

# WELCOME!

## We're glad you joined us today

### Where are we in the process?



The Lafayette Comprehensive Plan is a parishwide 20-year plan for the growth and development of our community. It is 'comprehensive' because it coordinates many aspects of the community including land use, transportation, public utilities, environmental, and historical resources. Lafayette is creating a plan to provide a vision and direction for the future and a guidebook to help government operate more efficiently.

### Why does Lafayette need a comprehensive plan now?

# 1

A plan for where and how development occurs. Our population and economy is expected to continue growing (+30,000 new households and +20,000 new jobs by 2030). The Future Land Use map illustrates an alternative to the current trend that saves money by investing in existing infrastructure.

# 2

A community wide "to-do" list and a way to prioritize future investments. With limited funds available for capital projects, particularly in the unincorporated parish, the plan needs to create a predictable way for prioritizing and selecting future capital improvement projects.

# 3

A guide for improving our community's assets and working with partners to leverage resources, improve our overall quality of life, and serve the next generation.



Image: Lafayette Convention and Visitors Commission





# OUR VISION 2035



*In 2035, Lafayette is one of the nation's most exceptional communities, renowned for its rich Cajun and Creole heritage, its creative scene and culture of innovation, and its authentic joie de vivre. Fueled by its desirable quality of life, its highly educated workforce and the community's entrepreneurial spirit, Lafayette has attracted substantial investment and growth. This growth has been managed and absorbed in a manner that allowed Lafayette to retain its small town neighborliness and unique way of life.*

***Our Community: Its Character, Form and Function***

---

***Our People: A Vibrant Culture of Creativity, Innovation, and Compassion***

---

***Our Economy: The Prosperity of Our People***

---

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.***

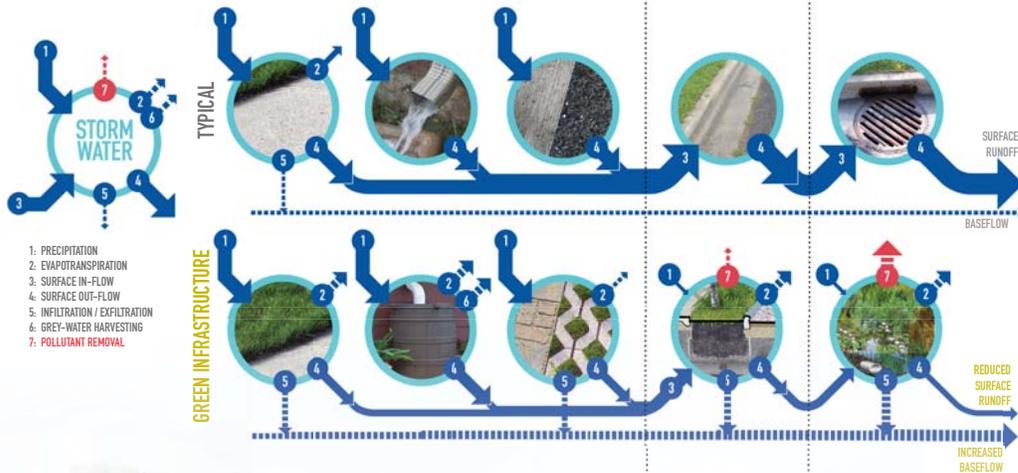
*Created with input from over 1,000 residents and business owners who attended the first round of community meetings, the Lafayette 2035 Vision describes our community 20 years in the future. It was unveiled and reviewed at a public open house at the Horse Farm in June of 2012. You can review the full vision statement online at [PlanLafayette.com](http://PlanLafayette.com).*



Image:  
Philip Gould; Lafayette Convention and Visitors Commission



# what is GREEN Infrastructure?



“A network of open space and natural areas that **connect the natural and built environments** and **provide multiple benefits for people and ecosystems**. It functions on a variety of scales from rural to urban and can provide recreation and conservation uses.”

