



WRT

ZYSCOVICH
ARCHITECTS

IN NGBL-SCHAFFER

SIDES
& ASSOCIATES



WHITE &
SMITH, LLC
PLANNING AND
CONSULTING

LAFAYETTE

Comprehensive Plan

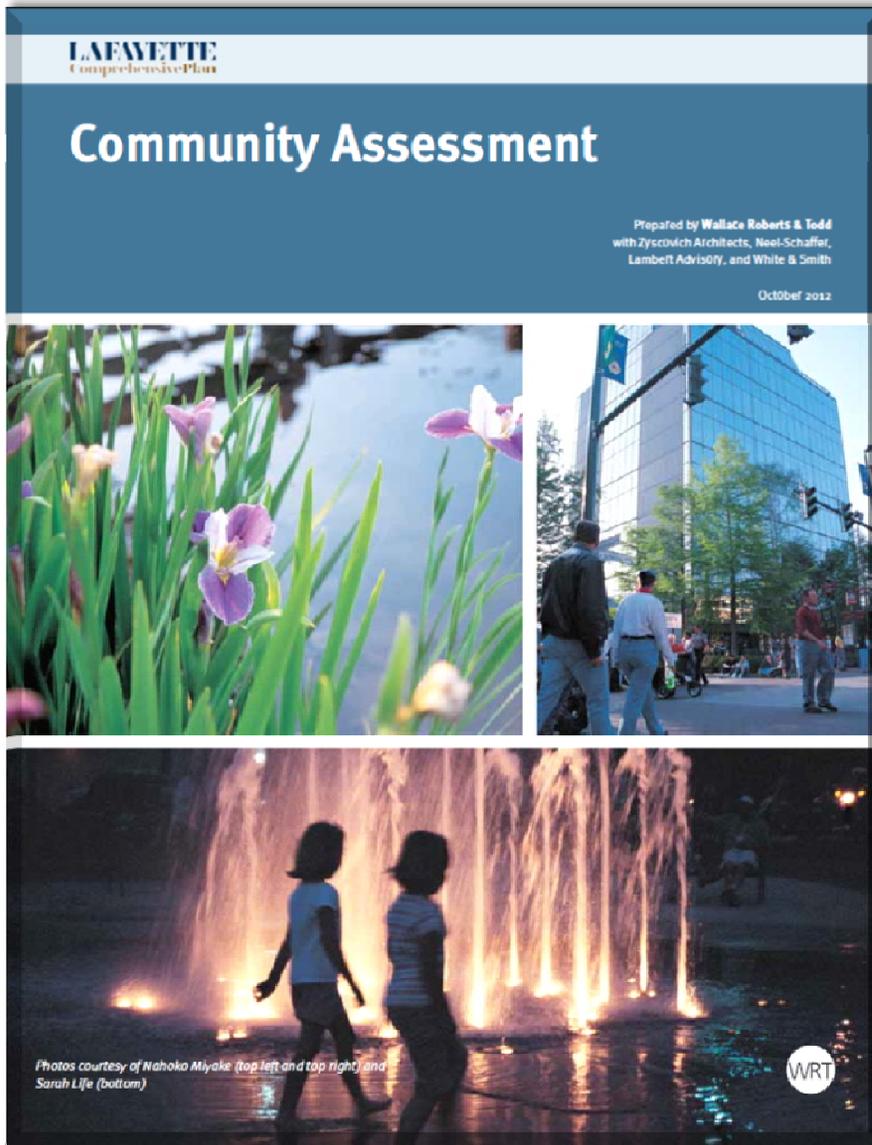
Forum #2:

Imagining Alternative Futures

November 14-17, 2012

Community Assessment Highlights

Community Assessment

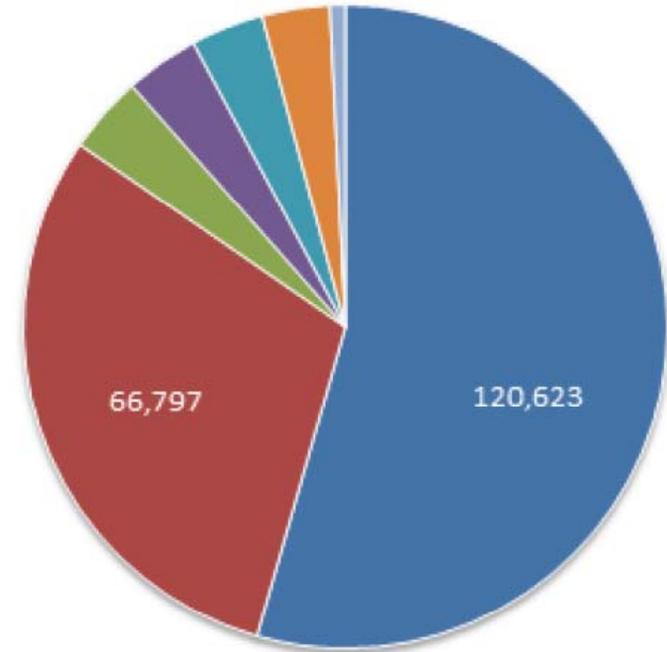
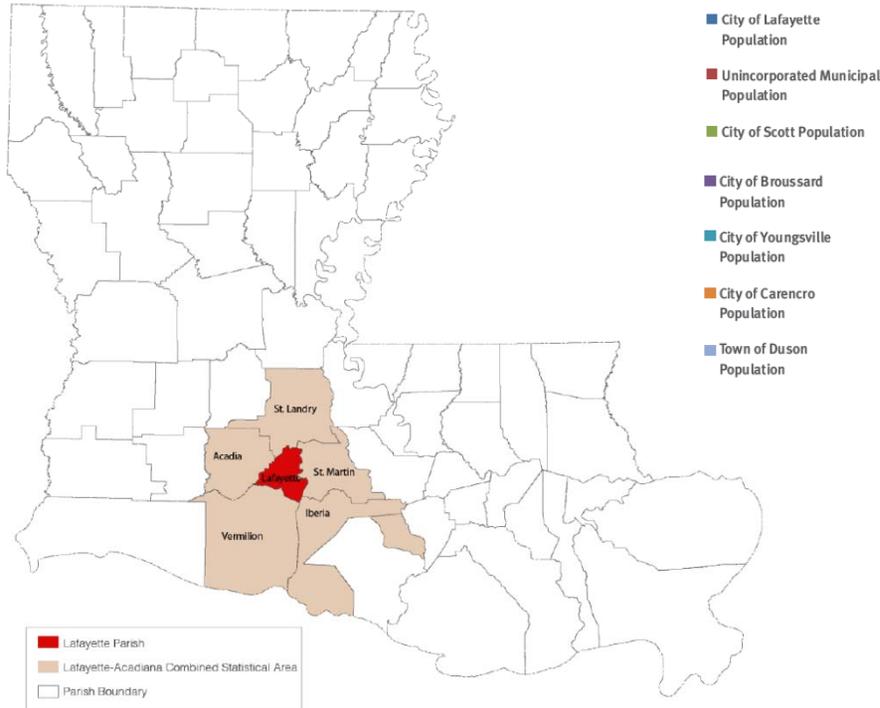


- Snapshot of the community in time.
- Objective documentation of factors which have shaped development in the past and could influence future growth.
- A platform for evaluating current and potential opportunities and constraints/challenges.

