



Statement of Vision

Lafayette's panoramic view of the Rocky Mountains inspires our view into the future. We value our heritage, our unique neighborhoods, a vibrant economy and active lifestyles. We envision a future that mixes small-town livability with balanced growth and superior city services.

NOTICE OF MEETING

This meeting will be conducted in person at City Hall, 1290 S Public Road.

September 13, 2021

A G E N D A

6:30 PM Historic Preservation Board

- I. CALL TO ORDER/ROLL CALL
- II. ITEMS FROM THE PUBLIC
- III. MINUTES OF THE AUGUST 2, 2021, MEETING
- IV. PRESENTATIONS
 - A. COMPREHENSIVE PLAN PRESENTATION
- V. OTHER BUSINESS
 - A. DISCUSSION ITEMS
 1. NEW WANEKA LAKE SIGNAGE
 2. DEMO PERMITS RELEASED BY DEMO REVIEW COMMITTEE
- 110 W EMMA
 - B. BOARD COMMENTS
 - C. LIAISON COMMENTS
- VI. ADJOURNMENT

Lafayette Historic Preservation Board
Meeting Minutes

City Council Chambers
1290 S Public Road
August 2, 2021

Board Members Present:

Kim Dugan, Chair
Amanda Downes, Vice Chair
Nicholas Bernhard
Doug Conarro
Lauren Kelley

Others Present:

Tonya Briggs, City Council Liaison
Frank Phillips, Planning Commission Liaison
Mary Lynn Macsalka, City Attorney
Jeff Brasel, Planning & Building Director
Jana Easley, Planning Manager
Greg Thompson, Staff Liaison
Michelle Verostko, Recording Secretary

I. Call to Order/Roll Call

Chair Dugan called the meeting to order at 6:30 pm.

II. Old Business/New Business

Planning Staff Introductions: Planning Manager Jana Easley introduced herself and gave a brief background on her experience and what her role is with the City's Planning Department.

Planning and Building Director Jeff Brasel introduced himself and gave a brief background on his experience. He discussed his appreciation for the work the Board does, where the department is headed, and his availability to assist the Board with running effective and efficient meetings. He noted that staff is available as a resource to them.

Waneka Centennial Farms Update. Staff Liaison Greg Thompson stated he would be sending the Board a doodle poll to determine a date in mid-August to meet with the Lafayette Open Space Advisory Board to discuss the Waneka Centennial Farms.

701 S Public Road: Staff Liaison Greg Thompson explained that the Lafayette Urban Renewal Authority (LURA) is looking at a variety of development options for this property.

RFP Update: Staff Liaison Greg Thompson stated he has finished a draft of the Outbuilding Survey RFP and it is being reviewed. The goal is to complete the RFP by the end of the year. The Board discussed the process for interviewing applicants for the RFP.

III. Items from the Public

Karen Norback, 800 E Geneseo Street, Lafayette, asked for an explanation from the Board of the purpose of the RFP.

Chair Dugan stated the Board is interested in doing a survey of outbuildings in a six to eight block radius of Old Town Lafayette. She explained that the Board is finding that more outbuildings are being demolished and the Board is concerned that the history associated with the buildings is being lost.

IV. Minutes of the June 7 and July 12, 2021 Meeting

Motion: Board Member Conarroe moved to approve the June 7, 2021 meeting minutes. Vice Chair Downes seconded the motion. All voted in favor of the motion.

Motion: Board Member Conarroe moved to approve the July 12, 2021 meeting minutes, seconded by Board Member Bernhard. All voted in favor of the motion.

V. A. City Attorney Training for HPB

City Attorney Mary Lynn Macsalka provided a training session for the Board. The training covered the following items:

- ❖ Rules/Duties
 - Education
 - Legislative Advisory Role
 - Quasi-judicial /Judge type role
- ❖ Due Process/Quasi-Judicial Proceedings
 - Balancing Property Rights and Historic Preservation
 - Fair Hearings
 - Evidence
 - Findings and Decision based on evidence and criteria
- ❖ Ethics and Conflicts of Interests
- ❖ Successful Meetings
 - Public Presentation
 - First Amendment
 - Meeting Decorum

Ms. Macsalka responded to questions from the Board throughout the presentation.