## GREEN INFRASTRUCTURE VS. GREY INFRASTRUCTURE

This diagram compares how stormwater is filtered in a typical grey infrastructure system versus a green infrastructure system. The green infrastructure system uses natural filtration to reduce runoff.

### HOW GREEN INFRASTRUCTURE WORKS

#### WATERSHED PRECIPITATION

A “design storm” (or the estimated amount of rainfall expected for a certain area) is used as the basis for sizing the stormwater management components.

#### SURFACE WATER RUN-IN

The amount of surface water run-in will be proportional to the size of the watershed and the imperviousness of the watershed.

Green infrastructure measures implemented in the watershed will help reduce the amount of surface water run-off.

#### PRECIPITATION

Impact of precipitation falling directly onto the wetland is small in comparison to the hydraulic load from watershed run-in.

#### INFILTRATION / EXFILTRATION

Depending on the relative height of the water table, infiltration or exfiltration may occur. The height of the water table is likely to fluctuate through the seasons, so both processes may occur over the course of a year.

#### EVAPOTRANSPIRATION

Rates will vary according to both the micro- and macro-climate conditions. Largely a function of solar radiation and temperature.

#### EVAPOTRANSPIRATION

The stormwater wetland must be sized to hold a water volume equal to the runoff expected from a design storm event. Precipitation in excess of the design storm will be discharged to the storm sewer and eventually surface waters.

#### BATHYMETRY + HYDROLOGY

Depth of Water Level Fluctuation (DWLF) and provide gradual slopes (micro-topography) to improve diversity of species and the overall ecosystem.

#### SURFACE RUN-IN

#### WETLAND FORE BAY

Inlet structures can help to reduce the velocity of water flowing into the wetland. Provide a minimum of 10% of the surface area and 20% of total treatment volume (Clean Water Services 2009)

#### PERMANENT POOL

In lieu of or in conjunction with base flow conditions, a permanent pool can provide the necessary conditions for stormwater treatment.

Increased coverage of pervious and vegetated surfaces wherever possible. Right-sized sidewalks and streets.

Decreased runoff from buildings with blue and green roofs on flat roofs. Water harvesting cisterns and stormwater planters for sloped roofs.

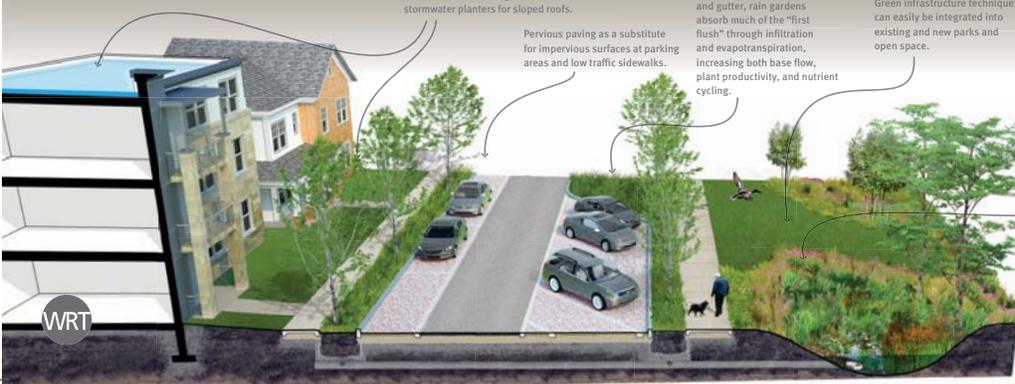
Pervious paving as a substitute for impervious surfaces at parking areas and low traffic sidewalks.

In contrast to a typical curb and gutter, rain gardens absorb much of the “first flush” through infiltration and evapotranspiration, increasing both base flow, plant productivity, and nutrient cycling.

Green infrastructure techniques can easily be integrated into existing and new parks and open space.