Community Assessment

1. Regional Context
2. Demographics
3. Land Use + Development Patterns
4. Housing
5. Economy
6. Transportation + Mobility
7. Infrastructure + Services
8. Resources

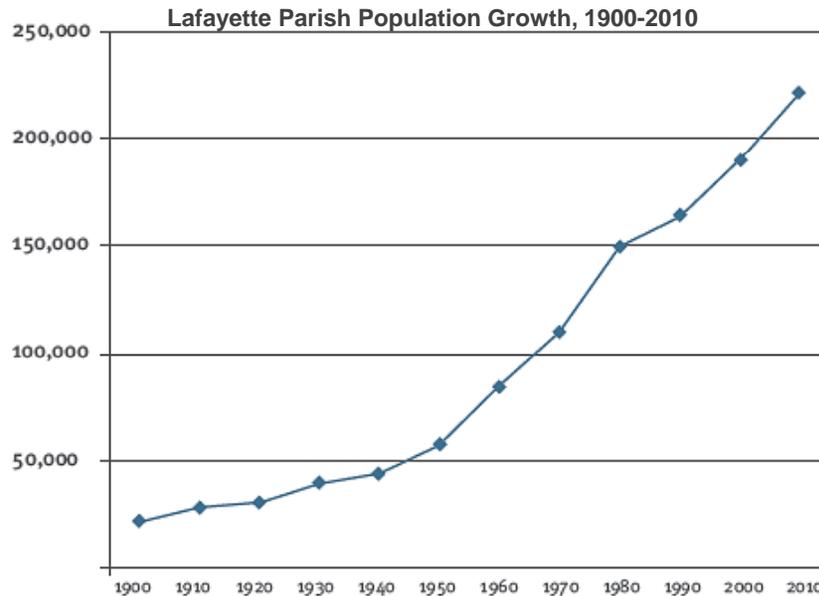
Regional Context



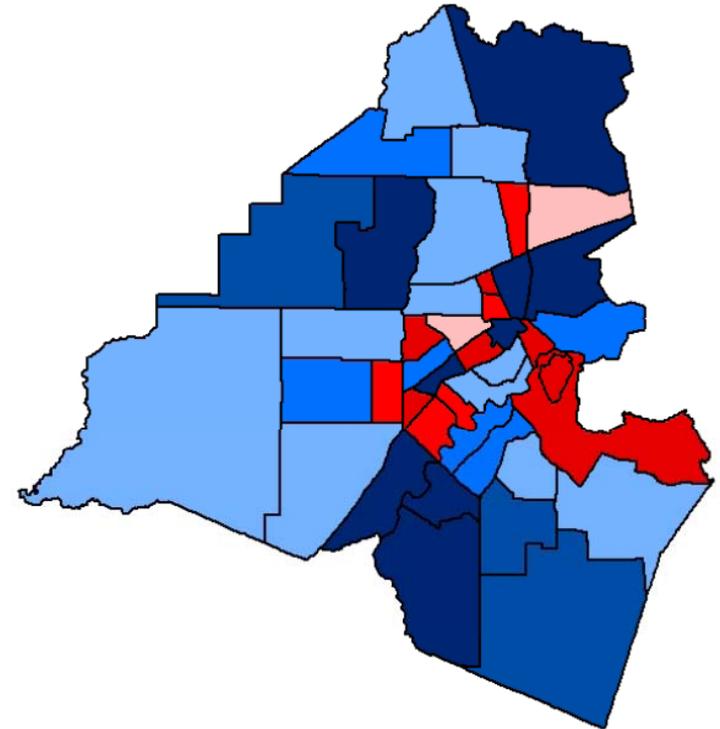
Source: US 2010 Census

- Lafayette-Acadiana CSA population: 550,134 population - 221,578 in Lafayette Parish (2010).
- 54% of the Parish's residents live within the city.
- 30% live in unincorporated areas.
- 16% reside in remaining municipalities and communities.

Demographics



Lafayette Parish Population Growth (Change), 2000-2010

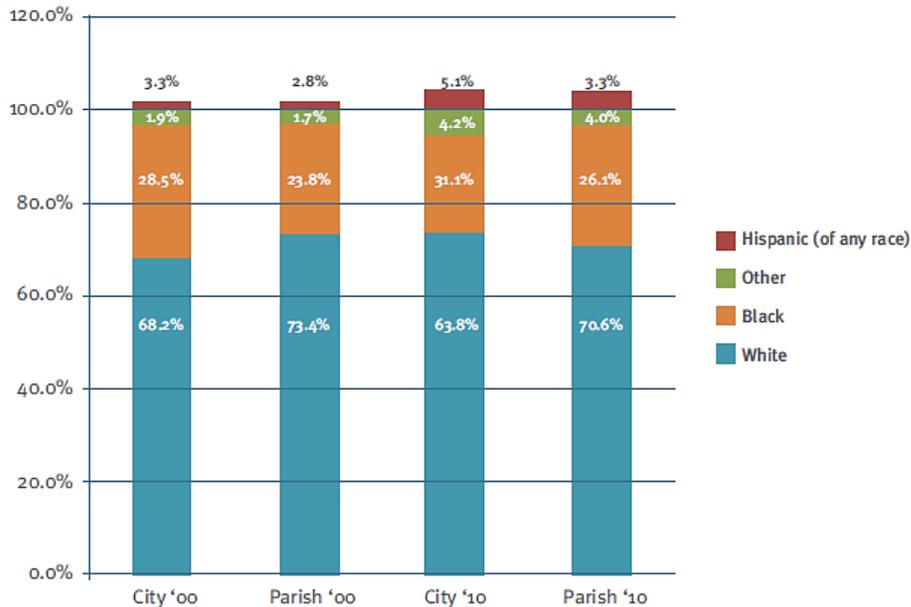


- Number of households grew faster than in Louisiana or the nation as a whole. Household size has declined.
- 6th greatest rate of state's growth (2000-2010).
- Geographically uneven population growth in the last 10 years.
- Lafayette Parish Projected 2010-2030 growth: 40% or about 90,000 persons.

* Shades of red indicate declining population. Shades of blue indicate increasing population.

Demographics

Racial / Ethnic Composition, 2000-2010



A diverse and relatively young community:

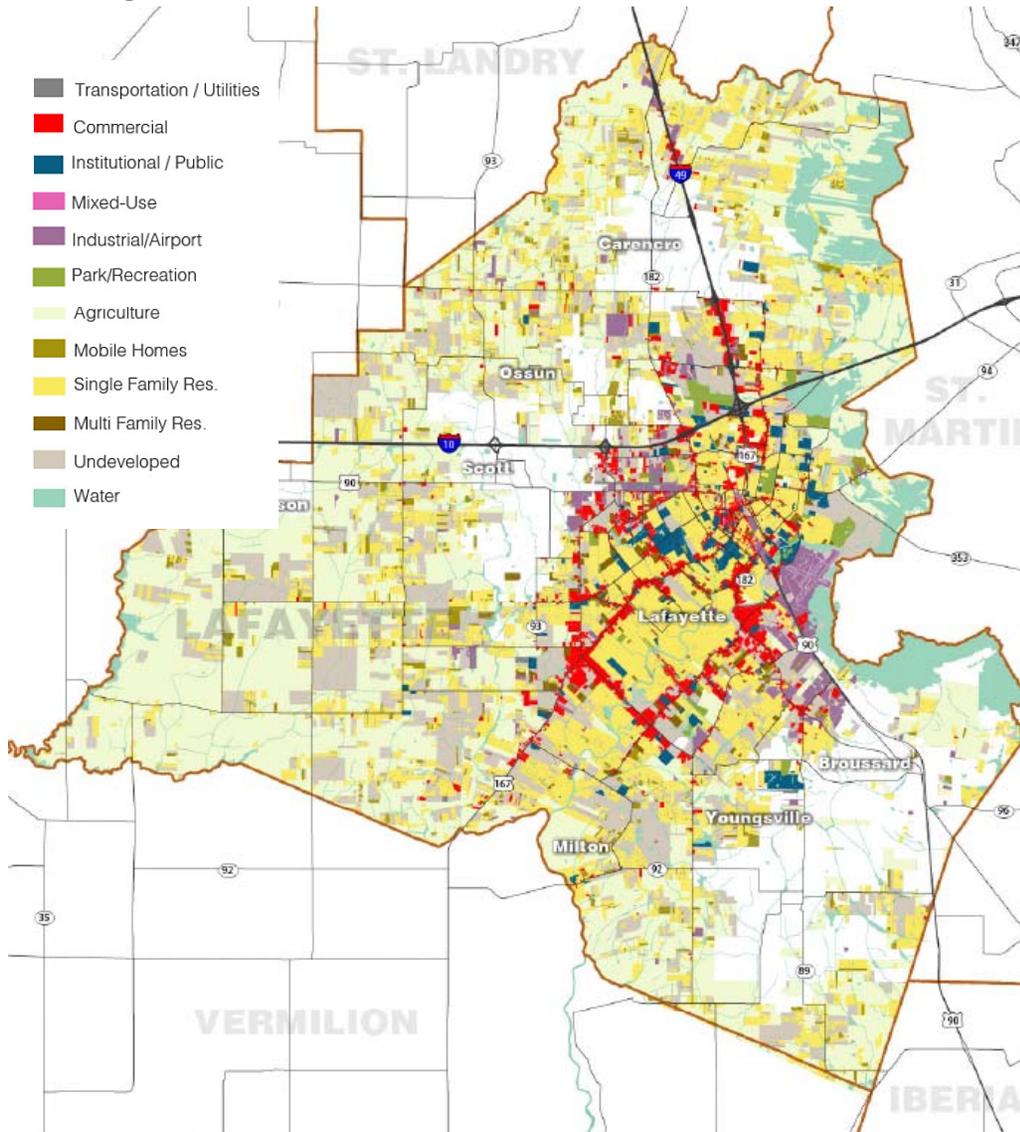
- Estimated median age (2006-2010): 33.2 years.
- Hispanics: 159% growth.
- African Americans: 2%+ growth.
- Whites: 4% decrease (city of Lafayette only).
- Residents speaking languages in addition to English at home: 16%

