Scope 1 and 2 emissions from commercial energy in metric tons carbon dioxide equivalent	85,549 metric tons carbon dioxide equivalent	2015 City of Lafayette Greenhouse Gas Inventory
Commercial electricity consumption per square foot in kilowatt hours (kWh)	22 kWh	2015 City of Lafayette Greenhouse Gas Inventory
Commercial natural gas consumption per square foot, in therms	0.54 therms	2015 City of Lafayette Greenhouse Gas Inventory
Total number of businesses recognized by Green Business program annually	21	Lafayette Green Business Program, 2018
Number of business establishments	3,459	2012 Economic Census Survey of Business Owners
Unemployment rate (civilian labor force)	4.0 percent	2013 - 2017 American Community Survey, 5-Year Estimates
Median household income (dollars)	\$76,059	2013 - 2017 American Community Survey, 5-Year Estimates
Percentage of population below poverty level	8.3 percent	2013 - 2017 American Community Survey, 5-Year Estimates
Percentage of workers (age 16 or older) who work at home	11.4 percent	2013 - 2017 American Community Survey, 5-Year Estimates
Percentage of workers (age 16 or older) who work in a place of residence	24.8 percent	2013 - 2017 American Community Survey, 5-Year Estimates

Source: Brendle Group

Conclusion: Community Assessment

Drawing from all of the information presented in the Community Assessment, the following key takeaways, in particular, will influence the creation of the new Comprehensive Plan for Lafayette and the direction of the city over the next one to two decades.

- » Lafayette is located within a region (the Front Range) that is primed for significant and continual population growth through 2040. Given its advantageous location not only on the Front Range, but also in proximity to the Boulder and Denver areas, the City has the potential to increase its population and rate of development significantly. The question for the community is whether it is open to more growth, and if growth does occur, where should it occur, and how should it be shaped?
- » Lafayette, in particular, has opportunities to provide a wider range of housing options to serve the aging population in the region and to provide more affordable options for households throughout the income spectrum.
- » Lafayette is located in a relatively affluent area, relative to the state as a whole, but significant portions of the local community struggle to make ends meet. The rising cost of housing, coupled with other increases in the cost of living, have strained many longtime residents and households. The Comprehensive Plan will address strategies to help residents remain in the community as the economics of the region continue to evolve.
- » Lafayette has more ethnic diversity than other areas in Boulder County, and the populations of non-white residents are predominantly younger than the white population in the community. A key question facing the community is how to provide business and living opportunities for the younger and more diverse portions of the local population, to keep these residents in the city as they grow up.
- » The City of Boulder continues to serve as the key employment, entertainment, and retail center in the Boulder County area. However, the lack of supply of available land and properties in the City of Boulder, coupled with the cost of doing business in Boulder, presents opportunities for Lafayette and its peers, in eastern Boulder County. The city has the opportunity to leverage its position and quality of life to attract a wider range of employers and businesses and to improve its range of employment opportunities.
- » Lafayette has the potential to leverage the anticipated growth of the local region to create retail offerings that attract more business from surrounding communities in the region.
- » A number of key trends in community building and development, as outlined in the Community Assessment, will influence Lafayette over the next two decades. Importantly, many more households and potential residents are seeking the urban amenities of living in the city, in more suburban or smaller community settings. The ongoing development and evolution of Lafayette should consider incorporating the types of amenities and features that will appeal to a wide range of households.
- » The City of Lafayette has a great deal of land currently classified as “Industrial” zoning that could convert to other uses. The Comprehensive Plan may explore the potential revitalization or conversion of portions of the industrial areas along 120th Street, in the southeast portion of the City.
- » The City has a good deal of development currently in the “pipeline” (in various stages of approval or development). This development will absorb a portion of anticipated growth in office, retail, and residential demand in the city over the next 20 years. A key question for the Comprehensive Plan will involve how land uses in remaining vacant or underutilized areas may change or evolve over the next 20 years, in light of the trends identified in this report.
- » The Comprehensive Plan will need to address a variety of issues tied to affordable housing, including what strategies or tools may be pursued to help strengthen the City’s base of mobile home housing.
- » Planning for transportation in Lafayette should help address congestion in the local area and leverage opportunities to promote transit, including the potential Bus Rapid Transit along Highway 7.
- » The City of Lafayette ranks relatively well in terms of sustainability metrics, but the Comprehensive Plan will continue to establish new metrics and strategies to improve the overall sustainability position of the City.

NEXT STEPS:

As the Lafayette Comprehensive Plan moves forward to consider a range of different concepts and ideas for how the community will evolve through 2040, the project team will continue to measure potential concepts against the various metrics and key issues identified in this Community Assessment document. As the Comprehensive Plan moves toward completion, the project team will outline how the preferred plan for Lafayette addresses the key issues identified as part of this initial analysis.



Legacy Lafayette

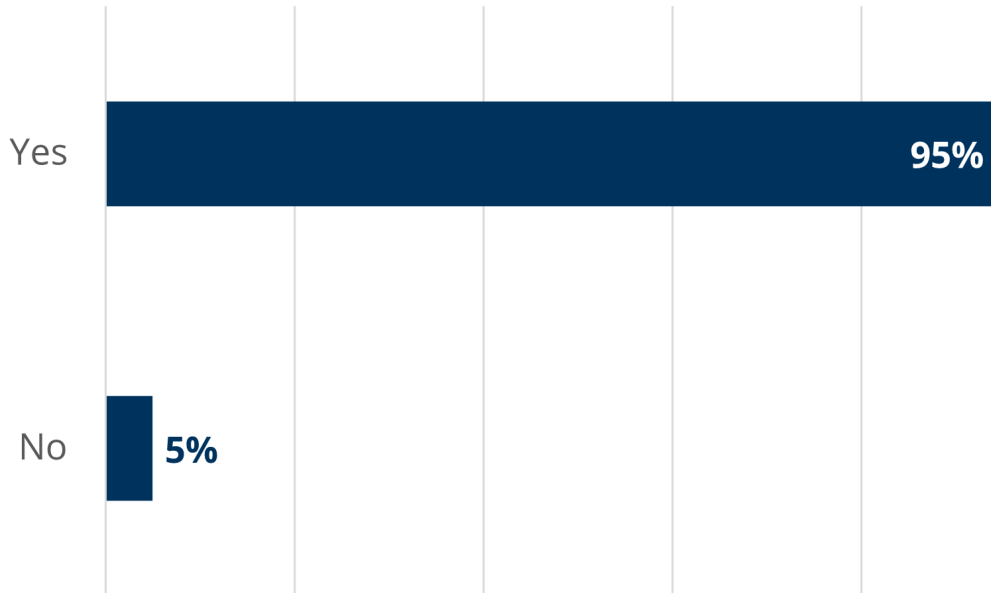
Appendix D Community Survey Results

October 2021

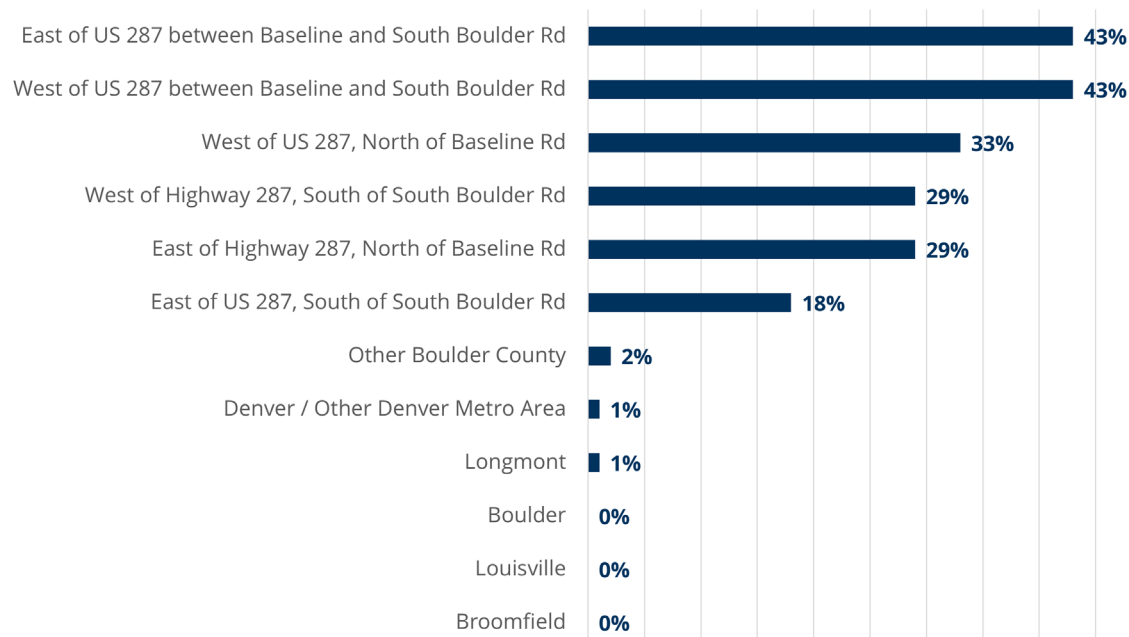
Community Survey 1 - Results

The following represents the results of a community survey conducted between June 2019 and September 2019. This survey was conducted near the beginning of the Comprehensive Plan process to understand the key issues for the plan and gather input from community members on a wide range of potential topics.

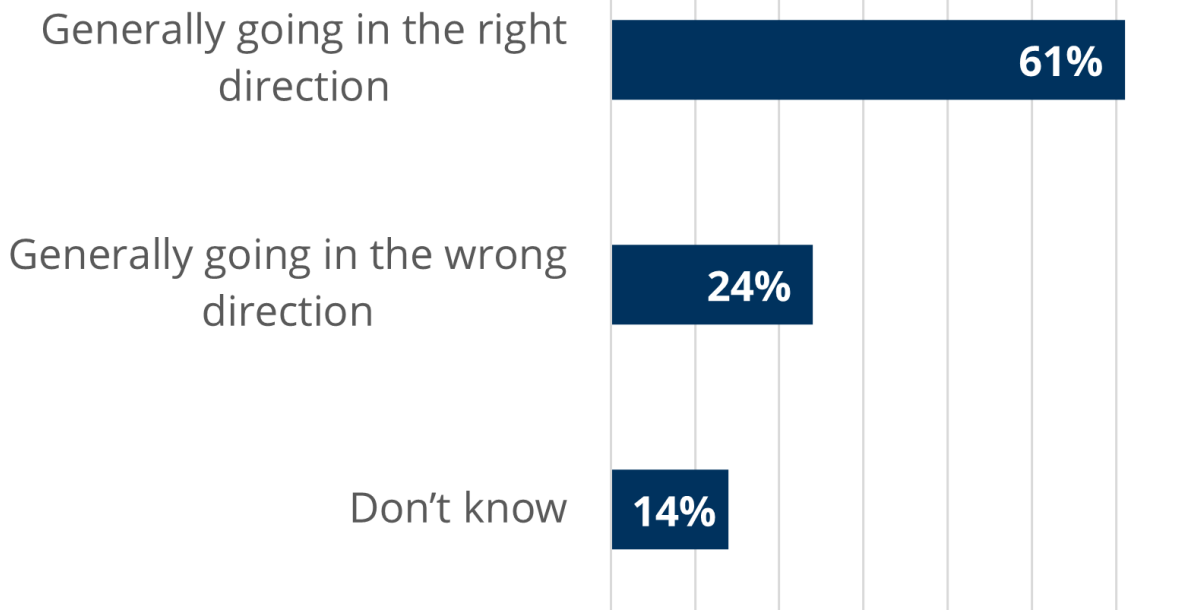
Q 1: DO YOU LIVE IN THE CITY LIMITS OF LAFAYETTE?



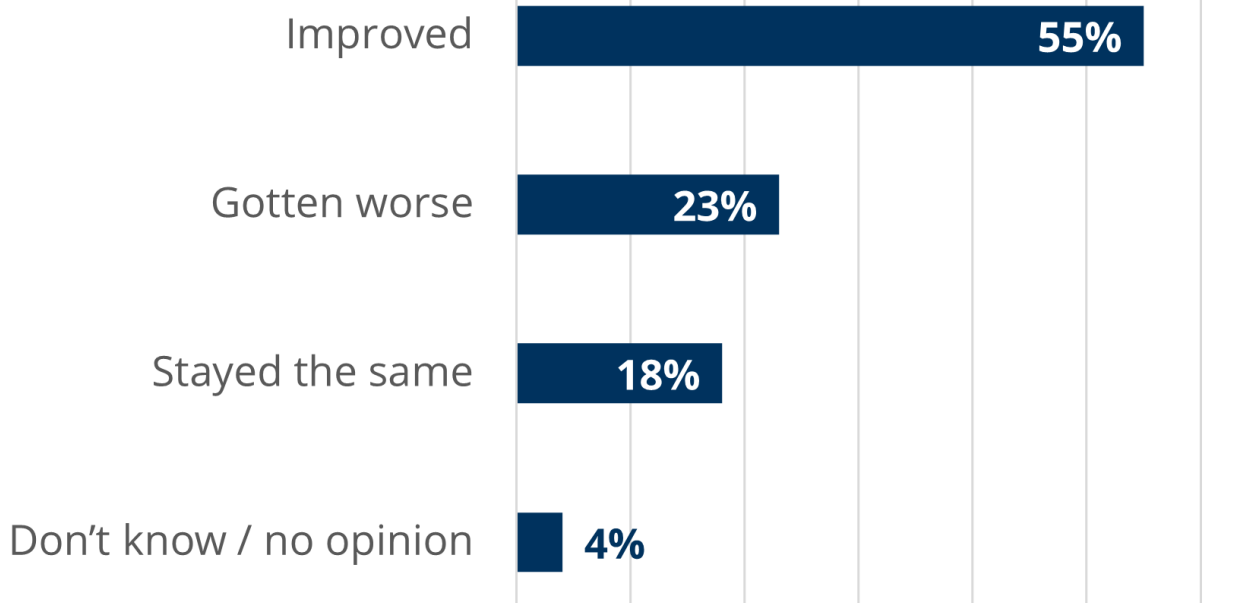
Q 1: WHERE IS YOUR RESIDENCE LOCATED?



