

Lafayette Comprehensive Plan

Planning Commission & Community Advisory Committee
Workshop

April 8, 2021

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Rick Community Planning



Tonight's Workshop

- | Discussion of Availability of Land Relative to Comprehensive Plan Goals (Housing, Multi-Modal Transportation, Economic Development)
- | Discussion of Urban Design Guidance for Chapter 6
- | Public Comment Period
- | Next Steps / Next Workshop



Where We Are in the Process

PROJECT TIMELINE	2019				2020				2021		
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q
Kickoff											
Community Assessment											
Round One Community Engagement											
Development of Alternatives											
Round Two Community Engagement											
Creation of Preferred Direction											
COVID Halts Final Community Meeting											
Online Mapping Tool											
Worksessions with Planning Commission					*			*			
Worksessions with CAC		*	*	*	*			*			
Worksessions with PC & CAC									*	*	
Final Community Meeting											
Adoption and of Final Comprehensive Plan by Planning Commission											
Adoption and of Final Comprehensive Plan by City Council											

Availability of Land



Availability of Land – Purpose of the Analysis

| Why are we doing this?

- | Fundamental need for data to conduct infrastructure and transportation planning
- | To help inform policies within the Comprehensive Plan

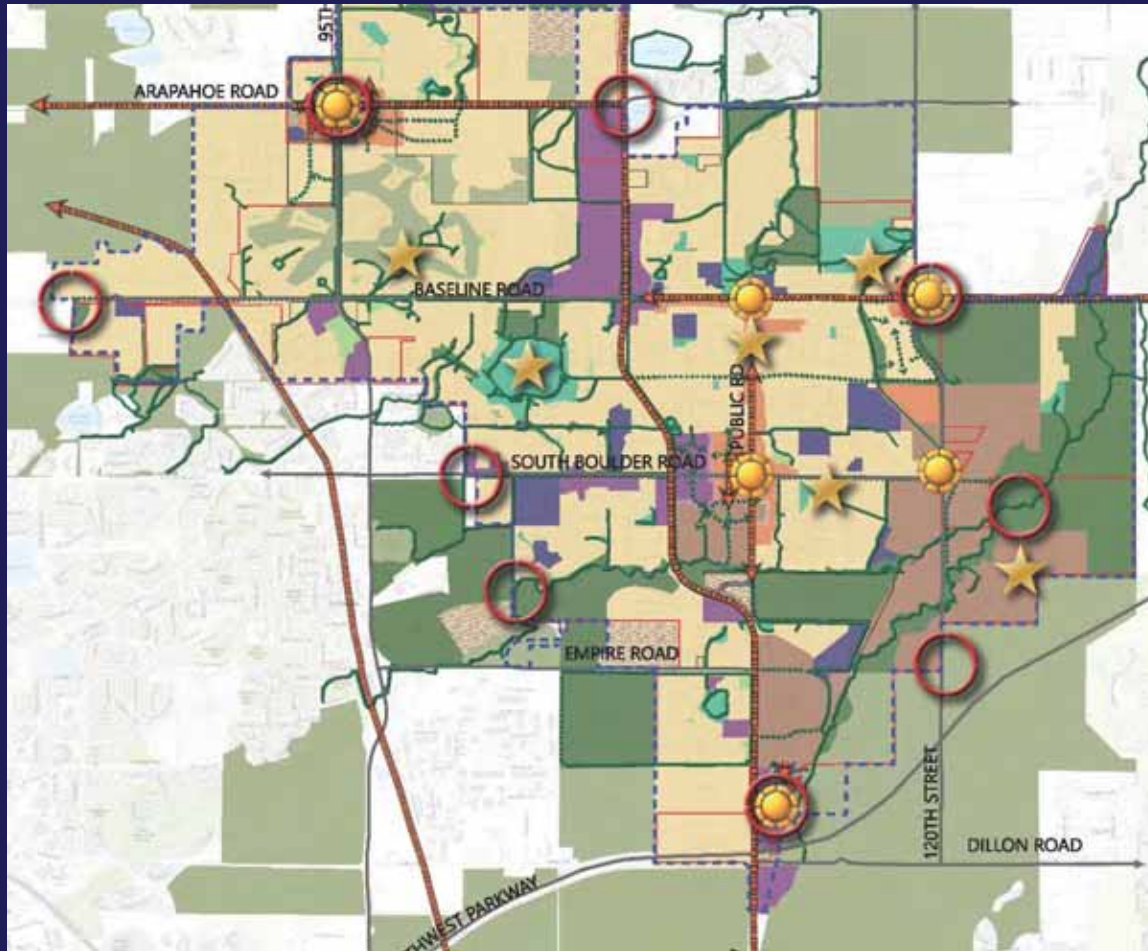
| Geographic Information Systems (GIS) Analysis

- | Land Currently Annexed to the City
- | Land outside of the City Limits but within our Urban Growth Boundary
- | Identify Vacant Parcels
- | Identify Rural Residential Parcels
- | Does Not Account for Areas of Potential Redevelopment

| Preliminary Data – Quick, High Level Analysis to Shape Conversations

| Share Initial Results with the Workgroup

Draft Framework Map & Legend



LEGEND

- CITY LIMIT
- - - URBAN GROWTH BOUNDARY
- PREFERRED LAND USE
 - HOUSING AREA
 - NEIGHBORHOOD MIXED USE
 - ADAPTABLE COMMERCIAL
 - ELECTIFLEX
 - OPEN SPACE
 - PUBLIC/INSTITUTIONAL
 - AGRICULTURAL AREAS
 - OTHER OPEN SPACE OR PUBLIC LAND
 - PARK
 - GREENSPACE
- PLANNING CONCEPTS
 - ★ NEIGHBORHOOD DESTINATION
 - ★ FOCUS AREA
 - COMMUNITY GATEWAY
 - ENHANCED TRANSIT CORRIDOR
 - GREEN CONNECTIONS

