

City of Lafayette Comprehensive Plan Update Stakeholder Interviews Summary

The City of Lafayette is currently engaged in a planning process to update its Comprehensive Plan. The City aims to engage all members of the Lafayette community in an objective process in which citizens will help affect the future of the community. Toward that end, the consultant team conducted a series of interviews to engage a variety of local interest groups. Each interview was an hour in length. Those individuals interviewed, commonly referred to as stakeholders, were selected as representatives of specific interest groups. Each group of stakeholders was asked a series of questions to provide background information regarding issues and concerns affecting Lafayette's future. This document summarizes their responses and identifies those issues and concerns commonly shared by the different interest groups. It should be noted that due to time constraints during the interview process, some questions were not discussed with every group.

1. What do you think are Lafayette's best assets?

Development Community

- Less traffic than Boulder.
- Lafayette offers a smaller town alternative with access to larger communities (twenty-five minutes to Denver, Pepsi Center, Flatirons Crossing, and Boulder). Many people and businesses within the community highly value Lafayette's geographic location and access.
- Lafayette is the demographic center of eastern Boulder County. It's the reason why the hospital is locating in Lafayette.
- Hwy. 52 divides the County into a Longmont area-of-influence and a Boulder, Lafayette and Louisville area-of-influence.
- Opportunities exist for Lafayette to capture the future market that will result from Erie and Broomfield's nearby residential growth. Many of these adjacent developments will be high-end homes.
- Many businesses are re-locating from Boulder to Lafayette due to a better businesses climate and lower square footage costs.

Business Leaders

- The people of Lafayette.
- A small-town feel despite all the new growth. In contrast, Louisville is becoming too much like Westminster.
- Pride in Lafayette's heritage.
- All the wonderful civic events.
- The City has improved its image and its levels of service.

City Staff

- A small-town atmosphere with a great location enabling access to everything.
- Great civic events and public facilities that enhance the quality of life enjoyed by Lafayette's residents, such as Lafayette Days, the recreation center, the library, open space and the golf course.
- A close-knit community that evokes a strong sense of community.
- City Council and City Staff are working together as a team.

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Neighborhood Leaders

- Community schools.
- The people.
- Neighborhoods.
- The City's parks, open space and recreation, specifically Coal Creek trail, Waneka Lake, and cottonwood groves.
- The small-town feel that evokes the feeling of living in the country. Growth, however, seems to be eroding this feeling. Also traffic studies indicate that the City is heading towards problems.
- Old Town.
- Convenience.
- Volunteerism.
- Diversity.
- Low taxes and low cost of living.

Seniors and Hispanic Community

- The friendliness of Lafayette's people.
- Opportunities for networking and coordination with the business community.
- A City staff that works as a team.
- A small-town atmosphere.
- The magnificent Colorado views.
- The availability of necessary facilities.
- The ability to achieve a good standard of living.
- Support from business community and organizations. Latino population, however, faces problems regarding housing, medical services, legal services and language barriers.

Open Space and Historic Preservation

- The City's small-town community feel.
- The City's ideal location equidistant between Denver and Boulder.
- Views.
- The fact that Lafayette is not as congested as Boulder.
- Old Town is a "jewel that needs polishing."

City Council and Planning Commission

- The entire park system, but in particular Waneka Park. Most parks provide play equipment and amenities for all age groups.
- The people of Lafayette. Within the community there is a great deal of volunteerism and strong citizen involvement that is often proactive and positive. In particular those who volunteer their time on the City's various boards and committees, such as the Planning Commission, the Historic Preservation Board and City Council deserve praise and recognition.
- The City's dedicated staff. The staff works shorthanded at every level. For example, police officers are pulling 10-hour shifts.
- The City's quality public facilities, such as the library and the recreation center.

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- The high quality of current and recent commercial and residential developments.

General Observations, Comments and Conclusions

Among the stakeholders interviewed consensus exist that Lafayette's best assets are its small-town atmosphere, the quality of its people, and the easy access from Lafayette to amenities throughout the Denver metro region. Many also praised the high quality of private and public facilities in Lafayette, such as the recreation center and library. The City's favorable business climate is also widely recognized as one of Lafayette's best assets.