* Hispanic (in red on bar graph) can be of any race. Therefore, bar graph goes above 100% as those identified as Hispanic would be double-counted.

Community Assessment

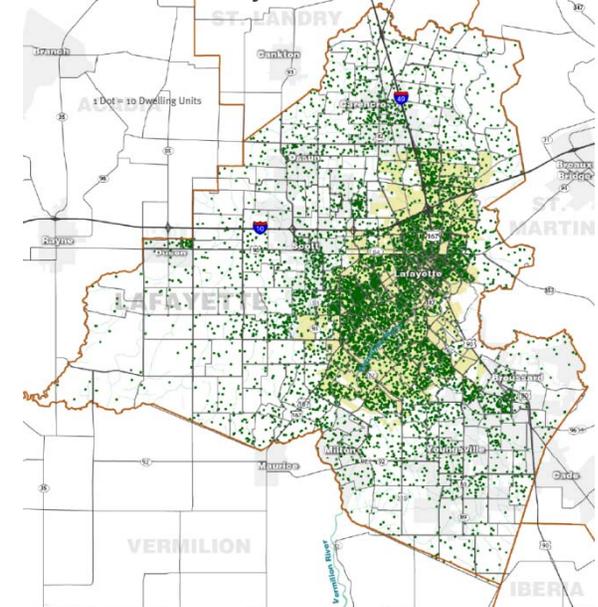
Land Use + Development Patterns

Existing Land Use, 2012



- Largest land uses: Agriculture (60,721 acres); Single Family Residential (33,421 acres); Undeveloped (25,174 acres)
- Farmland decreased by 10% between 2002 and 2007

Residential Density

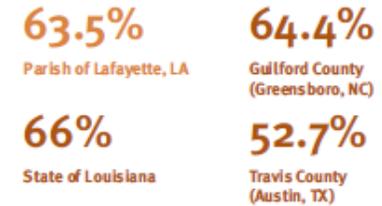


Housing

- 91,333 housing units (2006-2010).
- Over 60% of all housing are detached units, 23% multifamily units.
- More mobile homes than in other parts of Louisiana.
- Little variety of housing outside the city limits.
- Scattered residential is becoming more prevalent.



HOW DO WE COMPARE? Housing Unit Breakdown, Percentage of Single-Family Detached*



* 2006-2010 American Community Survey 5-Year Estimates.

HOW DO WE COMPARE? Housing Unit Breakdown, Percentage of Multi-Family*



* 2006-2010 American Community Survey 5-Year Estimates.

HOW DO WE COMPARE? Median Housing Value (2010)*



* U.S. Census Bureau, Census 2000 Summary File and 2006-2010 American Community Survey 5-Year Estimates.

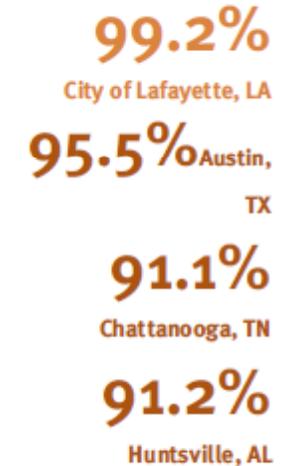
Community Assessment

Economy

Indicators:

- Median household income:
Parish: \$47,559 City: \$43,913
- Households below poverty level:
Parish: 16.4% City: 16.9%
- Education:
Above state average in number of higher education degrees.
Above state average high school graduation rates.
Below state averages public school performance.
- Health:
6th in LA for overall healthy communities.
- Employment:
Unemployment rate: 4.3%

HOW DO WE COMPARE? Cost of Living Index*

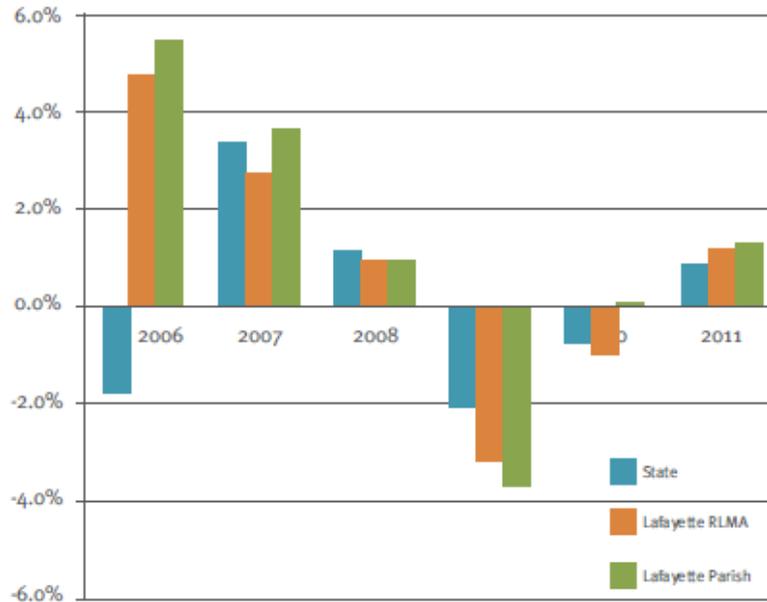


HOW DO WE COMPARE? Percentage of Households Below Poverty Level*



Economy

Private Sector Job Growth, 2006-2011



Source: Louisiana Workforce Commission

HOW DO WE COMPARE?