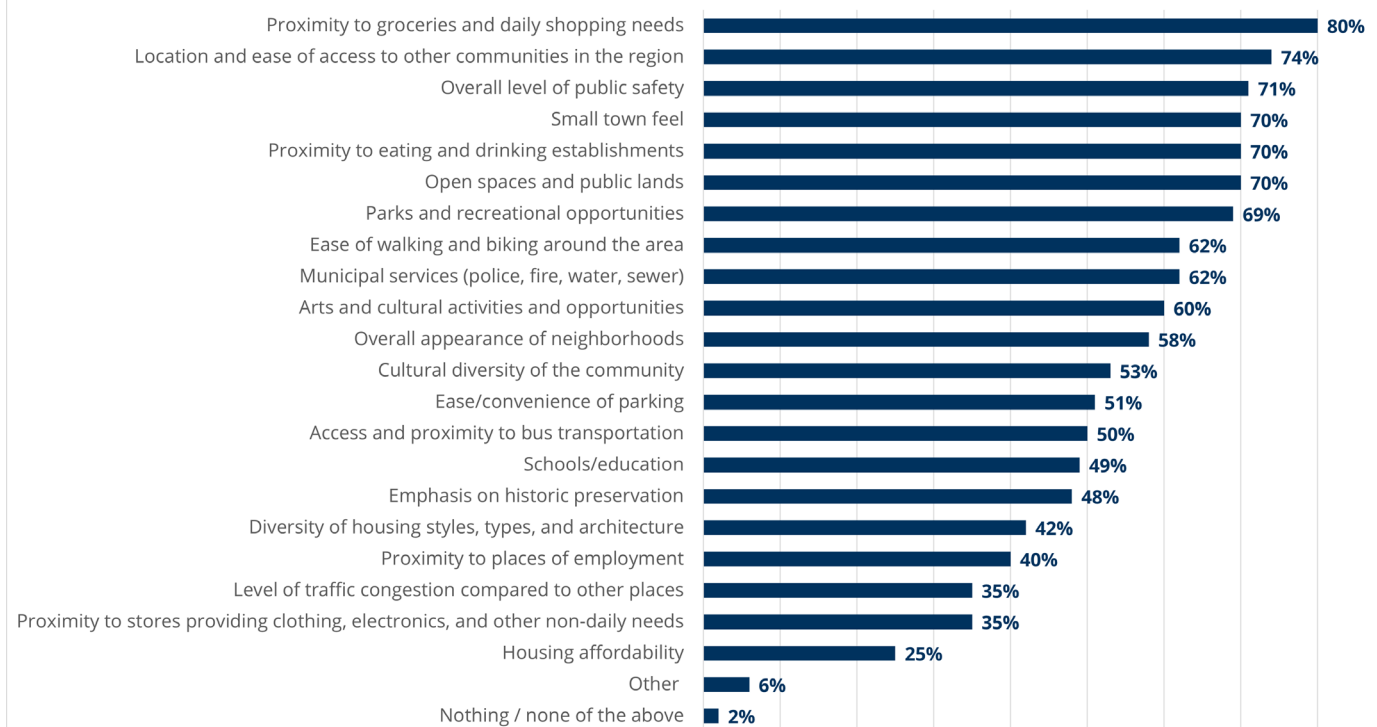
Q 2: IN GENERAL, WOULD YOU SAY THAT LAFAYETTE IS GOING IN



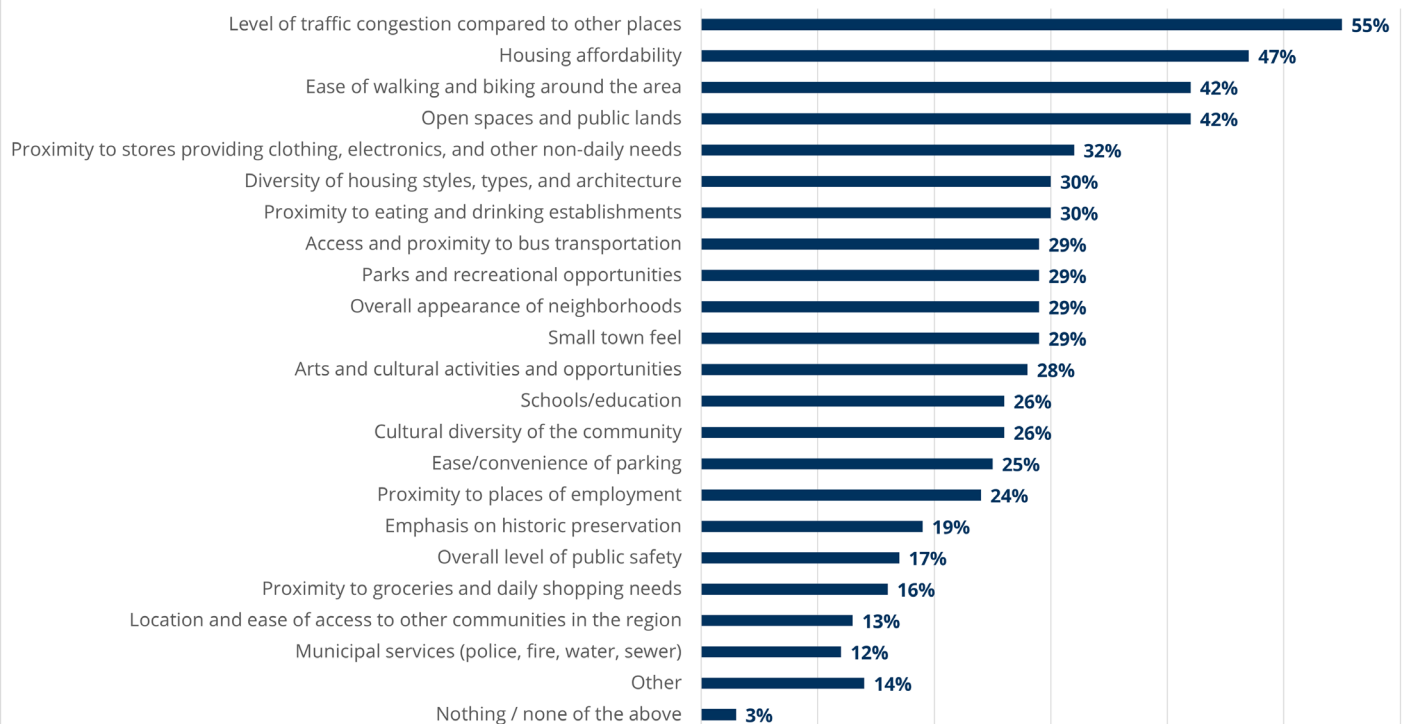
Q 3: SINCE YOU HAVE LIVED HERE, HAS LAFAYETTE IMPROVED, GOTTEN WORSE, OR STAYED THE SAME AS A PLACE TO LIVE, TAKING ALL THINGS INTO CONSIDERATION?



Q 4: WHAT DO YOU LIKE ABOUT LAFAYETTE?

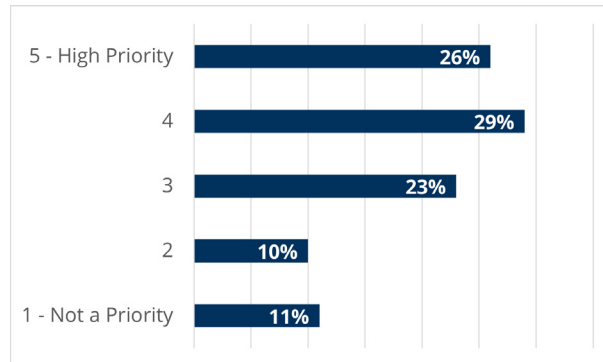


Q 4: WHAT WOULD YOU LIKE TO SEE EMPHASIZED FOR IMPROVEMENT IN THE FUTURE?

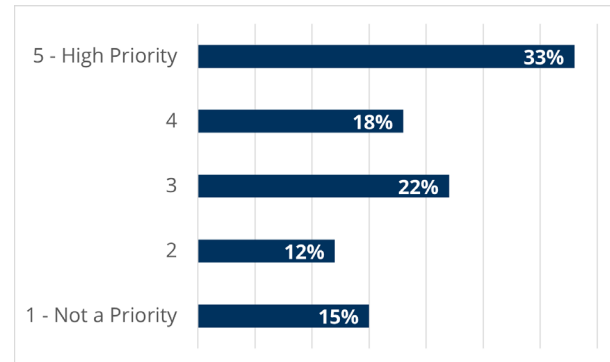


Q 5: AS THE CITY PLANS FOR THE FUTURE, PLEASE INDICATE THE LEVEL OF PRIORITY THAT SHOULD BE GIVEN TO THE FOLLOWING TYPES OF IMPROVEMENTS OR ENHANCEMENTS IN LAFAYETTE.

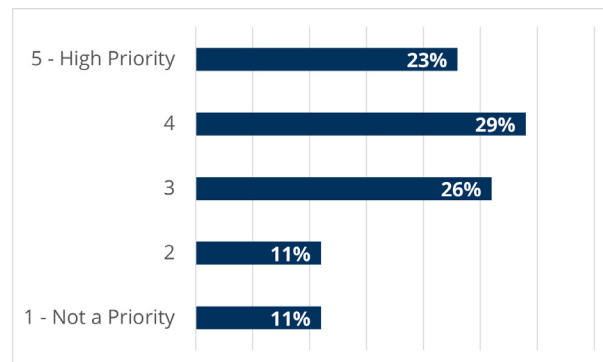
Encourage businesses to locate here in order to provide more local employment opportunities



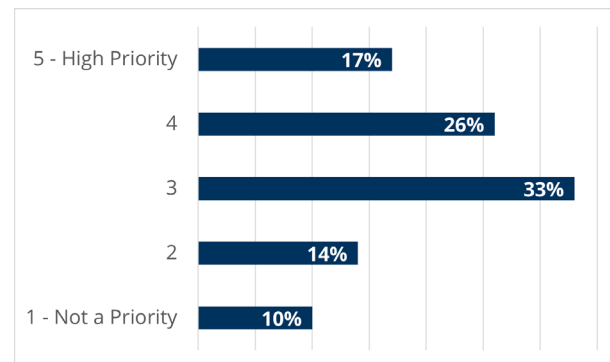
Expand housing options for all income levels



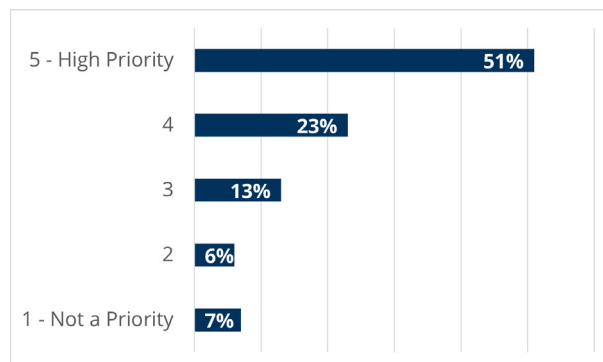
Expand arts, music, cultural facilities (indoor theater, performance spaces)



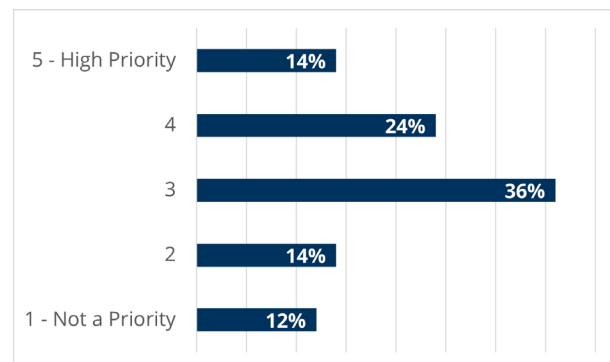
Expand library facilities and/or services



Expand environmental sustainability efforts

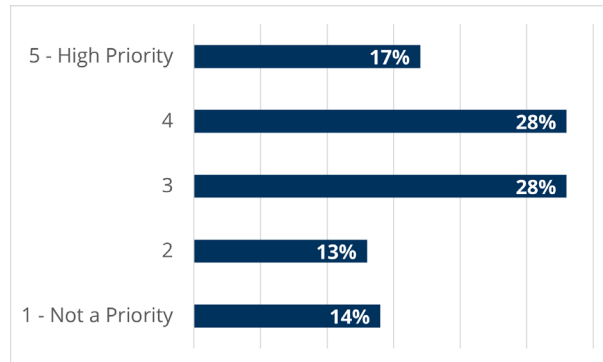


Expand senior/active adult centers

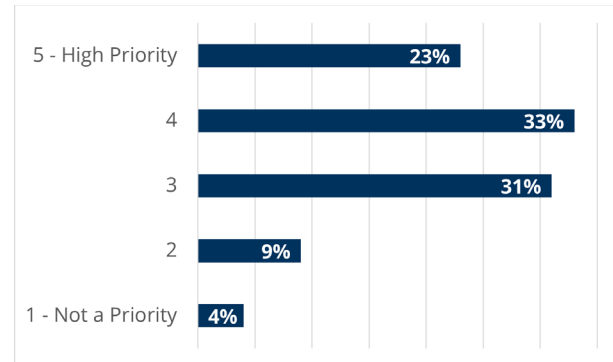


Q 5: AS THE CITY PLANS FOR THE FUTURE, PLEASE INDICATE THE LEVEL OF PRIORITY THAT SHOULD BE GIVEN TO THE FOLLOWING TYPES OF IMPROVEMENTS OR ENHANCEMENTS IN LAFAYETTE.

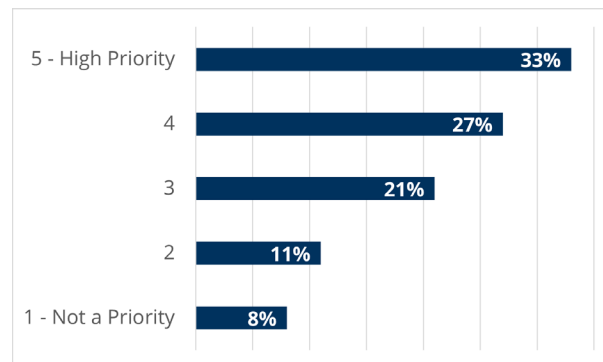
Explore constructing a youth/teen center in Lafayette



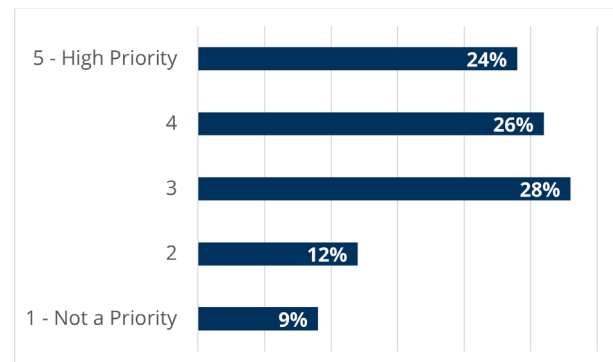
Improve and build City infrastructure (water, sewer, etc.)



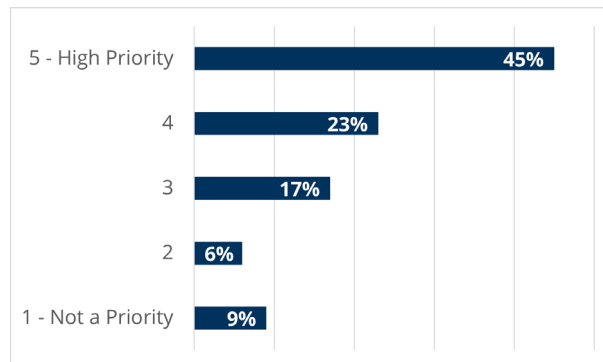
Improve access to alternative options for traveling around the area



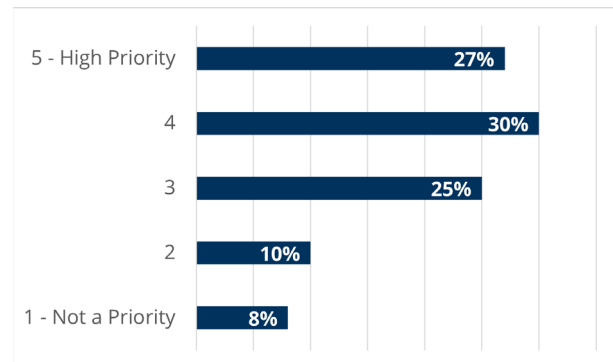
Improve safety on public streets



Improve access to high-speed, reliable internet

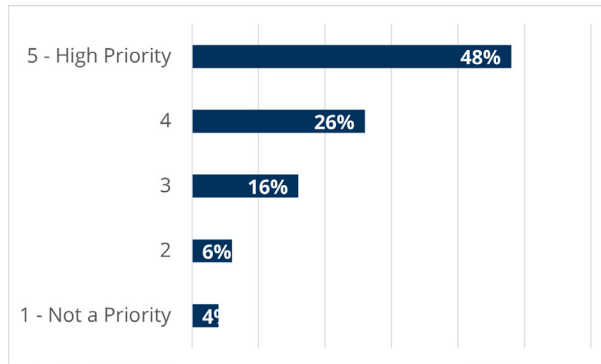


More parks and/or recreation facilities

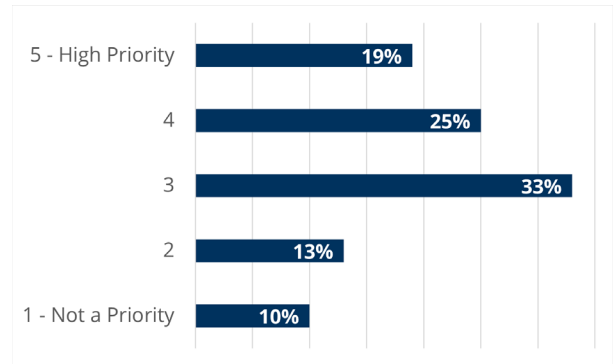


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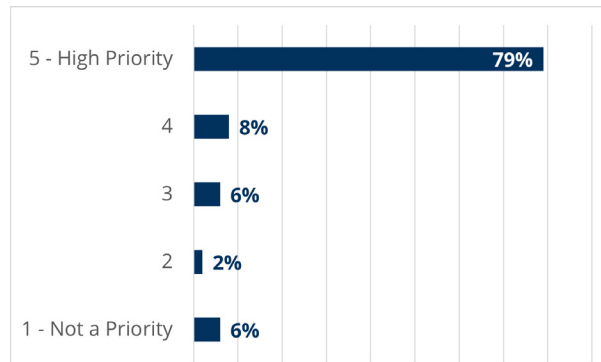
Open space lands and/or trails



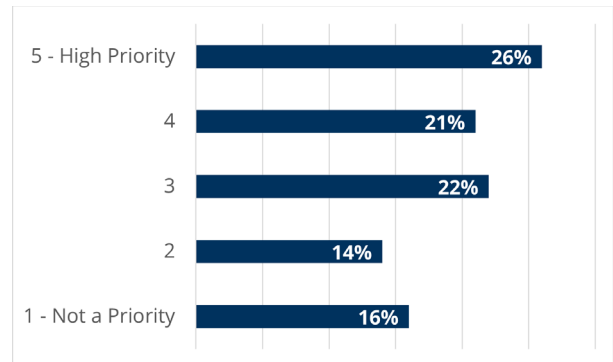
Provide more community gathering places/ outdoor event spaces



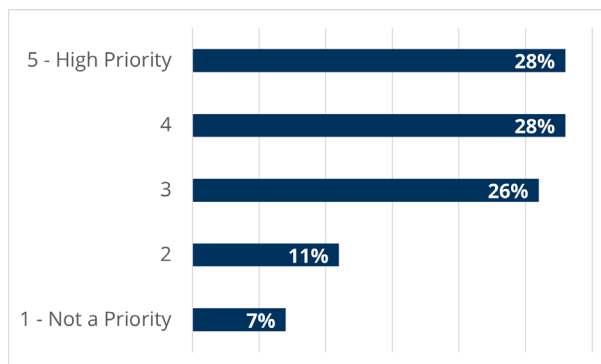
Other high priorities for enhancements that are missing from list?