2. What are the three biggest issues facing Lafayette in the next 5 years?

Development Community

- Solving the City's water supply issues. Solutions to the City's water issues, however, appear to be forthcoming.
- Developing a stronger tax base. The issue is being worked on, but progress will be slow. The Northwest Parkway and the new hospital will help.
- Completing the City's trail system. It needs to be more convenient and should aim to improve interactions and connections between different neighborhoods. By comparison, the City of Louisville has 22 miles of trails to Lafayette's 5 miles.
- Developing a rational balance between open space preservation and development. Though riparian corridors should be preserved, other areas within the City should be developed. A limited amount of developable land is available within Lafayette after areas susceptible to mining subsidence are subtracted.

Business Leaders

- Water.
- Finding the right balance of growth. Too much growth and not enough growth both threaten Lafayette's future.
- The biases of local newspapers and the poor job they do covering local issues. The local newspapers appear to be only interested in reporting on the negative or the sensational.
- Public apathy and the public's lack of awareness regarding local issues and events.
- There is a perception, whether its true or not, that the local schools are inferior to the schools in surrounding communities. The local schools need to overcome the difficulties and obstacles confronted by non-English speaking students.
- The City needs to attract new businesses. The City and the various business associations should work together to promote a more positive image of Lafayette.

City Staff

- The City needs to diversify the City's water portfolio. There seems to be a significant amount of miscommunication within the community regarding this issue. Some people seem to have an irrational sense of

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entitlement to use as much water as they want regardless of the community's overall supply limitations. In particular, people new to the area seem to have a harder time understanding the issues involved in the current water crisis.

- Increased economic development is needed. All the services and facilities provided by the City and expected by the citizens come with costs. The City is also facing many "big-ticket" items in the near future. The City, however, is currently under severe budget constraints and needs additional sales tax revenues to meet the citizens' expectations for services and facilities. Some past opportunities were missed to annex valuable lands.
- The City at times seems to only have a one-way communication system with the citizens, except in times of crisis. The City needs to find a way to not only provide information to the public, but also receive feedback more often and on more topics.
- The City needs to create new sources of revenue. Old Town will not be the big economic generator when compared to large retailers such as Wal-Mart. It takes 10 Walgreen's to equal the sales tax generated by one Wal-Mart. Lafayette needs to have well balanced growth so that it doesn't "put all of its eggs in one basket."
- Traffic is not as big of a problem when compared to other issues facing the City.
- The City must address a number of big-ticket transportation improvement projects. The City needs to complete a number of missing links for certain roadways, such as Baseline Road and the extension of eastbound South Boulder Road.
- The community as a whole needs to better define what is and what isn't the appropriate amount of growth within Lafayette. The community also needs to have a better understanding of growth's true costs and benefits.
- The City needs to continue to improve its image. This will help improve the City's business climate.
- The number of emergency response calls caused by persons simply moving through the community is increasing. As the affluence of the population increases, the expectations for emergency services also increase. Yet, the City's budget is relatively flat meaning that the City's emergency service departments are struggling to meet these increasing demands. Also, the departments can only be reactive instead of conducting proactive/prevention service programs.
- Police staffing is normally 1.8 officers per 1,000 person population. Currently, Lafayette's police staff is at 1.5 officers per 1,000.
- Fire service is provided via a volunteer department. As the population increases, the number of emergency response calls for the fire department increases proportionally. The City's changing demographic to a more "white-collar" populous means that Lafayette residents are less likely to participate in volunteer fire department. Currently, approximately half of the volunteer fire fighters do not live in Lafayette.

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Neighborhood Leaders

- Water.
- Traffic congestion both in town and regionally are problems. The Northwest Parkway will bring additional noise and congestion.
- A “sanity check” is needed in terms of evaluating growth and development. If the City want additional income, it needs to look at what people want. The City needs to be more specific and selective about what to develop and why. It’s questionable whether the new hospital will really generate additional revenue.
- The community’s current concerns about growth have resulted from the previous “anything goes” era.
- Wal-Mart stifles the growth of other businesses and hurts the City’s existing businesses.
- Hwy. 287 divides the community, which results in hurting downtown businesses to the east of the new residential areas.
- The Hwy. 287 corridor is much better than it use to be. The number and quality of businesses along Hwy. 287 have increased significantly.
- The amount of local dollars being spent outside of Lafayette in other communities is a concern. Lafayette needs better quality businesses, such as upscale restaurants, to keep people from spending their money outside the community.