Overall Job Growth (2007-2011)*

2.17%

City of Lafayette, LA

-2.66%

Baton Rouge, LA

3.92%

Austin, TX

-3.5%

Huntsville, AL

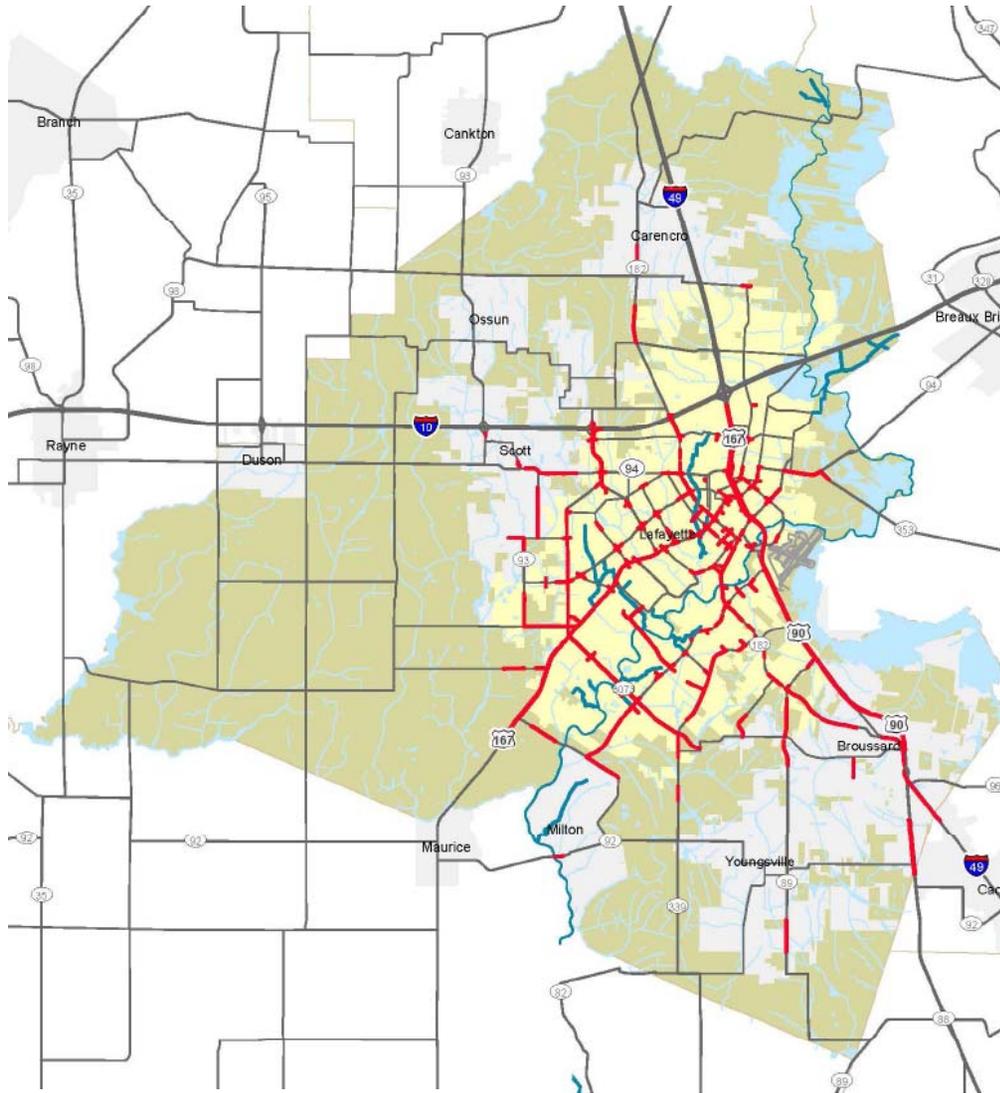
-5.65%

Chattanooga, TN

* Bureau of Labor Statistics, 2012.

- Total regional employment base (RLMA): 279,000
- Parish private sector employment: 264,000
- Private sector jobs are growing – and will continue to grow by nearly 35,000 jobs by 2018.
- Largest private employers: health care and retail sectors

Transportation + Mobility



Road Capacity (Level of Service)

- Hours lost to traffic congestion: 2.8+ million (2010)

HOW DO WE COMPARE?

Length of commute to work*

20.4 mins **20.4 mins**

Lafayette Baton Rouge, LA

22.7 mins **17.6 mins**

Austin, TX Fayetteville, AR

18.3 mins **18.2 mins**

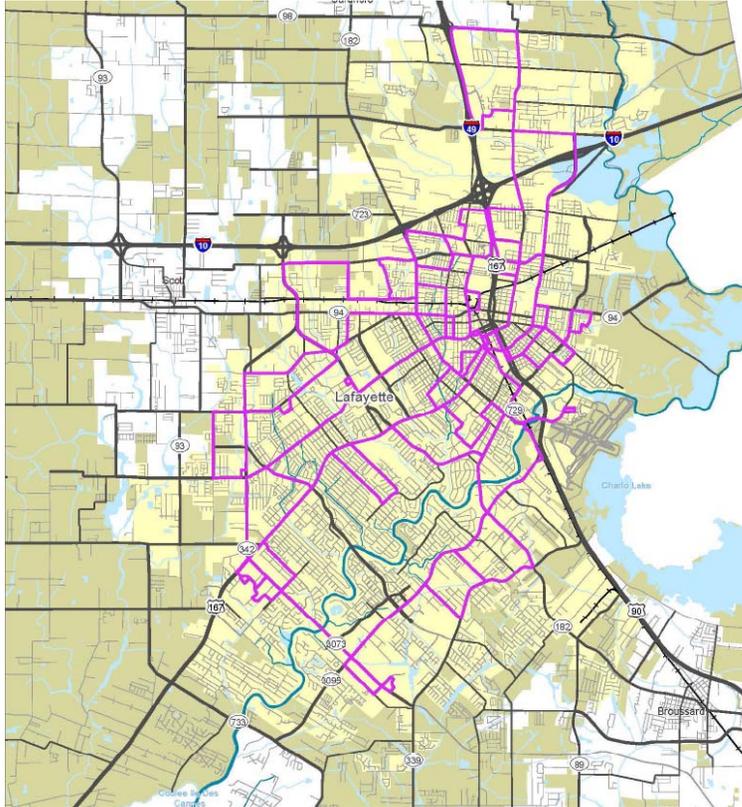
Chattanooga, TN Huntsville, AL

*2009 American Community Survey, 3 Year Estimates

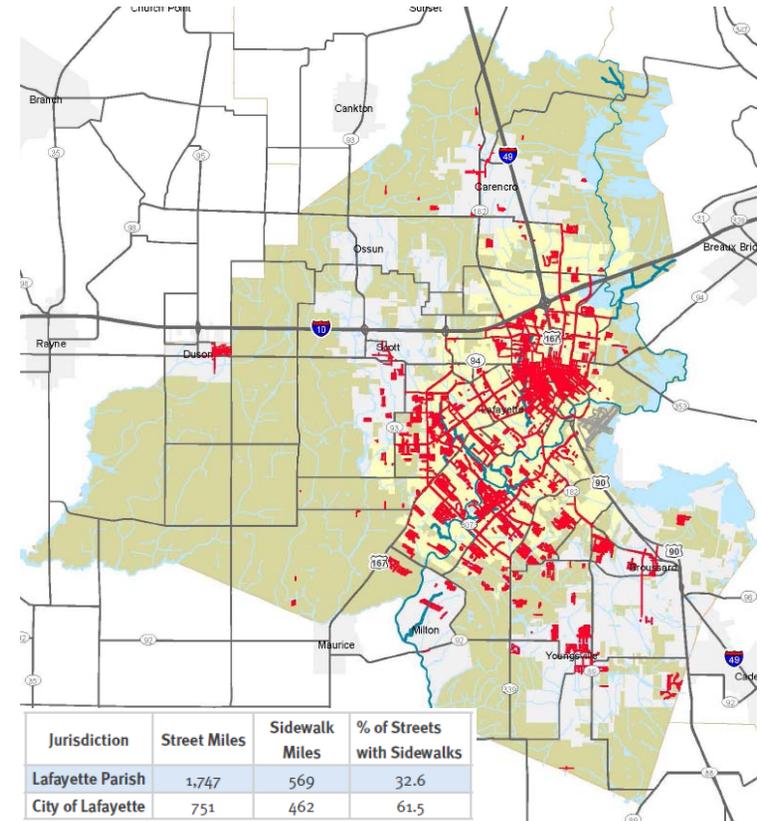
- Failing LOS corridors: Johnston Street, Amb. Caffery Parkway, Verot School Road, Pinhook Road, US 90 and Kaliste Saloom Road.
- Out-of-parish commute: 32% of working residents.
- Local jobs filled by workers living out of parish: 48.2% (2010).