The Board took a five-minute recess at 8:05 p.m. and reconvened at 8:10 p.m.

B. Interview Grant Swift for HPB Position

The Board interviewed Grant Swift for a partial-term, full member board position. They asked questions about his background, interest in Historic Preservation, and experience. Mr. Swift gave a detailed background of himself, his experience, and interest in Historic Preservation.

Motion

Board member Conarroe moved the Historic Preservation Board recommend the City Council appoint Grant Swift to a full member position on the Historic Preservation Board. Vice Chair Downes seconded the motion. All voted in favor of the motion.

C. Interview Bob Jencks for HPB Position

The Board interviewed Bob Jencks for a full-term board position. They asked questions about his interest in Historic Preservation and what his favorite project was while he served on the Board. Mr. Jencks discussed his passion for historic preservation and problem

solving. He stated the biggest threats to Historic Preservation is misinformation about what landmarking your property means and the neglect of properties.

Motion

Board member Bernhard moved the Historic Preservation Board recommend the City Council appoint Bob Jencks to a full member position on the Historic Preservation Board. Board member Kelley seconded the motion. All voted in favor of the motion.

D. Heritage Awards.

Staff Liaison Thompson gave a brief background of the Heritage Award Program. He presented the five properties that have been nominated this year by showing slides of before and after photos of the property and explained what the project renovation included. The five properties reviewed included:

- 108 E Baseline
- 202 N Foote
- 320 E Emma
- 501 S Longmont, and
- 506 E Cleveland

The Board discussed the merits of the projects and how to proceed.

Motion: *Board member Bernhard moved the Board award all five of the nominations a Heritage Award. Board member Conarro seconded the motion. All voted in favor of the motion.*

E. Preservation Plan Update

Staff Liaison Thompson reviewed what work the Board has done so far regarding the Historic Preservation Plan. He reviewed some of the items that still need to be done such as the Tax Credit program, an information program on restoration of older structures, and providing educational opportunities for the community hosted by the Board. The Board discussed creating a handout on the restoration of older structures.

F. Move September 6 Meeting Date

The Board moved the September meeting date from September 6 to September 13 because of the Labor Day holiday.

G. Budget

Staff Liaison Thompson gave an update on the budget and discussed the façade improvement project and the Simpson Sign Mining Project. Vice Chair Downes asked staff to provide them a copy of the budget to them every month.

H. Demo Permits Released by Demo Review Committee

The following demolition permits were released by the Committee:

1. 200 E. Cleveland - Siding. Board members Bernhard and Conarro noted that the application did not meet the criteria.

I. LURA Update

Staff Liaison Thompson noted that Lafayette Urban Renewal Authority (LURA) was working with a marketing consultant on a new website and plan to have it live next Fall. He discussed the façade improvement grant the Board is working on with LURA.

J. Discussion of Demolition Review Committee Alternate

Staff Liaison Thompson explained that two members of the Board make up the Demolition Review Committee. The Board discussed having an alternate for when either of the committee members are unable to serve. Vice Chair Downes volunteered to serve as an alternate for a few months.

***Motion:** Board member Bernhard moved the Board appoint Vice Chair Downes as an interim alternate to the Demolition Review Committee. Board member Kelley seconded the motion. All voted in favor of the motion.*

VI. Public Comments.

None.

VII. Liaison Comments

Planning Commission Liaison Frank Phillips stated the Planning Commission had a joint workshop with the Citizen Advisory Committee (CAC) on July 28 where they reviewed the Comprehensive Plan draft. He stated the Plan includes a section on Historic Preservation that discusses the Historic Preservation Board role and responsibilities, and the value historic preservation adds to the community.

VIII. Adjournment

Chair Dugan adjourned the meeting at 9:20 p.m.