Availability of Land

Current City Size – 6,083 Acres

Est. Vacant Developable Land w/in City Boundary:
476.5 acres/8%

Est. Rural Residential Land w/in City Boundary:
22.4 acres / 0.3%

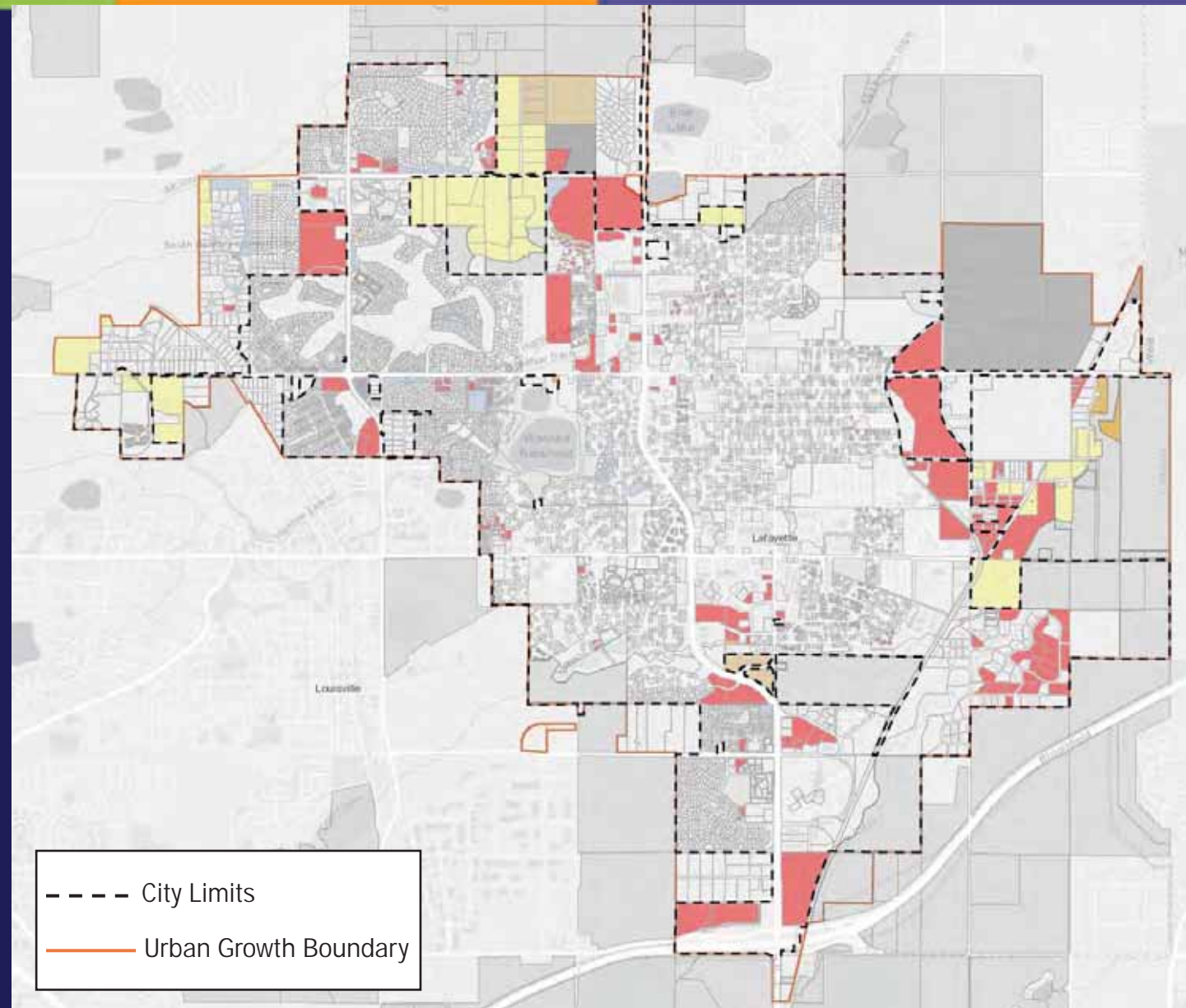
Total Land w/in Urban Growth Boundary:
2,526 Acres

Est. Vacant Development Land w/in UGB: 228.6 acres

Est. Rural Residential Land w/in UGB: 391.9 acres

Significant amount of open space and urbanized development

Total Available Vacant Land: 705.1 Acres

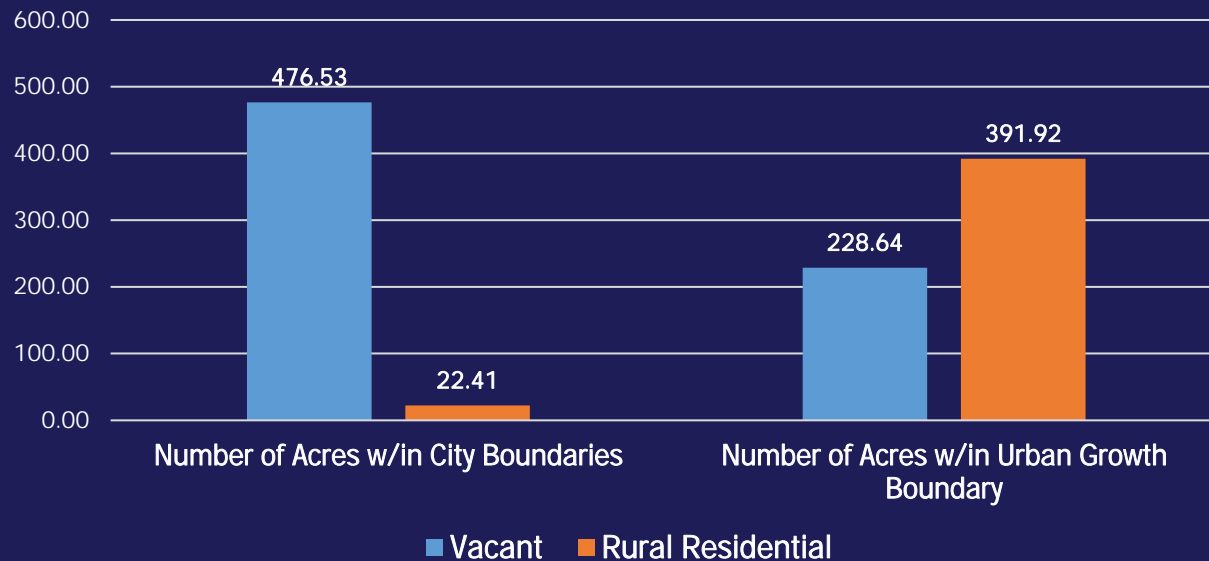


■ Vacant Properties, approved but unbuilt.
Does not include protected open space.