Transportation + Mobility

Transit



Sidewalks

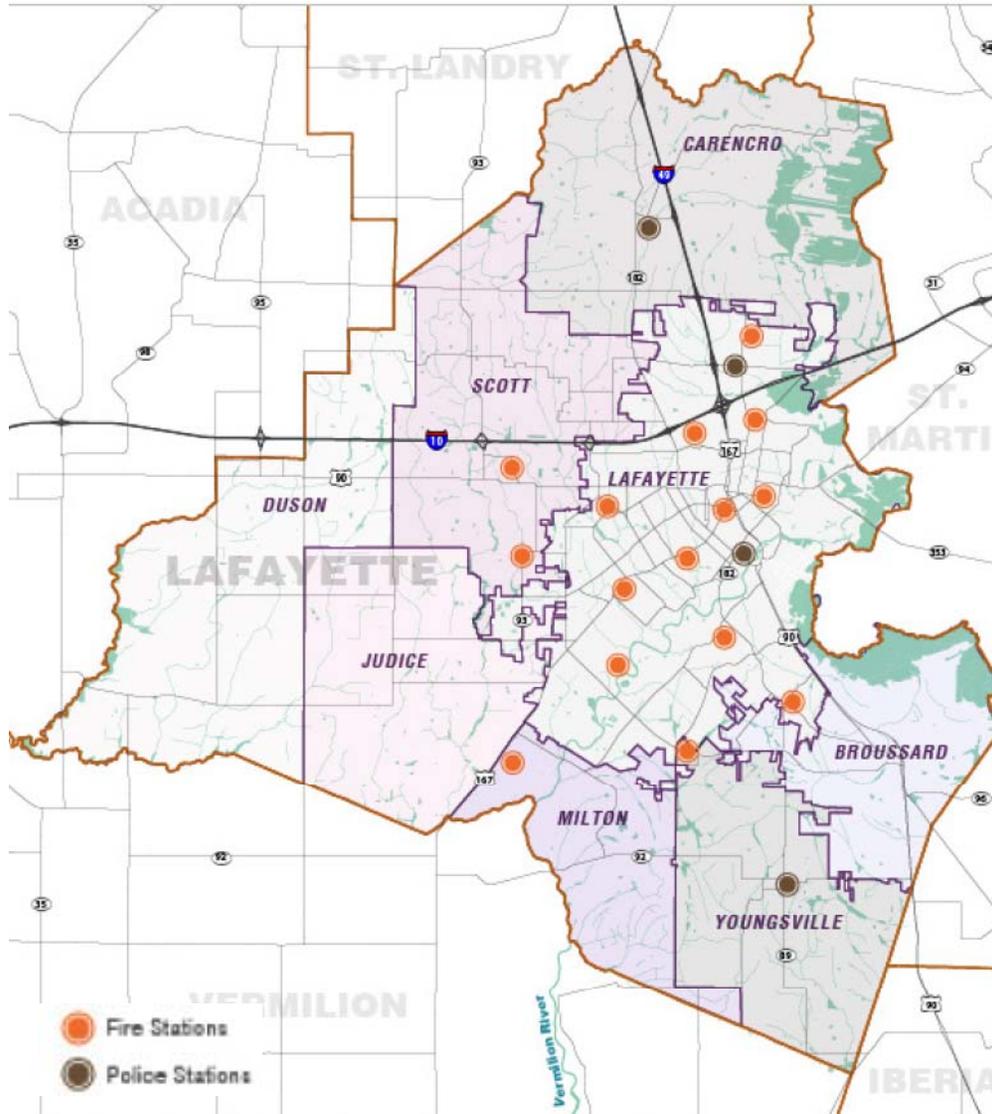


Jurisdiction	Street Miles	Sidewalk Miles	% of Streets with Sidewalks
Lafayette Parish	1,747	569	32.6
City of Lafayette	751	462	61.5

- Occupied housing units within walking distance of transit: 29% (parishwide).
- Residents who commuted via walking, cycling or transit: 5.7% (2010).
- Many neighborhoods lack sidewalks / many sidewalks do not connect to one another.
- Few dedicated bicycle routes exist.

Infrastructure + Services

Fire and Police



- Current level of police service: 2.1 officers per 1,000 people.
- Private school attendance: 25% of parish students (9,853 of 39,758 students in 2009).

HOW DO WE COMPARE?

High School Graduates, percent of persons age 25+*

84.2%

Lafayette Parish

85.4%

Hamilton County
(Chattanooga, TN)

86.3%

Travis County
(Austin, TX)

* Census, 2006-2010 ACS

HOW DO WE COMPARE?

College Enrollment*

30.6%

Lafayette Parish

28.8%

Hamilton County
(Chattanooga, TN)

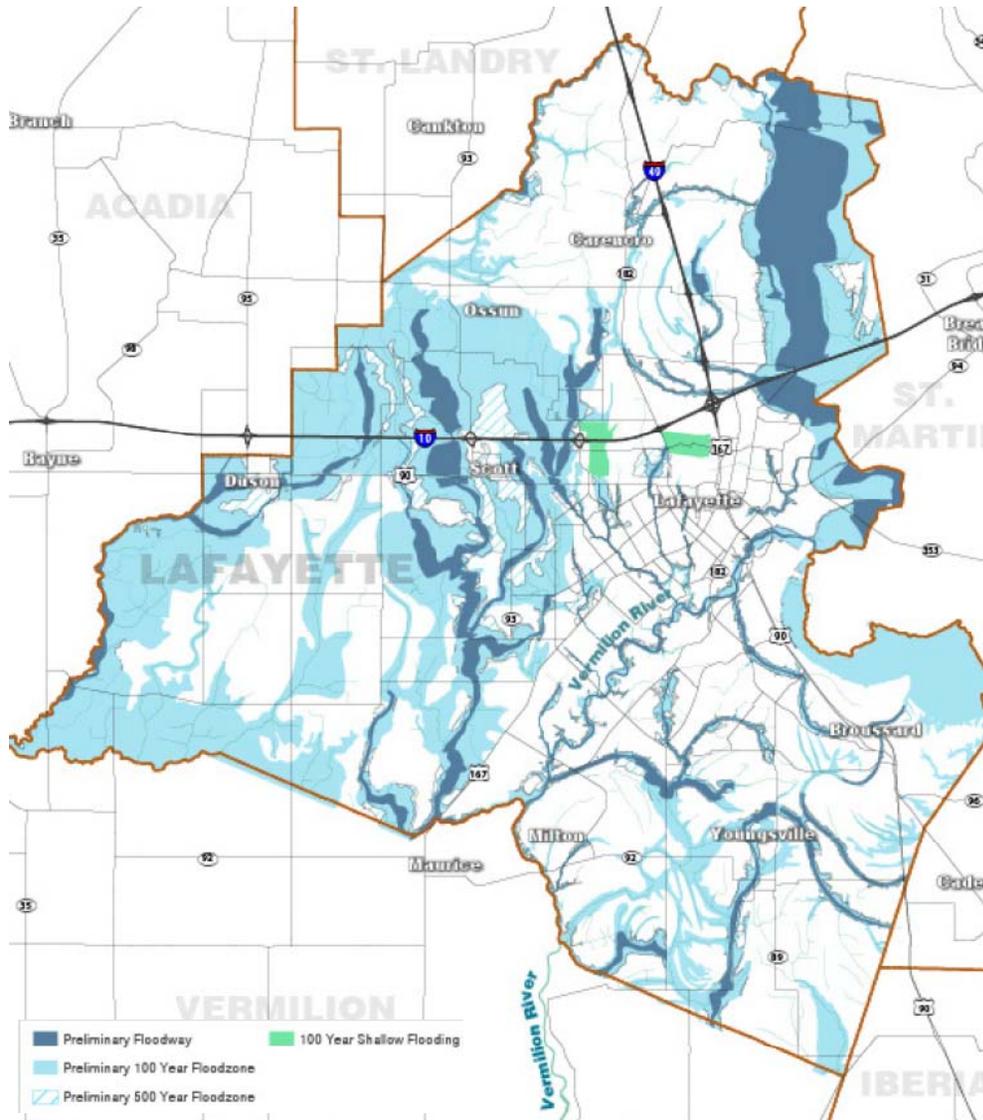
36.0%

Travis County
(Austin, TX)