ATTEST:

CITY OF LAFAYETTE, COLORADO

Jana Easley, Staff Liaison
Historic Preservation Board

Kim Dugan, Chair
Historic Preservation Board



HISTORIC PRESERVATION BOARD AGENDA MEMO

MEETING DATE: September 13, 2021
AGENDA TITLE: Comprehensive Plan Draft Overview
PREPARED BY: Jeff Brasel, Planning and Building Director

Executive Summary

A draft of the Legacy Lafayette Comprehensive Plan has been prepared and is ready for review. This memo provides a high-level overview of the document, highlights that are of interest to the Historic Preservation Board, and information on how to provide feedback.

Background Information

The Comprehensive Plan update officially kicked off in January of 2019. Since then, there have been 16 community or stakeholder outreach events, 13 Community Advisory Committee (CAC) meetings, and input received through an online mapping tool. This public outreach has culminated into a draft plan document that was recently reviewed by the Planning Commission, CAC and City Council prior to the publicly announced release and final community engagement event that occurred on September 2, 2021. A copy of the draft plan is linked as **Attachment A**.

The Comprehensive Plan is a high-level guiding document that will influence operational, regulatory, programmatic, and land-use decisions of the City over the next 20 years. The document is not a substitute for regulations and should not be viewed in that light, nor is it an exhaustive list of all actions the City might consider in the future.

With this review of the draft, we are recommending that the Historic Preservation Board focus on the following:

- High Level Vision, plan themes, guiding principles, plan element goal statements. (Chapters 4/5)
- Policy subject/topics to ensure that topics of interest are covered in the document (Chapter 5), **specifically sections in the “Community Character” framework Element 2 – Neighborhood/Local Design and Element 3 – Historic and Cultural Heritage**
- Land Use development framework descriptions (Chapter 6) – specifically, **Community Wide Urban Design Principles and Old Town Mixed Use Urban Design Principles**.

Attachment B to this report is an exhibit that summarizes the relationships between the vision and plan themes from Chapter 4, with the plan elements and policy topics found in Chapter 5. This exhibit was created to provide an aide to reviewing the key content in the

plan. It is suggested that if you are pressed for time that the Preservation Board focus on Attachment B or Chapters 4, 5 and 6 of the document.

Document Organization

The draft document is organized into 6 chapters and an Appendix section that has not been attached to the draft.

Chapters 1-3 provide background and a summary of the document, takeaways from public outreach, an overview of the plan development process, and a discussion of key findings of the community assessment and community surveys. These chapters effectively set the stage for the heart of the document in Chapters 4 through 6.

Chapter 4 establishes the community vision statement, plan themes and plan framework.

- The vision statement describes the qualities and characteristics desired for the City as it operates and evolves over the next 20 years.
- The community values inform all aspects of the plan. They include an inclusive, eclectic and diverse community.
- The planning framework includes the four plan themes, or high-level goals, and include community character, environmental stewardship, connected community and strong economy.

Chapter 5 includes the various planning elements/subjects under the four plan frameworks. Each element contains:

- An objective statement
- Background information on the element including information from the community assessment, community surveys and public outreach that supports the objectives and policies.
- Policy statements for various sub-topics related to the element. These statements are official City positions proposed to inform future decision making.
- Recommended strategies to implement either a policy statement or objective of the plan element. The recommended strategies may include concrete actions, regulatory changes, or suggested operational or programmatic solutions.

Chapter 6 provides the land use framework that will guide future (re)zoning decisions and regulatory changes needed to guide future development, infrastructure and reinvestment in the community, such as the zoning code rewrite. This section includes community-wide design principles and further description of the 11 land use categories, five planning concepts and the urban growth boundary.

The appendices are not attached to the document at this time but will include the Community Assessment, survey results, and an implementation matrix.

Historic Preservation Board Feedback

An overview of the comprehensive plan document will be presented to the Historic Preservation Board during the meeting. Understanding that the document is voluminous, it is not expected for Board members to review the entire document prior to the meeting. Board members will be able to provide comments through September 23, 2021. A comment template is provided as **Attachment C**.