...Finally, stormwater wetlands provide a much wider suite of ecosystem services vs. a typical dry detention basin. Significant among these services is the treatment of stormwater. Added benefits include micro-climate regulation, carbon sequestration, and wildlife habitat.

## TYPES OF GREEN INFRASTRUCTURE



WRT

Source: WRT Green Infrastructure

PlanLafayette WEEK

# why are CORRIDORS & CENTERS Important?



## MIXED-USE CORRIDORS

with complete streets are designed for people, not just cars. The multilane boulevard with a median serves a mix of regional and local traffic as well as transit routes. These streets have a strong pedestrian orientation with transit stops and separate bicycle lanes.

## DOWNTOWN CENTER

## NEIGHBORHOOD CENTERS

are predominately residential with walkable, neighborhood-serving retail along pedestrian-friendly streets

## DOWNTOWN CENTERS

contain a higher density of mixed-use along major corridors. Many buildings have retail uses on the ground floor with office and residential uses above.

## NEIGHBORHOOD CENTER

## RESIDENTIAL CORRIDORS

with complete streets provide safe passage for pedestrians, bicyclists, and motorists. A narrow two-way street, as pictured, contains a parking and planting zone, shared spaces for pedestrians, bicycles, and automobiles. This shared space slows and calms traffic thus improving pedestrian, bicyclist and driver safety.

## BENEFITS OF MIXED-USE CORRIDORS

- 1 provide access for people of ALL ages and abilities
- 2 allow safe travel for multiple modes of transportation
- 3 increase health of people & the environment

## BENEFITS OF MIXED-USE CENTERS

- 1 creates opportunities for expanded housing choices
- 2 supports a vibrant local economy of small businesses & entrepreneurs
- 3 reduces cost of services and infrastructure

Source: WRT

## COMPLETE STREETS ARE PLANNED FOR CORRIDORS AND CENTERS

“A Complete Street is a roadway designed and operated to enable safe, attractive, and comfortable access and travel for all users. A Complete Street provides the ability for pedestrians, bicyclists, motorists and public transport users of all ages and abilities to safely and comfortably move along and across the roadway environment. Proponents claim that a Complete Street also creates a positive sense of place and improves social interaction, while generally improving the economic health of the district.”

WRT

— Complete Streets, WRT

PlanLafayette  
WEEK

# how can PLAN LAFAYETTE be implemented?

The comprehensive plan contains a variety of tools to implement the vision and plan, including:

## CREATING AND FOLLOWING AN UNIFIED DEVELOPMENT CODE (UDC)

- 1 WHY A UDC?**
- Consolidates land development regulations
  - Integrates standards and procedures
  - Brings codes into the 21st Century

- 2 WHY IS THIS IMPORTANT?**
- Current outdated regulation lead to confusion
  - Regulations are not context sensitive
  - Right-size zoning and subdivision standards
  - Zoning has not been updated since 1972

- 3 WHAT BENEFITS CAN WE EXPECT?**
- Easy to understand regulations
  - Complete standards and procedures
  - Zoning and land use controls that support economic development
  - Predictability - saving time and money

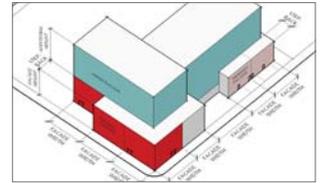
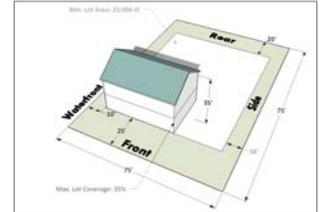
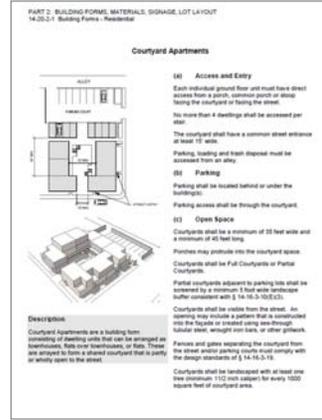
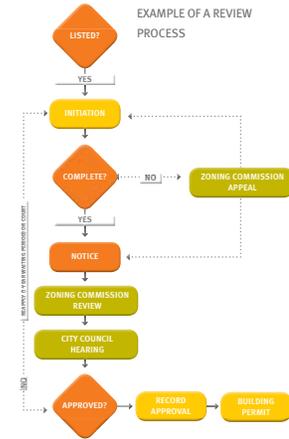
### WHERE HAS A UDC WORKED?