* 2010 American
Community Survey

Community Assessment

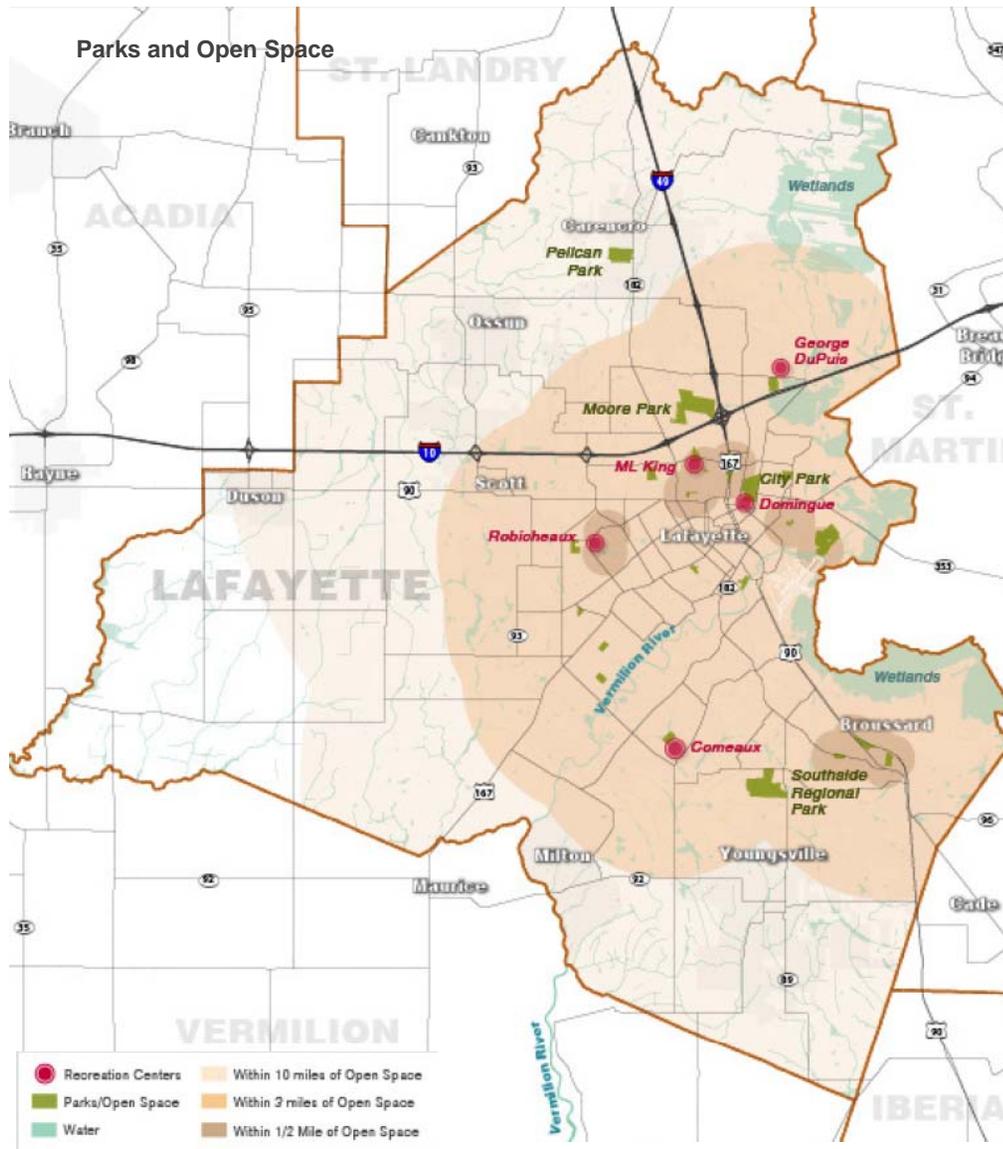
Resources



- Major hydrological feature: Bayou Vermilion.
- Water wells: 4,800 (2009).
- Flooding due to poor soil drainage and natural flow capacity.
- Large swathes of the parish are located within the 100-year flood zone.
- Lafayette's Final Flood Insurance Rate Maps (FIRMs) are pending. Preliminary flood maps show expanded boundaries.

Community Assessment

Resources



- Parks acreage: less than 1% of the parish's and about 4% of the city's land.
- Current LOS (not including the Horse Farm): 8 acres per 1,000 persons.
- No dedicated millage for parks in the parish.
- City park millage rate has not changed since 1961.

HOW DO WE COMPARE?

Park Spending Per Capita*

\$54.70

City of Lafayette

\$100

City of Baton Rouge

\$69

City of Austin

\$150

City of Raleigh, NC

Vision Components

Vision Components

The Lafayette Comprehensive Plan has galvanized the community and has guided our political leadership in their decision making, keeping us on track and making steady progress toward realizing our Vision. Through a bold collaboration and an on-going conversation among our engaged citizenry and our local government and institutional partners, we have realized our Vision by leveraging our assets, correcting shortcomings and balancing our priorities for what makes our community outstanding.

Our Community: Its Character, Form and Function

- **Mobility** has been enhanced with improved **road network efficiency** and **connectivity**, expanded transit choices and bicycle and pedestrian friendly streets.
- We have raised the bar of expectations for **community aesthetics** and **development quality**, applied through innovative development standards and incentives, and revitalization and beautification initiatives.
- We have **updated** and **streamlined** our **codes** and **regulatory approval** processes to become more **transparent, predictable** and **user-friendly**.

Vision Components

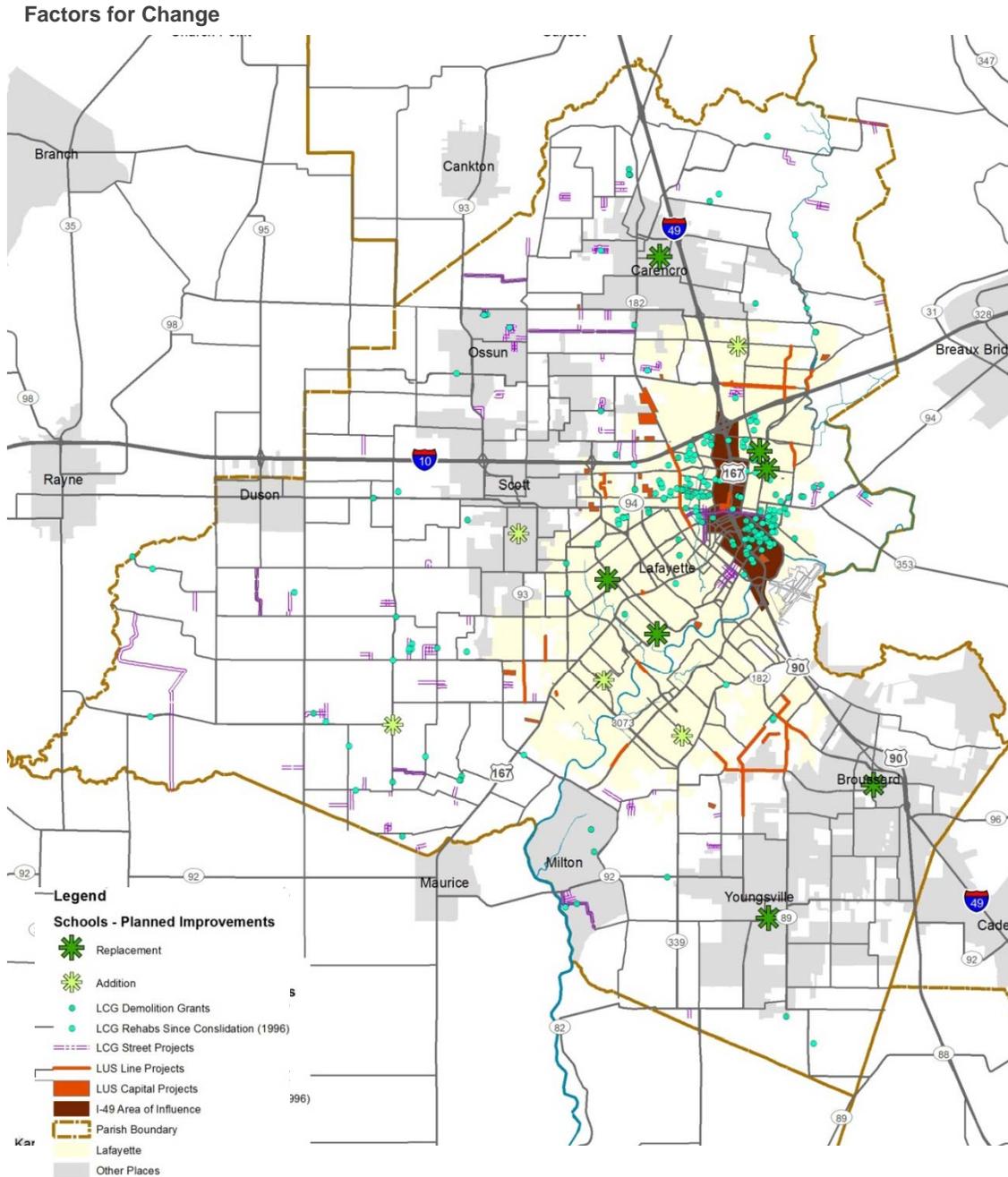
- We have **managed growth** and development in a manner that conserves land and natural resources, is **fiscally sound**, and respectful of **private property rights**.
- We are a community of **safe neighborhoods** that provide expanded **housing** and **lifestyle choices** among **diverse urban, suburban and rural settings**.
- **Downtown** Lafayette is **activated** with new development of housing, retail and entertainment, supporting day and night-time **activity** and a true **urban lifestyle** – one with a distinctly Acadian flavor.
- Our expanded network of **open spaces, parks and greenways and trails** provide quality recreational opportunities, enhancing both quality of life and property values, while promoting **healthful outdoor activity**.
- We recognize the value of our precious **natural resources** through initiatives to protect and promote public enjoyment of the Horse Farm, the Vermilion River and our bayou ecosystems.
- We have improved the **effectiveness of local governance**, through improved operational efficiencies and bold **initiatives that address Parish-wide issues** and challenges, while ensuring that each municipality has an appropriate level of control over strictly local matters.