Next Steps

Staff is presenting the document to the City's Boards and Commission during September. Comments provided will be shared with the Planning Commission, CAC and City Council at a joint work session on September 27, 2021. Comments will be integrated into the final plan document to the greatest extent possible prior to public hearings before the Planning Commission on October 27, 2021 and City Council on November 1, 2021.

Attachment(s)

Given the size of the Comprehensive Plan draft document, it is linked rather than attached.

- A: [Draft of the Comprehensive Plan](#) (Linked Attachment)
- B: Vision, Themes, Guiding Principles, and Elements Exhibit
- C: Comment Input Form



Comprehensive Plan Update

Vision, Themes, Guiding Principles, Elements and Policy Subjects – Public Draft 9.10.2021

Vision Statement

Lafayette's panoramic view of the Rocky Mountains inspires our vision of the future. We are a creative, eclectic, inclusive, and diverse community that celebrates our heritage. We envision a resilient and sustainable community with welcoming public spaces, unique neighborhoods, a diversified and strong economy, environmental leadership, and meaningful connections within our community.

Plan Themes

An Inclusive Community

Lafayette is a community where its members feel safe, respected, accepted, and comfortable in being themselves and expressing all aspects of their identities. An inclusive community is one where every person shares a sense of belonging, or a sense of home, with other members. Lafayette community members make roots and connections in Lafayette and the community recognizes the contributions of members. Each member has the ability to contribute to the community, free of barriers, and an environment of respect is present. Cultural identities remain strong in inclusive communities, and these cultural identities are viewed as an asset to the Lafayette community.

An Eclectic Community

Lafayette is a community that enjoys combining ideas, beliefs, styles, and tastes from a diverse range of sources. The eclectic nature of the community is reflected in our events and activities, our organizations and institutions, our architecture and our various public spaces.

A Diverse Community

Lafayette is a community in which individuals of different races, ethnicities, religious or spiritual beliefs, socioeconomic status, ages, abilities, languages, geographic origins, gender identities, and sexual orientations bring their different backgrounds, experiences, knowledge and interests to Lafayette, for the benefit of the greater community. Lafayette values and respects the diverse range of community members and works to bridge different cultures by integrating everyone into the life of the community.

Plan Framework

Community Character

Lafayette's community character includes a diverse range of architecture and building styles that help to distinguish and create a unique sense of place. The community's character provides attractive environments for pedestrians and bicyclists and preserves the abundant open spaces and parks around Lafayette that the community cherishes. Lafayette strives to maintain and enhance a character that reflects the eclectic, diverse, and inclusive nature of the community.

Principle Statement: Lafayette will grow and reinvest strategically to complement the community's small town and historic character, strengthen its unique neighborhoods, and maintain its focus on arts, culture, and the natural environment.

Environmental Stewardship

Lafayette's operations, regulations, development processes, and initiatives help the community achieve environmental resiliency. Lafayette integrates planning for climate change throughout its services and internal operations and works with the private sector and residents to help achieve environmental goals

Principle Statement: Lafayette will demonstrate leadership in environmental stewardship and promote a healthy, sustainable, and resilient community by preserving open space and wildlife, promoting the use of and education about and open space resources and programs, bolstering natural and human-made systems, and using resources efficiently and effectively.

Arts & Culture

The City shall continue to maximize Arts and Cultural activities as a vital part of life and community character.

Neighborhood Design

Development shall strengthen the community's identity by promoting placemaking and complete neighborhoods, connecting districts and embracing our natural and public spaces for all of the community.

Historic and Cultural Heritage

The City of Lafayette has a strong heritage and focuses on preserving the buildings, places, and memories reflecting the community's history. The preservation of the historic fabric and diverse culture of the community helps contribute to the eclectic nature of Lafayette and distinguishes it from other communities in Boulder County and along the front range.

Parks and Recreation

The City will maintain and strengthen its parks and open spaces as key community assets to promote access to nature and recreational opportunities and maintain physical separation from surrounding communities.

Open Space and Wildlife Habitat

The City is committed to the preservation of parks and open space as part of its overall objectives tied to environmental stewardship.