■ Large Acreage Residential Properties

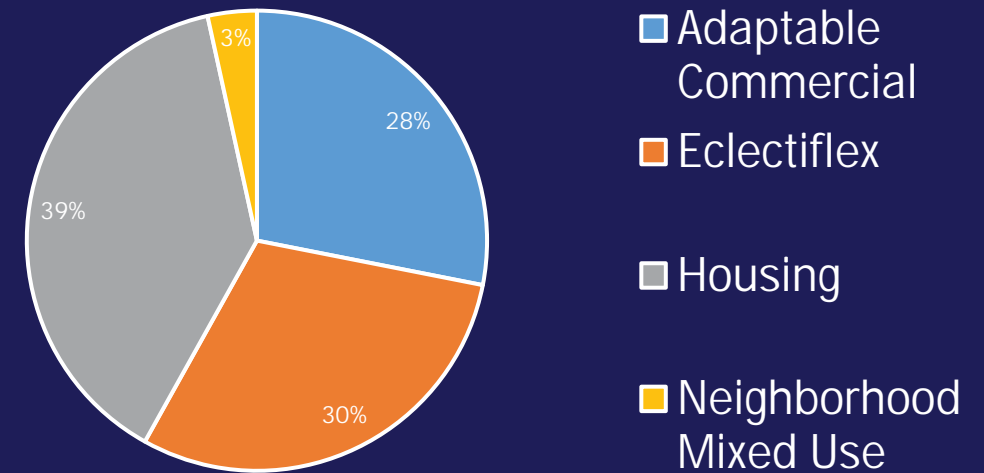
Breakdown of Land

Acres of Land Available for Development

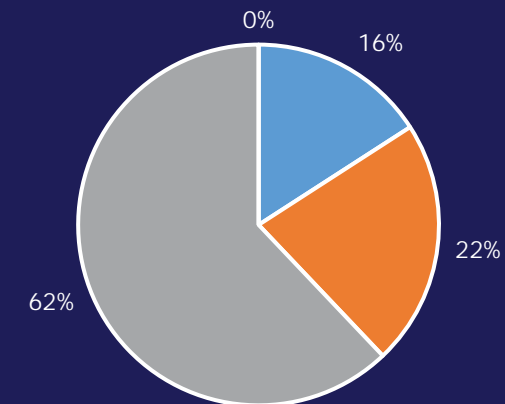


- 247 Acres (51%) are Approved for Development or Under Review
- 2,126 Dwelling Units / 600,000 SF Commercial

Vacant Land within City Boundaries



Vacant Land within Urban Growth Boundary



Housing (Within City Limits)

- | Current Number of Dwelling Units in City: 12,408
- | Current Population (2019 ACS Estimate): 30,687
- | Only Includes the "Housing Area" Typology
- | Potential Number of Dwelling Units within City Limits : 1,099 – 1,832 (8% to 14%)
 - | 2,660 to 4,434 New Residents (2.42 Persons per Household) (8.6% - 14.4%)
 - | Persons per Household – Has been in Long Term Decline
- | Residential Buildout in Next Growth Management Cycle

Housing (Within Urban Growth Boundary or UGB)

- | Potential Number of Dwelling Units within UGB: 852 – 1,428
 - | 1,136 DU – Using Existing Density Assumptions
 - | 2,061 to 3,436 New Residents
- | Rural Residential Potential (City Limits and UGB)
 - | 2,023 – 3,371 Dwelling Units

Non-Residential Calculations

- | 2019 Estimated Employment (ESRI): 12,274
- | 2019 Estimated Jobs to Housing Ratio: 0.99
- | 2019 Estimate of Commercial SF: 4.1 Million SF
 - | Office: 1.4 Million SF
 - | Retail: 1.8 Million SF
 - | Industrial: 932,000 SF
- | Potential Square Footage w/in City Limits: 2.2 Million – 4.4 Million SF
 - | Estimated Employees: 4,472 – 8,943 Employees



Non-Residential Analysis

- | Potential Square Footage w/in UGB: 660,685 – 1.3 Million SF
- | Estimated Employees: 1,321 – 2,643



Takeaways from the Analysis

- | There is ample land for development within the existing Urban Growth Boundary
 - | Open Space acquisitions will change the land use calculations

Housing Takeaways

- | 51% of vacant land within City is approved for development or under review
 - | 99% of identified housing areas have some level of approval
 - | New housing development will come from annexation into the city from UGB area
 - | The Capacity is limited for housing, but there are opportunities for additional housing in other land use typologies
 - | Enough housing to get through next growth management cycle, then will likely put pressure on rural residential properties
 - | Limits the amount of new affordable housing that can be built
- | Opportunity for additional housing within other land use typologies

Takeaways from the Analysis

Employment/Commercial Development

- | The community has a range of options for employment uses
- | Jobs to Housing potential remains robust
 - | Allows for more opportunities to live and work in Lafayette, but could also may encourage commuter traffic into the City.
- o Areas for innovation and economic development, providing opportunities for not only larger employers like Medtronic to grow, but also spaces for small businesses and entrepreneurs
- o Retail, entertainment, and related uses that can be designed to provide goods and services for not only Lafayette residents, but also draw in business from surrounding communities in the northern Front Range, thus building the economic base of the City.