San Antonio Unified Development Code (Adopted 2002)

- Integrates zoning, subdivision, street standards, and historic preservation
- By-right use patterns encourage development of mixed-use centers, conservation subdivisions, and other innovative development patterns
- Encourages infill
- Connectivity standards for residential subdivisions
- Strong economic growth since implementation



Source: White & Smith



## CREATING AND AUTHORIZING A REDEVELOPMENT AUTHORITY

- 1 WHY A REDEVELOPMENT AUTHORITY?**
- Gives government the authority to buy blighted properties and underutilized or vacant land
  - Streamline the process to acquire, assemble, and sell blighted, adjudicated properties

- 2 WHY IS THIS IMPORTANT?**
- Brings resources into underdeveloped/neglected parts of a city
  - Comprehensive redevelopment plan that would identify land that needs to be redeveloped and/or sold to developers
  - Vacant, tax delinquent properties cost the community in lost tax dollars and drain city services

- 3 WHAT BENEFITS CAN WE EXPECT?**
- Blighted properties will be transformed into productive uses as assets for the community
  - Increased property values
  - Reduced community health and safety risks
  - Increase in property tax revenue

### WHERE HAS A REDEVELOPMENT AUTHORITY WORKED?

East Baton Rouge Redevelopment Authority (began operations in 2009)

- In its first year, the East Baton Rouge RDA concentrated on organizational development, setting up funding, identifying projects, and community engagement and partnerships.
- Critical needs include attainable housing, gap financing, home and small business rehabilitation, brownfield redevelopment, and neighborhood planning.
- In just 3 years, \$19.7 million leveraged \$200 million in redevelopment.
- Programs include the community Fresh Food Initiative, the Property Evaluation Online Calculator tool, and the strategic land banking of adjudicated properties consistent with neighborhood Community Improvements Plans.



The 22,000 square-foot ExonMobil YMCA at Howell Place is the first YMCA in North Baton Rouge and was partly funded by financing from the East Baton Rouge RDA. Images courtesy of East Baton Rouge Redevelopment Authority.



Developed with the surrounding neighborhood, the Choctaw Corridor Catalyst plan identifies mixed use and commercial projects that will help to spark the revitalization of this former industrial area near Interstate 10.

## FORGING NEW COMMUNITY PARTNERSHIPS

- 1 WHY COMMUNITY PARTNERSHIPS?**
- Cost effective way to achieve development goals
  - Finance shared initiatives/goals
  - Building capacity and share resources

- 2 WHY IS THIS IMPORTANT?**
- Can provide capital needed to finance government programs and projects freeing up funds for economic / social programs
  - Maximize efficiency and innovation of private enterprise
  - With government backing, private companies / industries may take risks on innovations they would otherwise not take

- 3 WHAT BENEFITS CAN WE EXPECT?**
- Win-Win solutions where both commercial and governmental goals are achieved
  - Potentially create new jobs & economic growth
  - Increased collaboration and creation of new products, innovations, or enterprises

# how has the LAFAYETTE community been engaged?

## THE SUCCESS OF PLAN LAFAYETTE DEPENDS ON COMMUNITY INVOLVEMENT!

Engaging the community means more than making contact with the public and inviting them to participate. It is about making sure everyone has an opportunity to voice their opinion and to feel ownership of the ideas that went into the comprehensive plan. Community engagement involves both reaching people who are not aware of the plan as well as those who know about the process, and motivating them to become (and stay) engaged. Plan Lafayette has used numerous tools to reach out and solicit input from the community, including...