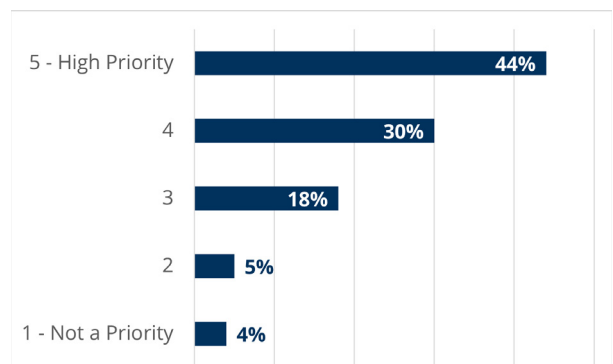
Provide more on-street bike options



Provide more and better sidewalks

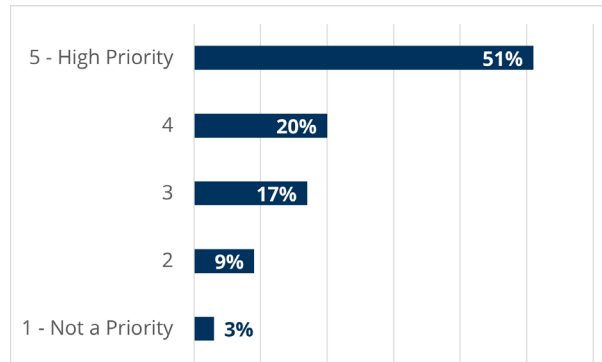


Provide more trails and paths to parks, open spaces, places of shopping and employment, etc.

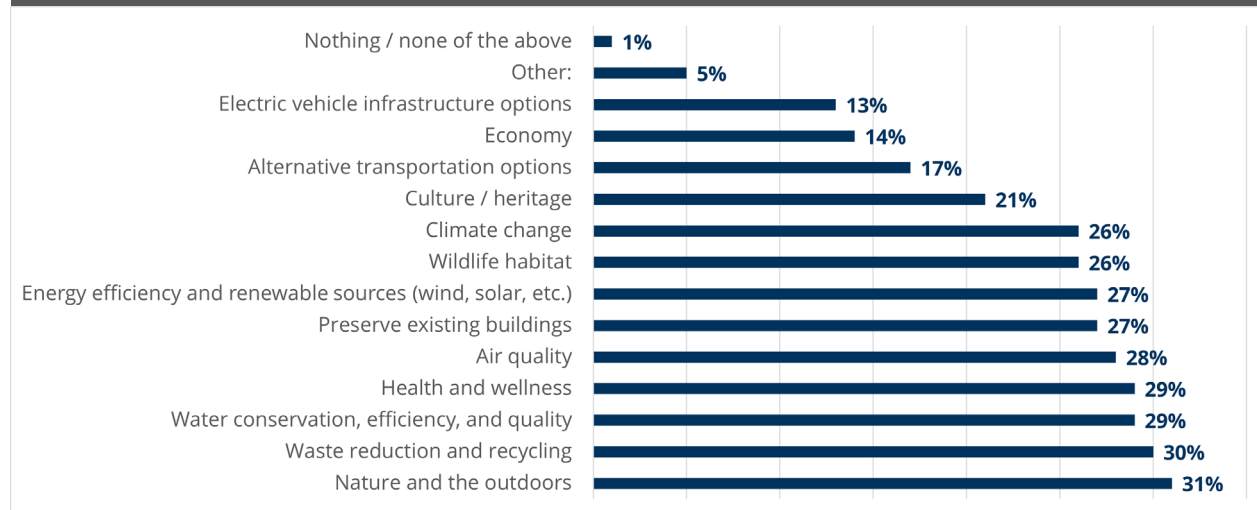


Q 5: AS THE CITY PLANS FOR THE FUTURE, PLEASE INDICATE THE LEVEL OF PRIORITY THAT SHOULD BE GIVEN TO THE FOLLOWING TYPES OF IMPROVEMENTS OR ENHANCEMENTS IN LAFAYETTE.

Reduce traffic congestion

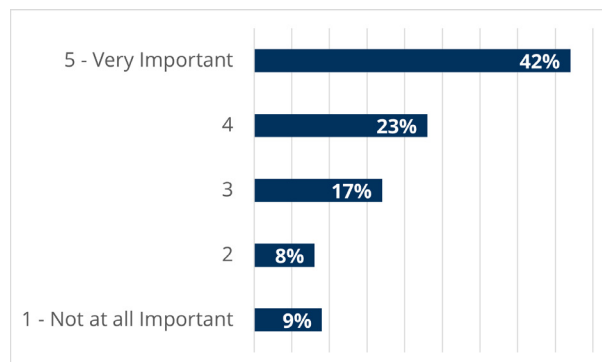


Q 6: WHAT TYPES OF SUSTAINABILITY PROGRAMS SHOULD BE GIVEN THE GREATEST EMPHASIS BY THE CITY AS LAFAYETTE LOOKS TO THE FUTURE? (SELECT UP TO 3 CHOICES)

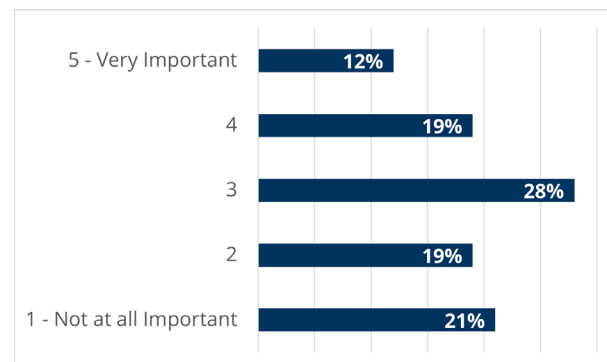


Q 7: PLEASE RATE THE PRIORITIES THAT YOU WOULD PLACE ON ACTIONS TO ENHANCE MOBILITY OPTIONS IN THE FUTURE THAT COULD BE CONSIDERED IN THE COMPREHENSIVE PLAN.

Add safe bike commuting routes to regional bike paths

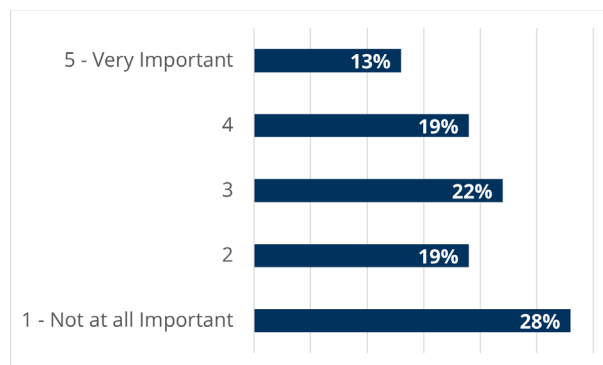


Create more opportunities for electric vehicle charging

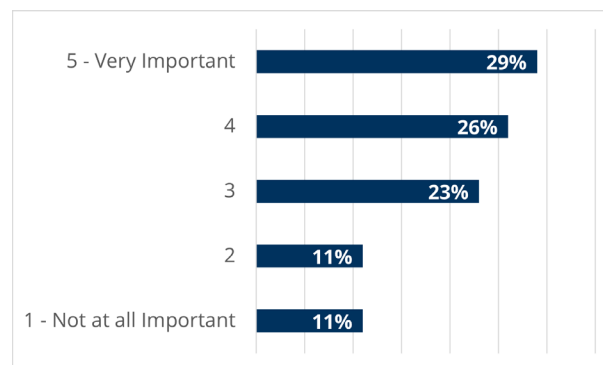


Q 7: PLEASE RATE THE PRIORITIES THAT YOU WOULD PLACE ON ACTIONS TO ENHANCE MOBILITY OPTIONS IN THE FUTURE THAT COULD BE CONSIDERED IN THE COMPREHENSIVE PLAN.

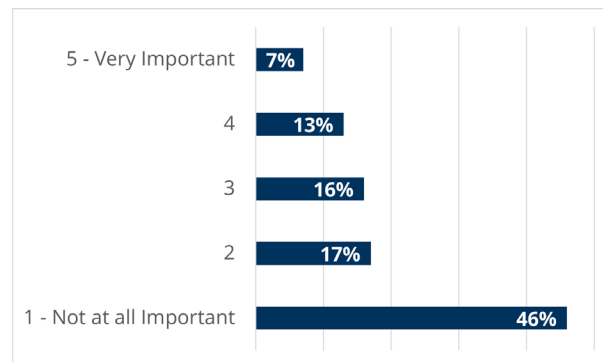
Encourage the availability of bike share options



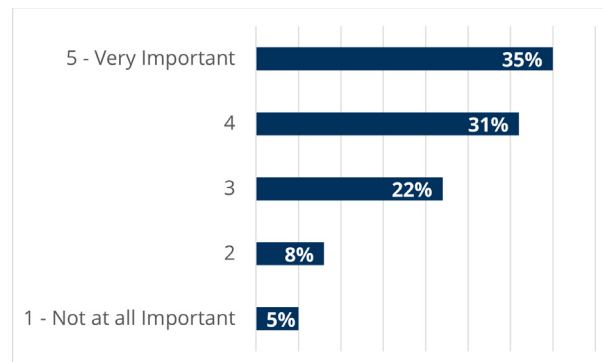
Expand bus/transit options (including number of routes and frequency of service)



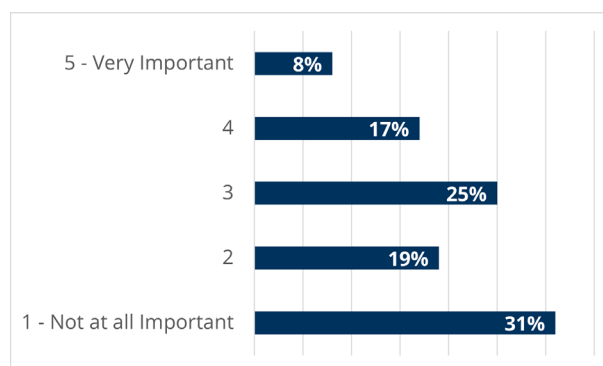
Encourage the availability of electric scooter options



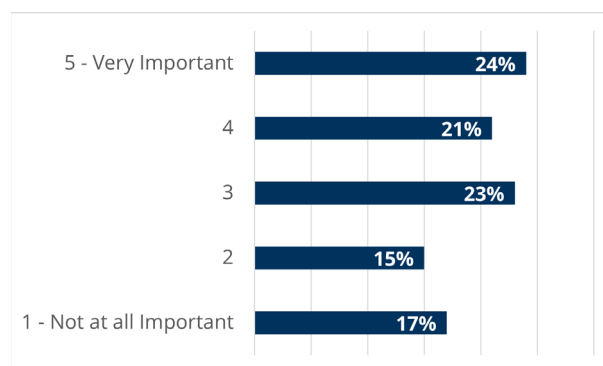
Improve/provide additional sidewalks and trails to connect neighborhoods



Encourage the availability of vehicle share options

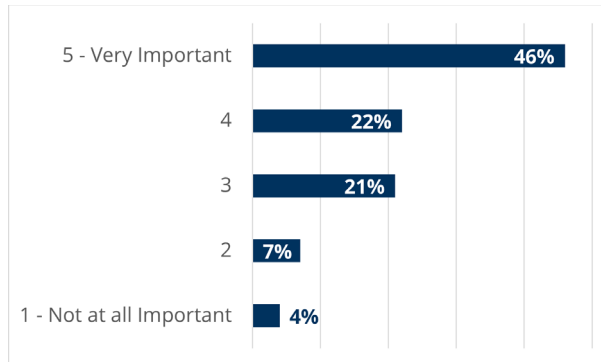


Provide a city-wide transit pass (similar to the Eco Pass) for bus service



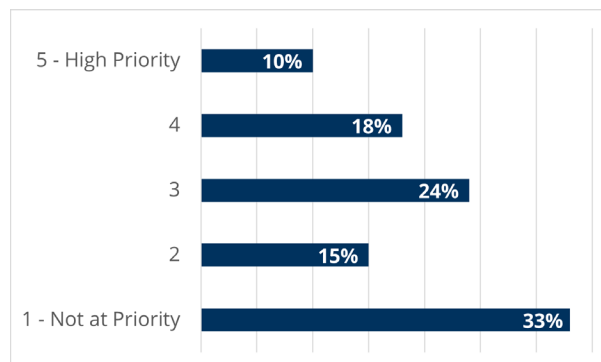
Q 7: PLEASE RATE THE PRIORITIES THAT YOU WOULD PLACE ON ACTIONS TO ENHANCE MOBILITY OPTIONS IN THE FUTURE THAT COULD BE CONSIDERED IN THE COMPREHENSIVE PLAN.

Reducing traffic congestion at intersections

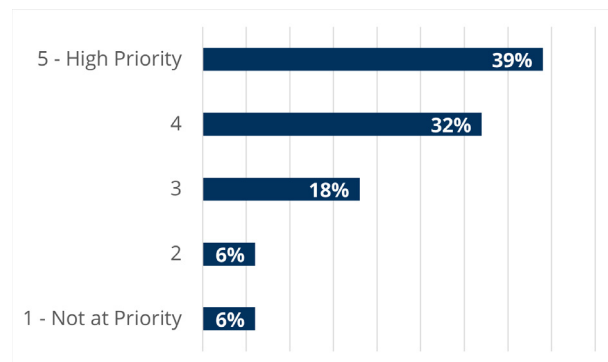


Q 8: PLEASE RATE YOUR PRIORITIES FOR ECONOMIC DEVELOPMENT ACTIONS THAT COULD BE CONSIDERED AS A PART OF THE COMPREHENSIVE PLAN. IF YOU DO NOT FEEL THAT ATTENTION OR FINANCIAL RESOURCES SHOULD BE USED FOR ECONOMIC DEVELOPMENT CHOOSE #1, "NOT A PRIORITY."

