

Legacy Lafayette

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Summary of Discussion – Stakeholder
Meeting (Environmental Stewardship
Topic)
July 25th, 2019
6:00 p.m. to 7:30 p.m.

Attendees: Paul Rayl (City), Jon Hoffman (City), Tony Raeker (City), Britt Palmberg (RICK), Martin Landers (Plan Tools), Shelby Sommer (Brendle Group), Francisco Miraval (Project Vision 21), Karen Norback, Grant Swift, Lynn Riedel, Becky O'Brien, Roger Wilcox, Vicky Uhland, Mary Higgins, Nancy Nixon, Guy Higgins, Danielle Conroy, Stephanie Walton, Keith Desrosiers, Courtney Brack, Matt Le Beau, Alfredo Alvarado, Larry Miloshevich, Doug Conaroe, Carolyn Cutler, Natalie Soothornswad, Nicole Samson, Seth White, Marsha Robichaux, Abraham Lopez, Tom Hardie, Dave Dvorak, Allison Hamm, Vicki Murray-Kurebak

Note: The summary below does not include every comment made during the meeting. These notes are intended to capture the key takeaways and comments from participants at the stakeholder meeting.

Summary of Takeaways from Group Discussions

Group 1 – (reported out by Dave Dvorak)

- #5-6 - How to conserve resources?
 - Building coalitions with neighboring communities & counties on issues
 - alternative energy sources like wind and solar
 - Build statewide policies for 2020 CO legislative session for electricity alternatives
 - Clean Air Goals for 2025 and how to reach them
 - Need to look at EV and PV rules and regulations
 - How to interface our natural environment with the availability of entertainment/activity/open space
 - Wanaka Lake as an example as a natural amenity with lots of other benefits - zero in on this as a group

Group 2 – (reported out by Kent Brown)

- Create a balance of commercial, retail, housing and open space - location and volume
- Maintain open space buffers around the city
- Robust citizen support for City boards

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- Implement a triple bottom line in City decision making (economy, environmental, social)
- More bike paths, care share, bus. Need better options for multi-modal transportation
- Increase local food production on open space Thomas Farm as an example of how to increase food production)
- Coordinate regionally on sustainability - open space, wildlife corridors, IGAs
- Waste reduction/PROST/Energy Plan/Sustainability Plan should integrate
- Reinstate annual community advisory gathering; send comments to planning commissions
- Mitigating environmental hazards
 - Plant trees
 - Capture carbon
 - Recognize environmental costs in economic decisions
 - Incentivize renewable energy
 - Ban fracking
 - Protect wetlands
- Conserve resources? How?
 - Economic development agreements should have a green building (or net zero energy) requirement
- Clean energy? Yes
 - Solar
 - Wind
 - Electric vehicles
 - Walkable design
 - Co-working and telecommuting
 - Shading of all parking spaces by trees or solar panels

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Group 3 (reported out by Seth White and Tom Hardie)

- #1 - Seth
 - Need to take a hard look at this question (growth) in and of itself
 - Does sustainable growth even exist?
 - Growth itself may not be sustainable
 - Should we define how big we are going to get?
 - 28k, 31k, 35k population?
 - What do we want to be? Could have cap on the number of residential units
 - Already have an urban growth boundary (Citizen initiative)
 - There will be calls to expand urban growth boundary - need to reaffirm it
 - Take a leadership role with neighboring communities and counties
- #6 - Tom
 - Transition to clean energy
 - Roadmap to clean energy
 - City commitment to sustainability staffing is an example of thinking about how to do this
 - Limited amount of time to meet the goals; need to start moving to implementation
 - How to keep up with unchecked demand for energy - how to also reduce demand from existing properties as well as new
 - Incentives not regulation; carrots not sticks

Group 4 – (reported out by Allison Hamm)

- LEED certified commercial buildings
- Recycling program - educate or require?
- Promote zero waste

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- Countywide sustainability tax coming soon?
- HOAs have their own trash haulers - opportunity for the City to revisit requiring HOA's to use the City's trash hauler (Republic) and requiring the HOA's to have recycling and composting options, like the City does• More City xeriscaping
- Less concrete, more pervious pavement - especially for existing parking lots. Maybe require that existing parking lots be converted to impervious?
- Bikeways
- Improving traffic flows in school areas
- Wildlife corridors that are enforceable and in place before development comes (in planning docs)
- High density housing with mixed use
- EV charging stations
- Livable buildings
- Rain barrels and greywater reuse
- Local Lafayette transportation like HOP in Boulder
- Education about conservation programs through Boulder County