Susceptibility to Change Overview + Trend Growth Analysis

Susceptibility to Change and Trend Growth Analysis

- Model to determine the likelihood that land will develop or redevelop over a future period of time
- “Susceptibility to development” indicators assigned a numeric score to weigh how likely different areas of the Parish are to experience development pressures or change in development character.
- Factors: natural constraints (e.g., wetlands), past development patterns, existing land uses, proposed/planned infrastructure projects, utility service areas and potential annexation areas.

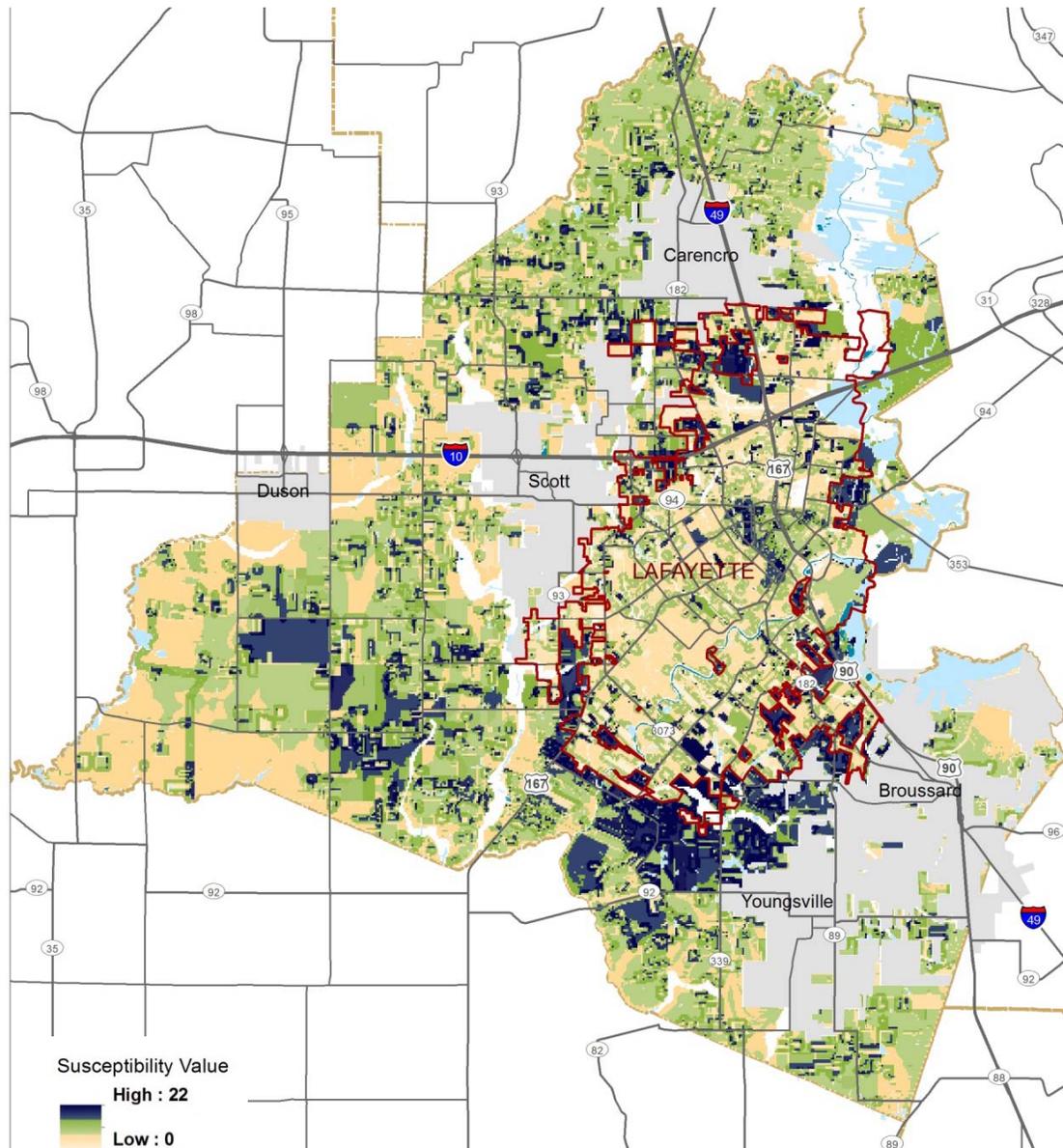
Susceptibility to Change



Factors for Change

- LCG Street Projects
- LUS Capital and Line Projects
- I-49 Area of Influence
- Schools – Planned Improvements
- Recent Reinvestment Activity (building rehabilitations and demolitions)

Susceptibility to Change



Susceptibility Indicators

Low Susceptibility (*0 within, 1 outside*)

- Within floodplains
- I-49 Corridor
- Already Developed Land (within subdivisions since 2000)

Low – Moderate (*2 within, 0 outside*)

- Agriculture Land
- Unincorporated Areas
- Already Developed Land (all other)

Moderate – High (*3 within, 0 outside*)

- Proximity to recent development (500 ft)
- Proximity to new roads (500 ft)
- Adopted LINC Neighborhood Plans (reinvestment policy)
- Undeveloped Land, outside subdivisions

High (*4 within, 0 outside*)

- Undeveloped/Ag Land Close to Schools (1/4 mile)
- Annexation Areas of Influence
- Undeveloped land within Lafayette
- Undeveloped land within platted subdivisions

