

# Legacy Lafayette

## Community Advisory Committee (CAC)

### Summary of Discussion

### January 30, 2020

Attendees from City and consultant team: Paul Rayl (City), Jana Easley (City), Britt Palmberg (Rick Consulting), Brian Mooney (Rick Consulting)

CAC members in attendance: Karen Norback, Dave Heinrich, Adam Gianvola, Abby Boyd, Kim Dugan, Deb Cook, Lynn Riedell, Guy Higgins, Anthony Viers, Frank Phillips, Isadora Seo bezerra de lima, Richard Welty

Community Members in Attendance: Nancy Nixon, David Sinkey, Vicky Uhland, Mayor Pro Tem Stephanie Walton

#### **Opening Comments by Mayor Pro Tem Stephanie Walton:**

Mayor Pro Tem Stephanie Walton addressed the group at the beginning of the meeting and thanked the CAC members for all of the time and effort that they have devoted to the Comprehensive Plan progress. She reiterated the importance of the planning process and she welcomed anyone from the CAC to reach out to her with any comments or questions they may have regarding the Comprehensive Plan as we continue to move toward the end of the process. Furthermore, Mayor Pro Tem Walton invited members of the CAC to make a presentation concerning the Comprehensive Plan to the City Council, if members of the CAC have interest in doing so.

**Review of Input from Second Community Meeting:** Britt Palmberg of Rick reviewed the key takeaways from the second community meeting held in November.

#### **Review of Outline of Structure of the Comprehensive Plan (also referred to as the “Sustainability Wheel”):**

- Britt Palmberg and Brian Mooney of RICK reviewed a revamped version of the “sustainability wheel” which can serve as the foundation for the structure of the comprehensive plan document. The plan is organized around the four main planning frameworks of Connected Community, Community Character, Strong Economy, and Environmental Stewardship. The group provided the following as key recommendations for potential revisions to the framework:



- Karen Norback and others thought that the distinct definition of Open Space was a key tenet of the community and thought that it should be brought out more prominently in the wheel. She indicated that the term “natural systems” didn’t clearly encompass the term “open space”. Karen believes that “open space” could be integrated into the Community Character element of the wheel, as well as in the Environmental Stewardship portion of the wheel, given the importance of open space to the community.
- It may make sense to call out parks and open space separately, on the wheel.
- It may make sense to move the Community Character portion down, next to Environmental Stewardship, and have open space serve as a “bridge” between these two main areas of the plan.

- Karen Norback indicated that beyond the idea of “culture and heritage” it is important to bring out the idea of “historical heritage” on the wheel. The comp plan needs to refer to the history and development of the community. The plan needs to help preserve the overall sense of place. An important question for the community is: How could things change in Lafayette while preserving things that matter? The comp plan needs to weave in the story of where we came from.
- Under technology and communication, need to bring in the idea of competition. For example, by encouraging more competition between companies, the city could thereby encourage the more affordable provision of broadband across Lafayette. Guy Higgins noted that the private sector competes and more easily deals with changes, compared to the public sector.
- The community needs to not just rely on one technology.
- Brian Mooney also noted that the idea of Technology and Communication relates to the idea of “smart cities” and using technology to more effectively provide services across the community.
- The idea of community design and heritage should perhaps replace the idea of “Culture and Heritage” on the wheel.
- The concept of “Urban Design” was discussed and perceived to not fit the character of the community so the team will explore options for alternative wording such as “neighborhood design” or “community design”.
- The plan should state the prioritization of infill development, leaving open space areas around the edges as open space.
- Need to think more long range in terms of environmental stewardship. There should be language in the comp plan that serves as building blocks for environmental stewardship.
- Need to include the idea of “eclectic and diverse” in the wheel.
- Need to include more individual stories about the origin of different areas in Lafayette, and what is desired and missing in these areas.
- Brian Mooney and Britt Palmberg indicated that the team would work on further refinement of the “wheel” framework and bring revisions back to the CAC.