Seniors and Hispanic Community

- The predicted housing shortage for aging baby boomers is a concern. There has been a 30% increase in the 60-plus age group in the County, and a 90% increase in the number of 45 to 54 year olds. Communities are not ready for the number of people that will be turning 60 in the next 9 to 20 years. Currently fewer than 15% of Lafayette’s seniors reside in nursing homes.
- The City needs to provide increased availability and accessibility of transportation for seniors. The “Lift Program” is a good example of the type of programs needed.
- Additional facilities need to be provided for aging people. The City has provided some facilities, but needs to provide more.
- The water problem is more temporary than long term. The City needs to have an intelligent approach to solving its water problems.
- There is concern that growth will cause Lafayette to become a megalopolis.
- Both public schools and other community facilities and institutions need to provide bilingual programs.
- There is a need to ensure equity and to give migrants the same opportunity for aid and services.

Open Space and Historic Preservation

- Water.
- The City needs to encourage the redevelopment of existing areas, control sprawl and increase the City’s commercial base.
- Mixed-use development needs to be provided within the community.

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- The scale, appearance and use of infill development needs to be appropriate for its surrounding context.
- Old Town needs to be redeveloped/enhanced to give the community more of a heart/center.

City Council and Planning Commission

- The City is currently pursuing the purchase of additional water rights. The City needs to continue to educate the community about water issues. It also needs to continue to look at ways to increase water conservation.
- Comparatively, the City of Lafayette is poor and therefore needs to create more economic development. The City needs to be prepared for unforeseen financial expenditures such as drought and other acts of nature. The City is also confronted with expensive large-scale project needs. The impacts of growth and an expanding population increase the need for on-going and costly improvements. For example, \$25 million is needed for roadway improvements, yet only \$1.2 million is available.
- Local reporters seem to be uninformative and do not take the time to understand major facets of important local issues. It seems like only those who complain make the headlines and that the press is just concerned with sensationalizing local issues. The press rarely consults City leadership.

General Observations, Comments and Conclusions

Water was clearly the most common concern among the stakeholders interviewed. Even when asked the qualifying follow-up question of whether the same response would have been given six months prior, most said concerns over water would still have been their first response. Other consistent issues of concern included developing a stronger tax base for the city through increased economic development and finding the proper balance between growth and open space preservation. It was also interesting to note the differing opinions concerning traffic, even within the same interest groups. Some individuals believe that traffic and congestion constitute a significant issue while others believe that traffic within Lafayette is well planned for and functioning adequately.

3. Where within the City of Lafayette do you think development should be directed? What areas within Lafayette should be protected from development?

Development Community

- Development should be directed to the Gateway area, Old Town and the entire urban renewal area, the undeveloped areas northeast of Indian Peaks Golf Course, the City's older mobile home parks, and the older Boulder County parcels east of Indian Peaks and north of Baseline Road.
- A map showing vacant lands overlaid with mining subsidence maps needs to be generated to determine which areas can realistically be developed.

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- Infill development needs to be encouraged everywhere within the City's boundaries.
- The City should adopt clear policies for the redevelopment of existing neighborhoods within the City, such as mobile home parks, to ensure consistent evaluation criteria and a consistent approach to the issues associated with relocating displaced residents and businesses.
- Urban renewal efforts should target the Hwy. 7 corridor east from Public Road to take advantage of the opportunities that will arise due to the residential development to occur in Erie and Broomfield.

Business Leaders

- (Locations for development were not directly discussed, however, support was expressed during the interview for the City to continue its efforts to create/preserve open space, trails and parks.)