### Online Surveys & Comments

**WE NEED YOUR FEEDBACK!**

Please take a few minutes to tell us what you thought about today's meeting! Your feedback will help us improve our process and increase the effectiveness of our public outreach. Thanks for participating!

**MEETING FEEDBACK**

What were your reasons for attending today's forum? (check as many as apply)

To learn what this is all about  To express my views  To learn how I can get involved

Other: \_\_\_\_\_

How did you learn about the meeting? (check as many as apply)

Newsroom  Radio/TV spot  Email  Signage at previous event

Website  Social media  Flyer  Word of mouth

Other: \_\_\_\_\_

In your opinion, were the communication networks effective? Yes  No

Was the meeting well organized? Yes  No

Were the materials provided helpful? Yes  No

### Social Media



### LCG & PlanLafayette websites



### Small Group "Meetings in a Box"



### Interactive Community Forums & Meetings



### Booths at Community Events & Presentations



## WHO PARTICIPATED IN PLAN LAFAYETTE?

### Parishwide Community Forums

- Acadiana Center for the Arts
- Acadian Middle School
- Comeaux High School
- East Bayou Baptist Church
- Heymann Performing Arts Center
- Holy Rosary Institute
- Milton Civic Organization
- Ossun Elementary School
- Rosa Parks Transportation Center
- South Regional Library

44+ Volunteer-led "Meetings in a Box" in homes and at community organizations

### Held by Groups including:

- Bridge Ministry of Acadiana
- Geaux Free TPL
- Greater Lafayette Chamber of Commerce
- Greater SW Louisiana Black Chamber of Commerce
- Leadership Lafayette
- LPSS Visual and Talented Art Teachers
- Realtor Association of Acadiana
- St. Barnabas Church
- the 705
- Upper Lafayette Economic Development Foundation
- Sierra Club
- Young French Professionals
- Youth Advisory Council

...and many more

For a full list of participating groups go to [PlanLafayette.com](http://PlanLafayette.com)

## HOW DID PEOPLE ENVISION LAFAYETTE IN 2035?

"A walkable, bikable, culturally diverse and progressive city that supports innovation, conservation and education."

"A safe community with a vibrant education system that aims to support the younger generation."

"Vibrant, safe, distinctive and prosperous community with small town charm, but with ample jobs, recreation, housing, and transportation options and opportunities."

"A model community that embraces opportunity in education, healthy lifestyles, and employment to all, regardless of income or social status."

"A pedestrian friendly community that provides opportunity for older community members to expand upon the independence and support they need in later life."

"My hopes for Lafayette and the surrounding areas is that our children will be proud to live in this area. We need to show the rest of the world what a special place we live in. Open our arms and hearts to accept the visitors, and send them home with something to talk about for years. I guess I want a little piece of heaven right here in South Louisiana!"

"Having moved to Lafayette 35 years ago I can't imagine living anywhere else. The cultural, music, arts, and festival scenes in Lafayette outshine those of far larger cities and I love that!"

"Retain and build upon our unique cultural assets."

WRT

Ideas from Community Forum #1 on how we imagine the future.

Over 2,800 Participants and Counting...

+1,100 Facebook Likes  
+240 Twitter Followers

**PlanLafayette**  
WEEK

# how has the LAFAYETTE community been engaged?

Over 1,000 people participated in small group discussions focusing on two topics - How do we perceive the community today and how do we imagine our future? Participants listed the community characteristics they value and love, problems they would like to see resolved, challenges and threats to the future, and the trends and opportunities that should be seized to make Lafayette better in the future.



Community input from Forum 1 was grouped and distilled into a vision statement that expresses the community's aspirations for the future. The Vision Open House, held at the Horse Farm, gave community members the opportunity to review, comment, and celebrate their shared vision for Lafayette.