Other Takeaways from the Analysis

- The integration of great community spaces (gathering places, etc.) and connections to the community's great parks and open spaces, thus enhancing quality of life and preserving environmental resources
- Creation of places that leverage the concentrations of activity and people at key locations to support transit and thus reduce vehicular traffic and congestion and enhance environmental sustainability

Gap: Urban Design Guidance

- | For Areas of Draft Framework Map
- | Transitions Between Areas
- | Identifying the Need for Subarea Plans
- | As a Foundation for Development Code Update



Important Note – Urban Design Guidance

The Urban Design content and guidance presented tonight represent ideas merely for preliminary discussion.

The ideas on the following slides do not represent any formal drafts of guidance to be included in the Comprehensive Plan.

We are presenting this information tonight to provide examples of urban design guidance and stimulate discussion with the group. Thank you.

COMMUNITY-WIDE URBAN DESIGN PRINCIPLES

- | High Quality Transitions from Public to Private Uses
- | Greater Housing & Employment Near Transit Stops to Increase Ridership
- | Creation of Community Gathering Places (Plazas, Parks, Connections to Parks & Open Space)

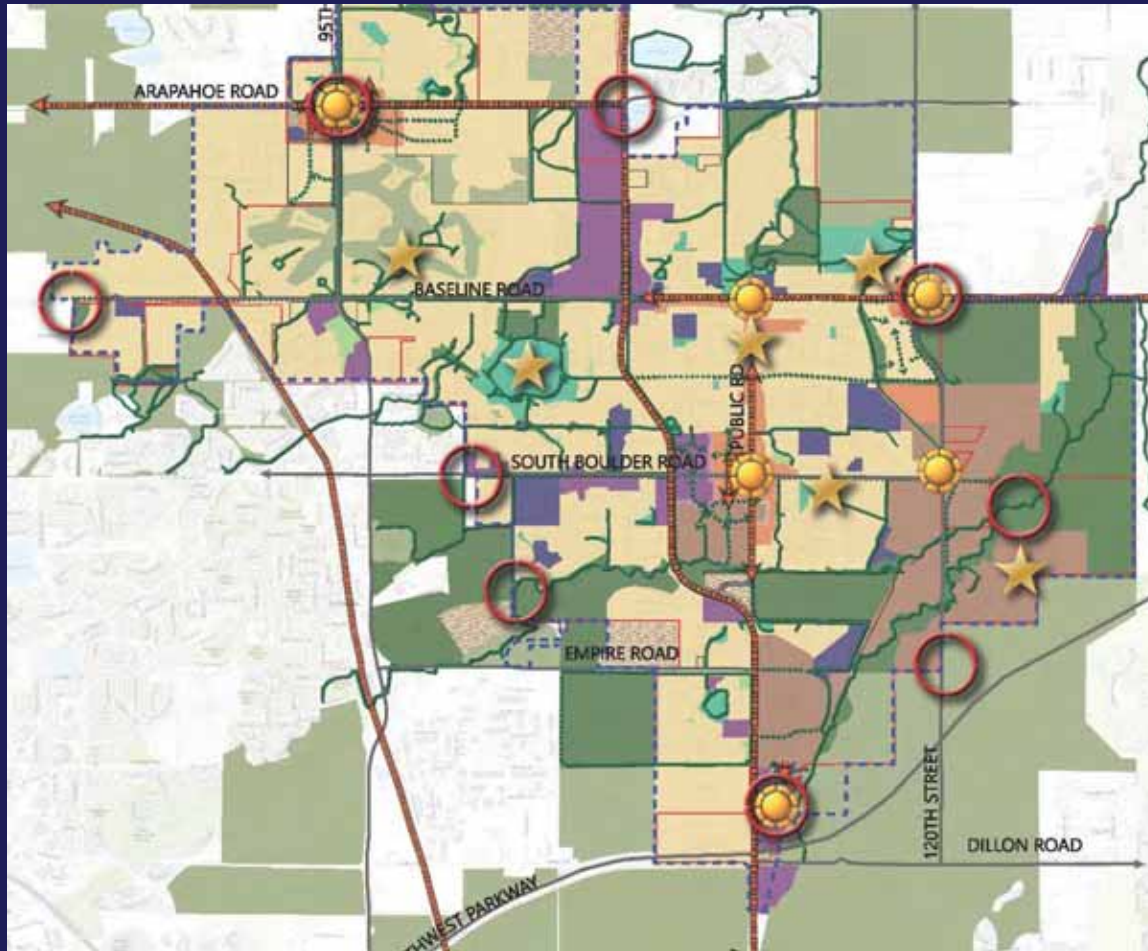


COMMUNITY-WIDE URBAN DESIGN PRINCIPLES

- | Connections Between Neighborhoods, & To / From Parks & Open Spaces
- | Utilizing Right of Way for Full Range of Travel Modes (Walking, Biking, Vehicular)
- | Higher Quality Landscapes & Streetscapes



Draft Framework Map & Legend



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PARKS & OPEN SPACE - Key Urban Design Principles

- | Maintain Buffers of Native Landscapes or Woodlands, in Areas Abutting Residential or Commercial Uses
- | Preserve & Enhance Wildlife Corridors
- | Strategically Locate Parking, to Minimize Intrusion in Parks / Open Spaces
- | Use Signage / Wayfinding to Minimize Intrusion into Natural Landscapes



OLD TOWN – Key Urban Design Principles

- | Preservation of Historic Properties
- | Additional Open Spaces (Various Types) Integrated Around Old Town
- | Extension of "Main Street" Character South, Along Public Road