City Staff

- The protection of Coal Creek and other riparian areas needs to continue.
- Infill development as opposed to approving new development outside existing city boundaries should be encouraged.
- The prime area for development is the area near the planned Northwest Parkway and Hwy. 287 intersection. Other areas for development include the Waneka property east of Old Town.
- The City needs to ensure that new development considers planned future transportation improvements. The City needs to determine the best locations along Hwy. 287 for potential commercial development.
- The City needs to encourage more commercial development rather than more residential development.
- Residential development should occur in all infill development projects.
- The City needs to maintain existing open space. It also needs to protect the City's boundaries to maintain Lafayette's identity and separation from other adjacent communities.

Neighborhood Leaders

- Views need to be preserved.
- Abandoned industrial sites along Hwy. 7 need to be cleaned-up and redeveloped.
- Though the City doesn't need any more infill development it will occur, nevertheless, on the Northwest Parkway interchange and along the Hwy. 287 corridor.
- The City needs to preserve the wetlands east of Old Town (Jenny Kundell's Slue?).
- Affordable housing often lacks quality construction and site improvements/amenities.
- Car dealerships are not desirable commercial operations since sales tax goes to the jurisdiction in which the buyer resides, not the jurisdiction in which the sale occurred.

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Seniors and Hispanic Community

- Commercial development should occur near the new Northwest Parkway/Hwy. 287 interchange.
- The City has done a good job with its past open space preservation efforts.
- Additional efforts should be made to preserve important views. The rural experience while entering Lafayette along Hwy. 7 is worth protecting.
- The City's older parcels should be examined for higher density, in-fill development opportunities.
- New housing development should occur adjacent to existing development.
- In Old Town, mixed-use buildings with commercial on lower levels and apartments above should be encouraged.

Open Space and Historic Preservation

- Efforts should be made to preserve waterways, drainages and ditches such as Davidson and Mason ditches
- Development should be allowed along Baseline Road, the Urban Renewal Area and the Gateway area.
- Coal Creek and Rock Creek should be buffered from Hwy. 287 and the Northwest Parkway.
- Everything south of Coal Creek should be developed.
- Wildlife areas and aesthetically important areas south of Coal Creek should be protected.
- Smaller retail stores should go in downtown and along South Public Road while bigger retail stores should be located near Wal-Mart.
- The Gateway area needs to be appropriately developed to create a unique, fun, funky, important identity for Lafayette. The Gateway development should not compete with Old Town's existing businesses.

City Council and Planning Commission

- Commercial development should be encouraged at the following locations: the corner of Hwy. 7 and Hwy. 287, the Urban Renewal Area, the southeast corner of Hwy. 287 and Baseline Road, along South Boulder Road and Hwy. 287, the future Northwest Parkway and Hwy. 287 intersection, and at the Hwy. 42 and Hwy. 287 intersection near the new hospital location.
- One recommended location for residential development is behind the Black Diamond Shopping Center.
- There is too much office space available.
- Debate continues over whether the site planned for the Great Park should be a large City park or a nature preserve.
- The City should re-evaluate open space preservation within the city's boundaries. The City needs to become more strategic about its open space purchases. The community needs to understand the opportunity costs of purchasing developable land as open space in terms of the lost potential revenues, particularly within the context of the City's growth limits. The key is to find the proper balance between development and

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preservation. The city needs to be financially sustainable, but right now that does not exist.

General Observations, Comments and Conclusions

A strong consensus was expressed for continued preservation of the Coal Creek and Rock Creek riparian corridors. There was also consistent support for focusing development in the Gateway area adjacent to the anticipated Northwest Parkway and Hwy. 287 interchange and in the City's established Urban Renewal Area. A general consensus was also expressed in support of directing development to infill sites, i.e. properties already within the City's existing boundaries, though some stakeholders expressed opposition to any additional development within Lafayette.

4. What are your opinions regarding the QUALITY of existing development in Lafayette?

Development Community

- The quality of recent development is high.
- It is anticipated that future development in neighboring communities along Lafayette's southern and eastern boundaries will be high-end residential. The City needs to develop a way to bring those future shoppers into Lafayette.
- The City needs to establish policies that will create clear criteria when redevelopment of blighted neighborhoods, particularly mobile home parks, is proposed.