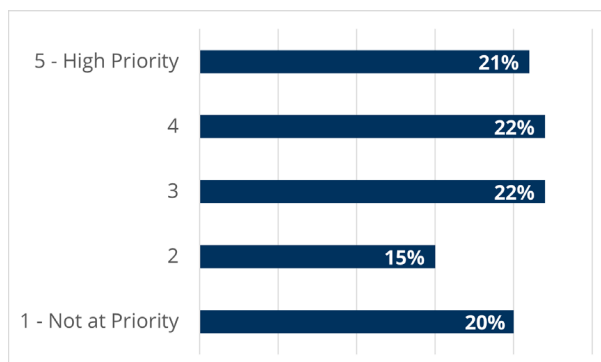
Continue to expand the commercial area along the US 287 corridor



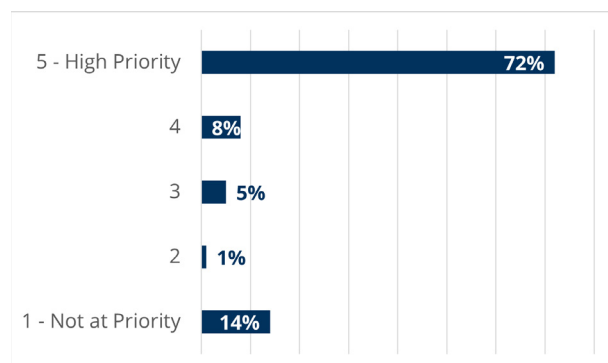
Make public improvements to selected areas of town to increase business activity and to support local businesses



Expand incentives to attract desired businesses

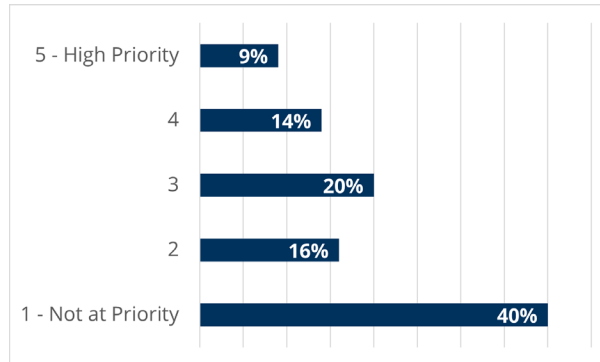


Other

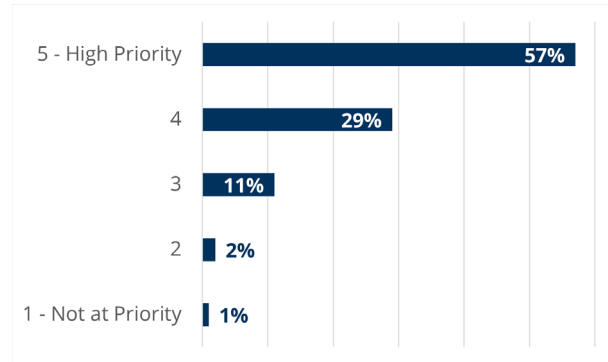


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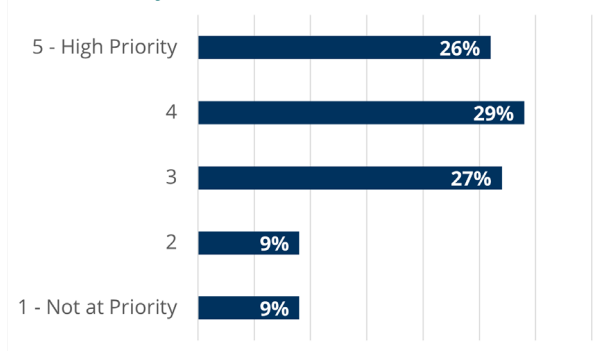
Solicit major retailers to locate in the community



Work to retain and expand existing smaller local businesses

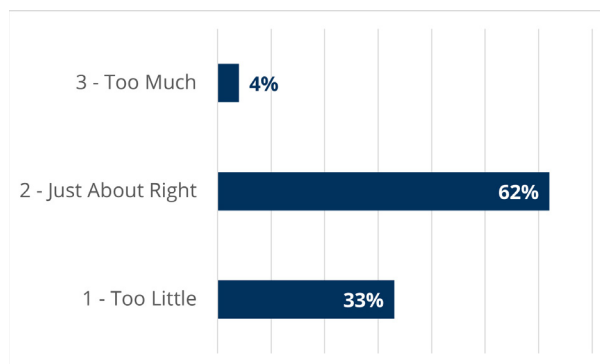


Work to increase employment opportunities in the community so more residents can live and work in Lafayette

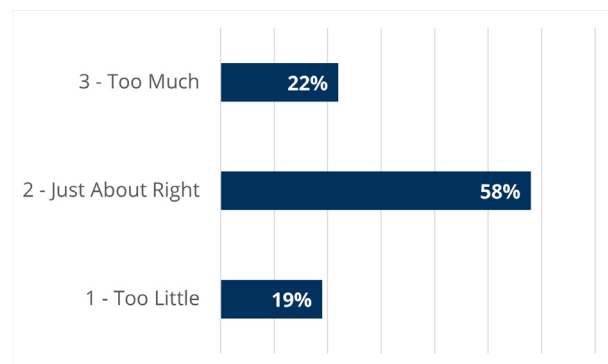


Q 10: OVER THE LAST FEW YEARS, DO YOU FEEL THE RATE OF GROWTH AND DEVELOPMENT IN LAFAYETTE HAS BEEN TOO LITTLE, JUST ABOUT RIGHT, OR TOO MUCH? PLEASE PROVIDE ANSWERS FOR RESIDENTIAL, RETAIL, EMPLOYMENT CENTERS (OFFICES), AND INDUSTRIAL DEVELOPMENT.

Restaurants / food and beverage

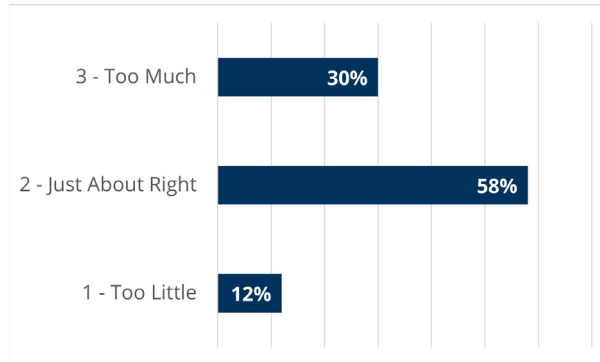


Business parks / employment centers (offices)

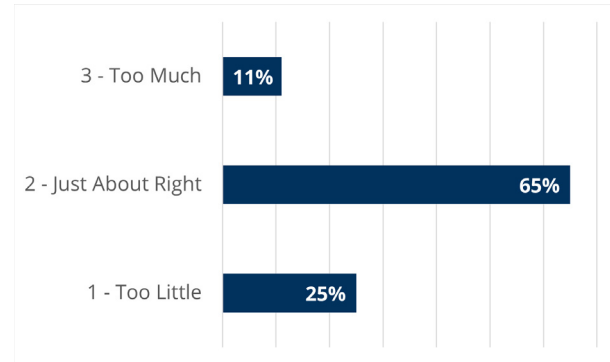


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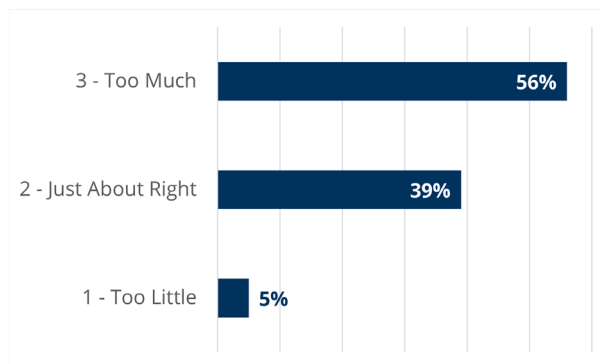
Industrial



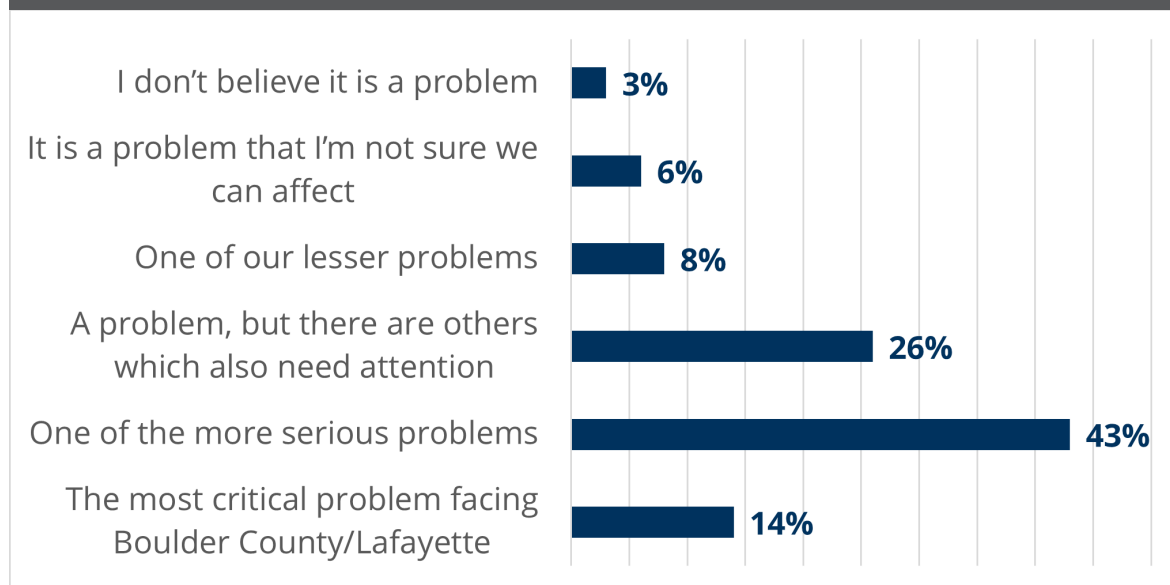
Retail businesses (shops and services)

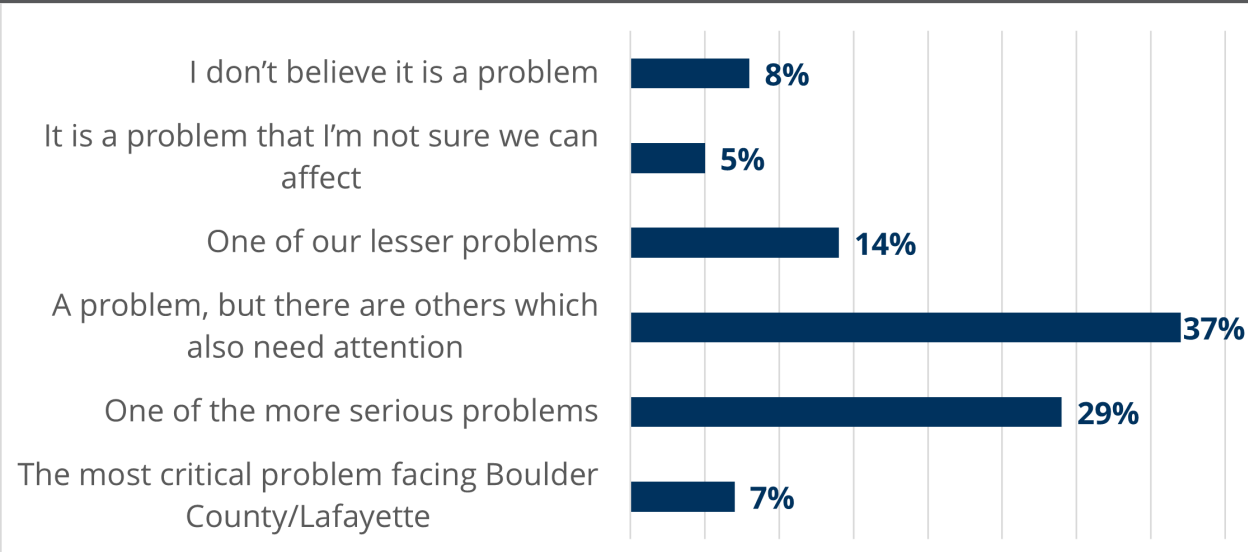
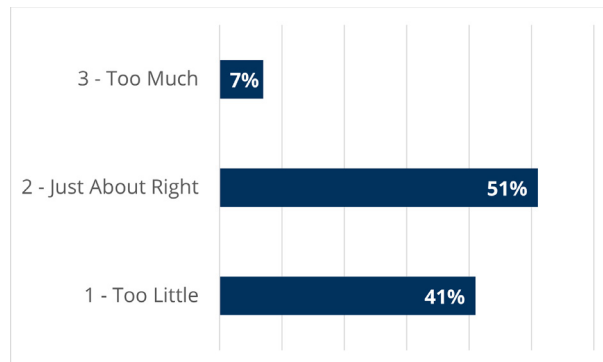
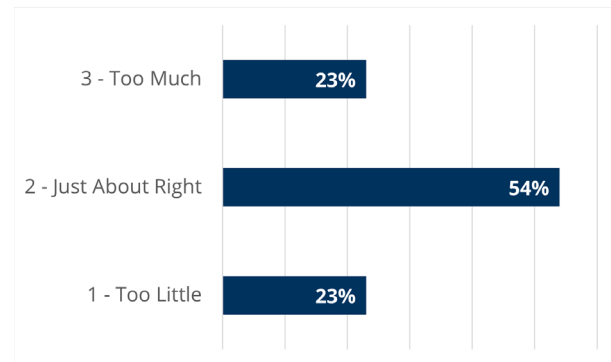
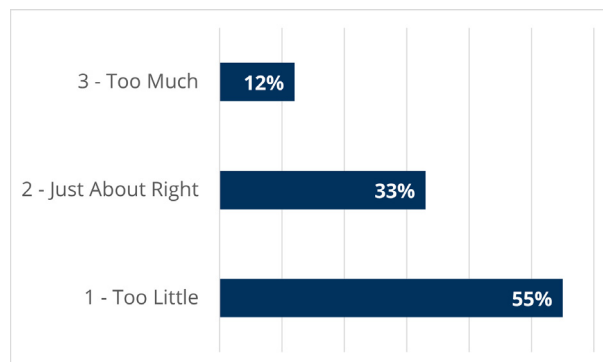
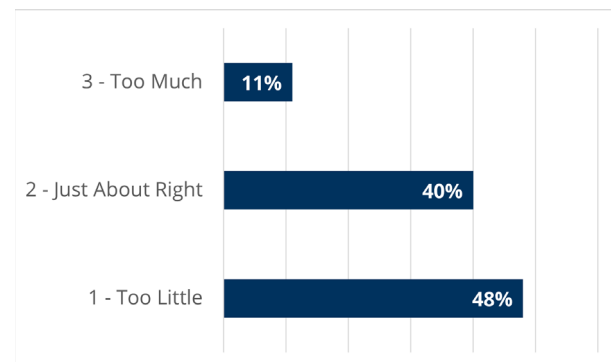


Residential



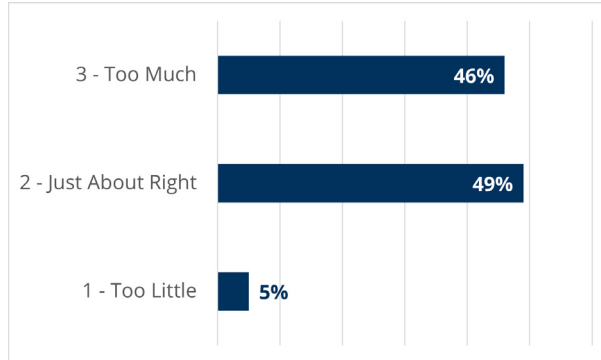
Q 11: HOW DO YOU FEEL ABOUT EXPANDING THE HOUSING OPTIONS AVAILABLE TO A WIDE RANGE OF INCOME LEVELS FOR HOUSEHOLDS THAT LIVE OR WORK IN BOULDER COUNTY?



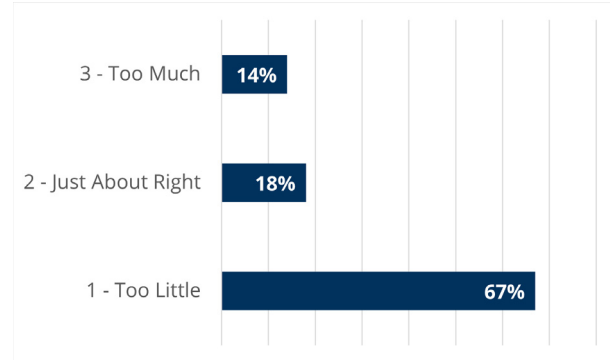
Q 11: HOW DO YOU FEEL ABOUT EXPANDING THE HOUSING OPTIONS AVAILABLE TO A WIDE RANGE OF INCOME LEVELS FOR HOUSEHOLDS THAT LIVE OR WORK IN THE CITY OF LAFAYETTE?**Q 12: THE CITY ENCOURAGES PLANNING FOR A VARIETY OF HOUSING OPTIONS FOR RESIDENTS OF VARIOUS BACKGROUNDS, AGES, AND INCOMES. WITH THAT IN MIND, DO YOU THINK LAFAYETTE HAS THE RIGHT AMOUNT, TOO MUCH, OR TOO LITTLE OF THE FOLLOWING?****A range of housing for older adults/seniors****Apartments****Accessory dwelling unit – small residence/guest suite adjacent to or part of a principal unit (also known as ADU)****Co-housing communities – private homes clustered around shared space**

Q 12: THE CITY ENCOURAGES PLANNING FOR A VARIETY OF HOUSING OPTIONS FOR RESIDENTS OF VARIOUS BACKGROUNDS, AGES, AND INCOMES. WITH THAT IN MIND, DO YOU THINK LAFAYETTE HAS THE RIGHT AMOUNT, TOO MUCH, OR TOO LITTLE OF THE FOLLOWING?