Health and Wellness

The City is committed to promoting the overall health and well being of residents and visitors in the Lafayette community.

Resiliency

The City is dedicated to pursuing strategies to make the community more resilient against social, economic, and environmental shocks.

Sustainable Infrastructure

Lafayette promotes the use of infrastructure systems that encourage low impact development and help the community adapt to changing social and climate needs.

Policy Subjects

- Programming and Outreach
- Cultural Activities & Events
- Art Installation

- Public Realm
- Connectivity
- Neighborhood Destinations
- Old Town
- Complete Neighborhoods
- Buildings and Architectural Compatibility
- Complete Neighborhoods

- Preservation
- Cultural Preservation
- Development Integration

- Preservation & Coordination
- Development
- Programming and Management

Policy Subjects

- Preservation & Coordination
- Diversity of Uses
- Riparian Areas and Natural Habitats

- Services and Programming
- Food Access
- Environmental Pollution

- Trees
- Environmental Hazards & Development
- Development
- Emergency Preparedness
- Economic & Social Events
- Climate Change

- Infrastructure
- Development
- Growth Management



Comprehensive Plan Update

Vision, Themes, Guiding Principles, Elements and Policy Subjects – Public Draft 9.10.2021

Vision Statement

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Plan Themes

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An Eclectic Community

Lafayette is a community that enjoys combining ideas, beliefs, styles, and tastes from a diverse range of sources. The eclectic nature of the community is reflected in our events and activities, our organizations and institutions, our architecture and our various public spaces.

A Diverse Community

Lafayette is a community in which individuals of different races, ethnicities, religious or spiritual beliefs, socioeconomic status, ages, abilities, languages, geographic origins, gender identities, and sexual orientations bring their different backgrounds, experiences, knowledge and interests to Lafayette, for the benefit of the greater community. Lafayette values and respects the diverse range of community members and works to bridge different cultures by integrating everyone into the life of the community.

Guiding Principles

Connected Community

Lafayette's transportation system accommodates the movement of all people and goods safely and efficiently through the mode of their choice. The City celebrates participation of all people in our community events and government to build relationships between different groups and organizations. We are a leader in equitable public health and safety and work to connect community members to each other and the broader world.

Principle Statement:

Lafayette strives to connect community members socially, physically and technologically through inclusive and diverse community events and governance, high-quality communications infrastructure and robust and safe multimodal transportation system

Strong Economy

Lafayette has a diversified economy that provides opportunities for the full spectrum of community members and helps the community weather economic cycles. A diversified housing stock, along with public initiatives, provide a range of housing options for community members and adds to Lafayette's overall economic competitiveness. Our economic development strategy seeks to invest in our community to provide a high quality of life for people to live and work in the community.

Principle Statement:

Lafayette will work collaboratively with the local business community and other partners to grow economic opportunities, provide for economic diversity and inclusivity, and a high quality of life.

Multi-Modal Mobility

Lafayette proactively plans for the safe and efficient movement of people and goods using all modes of travel.

Celebrating Diversity

Lafayette proactively encourages and makes it easy for individuals of varying backgrounds to participate in civic groups, leadership roles, and the everyday life of the community.

Accessibility & Safety

The City will be a leader in equitable public health and safety and ensure public facilities are well maintained, safe

Technology, Communications & Smart Cities

Lafayette promotes equity in access to technology to bridge the digital divide. The community uses technology to provide infrastructure and services more efficiently and equitably.

Housing

Lafayette will promote a diversity of housing that meets the unique needs and incomes of all Lafayette residents.

Economic Diversification

Lafayette will encourage a diverse economy, including small, startup and creative businesses, that provide job opportunities and supports the quality of life of our residents.

Regional Cooperation

Lafayette will be a partner in solving challenges facing the community and the Front Range region.