Business Leaders

- The quality of development that has occurred recently within the City has been good. One reason for the perceived quality of development is due to increasing land costs. Higher land costs mean developers have to produce a higher quality product.

City Staff

- The quality of new development is generally good. However, developers and real estate professionals need to do a better job disclosing to buyers the potential for future development on adjacent vacant lands.
- The last three years have produced the highest quality of development.
- The City's older developments are generally of a poorer quality. Lots of building and fire code issues/problems exist in these areas.
- There are some examples where new development has conflicted with adjacent existing land uses, such as new condominiums next to an existing bar and the Dove House next to South Pointe residences.
- The community needs more medium priced housing.
- Each growth spurt seems to erode Lafayette's sense of community.

Neighborhoods

- The quality of new development is not as bad as some places, but not as good as it should be.
- Quality of development is often sacrificed for developers' profits or due to the lack of a skilled and consistent workforce.

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- The City over-relies upon developers and their consultants for assurances of quality. The City needs more inspectors to better ensure quality development. It costs the City more money to fix mistakes after the developer is gone, then it would to prevent mistakes in the first place by having more inspectors.
- The City's permit fees are too low, particularly when compared to surrounding jurisdictions. Louisville's building permit fees are believed to be approximately \$7,000.00 more per home on average. Lower fees equate to a subsidy for developers.

Seniors and Hispanic Community

- Past developments did not exhibit a lot of foresight or vision on how they might impact the community. Recently, the City has listened better and is taking great care to ensure development is better planned.
- The City is doing a good job balancing development with open space preservation.
- Some properties are not being well maintained. The City needs to provide better code enforcement.
- The community needs more businesses to provide more local jobs. Many families cannot afford transportation costs to travel outside the community for employment.

Open Space and Historic Preservation

- Old Town's design guidelines work best as guidelines as opposed to mandatory standards. It's important to educate the public about how best to accomplish appropriate and responsible remodels, redevelopment and new development.
- The new industrial park southeast of Coal Creek could be tied together better. Rocky Mountain Instruments, however, is a good building within this development.
- It's important to provide a base level of quality so that people begin to recognize quality and ultimately begin to demand quality.

City Council and Planning Commission

- Generally, the quality of recent development has been good.
- The City is always looking to raise the bar on the expected level of quality.
- The City is fortunate to have some quality developers, such as McStain, working in the community,
- Development needs to look permanent as opposed to temporary, such as metal Butler buildings.

General Observations, Comments and Conclusions

Nearly all those interviewed believe that the quality of recent development is quite good, particularly when compared to the City's older developments. Some concerns were expressed that a few developers are sacrificing quality for profits and/or overly rushed building schedules. In response to these concerns, it was suggested that the City increase the level of its inspection services. Several of those interviewed also expressed concern regarding the appearance of some of the community's mobile home parks.

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5. What are Lafayette's natural or built features that you think are worthy of preserving and/or enhancing?

Development Community

- Riparian areas and their associated open space lands.
- The City needs to provide an improved complete trail system linking the entire community.

Business Leaders

- Riparian areas.
- The "good" mobile home park should remain.

City Staff

- Waneka Lake.
- The wetland area immediately east of Old Town neighborhood needs to be preserved.
- Historic places, such as the Old Stage Stop, need to be preserved.
- Lafayette's Historical Society has done a great job. Not many truly unique places left that need to be saved, particularly in Old Town.

Neighborhoods

- Lafayette's night sky is increasingly being threatened by light pollution.
- Rather than preserving whole blocks in Old Town, it's more appropriate to preserve historically significant individual structures.
- The wetlands area east of Old Town needs to be preserved.
- Wildlife habitat.
- Community buffers are needed to protect Lafayette's identity.
- Any remaining tall grass prairie areas need preservation.
- The diversity of Lafayette's population needs to be protected.
- Intergovernmental Agreements (IGA's) with Boulder County actually encourage developers to transfer development rights from rural areas to properties within or adjacent to Lafayette, thereby causing additional development within the City limits.