Group 5 – (reported out by Matt LeBeau)

- Waste
 - Encourage adoption of the PAYT system and rolling it out
 - Addressing waste with existing HOAs
 - Residential, commercial, construction waste
 - Split incentives between building owners and tenants - how to get groups closer together
- Water
 - Wanting to know more about water supply - more information and communication
 - Native plants and xeriscaping - how to encourage and incentivize/prioritize in development

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- City of Lafayette walking the talk with all things water, waste, energy, construction, landscaping, etc.
- New developments bring their own water
- Air
 - Fracking - some uncertainty about this but unwanted
 - How to resolve transportation congestion issues/linkages between air quality and transportation
 - Encourage underpasses and things to promote walking/biking
- Energy
 - New developments should bring their own renewable energy
 - Do we need to have renewable energy present in the community or draw from it elsewhere
- Natural Features
 - Preserve/encourage more of unique community assets
 - Wanaka Lake
 - Wildlife Preserve
- Other
 - Community/character design is an ongoing issue concern
 - Tradeoff discussions about bringing new benefits when old character is lost
 - Explore community solar gardens?

Additional Comments at Close of Meeting

- Opportunity to protect or improve our urban tree canopy
- Preservation of night sky
- Resilience - related to the topics of environmental stewardship and sustainability
 - How to mitigate and prepare for future shocks and stressors - what could those be
 - Working with small businesses to make sure they have continuity plans in place

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- As a City, making sure a continuity of operations plan is in place
- Can the information from this meeting and next be shared
 - Information from last meeting was up on website Monday
 - Will post today's information by Monday
 - Will also send out another bulletin
- Next Meeting: August 8 - Community Character
- On Monday Tony Raeker will present an update to City Council on the Sustainability Plan
 - Building codes - including EV/PV readiness
 - Sustainability assessment tool for internal and external projects
 - Green purchasing policy
 - Energy services contracts for City facilities
 - Grants for EV vehicles for City fleet
 - Replacing EV charger in front of City Hall

Additional Comments on Comment Sheets (By Question)

- 1) **How can Lafayette's Comprehensive Plan address future growth sustainably while retaining a sense of place?**
 - Create a balance of commercial, retail, housing, and open space
 - Maintain open space buffers around the city
 - Develop robust citizen volunteer support for city commissions and boards
 - We need open space buffers at our borders to keep Lafayette from becoming part of an Erie-Louisville-Lafayette megalopolis
 - Keep the small town feel – not in the NIMBY camp.
 - Implementation of building code, no new gas or coal production
 - New construction should be more energy sustainable
 - More density, eliminate trailer parks
 - Renew and reaffirm our commitment to our existing urban growth boundary. Lafayette should NOT take action to expand this boundary.

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- Take a firm leadership position in negotiating with our neighbors to respect this urban growth boundary.
- Put a hard cap on the number of residential units allowed in Lafayette at build-out. This question about how we grow sustainably is invalid, because growth is not sustainable. There is no such thing as sustainable growth. Anything that grows at 5% per year will double in size in 14 years. Even 2 percent growth rate will result in doubling in 36 years. A comprehensive plan that has “sustainable growth” as a cornerstone is the antithesis of environmental stewardship. We must set a hard limit to our ultimate size, and I would look at the number of residential units as a practical way of doing this.
- Look at building codes that would promote LEED certified buildings and look at energy use
- Promote zero waste
- Pay for the weight of trash and use a single hauler program
- The County has many sustainability programs. Could we have a compost depository as part of this, in Lafayette?
- Require recycling by regulations
- Health of watersheds is very important. Need education and regulations on the disposing of waste
- Support healthy open spaces and viable wildlife corridors throughout this city. Don’t build in every available space!
- Improve the building code for night sky
- Green business awards – for LEED certified, or energy efficient projects
- Promote zero waste and a single hauler trash program
- Promote xeriscape on city properties for nature and education about efficient water use
- Protect the health of local watersheds
- More bikeways
- Better neighborhoods around new developments
- More frequent bus service
- Protect wildlife corridors

2) **How can sustainability tie to the various elements of the Comprehensive Plan (such as Land Use, Transportation, Open Space, Environmental Quality, and Economic Development)?**

- Implement a triple bottom line process in city decision making: economics, environmental, and social frameworks
- Bike paths, car share, bike share, better bus routes
- Balance economic needs and environmental needs
- Sustainability should tie to all elements of the Comprehensive Plan