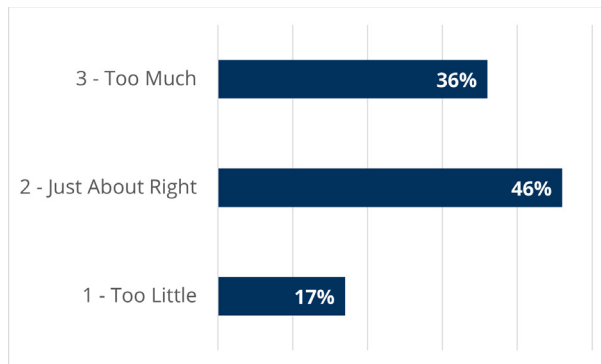
Mobile homes



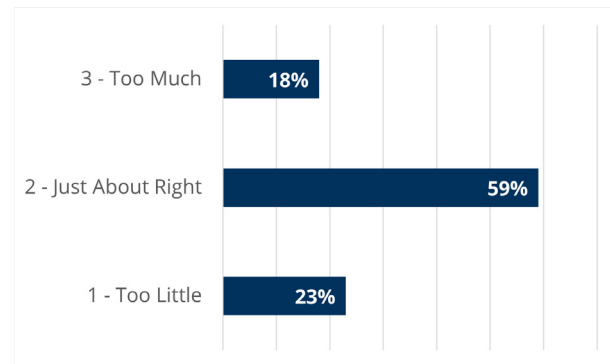
Tiny homes (very small homes, a new concept in living)



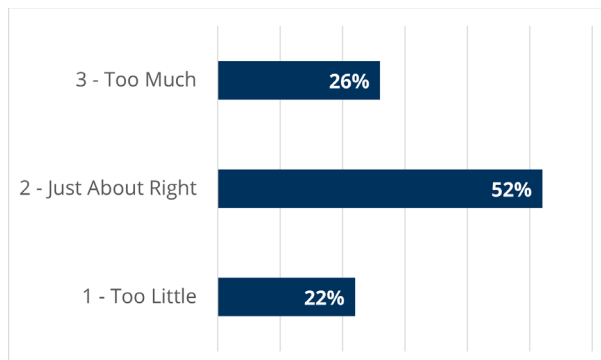
Single-family higher density homes on small lots

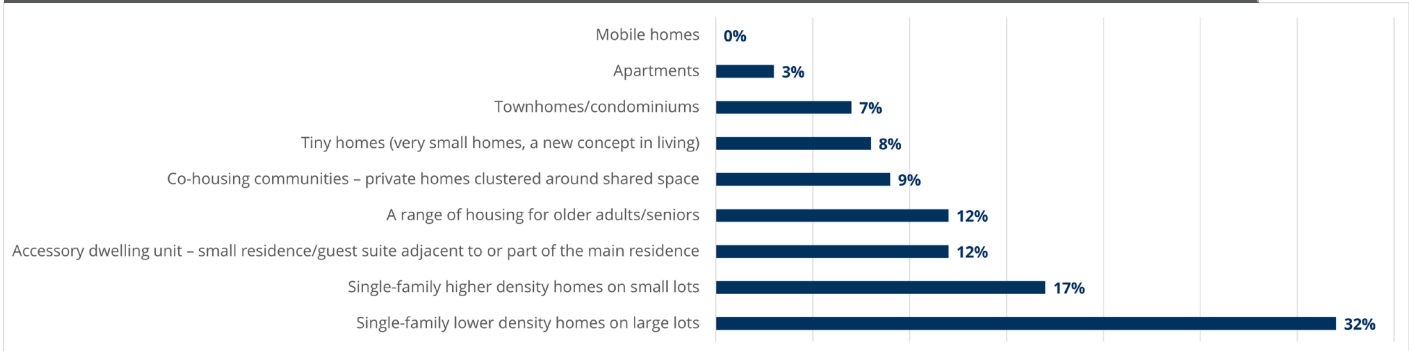


Townhomes/condominiums

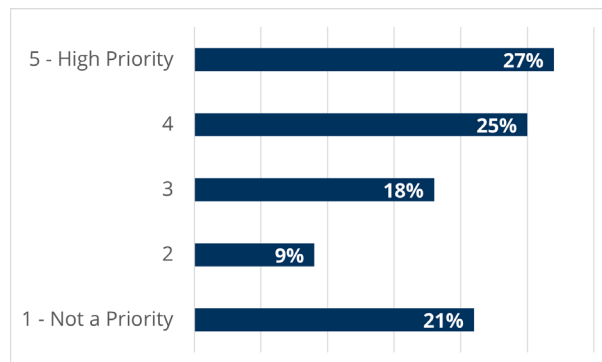


Single-family lower density homes on large lots

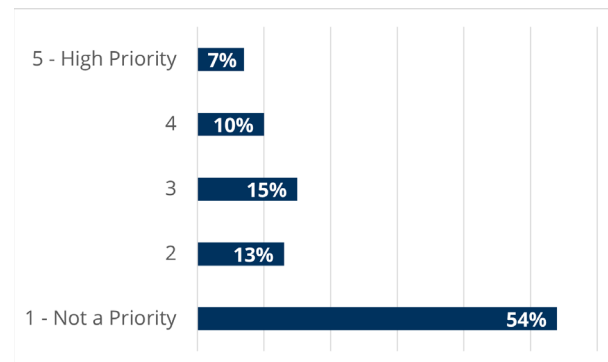


Q 13: IF ONE TYPE OF HOUSING WERE TO BE EMPHASIZED TO BETTER MEET YOUR HOUSEHOLD'S CURRENT NEEDS, WHICH WOULD IT BE?**Q 14: WHAT PRIORITY WOULD YOU PLACE ON THE FOLLOWING TYPES OF ACTIONS TO EXPAND HOUSING OPTIONS FOR ALL INCOME LEVELS? IF YOU DO NOT FEEL THAT ATTENTION OR FINANCIAL RESOURCES SHOULD BE USED TO CREATE MORE OPTIONS, PLEASE CHOOSE #1, "NOT A PRIORITY."**

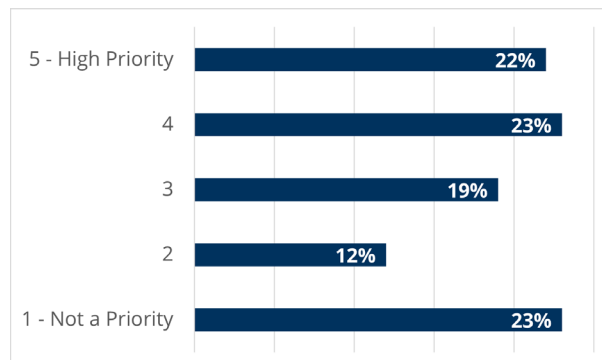
Boulder County-led programs for encouraging a wider range of housing options at various price points to be affordable for residents and workers in Lafayette



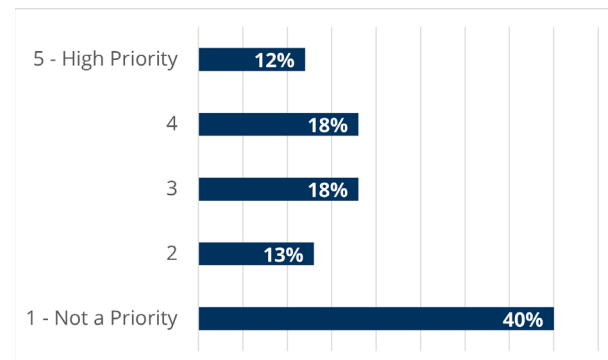
Developing higher density by building up to 3 stories or more



City-led programs in your area for encouraging a wider range of housing options at various price points to be affordable for residents and workers

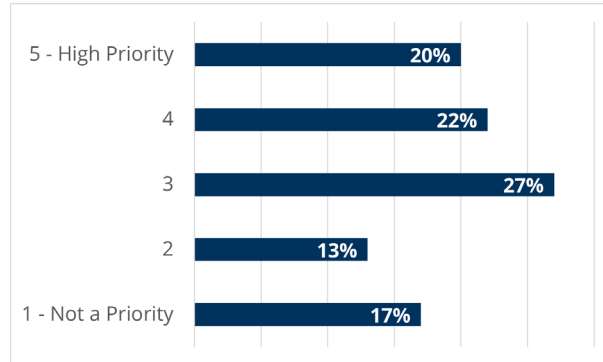


Developing smaller lots with higher density

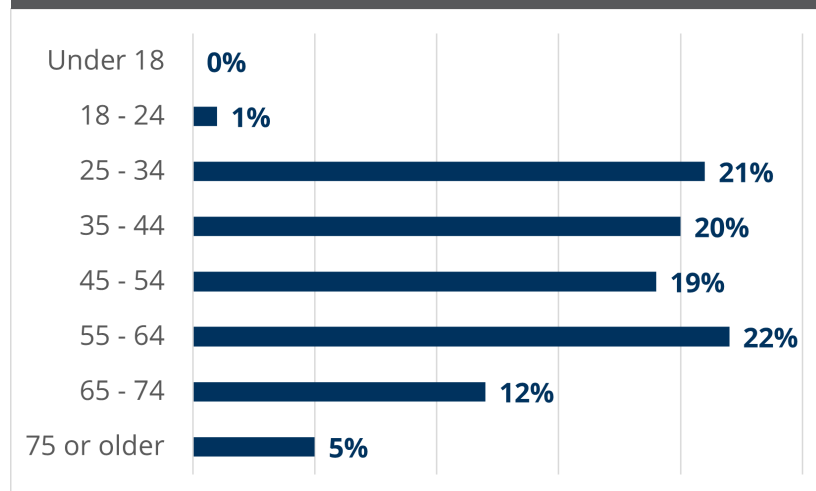


Q 14: WHAT PRIORITY WOULD YOU PLACE ON THE FOLLOWING TYPES OF ACTIONS TO EXPAND HOUSING OPTIONS FOR ALL INCOME LEVELS? IF YOU DO NOT FEEL THAT ATTENTION OR FINANCIAL RESOURCES SHOULD BE USED TO CREATE MORE OPTIONS, PLEASE CHOOSE #1, "NOT A PRIORITY."

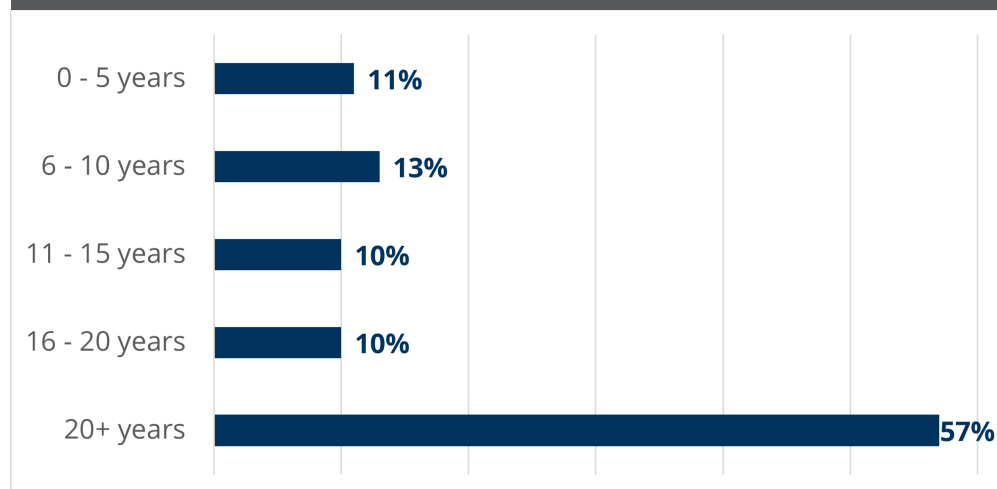
Encouraging a wider range of housing options for older residents (seniors)

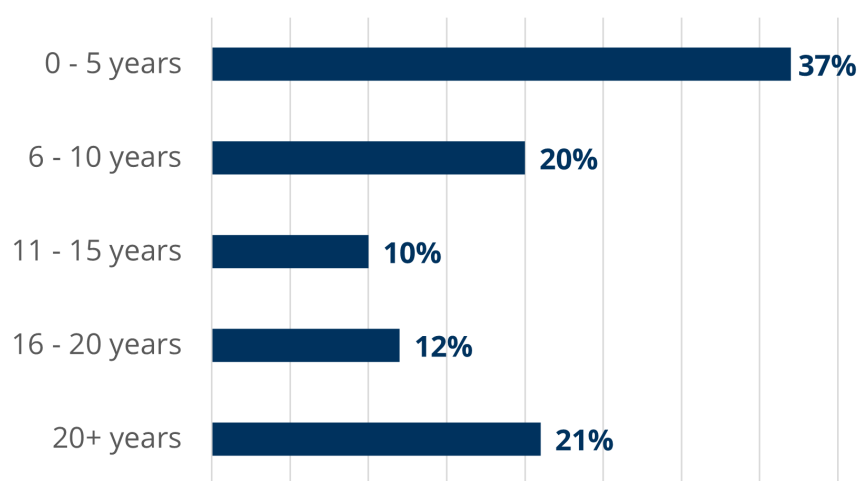
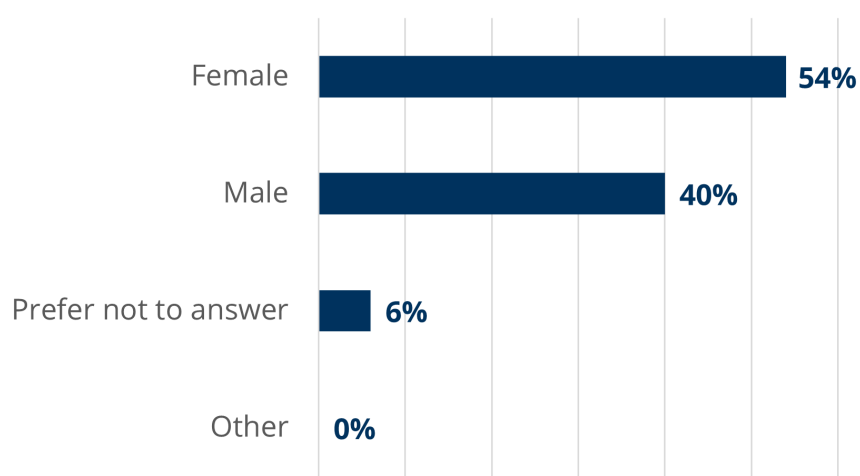
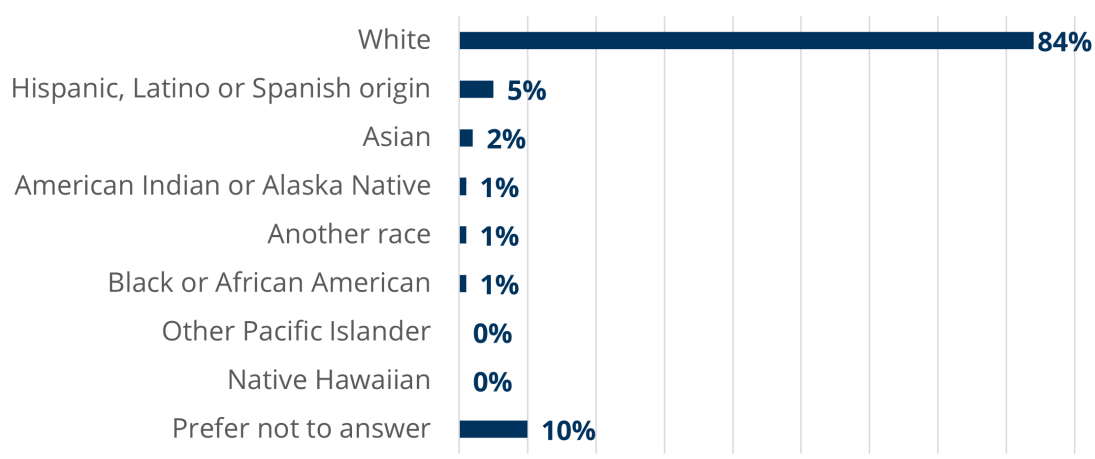