Seniors and Hispanic Community

- Important views need to be preserved.
- Some of the farm and agricultural structures need to be preserved to provide a link back to the community's heritage and historical past.
- Any "older stuff" shouldn't be removed. All things "old" should be preserved or restored.

Open Space and Historic Preservation

- Buffers between creeks/waterways and development need to be provided.
- Important views need to be protected, particularly view corridors from open space parcels. A scaled set of criteria should be created to rank the significance of different view corridors.

City Council and Planning Commission

- Riparian areas need to be protected.

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General Observations, Comments and Conclusions

Protection of the community's riparian areas received consistent support from most of those interviewed. One area not currently being protected but believed worthy of preservation are the wetlands located immediately east of Old Town. The identification and preservation of important view corridors was also identified as being important. Additionally, many stakeholders stated that the City's trail system should be completed to provide a network of trails linking the entire community. There was consistent praise for past historic preservation efforts, though many now believe that there are few remaining structures or sites needing additional preservation designation.

6. Are all members of the community adequately provided for? Seniors? Ethnic minorities? Are there facilities and/or programs that the City should consider in order to encourage a more inclusive and diverse community?

Development Community

- (Not discussed.)

Business Leaders

- Lafayette adequately provides for all citizens. Examples include the Meals-on-Wheels program and the new Sister Carmen Center.
- There is lots of volunteerism within the community.
- Sixth through ninth graders as a group need additional services and/or programs. The police department reports an increase in minor criminal offenses between 3:00 to 6:00 PM.

City Staff

- The City is trying hard to serve all its residents.
- Senior programs need to be expanded to meet the needs of aging baby boomers.
- The Hispanic population's proportional presence within the community has diminished somewhat.
- Good examples of activities and services provided for the Hispanic population are the City's Cinco de Mayo celebrations and Sister Carmen's Center.

Neighborhoods

- The City's Senior Center is not on par with its Recreation Center. Seniors deserve as much support as the rest of the community.
- Because some nearby communities do not have the same quality or level of facilities, people from these communities overrun many of Lafayette's facilities without paying their fair share.
- The City needs better outdoor recreational facilities. In particular, the City needs to enhance its outdoor facilities for youths. Unfortunately, the proposed Great Park is not being fully developed due to the lack of funds.

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Seniors and Hispanic Community

- (Though this question was not directly discussed, the need for additional services and facilities for both seniors and ethnic minorities was expressed throughout the interview.)

Open Space and Historic Preservation

- There is a perception that the City is providing less services and facilities for minorities.
- The City is trying to address affordable housing issues by amending Ordinance 2b (the City's growth control ordinance) to provide a density bonus for affordable housing.
- Lafayette does have slums. These problematic areas should be addressed through urban renewal efforts. Such efforts, however, should not result in displacing current residents but instead improve the conditions for those living in these neighborhoods.

City Council and Planning Commission

- The City has done a good job providing facilities and programs for all members of the community.
- The City may need to provide additional senior housing and care facilities. The City's growth cap should be amended to make allowances for the development of additional senior housing.
- Seniors actively participate within the community.

General Observations, Comments and Conclusions

A great deal of celebration and appreciation was expressed for the efforts of both individuals and private organizations as well as the City to provide services and facilities for the community's seniors and ethnic minorities. Many stakeholders expressed the belief, however, that due to the anticipated increased number of seniors in the future, the City needs to be prepared to provide additional senior services and facilities. One possible specific solution is to amend the City's growth management ordinance to allow development of additional senior housing.

7. Describe what you would like the City of Lafayette to be in 10 years.

Development Community

- A community with additional commercial development.
- Rather than simply developing more commercial areas, Lafayette should capitalize upon creating unique commercial areas, such as redeveloping Old Town, to draw people from surrounding communities.

Business Leaders

- A thriving, medium sized community that is not utility challenged.
- A self-contained community full of amenities and that is financially viable.
- Lafayette is heading in the right direction today, going from an "undesirable" place to a more upscale community. In contrast, Louisville is too mass market. Lafayette can provide a unique, interesting place for commercial activities.