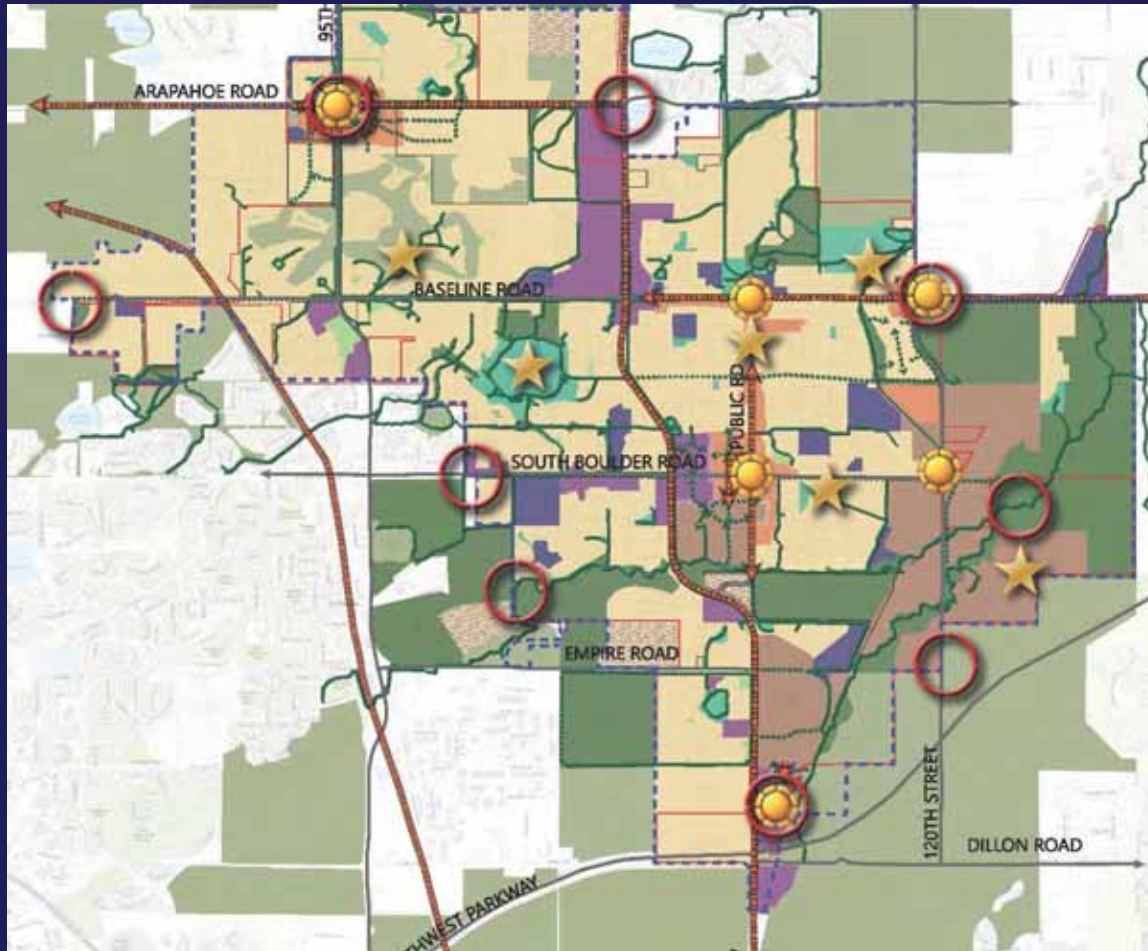
OLD TOWN - Urban Design Guidance

Urban Design Guidance Category		Along Public Rd (as well as Simpson St, within Historic District)	Along Perpendicular Streets (Within One Block of Public Rd / Simpson St)
Land Uses Allowed			
	Ground Floor	Civic, retail, service	Civic, retail, service, residential
	Upper Floors	Residential, lodging, civic, office	Residential, lodging, civic, office
Building Siting & Orientation			
	Street corners	Require buildings to orient to street corners	Require buildings to orient to street corners
	Building Siting	Front of lot along Public Road	Secondary orientation to Perpendicular Street
	Parking & Loading	Rear of buildings	Rear of buildings

OLD TOWN - Urban Design Guidance

Urban Design Guidance Category		Along Public Rd (as well as Simpson St, within Historic District)	Along Perpendicular Streets (Within One Block of Public Rd / Simpson St)
Building Height			
	Principal Building Minimum	2 stories	1 story
	Principal Building Maximum	3 Stories (front of lot), 2 stories (rear of lot)	3 Stories (closer to Public Rd), 2 stories (farther from Public Rd)
Streetscape			
	Pedestrian Sidewalk	Significant Width, to Provide for Outdoor Dining, Entertainment	Moderate Width, to Facilitate Walking and Biking
	Landscape / Amenity Zone	High	Moderate
	Landscape & Amenities	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating, parklets, outdoor dining areas

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NEIGHBORHOOD MIXED USE – Existing Definition

Neighborhood Mixed Use areas feature places where people live, work, and play in a distinct, compact, and walkable district that provides for daily conveniences. Lafayette's Old Town district is an example of Neighborhood Mixed Use...



NEIGHBORHOOD MIXED USE – Key Urban Design Principles

- | Larger Sites Planned into Usable Blocks & Lots – Through Street Network, & Pedestrian / Open Space Connections
- | Encourage Shared Parking to Maximize Land Efficiency, Minimize Pavement
- | Integrate Housing & Employment Near Transit Stops to Drive Ridership & Overall Vitality
- | Integrate Stand-Alone Residential as Transition to Existing Neighborhoods