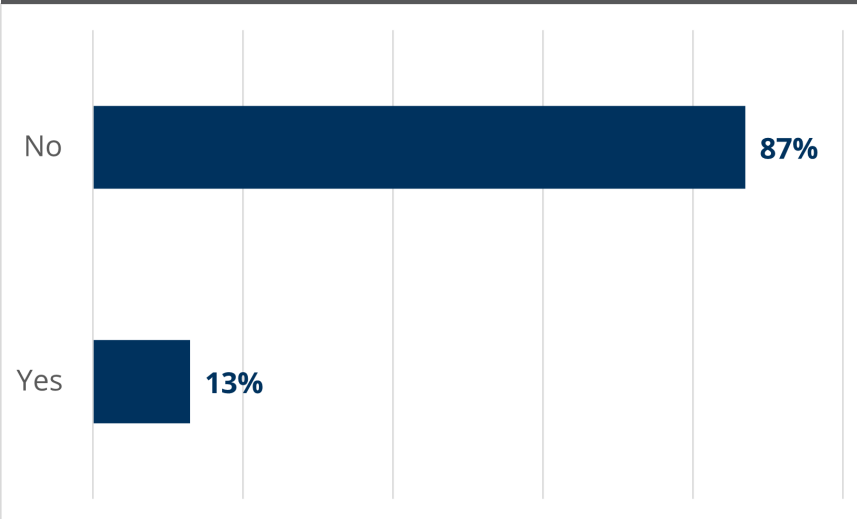
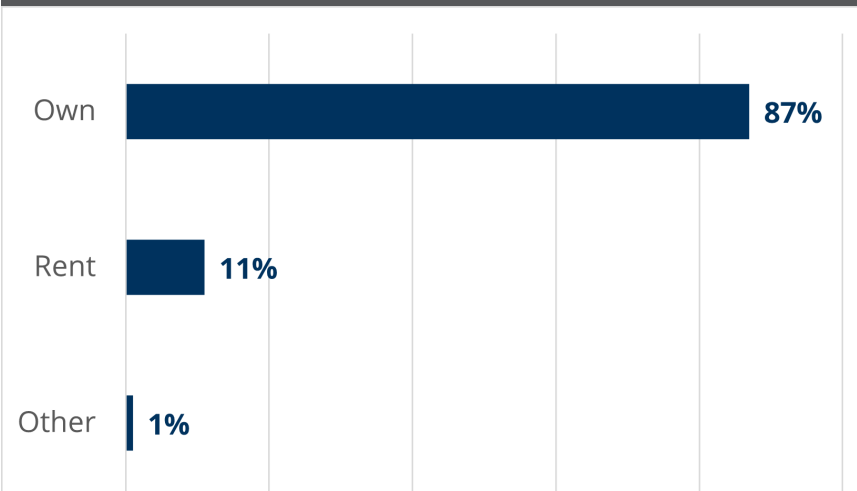
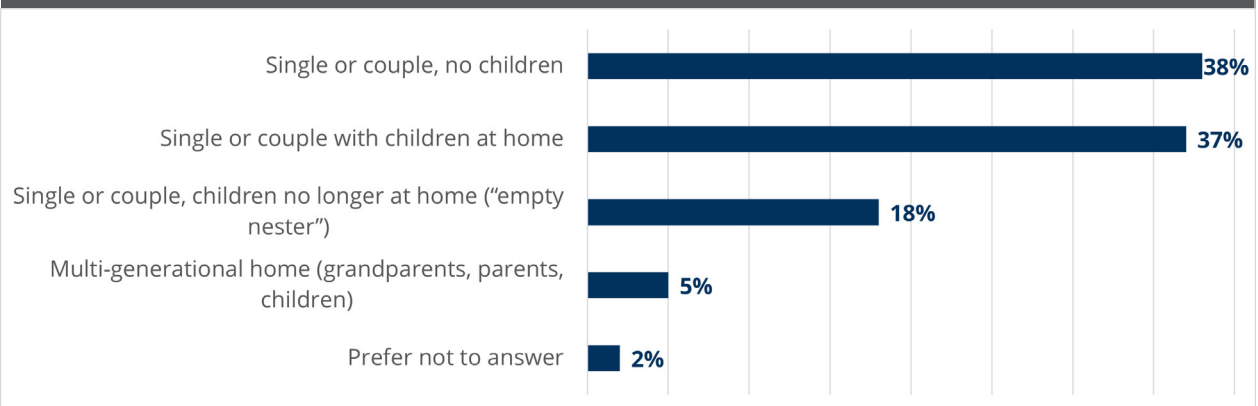
Q 16: AGE OF RESPONDENT



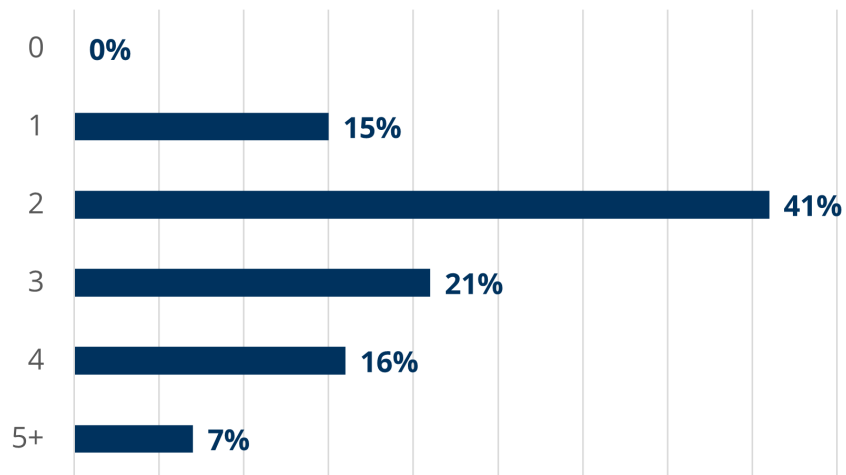
Q 17: HOW LONG HAVE YOU LIVED IN COLORADO?



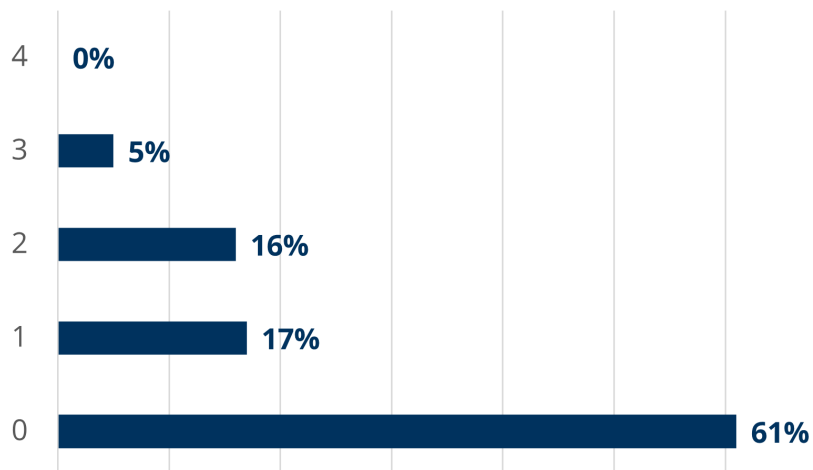
Q 17: HOW LONG HAVE YOU LIVED IN LAFAYETTE?**Q 18: DO YOU IDENTIFY AS:****Q 19: WHICH OF THE FOLLOWING BEST DESCRIBES YOUR RACE? (SELECT ALL THAT APPLY)**

Q 20: DO YOU OR ANOTHER MEMBER OF YOUR HOUSEHOLD OWN OR OPERATE A BUSINESS IN LAFAYETTE?**Q 20: DO YOU/OTHERS IN YOUR FAMILY OWN OR RENT YOUR RESIDENCE?****Q 21: WHICH OF THESE CATEGORIES BEST DESCRIBES YOUR HOUSEHOLD?**

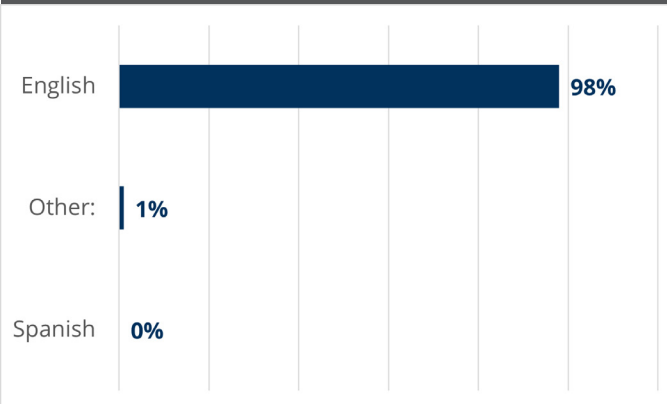
Q 22: HOW MANY PEOPLE CURRENTLY LIVE IN YOUR HOME?

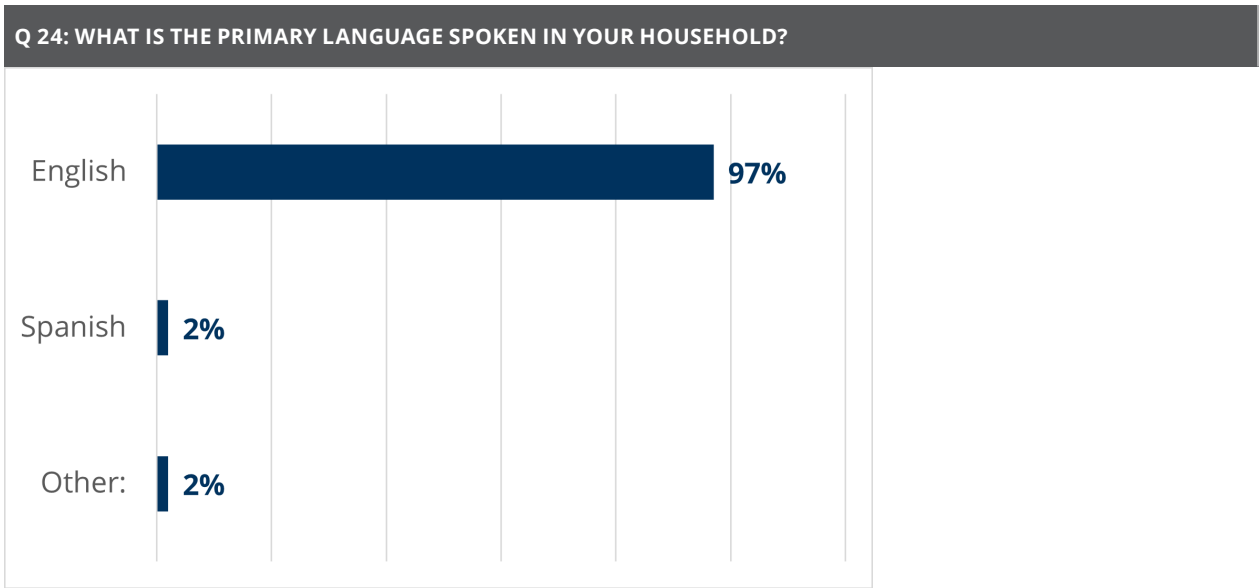


Q 23: HOW MANY OF THESE HOUSEHOLD MEMBERS ARE UNDER THE AGE OF 18?

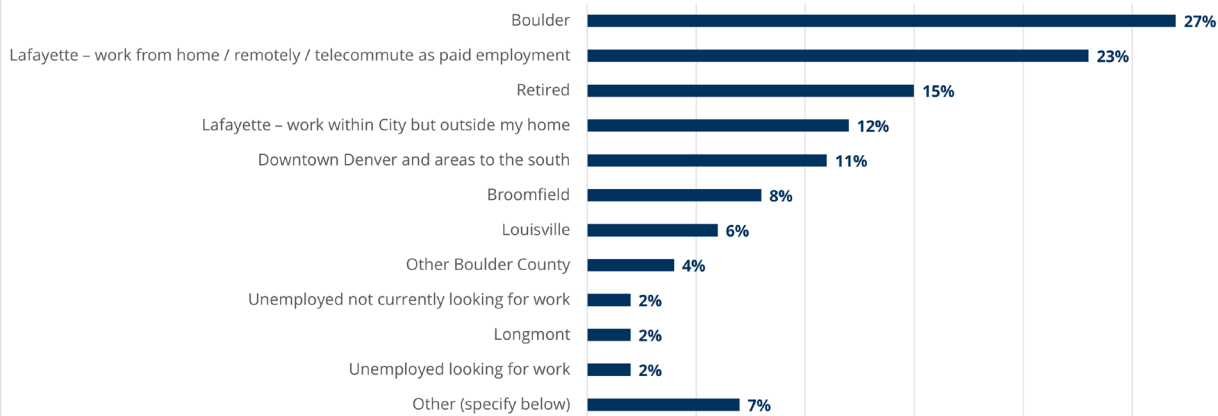


Q 24: IN WHAT LANGUAGE WOULD YOU LIKE TO RECEIVE COMMUNICATIONS FROM LAFAYETTE?

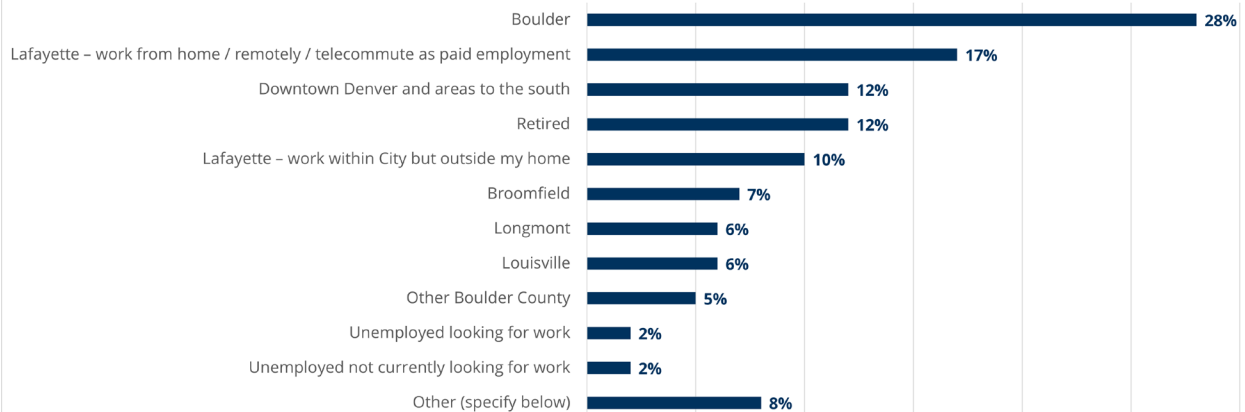




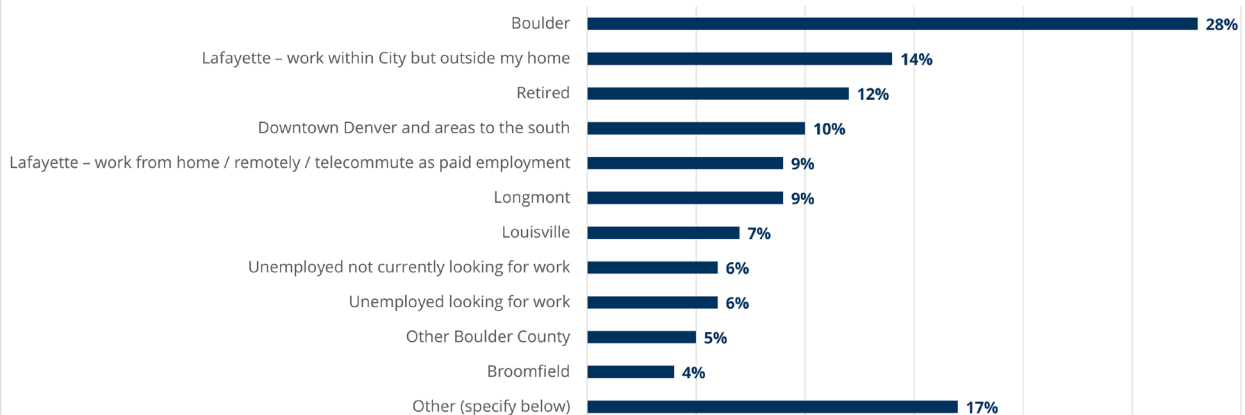
Q 25: WHERE YOU WORK: WHICH CATEGORY BEST DESCRIBES THE CURRENT EMPLOYMENT OF YOU AND OTHER ADULT MEMBERS OF YOUR HOUSEHOLD, AND WHERE DO YOU AND OTHER ADULTS IN YOUR HOUSEHOLD WORK? (CHECK ALL THAT APPLY)



Q 25: WHERE OTHER ADULTS WORK#2: WHICH CATEGORY BEST DESCRIBES THE CURRENT EMPLOYMENT OF YOU AND OTHER ADULT MEMBERS OF YOUR HOUSEHOLD, AND WHERE DO YOU AND OTHER ADULTS IN YOUR HOUSEHOLD WORK? (CHECK ALL THAT APPLY)



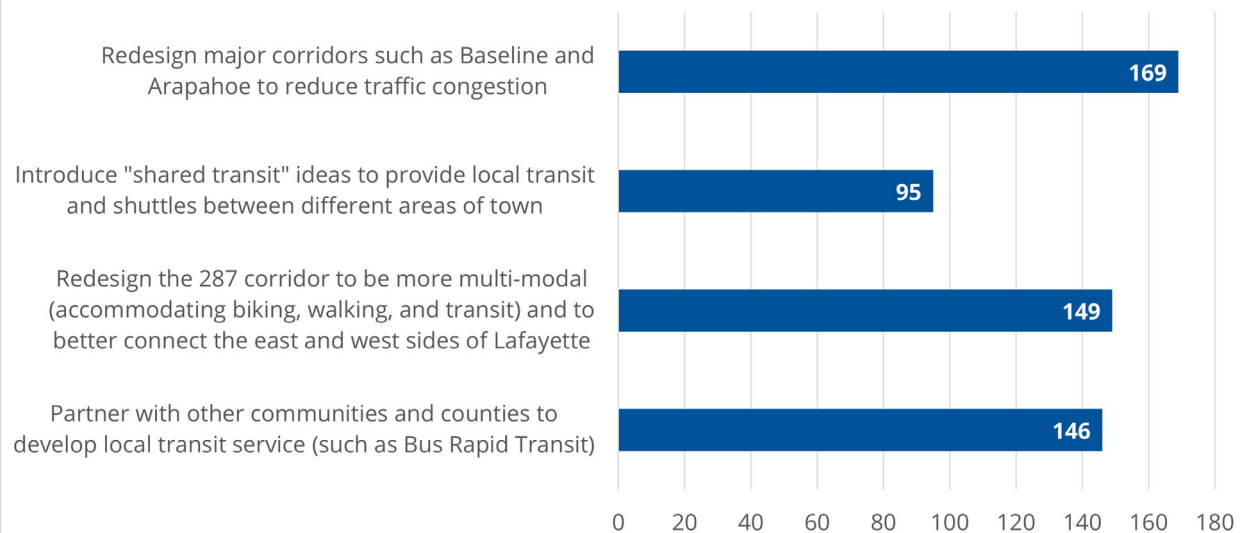
Q 25: WHERE OTHER ADULTS WORK#3: WHICH CATEGORY BEST DESCRIBES THE CURRENT EMPLOYMENT OF YOU AND OTHER ADULT MEMBERS OF YOUR HOUSEHOLD, AND WHERE DO YOU AND OTHER ADULTS IN YOUR HOUSEHOLD WORK? (CHECK ALL THAT APPLY)