Community Forum 4 is the means for the public to review and prioritize the comprehensive plan framework and build support for implementation. The event is a celebration of the plan and the hard work and energy put into this process by the Lafayette community!



YOU ARE HERE!

During PlanLafayette week, the draft comprehensive plan, a community-wide effort which has been underway for nearly two years, is unveiled. Additionally, the Lafayette Consolidated Government (LCG) partners with several community institutions to host activities around the plan's four big ideas: REfine Government, REvitalize Neighborhoods, REenvision Natural Resources, and REinvent the Hub City. These events include lectures, Small Area Plan Charrettes, and an exhibition at the Science Museum.



PLAN ADOPTION

PLAN WEEK



COMMUNITY FORUM #2



6 public meetings were held throughout the parish over 4 days as well as additional Meetings in a Box and an online survey. About 700 people participated in group discussions to consider current trends and alternatives to the current trend that are more consistent with the community vision for Lafayette in 2035.



Forum 3 engaged over 1,000 citizens in reviewing and selecting a preferred future image of Lafayette. Fun and engaging outreach, including web and social media campaigns, brought a more diverse group of citizens into the planning process.



# what are the **KEY TRENDS** in Lafayette?

## 1 OUR POPULATION & ECONOMY ARE GROWING...

### Most growth has occurred outside of the city...

An increasing number of low-density single family residential developments have occurred in the parish's unincorporated or rural areas. However, more than 54% of all residents live within the city of Lafayette where densities are more than three times the parishwide average.



### Lafayette's population is young

24% of the population is under the age of 18, which indicates a large number of families. In addition, young adults between the ages of 20 and 29 make up the largest population cohorts.

This means that household sizes throughout the parish will continue to shrink, which will require more variety in housing choices.



### Lafayette Parish is projected to grow by 40%...

from 221,578 in 2010 to more than 310,000 by 2030. If development continues at current residential densities, nearly 32,000 acres will need to be developed to support the growth in population!

Sources: Census 2000, 2010, Projections from Lambert Associates, 2012

### High Median Incomes

Compared to the state, the City of Lafayette and Lafayette Parish have higher median incomes and lower poverty rates.



### Low Unemployment Rates & Continued Job Growth

132,600 PRIVATE SECTOR JOBS (CURRENT)



Lafayette Parish's unemployment rate of 4.3% is well below that of the state (7.1%). Private industry employment, currently totaling 132,600 jobs (in Lafayette), is projected to add nearly 35,000 more jobs between 2008 and 2018.

### Poverty Rates Slightly Lower than the State

The percentage of households living below the poverty level in the Parish is 16.4%, compared with 16.9% in the City, and 18% in the State.

Sources: Census 2010, US Department of Labor, Census



## 2 BUT WE LACK FUNDING FOR INFRASTRUCTURE

### Inadequate funding for new infrastructure projects

Over 90,000 new residents will move to Lafayette in the next few decades. Lafayette's transportation infrastructure will need to be modernized and expanded to support new demand. However, the average annual capital improvement budget is less than \$50 million, while the cost for each additional mile of new roadways averages over \$18 million!



### Many roadways are congested and over capacity

With increasing population and little to no funding for new roadways, congestion and traffic on Lafayette's roads will only continue to worsen.



### Public transportation is not a convenient option

Public transportation can often reduce the demand on a city's roadway infrastructure. However, without significant funding to make the system more convenient and increase ridership, residents will continue to choose driving over public transportation.



Sources: LCG

## 3 WE ARE NOT FULLY INVESTING IN OUR QUALITY OF LIFE

### No dedicated funding source for Parish Parks

All funding for the more than 25 parks in the Parish comes from property taxes in the City of Lafayette. There are currently no standards set for acres of park per person. Additionally, the funding rate for city parks has not increased in 53 years!



### Sidewalks and bike paths are incomplete

Segments of sidewalks and bike paths exist throughout Lafayette. However, many are incomplete and do not provide a safe and effective route of travel for pedestrians and bicyclists.