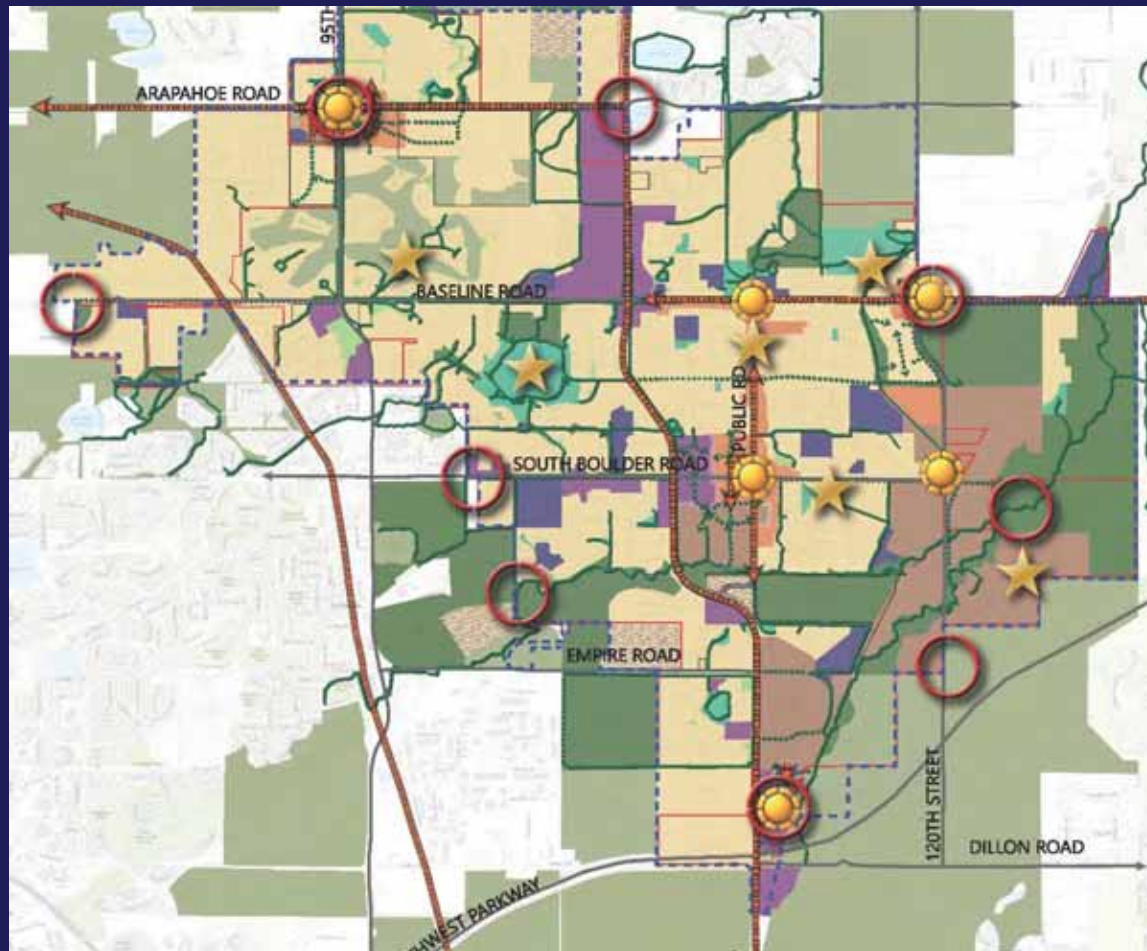
NEIGHBORHOOD MIXED USE - Urban Design Guidance

Urban Design Guidance Category		Arterials / Collectors	Main or "High" Street	Secondary / "Back Streets"	Neighborhood Streets
Land Uses Allowed					
	Ground Floor	Civic, retail, service, residential	Civic, retail, service	Civic, retail, service, residential	Residential / Limited commercial or service
	Upper Floors	Residential, lodging, civic, office	Residential, lodging, civic, office	Residential, lodging, civic, office	Residential
Building Siting					
	Street corners	Require buildings to orient to street corners	Require buildings to orient to street corners	Encourage buildings to orient to street corners	Encourage buildings that contain non-residential uses to orient to street corners
	Parking & Loading	Parking to the side or rear of buildings	Rear of buildings	Parking to the side or rear of buildings	Parking to the side or rear of commercial use buildings. Parking for residential - encouraged to include alley loaded parking

NEIGHBORHOOD MIXED USE - Urban Design Guidance

Urban Design Guidance Category		Arterials / Collectors	Main or "High" Street	Secondary / "Back Streets"	Neighborhood Streets
Building Height					
	Principal Building Minimum	1 story	2 stories	1 story	1 story
	Principal Building Maximum	4 stories (when adjacent to commercial uses); 2 stories (when adjacent to single family residential uses)	4 stories	4 stories (when adjacent to commercial uses); 2 stories (when adjacent to single family residential uses)	3 stories
Streetscape					
	Pedestrian Sidewalk	Multi-Use Trail, or Moderate Width Sidewalk	Significant Width to Provide for Outdoor Dining, Entertainment	Moderate Width, to Facilitate Walking and Biking	Moderate Width, to Facilitate Walking and Biking
	Landscape / Amenity Zone	Moderate	High	Moderate	Moderate
	Landscape & Amenities	Street trees, planters, public art, landscaping, bike sharing / storage hubs	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating	Street trees, landscaping. Public seating and public art encouraged

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ECLECTIFLEX – Existing Definition (excerpt)

Eclectiflex includes business and light industrial parks in Lafayette, such as Vista Business Park on 120th Street, that could evolve over time...into a greater mixture of land uses...Architecture should reflect the eclectic nature of the uses, and could integrate ancillary residential uses (such as above an artist's studio)



ECLECTIFLEX – Urban Design Principles

- | Focus on Mix of Land Uses Supporting Employment & Production (Including Limited Residential)
- | Special Focus on Connections & Transitions to the Significant Open Space in the Area
- | Stand-Alone Residential Allowed as Part of Transitions to Nearby Neighborhoods, but Otherwise Discouraged