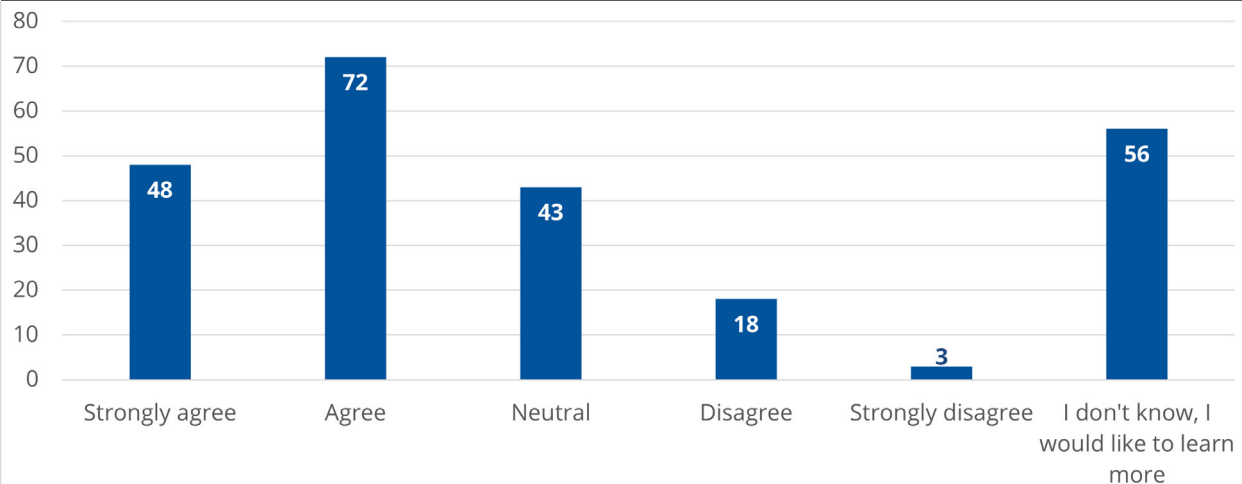
Community Survey 2 - Results

The following represents the results of a community survey conducted between November 2019 and February 2020, to gather input from the Lafayette community concerning a series of alternative concepts and ideas for consideration, for the Comprehensive Plan. The survey was completed in-person at the second community open house in November 2019 and was available online for input through February of 2020.

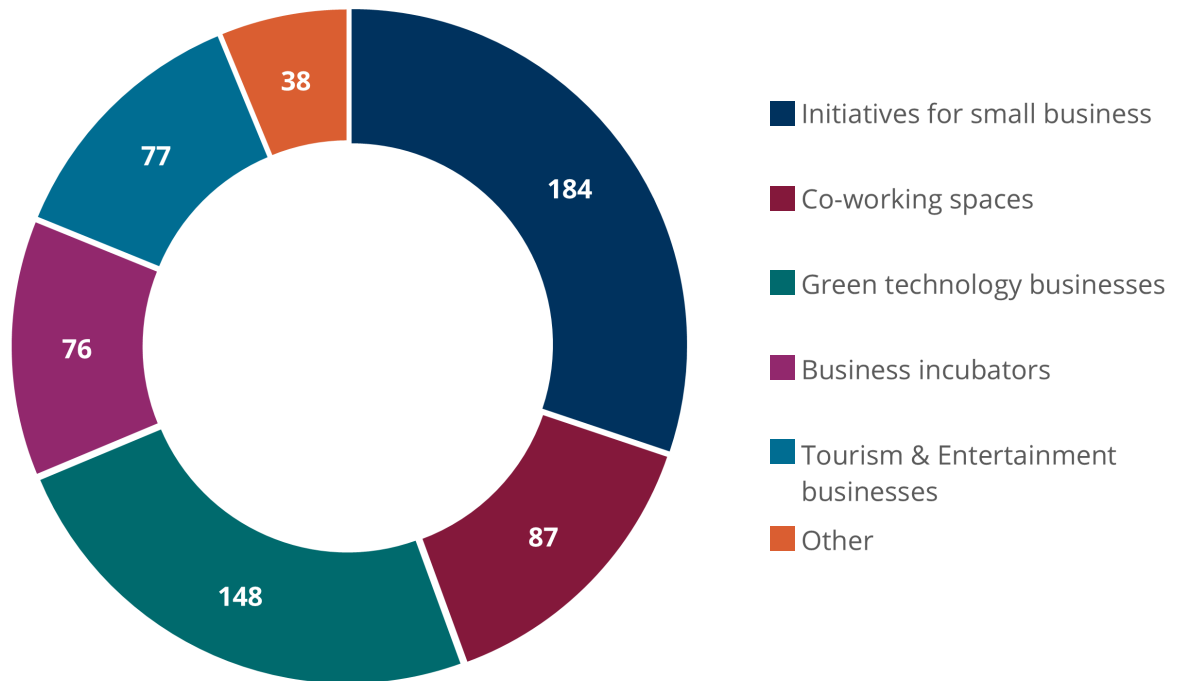
Q1: I WOULD BE INTERESTED IN THE FOLLOWING IDEAS FOR FUTURE TRANSPORTATION PLANNING IN THE LAFAYETTE AREA.



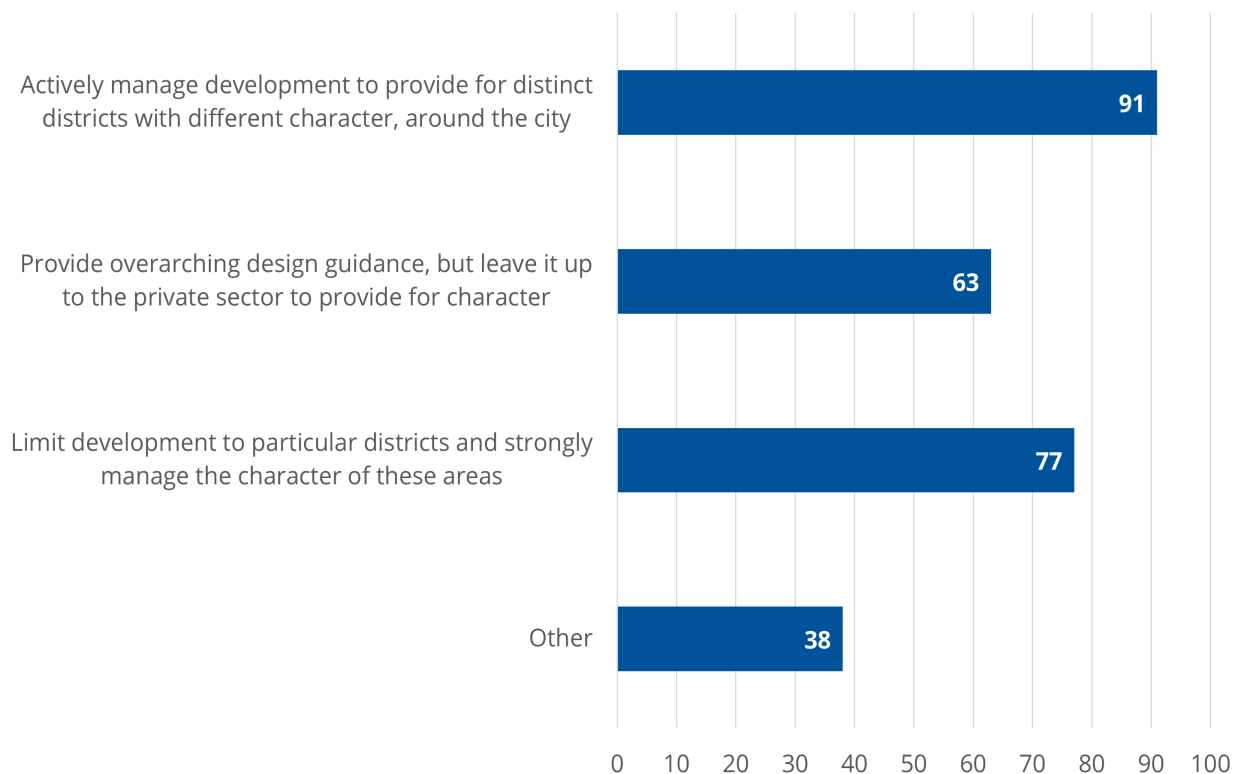
Q2: I LIKE THE IDEA OF HAVING MORE COMMUNITY ACTIVITY CENTERS (CACs) THROUGHOUT THE COMMUNITY IN THE FUTURE

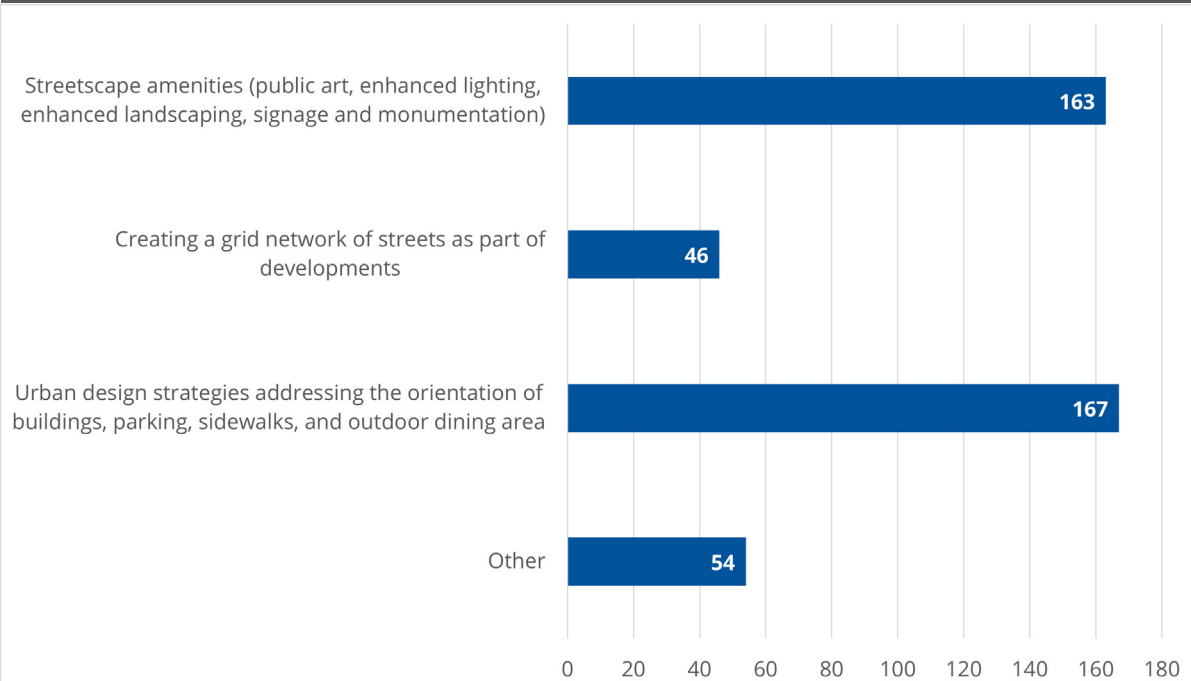
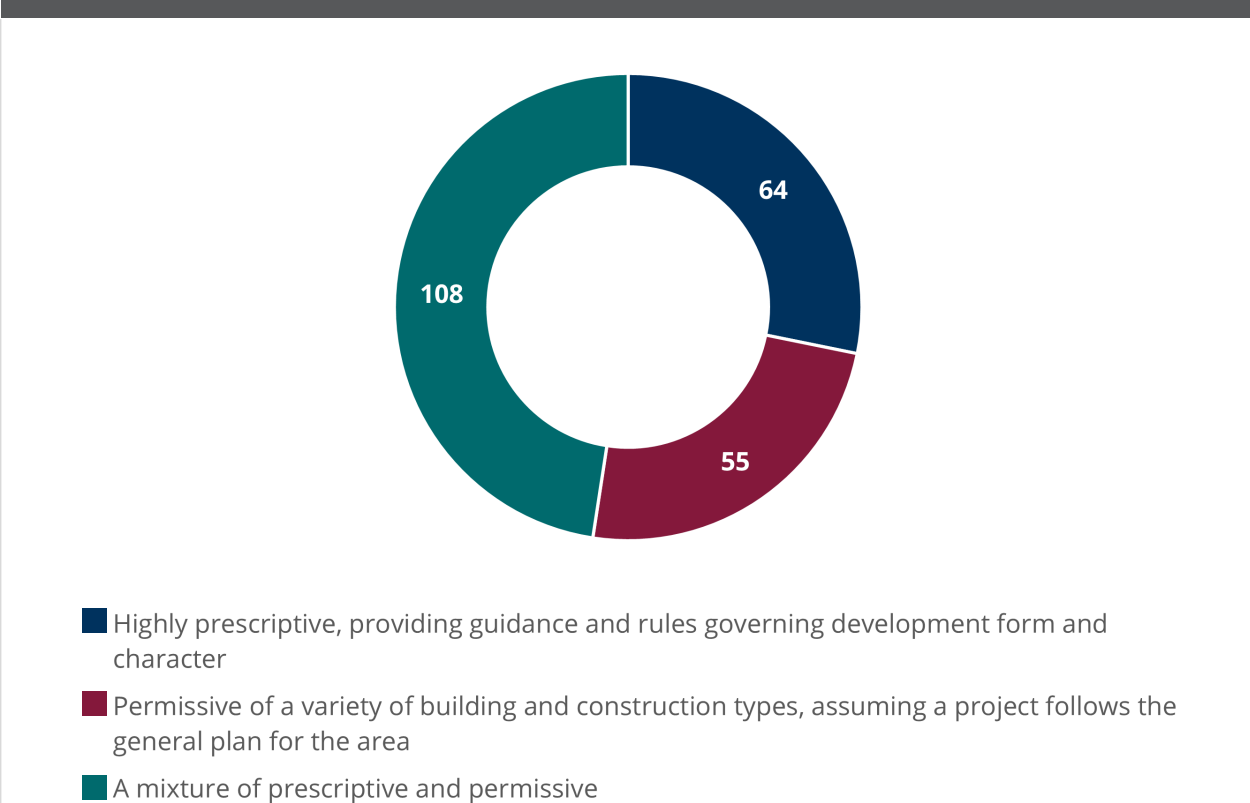