Policy Subjects

- Regional Connectivity
- Safety
- Complete Streets
- Removing Barriers
- Technology

- Participation
- Community Events
- Accessibility

- Police, Fire and Community Services
- Mental Health

- Services
- Smart Cities

Policy Subjects

- Partnerships for Housing
- Housing Diversity & Affordability

- Jobs
- Employment Retention & Attraction
- Partnerships for Jobs and Housing
- Old Town

- Regional Cooperation

Comprehensive Plan Board/Commission Input Form



Contact Information (Optional):

Name: _____

Board/Commission: _____

Email: _____

Vision Statement: Overarching statement of how we envision the Lafayette Community in 2040

Vision Statement

Lafayette's panoramic view of the Rocky Mountains inspires our vision of the future. We are a creative, eclectic, inclusive, and diverse community that celebrates our heritage. We envision a resilient and sustainable community with welcoming public spaces, unique neighborhoods, a diversified and strong economy, environmental leadership, and meaningful connections within our community.

Vision Statement Comment:

Community Values: A set of values in which implementation of the proposed goals and policies of the plan should be viewed.

AN INCLUSIVE COMMUNITY

AN ECLECTIC COMMUNITY

A DIVERSE COMMUNITY

Community Values Comments:

Comprehensive Plan Input Form – Page 2

Plan Framework – Connected Community: High-level goal of the plan. Each framework includes a description and a principle statement.

COMMUNITY CHARACTER

Plan Framework Comment: Does the description convey the meaning of the subject and is the principle statement a desired high-level goals for the community?

Plan Elements: Topical subjects that provide further definition of the four frameworks. Each element includes an objective statement, which is similar to a secondary goal of the plan and background information that the secondary goals are rooted.

Arts & Culture

Neighborhood
Design

Historic Heritage

Parks & Recreation

Plan Element Comments: Do you have any comments related to specific policy/strategies?

Arts & Culture:

Neighborhood Design

Historic Heritage:

Parks and Recreation:

Plan Framework – Environmental Stewardship: High-level goal of the plan. Each framework includes a description and a principle statement.

ENVIRONMENTAL STEWARDSHIP

Plan Framework Comment: Does the description convey the meaning of the subject and is the principle statement a desired high-level goals for the community?

Plan Elements: Topical subjects that provide further definition of the four frameworks. Each element includes an objective statement, which is like a secondary goal of the plan and background information that the secondary goals are rooted.

Open Space & Wildlife

Health & Wellness

Resiliency

Sustainable Infrastructure

Plan Element Comments: Do you have any comments related to specific policy/strategies?

Open Space & Wildlife:

Health & Wellness:

Resiliency:

Sustainable Infrastructure:

Plan Framework – Environmental Stewardship: High-level goal of the plan. Each framework includes a description and a principle statement.

CONNECTED COMMUNITY

Plan Framework Comment: Does the description convey the meaning of the subject and is the principle statement a desired high-level goals for the community?

Plan Elements: Topical subjects that provide further definition of the four frameworks. Each element includes an objective statement, which is like a secondary goal of the plan and background information that the secondary goals are rooted in.

**Multi-Modal
Mobility**

**Celebrating
Diversity**

Public Safety

**Technology,
Communications &
Smart Cities**

Plan Element Comments: Do you have any comments related to specific policy/strategies?

Multi-Modal Mobility:

Celebrating Diversity:

Public Safety:

Technology, Communications & Smart Cities:

Plan Framework – Environmental Stewardship: High-level goal of the plan. Each framework includes a description and a principle statement.

STRONG ECONOMY

Plan Framework Comment: Does the description convey the meaning of the subject and is the principle statement a desired high-level goal for the community?

Plan Elements: Topical subjects that provide further definition of the four frameworks. Each element includes an objective statement, which is like a secondary goal of the plan and background information that the secondary goals are rooted in.

Housing

Economic Diversification

Regional Cooperation

Plan Element Comments: Do you have any comments related to specific policy/strategies?

Housing:

Economic Diversification:

Regional Cooperation:

Comprehensive Plan Input Form – Page 6

Land Use Framework: The Plan provides a Future Land Use Plan to guide ongoing development, redevelopment, and re-use of properties within the City's Urban Growth Boundary.

Land Use Framework Comments:

General Comments: Please provide any general comments on the plan.