Columbus Idea Foundry, Columbus, OH



Lumberyards Office Lofts, Columbus, OH

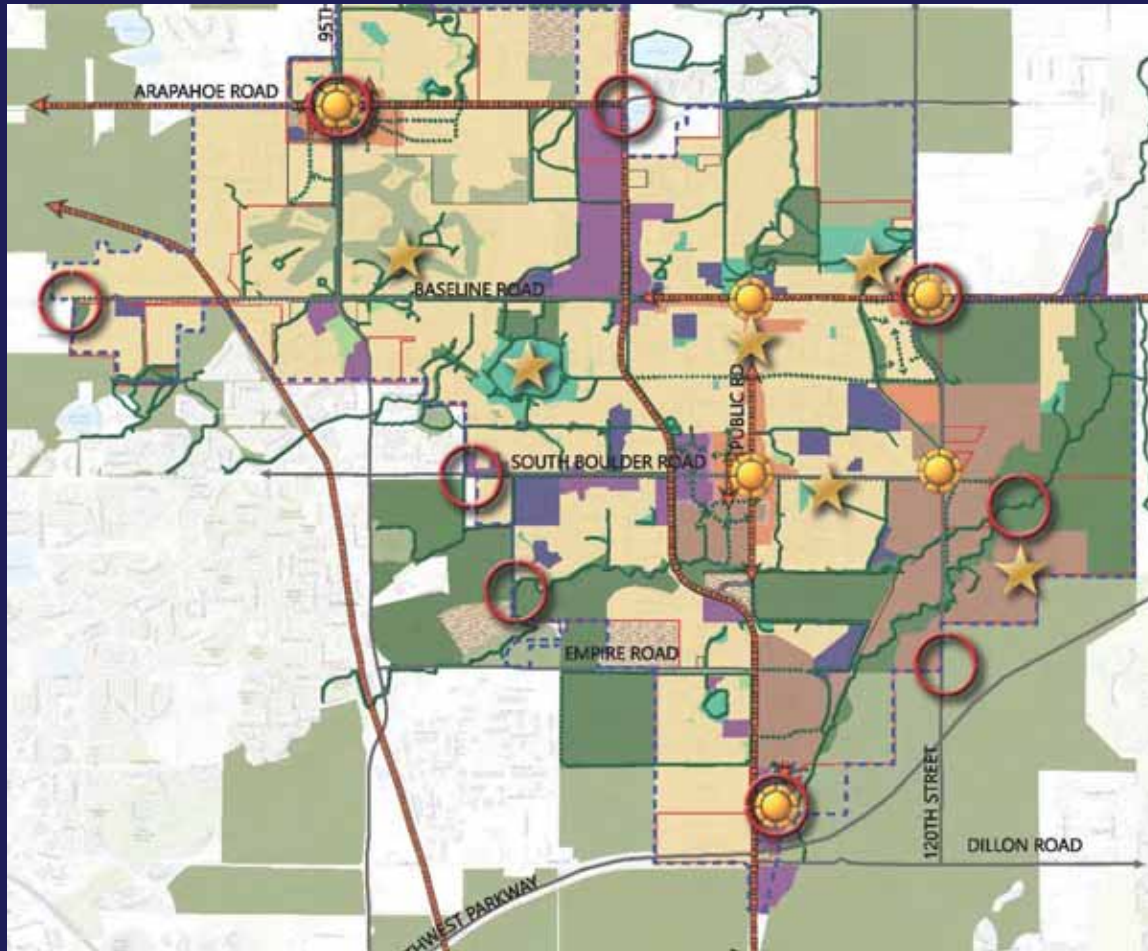
ECLECTIFLEX - Urban Design Guidance

Urban Design Guidance Category		Along Arterial Streets	Along Interior Streets
Land Uses Allowed			
	Ground Floor	Civic, retail, service, residential	Civic, retail, service, residential
	Upper Floors	Residential, civic, office	Residential, lodging, civic, office
Building Siting / Orientation			
	Street corners	Encourage buildings to orient to street corners	Encourage buildings to orient to street corners
	Parking & Loading	Limited parking in front of buildings. Parking encouraged to the side or rear of buildings	Parking to the side or rear of buildings

ECLECTIFLEX - Urban Design Guidance

Urban Design Guidance Category		Along Arterial Streets	Along Interior Streets
Building Height			
	Minimum Building Height (Primary Structures)	1 story	1 story
	Maximum Building Height (Primary Structures)	3 stories (when adjacent to commercial uses or open space), 2 stories (when adjacent to single family residential uses)	4 stories (when adjacent to commercial uses or open space), 2 stories (when adjacent to single family residential uses)
Intensity of Built Forms (Density)			
		Moderate	Moderate

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ADAPTABLE COMMERCIAL – Existing Definition

Adaptable Commercial includes existing regional retail areas, such as along Highway 287, that could evolve to include a greater mixture of land uses (including employment, office, and residential above commercial uses).... This provides greater flexibility for these areas to change as economic conditions and the ways people travel evolve.



ADAPTABLE COMMERCIAL – Urban Design Principles

- | Integration of Larger Format Retail Into Other Uses to Form Cohesive Neighborhoods / Development
- | Potential to Convert Larger Sites to Urban Fabric to Support Range of Uses (Through Streets, Pedestrian & Open Space Connections)



ADAPTABLE COMMERCIAL – Urban Design Principles

- | Encourage Shared Parking to Increase Efficiency and Reduce Pavement
- | Stand-Alone Residential or Office Allowed, to Provide Transitions to Nearby Neighborhoods