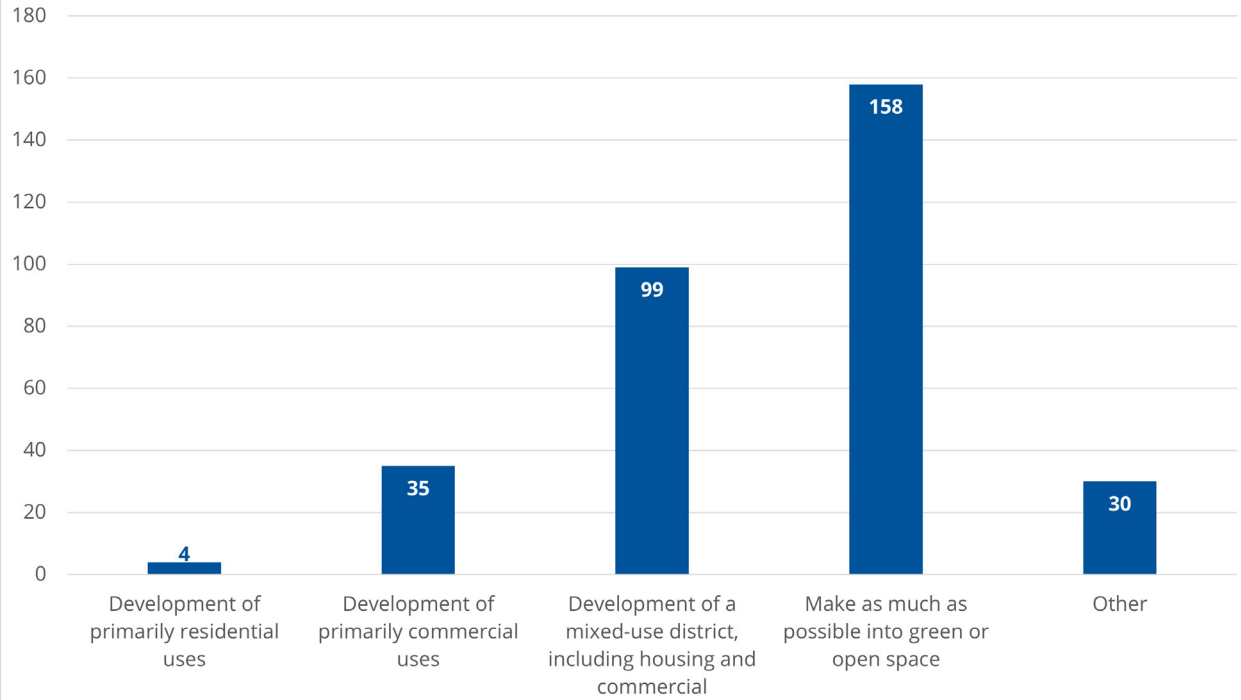
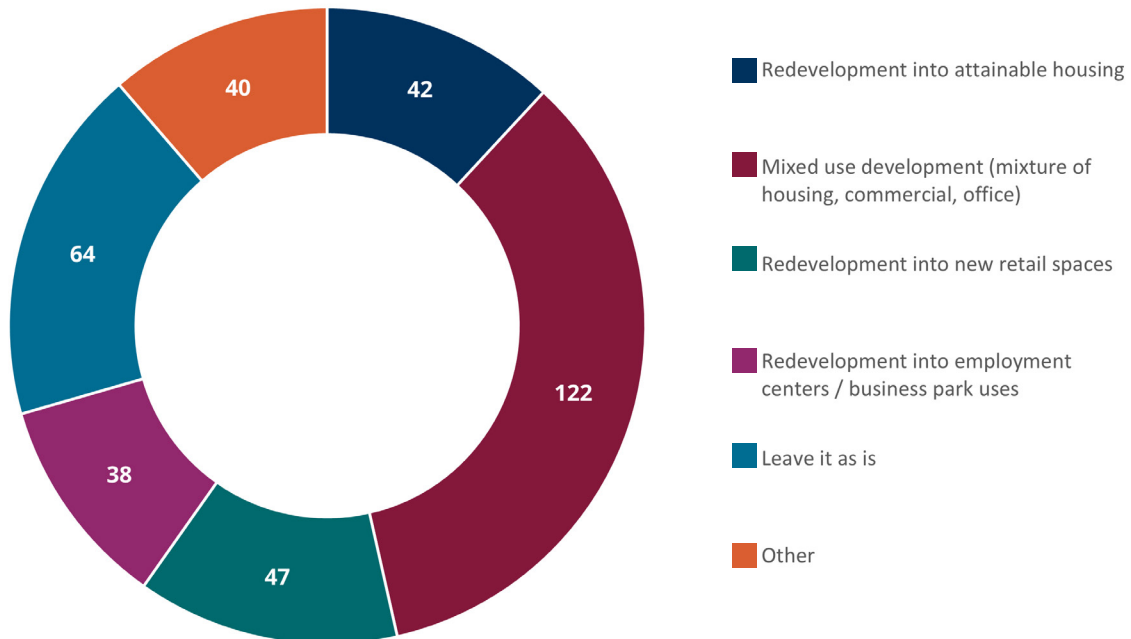
Q3: I WOULD LIKE THE CITY TO PROMOTE THE FOLLOWING IDEAS FOR ECONOMIC DEVELOPMENT AS PART OF THE COMPREHENSIVE PLAN (CHOOSE ALL THAT APPLY)



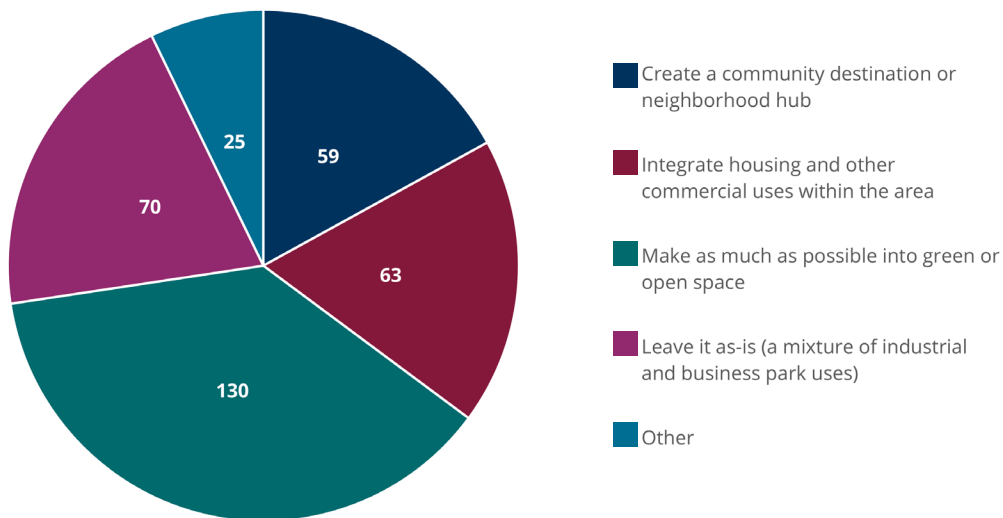
Q5: WHAT IS YOUR DESIRED APPROACH TO PLANNING FOR "COMMUNITY CHARACTER" IN LAFAYETTE?



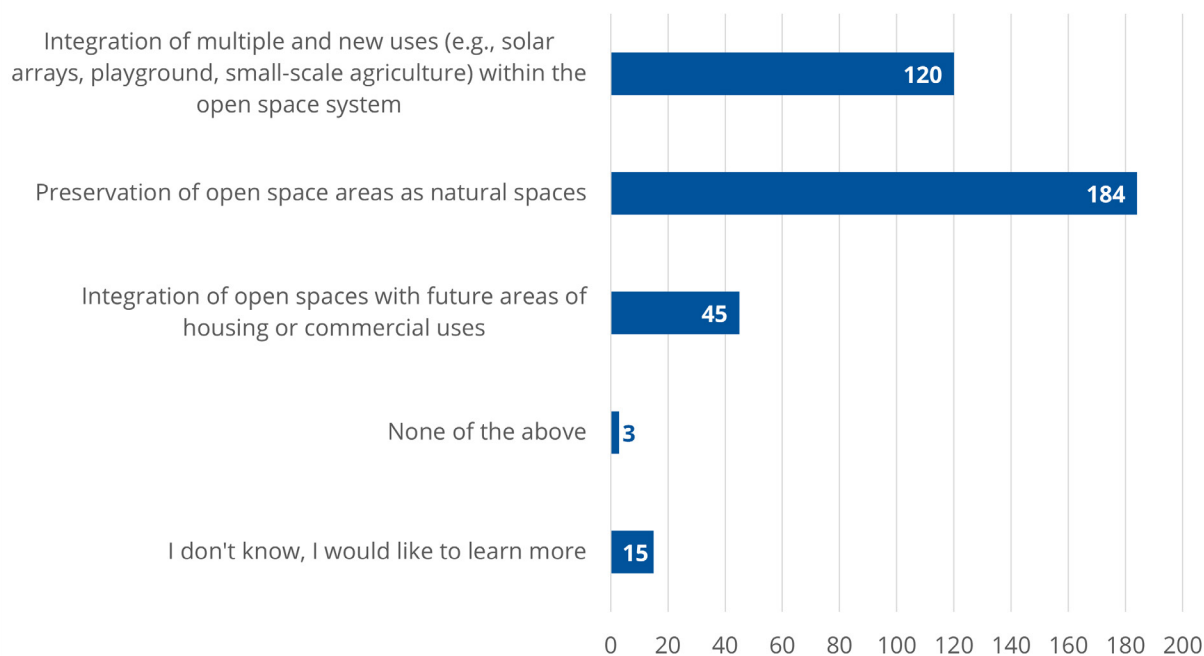
Q6: I WOULD LIKE THE CITY TO PURSUE THE FOLLOWING STRATEGIES TO HELP ENHANCE COMMUNITY CHARACTER IN DIFFERENT AREAS IN LAFAYETTE (CHOOSE ALL THAT APPLY)**Q7: WHAT IS YOUR GENERAL PREFERENCE FOR HOW TO MANAGE DEVELOPMENT IN THE FUTURE?**

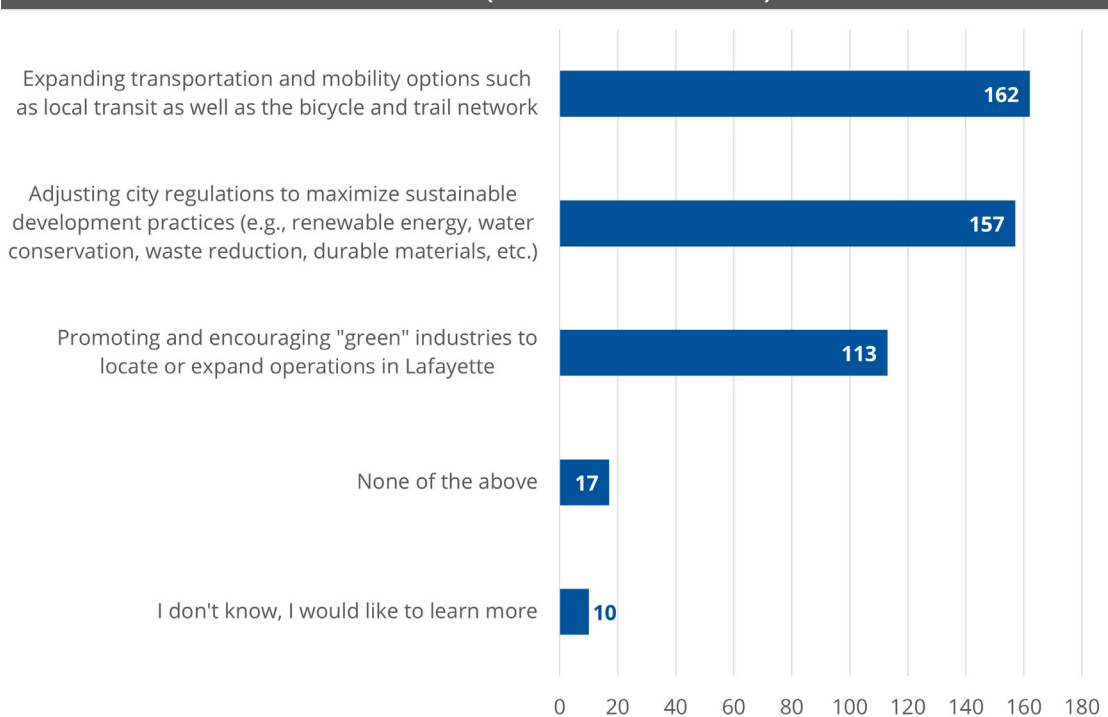
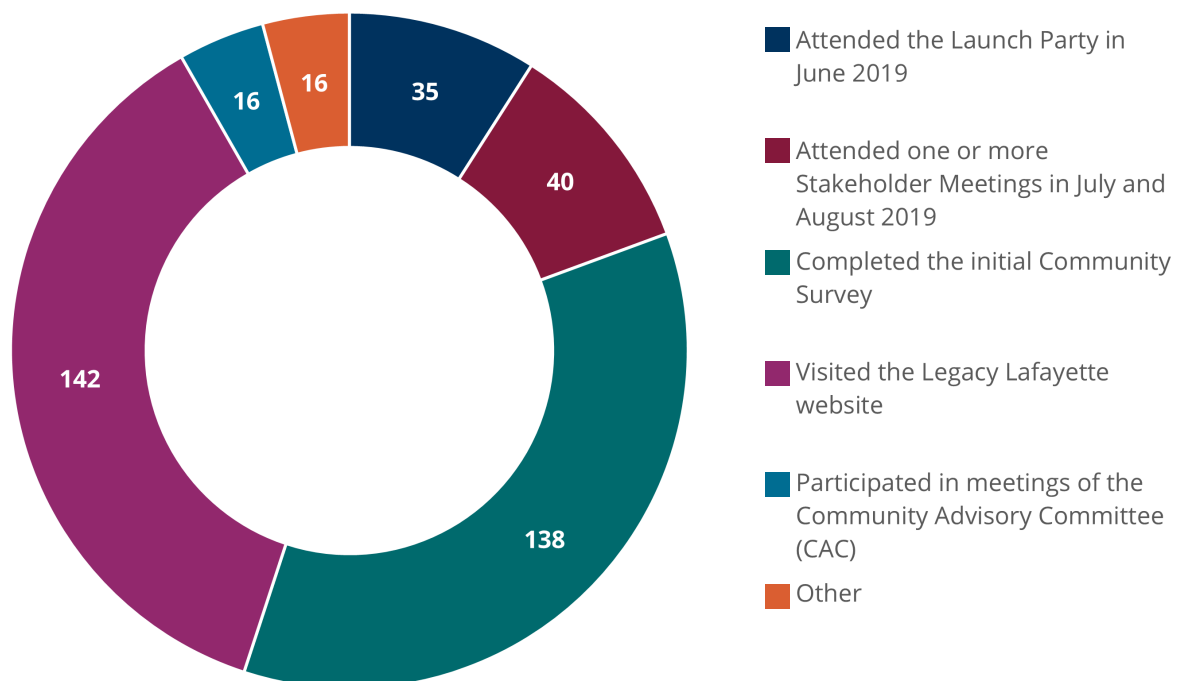
Q9: I WOULD BE IN FAVOR OF THE FOLLOWING TYPES OF LAND USES IN THE VICINITY OF US 287 AND THE NORTHWEST PARKWAY**Q10: I AM IN FAVOR OF THE FOLLOWING TYPES OF REDEVELOPMENT (POTENTIALLY) ALONG THE SOUTH BOULDER ROAD CORRIDOR, FROM PUBLIC ROAD TO THE WEST**

Q11: I HAVE THE FOLLOWING IN MIND FOR THE INDUSTRIAL / BUSINESS PARK AREA ALONG 120TH STREET (FROM EMMA SOUTH TO DILLON ROAD)

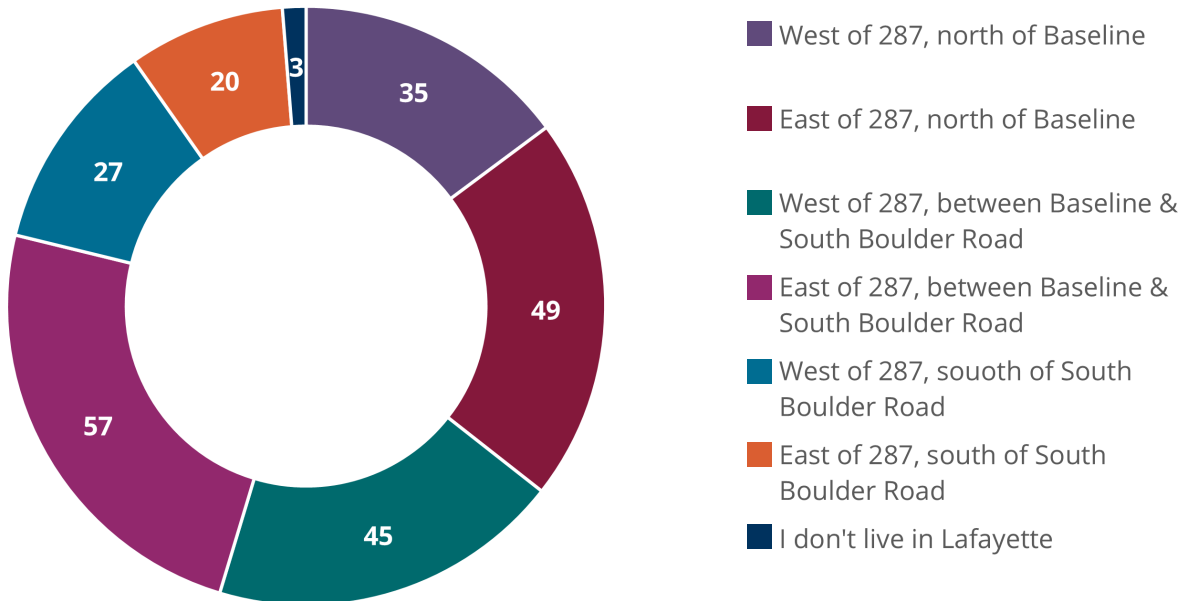


Q13: I AM IN FAVOR OF THE FOLLOWING APPROACH FOR OPEN SPACE AREAS AND CORRIDORS IN LAFAYETTE (CHOOSE ALL THAT APPLY)



Q14: I BELIEVE THAT THE FOLLOWING STRATEGIES WOULD BE THE MOST EFFECTIVE IN HELPING LAFAYETTE REACH ITS ENVIRONMENTAL STEWARDSHIP GOALS (CHOOSE ALL THAT APPLY)**Q16: I HAVE BEEN INVOLVED WITH LEGACY LAFAYETTE, SO FAR, IN THE FOLLOWING WAYS (CHECK ALL THAT APPLY)**

Q17: WHAT PART OF TOWN DO YOU LIVE IN?



Q18: HOW LONG HAVE YOU LIVED IN LAFAYETTE?