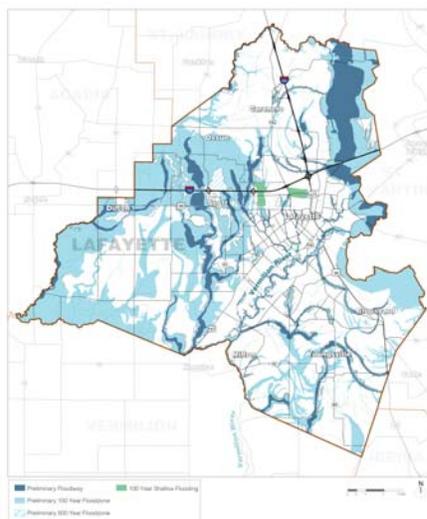
### Schools are improving, but some still fall behind

Overall, LPSS moved from 25th to 19th in the state based on 2008 and 2013 district performance scores. Between 2011 and 2012 the number of schools earning a "D" or "F" score fell by 15% (from 53 to 28 percent). A recent report ranked Louisiana schools a C+ compared to the nation. (Education Weekly 2013)



Sources: Community Assessment, LPSS, Education Weekly

## 4 WE CONTINUE TO BE THREATENED BY FLOODING



### Large swathes of the Parish are located within the 100-year flood zone

meaning developments within these areas have higher flood insurance rates and increased risk of property damage from flood events. If new development continues in flood-prone areas the risk of flooding due to greater amounts of impervious surfaces will increase.



### Poor drainage & flooding is a challenge for both urban development and agricultural uses

The negative effects of poor drainage and flooding can be managed through green infrastructure techniques such as rain gardens, stormwater planters, stream buffer restoration, and bioswales.

Sources: Community Assessment, WRT

how will we

# GROW & INVEST in the future?

"Mixed" is the key. Loosen-up zoning distinctions."

"We are way behind on new roadways. Accessibility has not come close to servicing our needs. I feel this is the most important area that will stymie future growth plans."

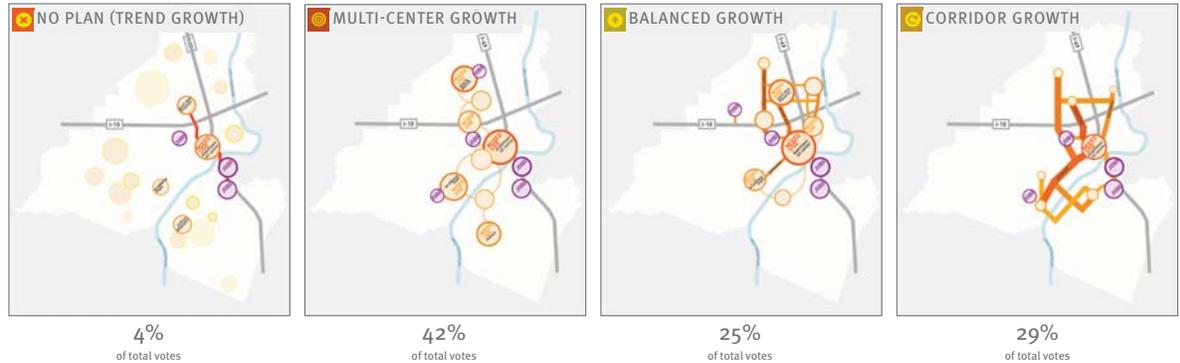
"Focus pedestrian and bike improvements from the downtown of the city. You can't make the whole city bike/ped friendly, but you can target from the inside out..."