### **Definitions of the Center of the Wheel**

- Britt Palmberg and Brian Mooney outlined the general definitions of the terms Guiding Principles, Goals, Policies, Strategies, and Actions for the Comprehensive Plan.
- Brian and Britt also indicated that performance metrics would be tied to different components of the comprehensive plan.

## **Discussion of Draft Framework and Definitions of Major Areas on the Framework**

- Britt Palmberg and Brian Mooney of Rick outlined the definitions of some of the main areas outlined in the draft framework, including Village Mixed Use, Commercial Mixed Use, and Employment / Flex Mixed Use.
- One CAC member asked how the plan could allow for more flexibility in residential areas, such as (for example) the integration of corner stores within neighborhoods. Others noted that the plan should allow for people to operate businesses in residential areas, including home occupations.
- A key question is how to preserve character and how to provide more incentive to owners wanting more flexibility for their properties.
- Karen Norback expressed her concern about the idea of “community nodes” on the framework plan. She thought the idea of nodes seemed too manufactured and forced in the presentation of ideas. Others in the group commented that Lafayette already has these types of areas, around town.
- The group agreed that we should use a different term than “activity nodes” as this definition sounded too planner-oriented and less familiar to the average person.
- The group discussed potential terms...one idea that appeared to gain traction was the notion of having “areas of focus or focus areas”.
- Britt Palmberg of RICK outlined some general examples of graphics, to highlight the key goals or desires of the community for different areas of focus around Lafayette. Some CAC members thought that more detail in graphics was needed, to communicate more clearly the expectations of community members for what could be built or created in a particular area. Others thought that the graphics could be higher level in nature.
- The group generally agreed, after some discussion, that the graphics should be somewhat high level in their presentation. However, bullet points and other written text in the plan should provide more detail concerning what the community would like to see in particular focus areas around the community.

## **Other Discussions Concerning Particular Areas Around Lafayette:**

- Karen Norback noted that the eastern entry into town on Baseline Road was very important. The preservation of open space at Waneka Farm was a huge accomplishment and helps to communicate the heritage of the community as one enters from the east. Others noted that part of the lands around 119<sup>th</sup> and Baseline were privately owned, and therefore it would make sense for the community to articulate its goals and expectations for what may happen on this private land over time (in terms of development, but also in terms of key features desired such as open space connections, etc.).

- The area around 95<sup>th</sup> and Arapahoe is already a great destination in Lafayette. Therefore, the question is how the community can enhance this area. Several people noted that a key element to emphasize would be providing a physical connection from the Indian Peaks neighborhood to the 95<sup>th</sup> and Arapahoe area. Right now it is very difficult to walk or bike to this destination area.
- The area along 120<sup>th</sup> Street to the south has many business park uses that will likely not change. However, Karen Norback noted that there is a lot of area around 120<sup>th</sup> and South Boulder that is vacant and could change in the future. Therefore the plan should speak to the community's goals and expectations for this area. Another CAC member noted that there is a lot of floodplain along 120<sup>th</sup> Street and the plan should acknowledge the presence of floodplain and plan for future land uses given the changing climate.
- The idea of having a “focus area” around Public Road and South Boulder Road perhaps draws energy away from all of the great efforts along the existing Public Road corridor. The idea is to draw people into the historic heart of Public Road, as opposed to creating a competing area.
- The plan needs to speak to the potential for physical connections to the east and west across the 287 corridor. This topic has come up repeatedly in discussions.
- The plan needs to carefully lay out a series of definitions for planning terms and key phrases in the document.

#### **ACTION ITEMS RESULTING FROM THIS CAC MEETING**

- Consultant team will provide definitions of key planning terms to be used in the Comprehensive Plan.
- Consultant team will provide revised “wheel” diagram illustrating the key components of the Comprehensive Plan.
- Consultant team will outline draft Guiding Principles, Goals, Policies, Strategies, Action Items and Metrics for the Comprehensive Plan.