

Technical Update Draft Summary

The Comprehensive Plan was adopted in 2003. Lafayette's Comprehensive Plan is a statement of how the community views itself, what the City envisions for the future, and the actions the City will take to implement the City's vision and goals. A technical update to the 2003 Comprehensive Plan was directed by City Council and conducted internally by City staff. The heart of the Comprehensive Plan is the Goals and Policies section and the Land Use Map. Updates to the Goals and Policies Section are a result of comments from City boards, commissions and committees as well as City departments and several workshops with the Planning Commission. City Council also held a workshop in May 2013. Information was also collected from the most recent Community Survey (2012), Census (2010), Denver Regional Council of Government (DRCOG), the Downtown Vision Plan (2010), the CDOT 2013 Planning Environmental Linkage (PEL) Study, and the Parks, Recreation, Open Space, & Trails (PROST) Master Plan (2013). The objective of this update is to bring the 2003 Comprehensive Plan current with existing and projected conditions. This update is not intended to develop a new Comprehensive Plan. Below is a description of the major changes to each Section:

Section 1 – Introduction

The Introduction speaks to the purpose of the Comprehensive Plan, the legislative authority, the update process and the relationship to other plans and documents. No changes are proposed for the Purpose, Legislative Authority or Update Process subsections. The relationship to other plans has been updated with functional plans that exist to date. A new subsection, B, has been added that outlines the 2013 technical update process and highlights the major changes to the plan, specifically the Mixed-Use parcels that are included in the Goals and Policies Section.

Section 2 Goals and Policies

Some of the key updates are found in the Land Use and Development, Community Character, Economic Development, Housing and Transportation sections. Changes in the Transportation section are in response to the 2013 CDOT PEL Study, the Boulder County Transit Service Enhancement Plan and delays to the FasTracks plan. The Housing section has been updated with current housing information and references to the Housing Study conducted in 2001 have been removed. The Downtown Vision Plan completed in 2010 has been incorporated into the Community Character section. Under the Economic Development section, a discussion regarding Creative Districts and clean energy has been added and the Tourism segment has been updated. Additionally, the results of the PROST Master Plan directly influenced the Goals and Policies in the Parks, Recreation, Open Space and Trails section. Under the Land Use and Development section, the main focus is the change to the Mixed-Use Parcels. The existing Land Use map identifies 13 parcels that were anticipated to be developed with a mix of uses. Each parcel has been assigned a prescriptive ratio of what type of land use would be required as part of the overall development. These ratios do not necessarily reflect market conditions or result in development that is compatible with surrounding land uses. Last summer, the Planning Commission did an on-site visit to each Mixed-Use Parcel and conducted a SWOT (Strength, Weakness, Opportunity,

Threat) analysis. The Planning Commission also completed a visioning exercise by discussing potential developments of each parcel. While mixed-use is still desired for most parcels, some parcels were identified as suitable for solely commercial use and other parcels are now governed by approved development plans. As a result of the analysis, seven parcels are proposed as a specific land use designation such as commercial or reflect a land use designation consistent with an approved development plan. The remaining six parcels have been identified as Opportunity Parcels on the updated Land Use map. Under Policy C.2.1, a narrative description and list of development considerations are provided.

The existing Comprehensive Plan notes that properties designated on the Land Use map as “Proposed City Open Space/Park” also have an underlying land use designation. In the event that the City of Lafayette does not acquire or otherwise preserve these areas as open space/park, the underlying land use will prevail. These areas have been identified for acquisition as open space/park land. The identification and prioritization of open space and parks should be maintained by the Parks, Open Space and Golf (POG) Department and be reflected in the PROST Master Plan rather than shown on the Land Use map.

A new section has been added, called Environmental Sustainability which includes many polices from the existing Environmental Quality and Natural Resources section. This new section reflects additional comments from various boards, committees and commissions and City staff.

Section 3 Implementation Matrix

Staff reviewed the policies proposed with the 2013 technical update and selected action policies to be included in the implementation matrix. The 2003 Implementation Matrix listed a time line with each action policy. Since the 2003 plan was adopted, staff has found that priorities change and are sometimes fluid depending on current circumstances. Additionally, the budget available to implement the policies also changes. Rather than assign a priority value or time line, it will be more effective to assign each policy to a department that will responsible to carry out the implementation of that policy. A statement has been added at the end of the matrix that an annual status report will be presented to the Planning Commission and City Council regarding the implementation of the plan’s Goals and Policies.

Section 4 Supporting Information and Documents

Most of the information provided in this section was generated by the consultants that developed the 2003 plan. The City conducted this update in-house and did not contract with outside consultants to update the market analysis, growth and development trends and fiscal analysis of the land use plan. Staff did update the Present Day Lafayette under the History subsection by adding some changes that have occurred since 2003. Also a summary of the Planning Commission’s meetings and public outreach conducted for the 2013 Technical Update has been added to subsection E, Public Outreach.