"Maintain current sidewalks and plan to widen"

Ideas from Community Forum #2

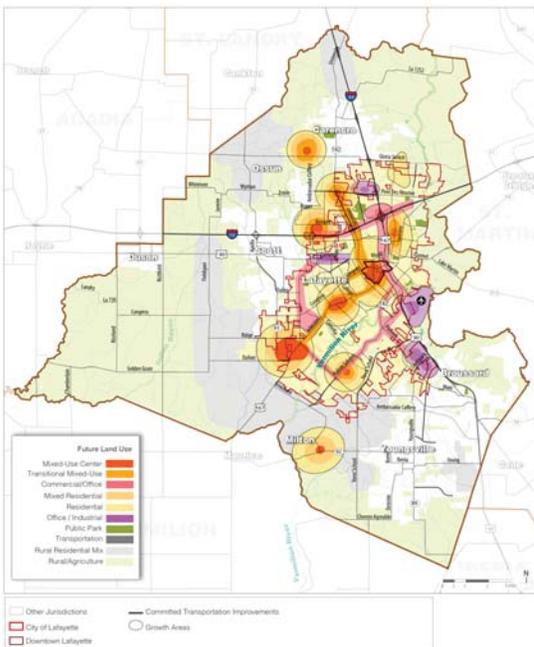
## 1 ALTERNATIVE GROWTH SCENARIOS

During Community Forum 2 meetings, groups used stickers and markers to develop a 20-year vision for an alternative to the trend. All 36 maps were synthesized into three alternative growth concepts. The concept maps are below:



## 2 PREFERRED SCENARIO / FUTURE LAND USE MAP

We asked you how you wanted to change the growth trend at Community Forum 2. During Community Forum 3, residents voted for their preferred alternative growth scenario. Multi-Center Growth and Corridor Growth received the highest vote totals. These two scenarios were then combined into a preferred scenario / Future Land Use map (seen below) for the parish that directs growth to new and emerging centers and corridors.



**Growth Areas** are areas targeted for future development and/or redevelopment as shown on the Future Land Use Map. These areas are served by existing roads and public infrastructure, are generally located outside of flood-prone areas, and have a high level of development potential. The land use categories illustrated on the Future Land Use Map are defined below.

The Future Land Use Map is intended to set the direction for specific changes to the zoning map and ongoing decisions about neighborhood and land use planning and infrastructure.

- Mixed-Use Center**  
 Core mixed-use areas of the parish, including downtown. Uses include retail, office, services, restaurants, and residential. The mixed-use centers are envisioned as walkable districts served by transit.
- Mixed Residential**  
 Includes a range of housing types within one or more neighborhoods. Housing types may include detached single family, attached single family, multifamily, and accessory dwelling units, with some retail and convenience uses.
- Transitional Mixed-Use**  
 The transitional mixed-use category is anticipated to serve as a transition between higher density mixed-use (from the mixed-use center) to residential or other lower density uses. It is envisioned to include residential, retail, and office in a walkable neighborhood along a transportation corridor or as a ring surrounding a mixed-use center in a walkable, pedestrian friendly pattern.
- Residential**  
 Predominantly detached, single family neighborhoods that also include some semi-attached and attached multifamily dwelling units. Neighborhood retail, services, offices, and institutions are also included in appropriate locations.
- Commercial / Office**  
 Includes general commercial and employment uses, such as neighborhood retail, services, office, and limited residential. Newly developed and redeveloped areas are encouraged to accommodate all types of users – including pedestrians, bicyclists, transit users, and motorists. Parking should be located at the interior or rear of the site, rather than fronting the primary road.
- Rural Residential Mix**  
 Includes areas adjacent to the city of Lafayette that may be appropriate for annexation in the future, unincorporated agriculture, residential single family, commercial, industrial, and institutional uses. Regulation through conditional use requirements and buffering is recommended as part of the new Unified Development Code.
- Office / Industrial**  
 Includes both light and heavy industrial uses existing in the parish. New light industrial or office park employment uses are also targeted in these areas.
- Rural / Agriculture**  
 Unincorporated parish land, predominantly used for agricultural and rural residential single family. The Rural / Agricultural land use category is the least intensive in terms of density. Regulation through conditional use requirements and buffering is recommended as part of the new the Unified Development Code.