

LAFAYETTE COMPREHENSIVE PLAN

Summary of Discussion: Meeting with Property Owners November 3, 2020

Attendees: Jana Easley (Interim Planning Director, City), Britt Palmberg (Rick Community Planning), John Cohagen (owner of Atlas Valley Purveyors), Chris Coker (head of the YMCA in Lafayette)

Background Information:

- Britt Palmberg provided a brief summary of the status of the Comprehensive Plan and the draft framework map. He emphasized that the maps you see online remain working files in draft form. Everyone, including property owners, is encouraged to provide comments that will inform the final versions of the maps and other information in the Comprehensive Plan.

Comments / Discussion on the Draft Framework Map:

- Chris and John raised concerns about the “enhanced streetscape” designation shown along Dagny Way and asked why the street was shown connecting straight south from Arapahoe Road (cutting a parcel in half) as opposed to following the curves in the existing Dagny Way. Britt explained that the idea behind the “enhanced streetscape” designation was to encourage the eventual enhancement of walkways, bike facilities, trees and plantings, and other features along Dagny so that it could eventually take on more of the qualities of a traditional “Main Street” that could strengthen the attractiveness of the 95th and Arapahoe area. Britt also explained that the thinking, from earlier in the planning process, was that by straightening out Dagny Way, it would create a more prominent “Main Street” orientation in the area, as most Main Streets run perpendicular from main roads (such as Arapahoe Road). John explained that the thinking many years ago, in working with a prior planning director, was to create the same type of streetscape feel along Dagny Way. The design of Dagny Way was to curve the street, as it proceeds south from Arapahoe Road, in order to slow the speed of traffic coming off of Arapahoe Road. John also explained that they have had problems with people using Dagny Way as a shortcut to move from eastbound Arapahoe Road to southbound 95th Street, during the afternoon rush hour. People cut down Dagny Way, and they also cut through parking lots by Atlas Valley, in order to avoid the backup at the traffic signal at 95th and Arapahoe. In addition, there is a lot of traffic congestion at the intersection of Dagny Way and Arapahoe Road, and he is worried about how the

framework plan could exacerbate this situation. This intersection has become more dangerous, with an increase in traffic over time.

- Britt and Jana noted that a potential change to the framework map could involve having Dagny Way follow the existing street alignment (curving around to the west, as it proceeds south from Arapahoe Road), in order to address these concerns.
- Chris and John also expressed concern about the “enhanced streetscape” line going to the south, through the middle of the YMCA parking lot. They indicated that the YMCA has had plans for potential expansion into the parcel located directly to the south of the YMCA, along with some residential development between this expansion area and 95th Street (in order to provide a buffer between the YMCA expansion and 95th Street).
- A potential change to the framework map, to address the concerns of the YMCA, would involve having a “green connection” run along the east side of the building that houses Brewing Market Coffee (closer to 95th Street) and taking out the “enhanced streetscape” line, to the south of Dagny Way (in front of the YMCA). The parcel to the south of the YMCA could be designated as “Neighborhood Mixed Use” to accommodate the potential use of at least part of the parcel as an expansion for the YMCA, and the language in the Comprehensive Plan could ensure that the “Neighborhood Mixed Use” category would accommodate uses such as the YMCA. A “green connection” could run along the south edge of the existing YMCA property, out to 95th Street. Another “green connection” could extend from the eastern end of Wexford Road, eastward to the north-south green connection shown on the map, in order to formalize the informal trail that currently runs from the neighborhood to the west, toward the YMCA area.
- The group discussed that the flexibility in the locations and design of the “green connections” shown on the map should be clearly articulated in the text of the Comprehensive Plan. Chris and John have concerns that once a “green connection” is shown on the map, the Lafayette community may expect a “green connection” to show up exactly in the location shown. In contrast, the Comprehensive Plan is intended to be an overarching vision for the community and not articulate the exact locations for many of the features on the framework map, including the green connections. Britt and Jana agreed that the Comprehensive Plan should carefully set the expectations for what the plan means by “green connections” and the locations for green connections on the framework map.