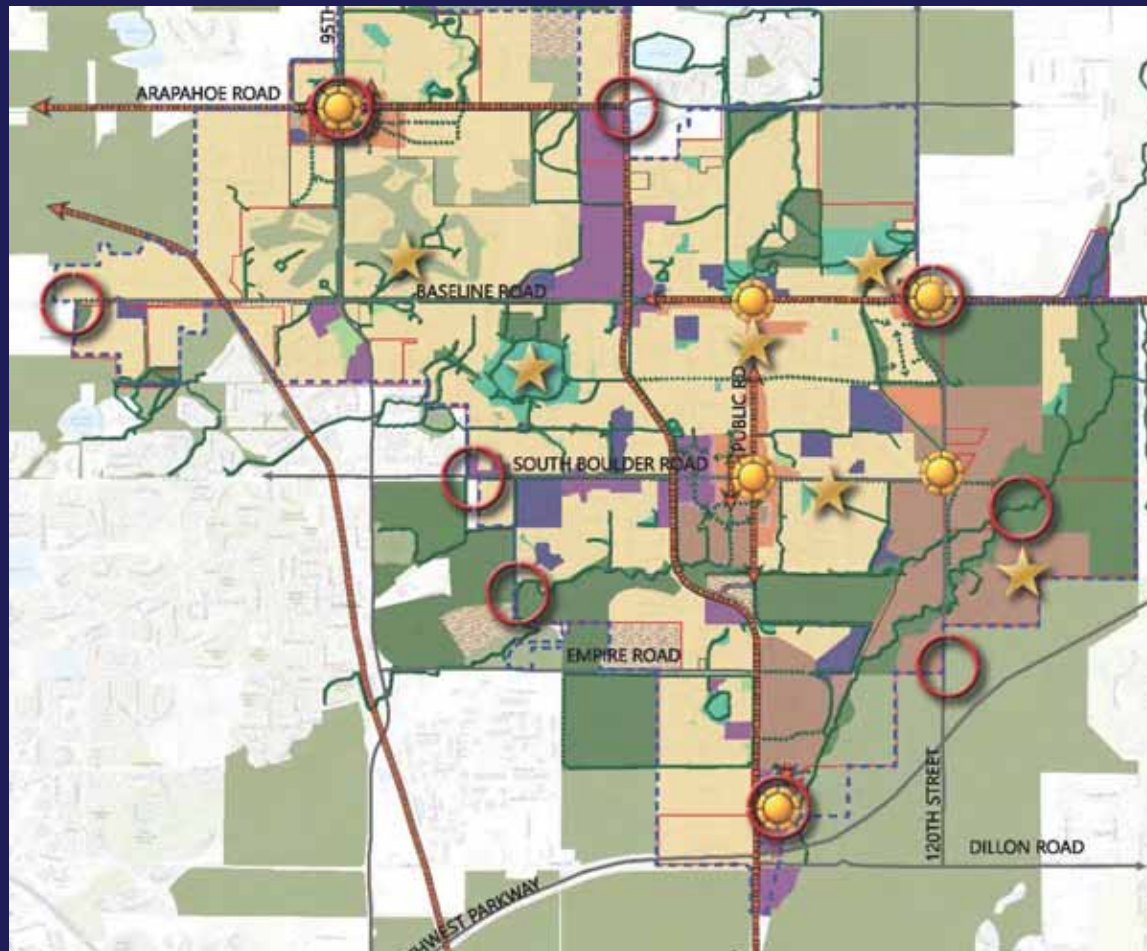
ADAPTABLE COMMERCIAL – Urban Design Guidance

Urban Design Guidance Category		Along Arterial Street	Main or "High" Street	Secondary Streets
Land Uses Allowed				
	Ground Floor	Civic, retail, service, residential	Civic, retail, service, limited amenities, "active residential" uses with stoops or raised terraces	Civic, retail, service, residential
	Upper Floors	Residential, lodging, civic, office	Residential, lodging, civic, office. Active res and retail	Residential, lodging, civic, office
Building Siting				
	Street corners	Require buildings to orient to street corners	Require buildings to orient to street corners	Encourage buildings to orient to street corners
	Parking & Loading	Parking to the side or rear of buildings	Rear of buildings	Parking to the side or rear of buildings

ADAPTABLE COMMERCIAL – Urban Design Guidance

Urban Design Guidance Category		Along Arterial Street	Main or "High" Street	Secondary Streets
Building Height				
	Principal Building Minimum	"Tall" 1 story design	2 stories	1 story
	Principal Building Maximum	4 stories (when adjacent to commercial uses), 2 stories (when adjacent to single family residential uses)	4 stories	4 stories (when adjacent to commercial uses), 2 stories (when adjacent to single family residential uses)
Streetscape				
	Pedestrian Sidewalk	Moderate Width, to Facilitate Walking and Biking	Significant Width to Provide for Outdoor Dining, Entertainment	Moderate Width, to Facilitate Walking and Biking
	Landscape / Amenity Zone	Moderate	High	Moderate
	Landscape & Amenities	Street trees, planters, public art, low maintenance plantings	Street trees, planters, public art, public seating, parklets, outdoor dining areas	Street trees, planters, public art, public seating

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HOUSING AREAS – Urban Design Principles

- | Integration of Accessory Units Encouraged Around Lafayette
- | Accessory Units Should Fit with Existing Neighborhood Character
- | Preservation of Historic Homes & Properties
- | Encourage Integration of Affordable / Attainable Housing



HOUSING AREAS – Urban Design Principles

- | Attached Housing (Duplex, Townhome) Geared to Collector Streets & Corner Lots
- | For Greenfield Development, Multi-Family Orients to Arterials, Single Family to Internal Streets
- | Avoid Repetitive Housing Styles
- | Orient Houses to Street, Avoid Large Garages in Design



HOUSING AREAS – Urban Design Guidance

Urban Design Guidance Category		Single Family Residential Zoning	Multi Family Zoning
Land Uses Allowed			
		Single Family Detached	Apartments, stacked housing units
		Single Family Attached Homes (Townhomes, Patio Homes)	Single Family Attached Homes (Townhomes, Patio Homes)
		Accessory Dwelling Units	Tiny Homes
		Tiny Homes	
Streetscape			
	Pedestrian Sidewalk	Moderate Width, to Facilitate Walking and Biking	Moderate Width, to Facilitate Walking and Biking
	Landscape Buffer	Moderate	Moderate
	Amenities	Street lighting, native plantings, low water usage plantings	Street lighting, native plantings, low water usage plantings

MOBILE HOMES – Urban Design Principles

- | Same Level of Infrastructure for Public Realm as Other Housing Areas
 - | Streetscapes / Landscapes
 - | Sidewalks / Trails
 - | Parks / Open Spaces
 - | Multi-Modal Facilities



MOBILE HOMES – Urban Design Guidance

Urban Design Guidance Category		Mobile Home Transect / Zoning
Land Uses Allowed		
		Mobile Homes (Only)
Streetscape		
	Pedestrian Sidewalk	Moderate Width, to Facilitate Walking and Biking
	Landscape Buffer	Moderate
	Amenities	Street lighting, native plantings, low water usage
Community Features		
		Gateways / monumentation into mobile home communities
		Neighborhood park, with shelter, play area, open play areas

Where We Are in the Process - Next Steps

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April 8, 2021

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