Trend Growth

Projections / Trend Scenario Calculations Revised 11.6.12

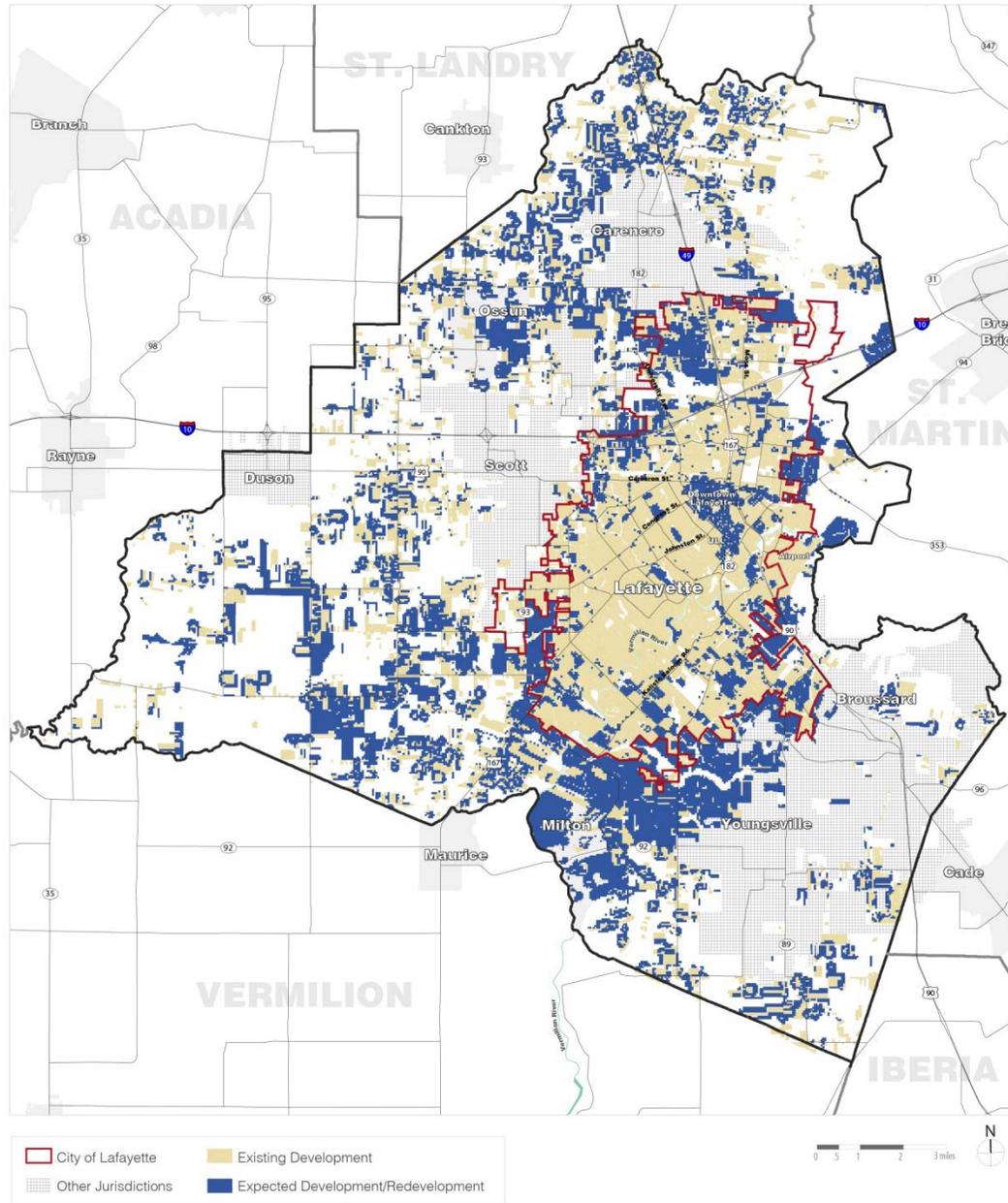
Municipality / CDP	Total Acreage (1)	Dev Residential Area (SF) (2)	Dev Residential Area (AC) (3)	Number of Units (2010) (4)	Average Acres Per Unit (5)	New Dwelling Units (6)	New Residential Acreage (7)	New Non- Residential Acreage (8)	Total New Acres (9)
Broussard city	10,518	39,270,138	902	3,351	0.27	3,024	-	-	-
Carencro city	4,868	39,240,887	901	3,233	0.28	1,878	-	-	-
Duson town	1,771	9,499,331	218	775	0.28	131	-	-	-
Lafayette city	31,582	549,814,405	12,848	53,356	0.24	13,848	4,068	1,627	5,695
Milton CDP	3,266	21,964,450	504	1,130	0.54	-	-	-	-
Ossun CDP	2,172	17,679,026	406	785	0.57	-	-	-	-
Scott city	7,113	55,854,464	1,282	3,666	0.35	994	-	-	-
Youngsville city	7,009	40,771,750	936	3,043	0.31	5,494	-	-	-
Total Incorporated / CDP Areas	68,298	774,094,451	17,997	69,339		25,369	4,068	1,627	5,695
Unincorporated Parish									
Total Unincorporated Parish	106,698		24,974.0	24,317	1.03	16,143	20,558	6,167	26,726
Total Lafayette Parish	174,996			93,656		41,512			-
TOTAL FOR LAFAYETTE CITY AND UNINCORPORATED PARISH				79,588		29,991	24,626	7,795	32,421.03
Total New Developed Area								32,421	Acres

Lafayette Parish Projections

Pop Change	2010-2030	90,000 persons
DU Change	2010-2030	41,512 units
Avg HH Size		2.2 persons

1. Total Municipal Acreage
2. Existing Residential (SF) (i.e., single-family, medium density, high density, mobile homes from land use shapefile)
3. Developed Residential (Acres), converted from square feet
4. Number of Housing Units in 2010 (2010 Census)
5. Average Acres per unit (Developed Residential Area / Total Number of Units)
6. Estimated New Dwelling Units Projected by TAZ (2010-2030)
7. New Residential Area = (Average Acres per Unit x New Dwelling Units) + 20% of land area for roads and infrastructure)
8. New non-residential acreage estimated at 35% of residential area in incorporated areas, 30% in unincorporated areas
9. Total New Acres

Trend Growth



Trend Scenario

- Projected Trend Development for 2030
- 32,421 Acres to accommodate residential, non-residential, and associated infrastructure

How does the trend scenario impact Lafayette?

Majority of development is on “greenfield” land

- Redevelopment: +11,319 acres (35%)
- Greenfield development +21,057 (65%)

Agricultural and environmentally sensitive land lost to development

- Agriculture land lost to development: 9,439 acres
- In constrained land (e.g., floodplains): 8,282 acres (25.5%)

Majority is not within walking distance (1/4 mile) of existing transit

- Development that is close to transit (1/4 mile): 3,340 acres (10.3%)

Expected New Development (32,376 acres total) to accommodate projected 29,991 new housing units + non-residential growth

Trend Growth

How the Projected Trend Relates to the Vision:

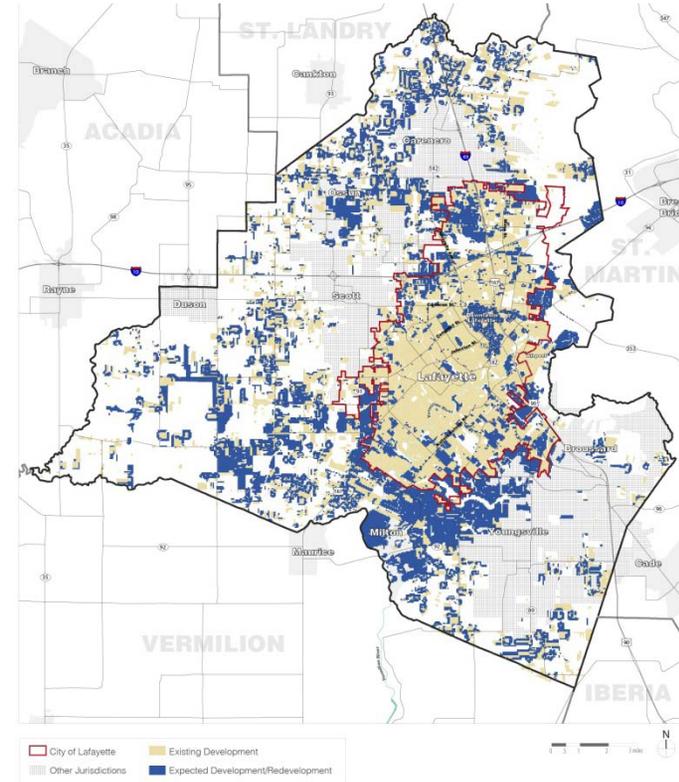
- 90% of the city's residential neighborhoods are predominantly single-family residential and the projected growth is about 80% single-family residential.
- The continued expansion of residential land uses into the periphery makes improving mobility and expanding transit choices cost prohibitive.
- There are few parks or trails in unincorporated areas of the Parish.



Group Exercise

Group Exercise

1. Review the trend scenario with your group
2. Discuss how you would prefer to see development look in the future (e.g., location and type)
3. As a group, place your stickers on the trend map to indicate your preferred development pattern
4. Discuss top 3 priorities for your map



Future Development “Chips”



What's Next?

Forum #3

Selecting a Preferred Future

- Today's maps will be synthesized into several alternative scenarios describing how the Parish should grow
- Community will review and select preferred direction based on a series of indicators that compare alternatives with the vision statement and trend