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City Staff

- Self-sustaining.
- Keep the community's same feel and appearance but with additional services and amenities. In the past it was difficult to purchase basic items.
- Building a sense of community is the most important thing. This is not a function of limiting the community's size, but involves other elements. The cities of Fort Collins and Boulder are examples of larger cities that have still maintained a sense of community.
- The proper philosophy needs to start with the City by providing basic levels of service to alleviate worry about personal and property safety, which will then allow people to get on with living and being a community.
- The City needs to develop an additional interchange at Northwest Parkway and South Boulder Road.
- Becoming an electric utility provider that would produce additional revenues for the City could possibly enhance the City's economic position.
- The less attractive areas of the City need to be improved, particularly the older mobile home parks.

Neighborhoods

- Green.
- Pretty much as it is today.
- Need to control/manage growth as best we can.
- It is recognized that the Town needs revenue, yet questions exist over whether development actually costs the City more money than it provides.
- Additional City revenues should be provided for needed facilities and services by raising property taxes rather than approving more development.

Seniors and Hispanic Community

- Preserve small-town atmosphere where you can know your neighbors.
- The City should grow a little bit more and then that's it.
- Maintain a friendly, giving, supportive atmosphere. Everyone is pitching in and working for each other towards one emotional, physical and spiritual future. As a society today, we are afraid to help each other.
- South Public Road's appearance needs to be improved.
- Architectural control can be used to achieve an old town feel.
- Old Town should be used to create a hub that stays the same, but allows change to happen around it. Together both can get better.
- Lafayette should become a multi-cultural society that is more secure, positive and respectful. People should work together to confront culture shock.

Open Space and Historic Preservation

- Flourishing, busy, thriving economy.
- Active, happy people.

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- The plans made today will serve tomorrow's residents well.
- Downtown becomes vital and exciting and a regional draw similar to Boulder's Pearl Street. Lafayette excites and attracts people and becomes a place where they can spend the day. The City would include such things as street vendors and new, interesting architecture.
- Interconnected trail system as an alternative form of transportation that connects individual neighborhoods to the larger community, provides connections to wildlife corridors, and connections to other communities. Trails should encourage a variety of activities. It is important that the trail system is safe; such providing separated grade crossings under busy streets.

City Council and Planning Commission

- Not discussed.

General Observations, Comments and Conclusions

Responses for what stakeholders would like Lafayette to be in 10 years included the themes of maintaining its current small-town atmosphere; having a thriving, sustainable economy; capitalizing upon Old Town to provide a unique regional commercial destination; and, enhancing a strong sense of community.

8. From the following list of topics, which three contain those issues that most concern you regarding Lafayette's future?

Development Community

- Economic Development
- Public/Private Utilities
- Parks and Recreation
- Open Space
- Land Use

Business Leaders

- Public/Private Utilities: both water and heating costs are hurting businesses.
- Economic Development
- Housing
- Land Use

City Staff

- Economic Development
- Public/Private Utilities
- Transportation
- Public Safety
- Housing: City employees such as police officers have a difficult time finding housing they can afford within Lafayette. Over half of the fire department's volunteers do not live within Lafayette.

Neighborhoods

- Public/Private Utilities
- Population

City of Lafayette Comprehensive Plan Update Stakeholder Interviews Summary

- Open Space
- Recreation

Seniors and Hispanic Community

- Economic Development
- Housing
- Population
- Community Facilities and Activities
- Parks and Recreation
- Open Space

Open Space and Historic Preservation

- Economic Development
- Land Use
- Transportation: The City needs to be proactive to avert future problems, particularly in Old Town. Also, small shopping centers need connections between developments; otherwise you're forced onto the nearby collector/arterial.

City Council and Planning Commission

- Economic Development
- Land Use
- Transportation

General Observations, Comments and Conclusions

Most stakeholders interviewed identified Economic Development as the topic that most concerned them with respect to Lafayette's future. Many stated that though they may be concerned with other issues, they realize that the City first and foremost needs increased revenues in order to address any of the variety of issues it is currently facing. The second most cited topic of concern was Public/Private Utilities. Specifically, finding a permanent solution to the City's water supply crisis is seen as a critical issue. Other topics often cited by those interviewed included Open Space, Land Use, Housing, Parks and Recreation, and Transportation.