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- The city should have ordinances that mention the triple bottom line impact – not just fiscal, but also environmental and social. How does a business reduce commuting? How will it build a sustainable building?
- Sustainability applies to all of the areas of the plan
- Transportation is terrible in Lafayette; Housing could be improved, but concerned about many things.
- Get a car-sharing program going in Lafayette
- Pursue triple bottom line planning
- Pursue a city-wide eco-pass and increased service and routes provided by RTD.
- Support local agriculture and local farmers and food production
- Allow tiny homes and preferences in permitting for green building and environmentally friendly developments
- Consider wildlife corridors as part of zoning
- Adjust the flow of traffic
- Use zoning to show where to put high density housing
- Initiatives to encourage pervious design for stormwater management where stormwater can be discharged into the ground
- Environmental stewardship does not mean the same thing as sustainability
- More underpasses to connect trails, parks, neighborhoods
- More bike trails, bike paths on streets, and bike safety
- Consider protections for wildlife and wildlife corridors
- For transportation, adjust to provide better flow through town while maintaining low speeds in residential areas
- Provide more basic services within neighborhoods, in order to reduce the need to travel
- Install a transit loop in town, like the Hop in Boulder.
- Develop higher density near transit. Promote multi-use developments for efficient use of services.

**3) Does Lafayette face challenges in preserving and enhancing natural and man-made features?
If so, what kinds of challenges does Lafayette face?**

- Increase local food production on open space areas
- Coordinate regionally on sustainability revenue sharing, open space, and wildlife corridors.
- RAC, Prost Plan, Energy Sustainability Plan and Comp Plan must integrate. Reinstate annual advisory committees gathering.
- Send representatives from committees to planning commission

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- City faces challenges from development – The City needs to be a check on developers, requiring things like solar. But the city should have a carrot to offer with the stick, the city needs to provide incentives.
- City needs to coordinate with neighboring communities on open space buffers, wildlife and human corridor, transportation corridors. Lafayette can no longer afford to be an island with a comprehensive plan that doesn't take into account other communities' actions.
- Need alternative types of transportation
- Could be difficulties in affording some of the ideas expressed
- Need connection on how our city's quality of life issues can be interfaced with open space, transportation system. Look at our open space culture. Need to address this for our future and our youth.
- Waneka Lake is an excellent example of integrating open space, wildlife, activities, and lake access. Need better signage for Spanish speakers. Reserving pavilions can be very trying for Hispanic families.
- Ban shameful, profligate waste (e.g., no single-use plastic bags, no watering during the middle of the day)
- Ban organic waste (other cities are doing it).
- Yes. By far the biggest challenge is responding appropriately to the continuing intense development pressure. Development is the primary force that consumes arable land, clean water, material resources, and energy. It also is a prime mover in creating pollution, traffic, and so forth. Lafayette, as a city, needs to stand up and take charge of our destiny, and a key to preserving our natural and man-made character is limiting development that would destroy it.
- Placement of trees is very important to mitigate heat island effect and climate change
- Solar energy initiatives
- Regional connecting trails
- Being efficient with water use and saving water saves energy
- Yes, Lafayette faces a lot of development pressure. There is insufficient open space and open space staffing.
- Living buildings where resources and water can be used
- Consider support of urban canopy zoning, to help with temperature control.
- For resiliency, make sure the city has a continuity of operations plan in place. Need to support local businesses in developing their own contingency plans. Be sure the city and residents are prepared for shocks and stressors. Is our infrastructure prepared for a flood?

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4) How can Lafayette mitigate environmental hazards (for example, climate change, air quality issues)?

- Capture carbon
- Require incentives for clean energy building
- Recognize the environmental costs involved in economic decisions
- Ban fracking
- Protect wetlands
- What about incentives to developers to develop solar or something like that? And NOT more density, but maybe lower permit fees, or tax incentives, in return? Our economic development agreements could include green building incentives.
- Need to study a potential bill in the statehouse for the 2020 session on renewable energy.
- How will we reach our goals for clean energy? City ordinances may not be enough to meet the goals. Xcel gives us what they want. Supports state-wide action on energy-related issues. Look at procuring electricity from alternative sources. To reach the clear air goals will mean having more state level changes.
- Keep up the ban on fracking
- Figure out what the externalized costs that we are allowing and allow them to be externalized. If the bad environmental choice includes the externalized costs, then choices that are more environmentally friendly will be more competitive.
- Encourage more transit to reduce the number of miles traveled
- Public EV charging stations
- Require oil and gas operations to improve air quality.

5) Should Lafayette do more to conserve resources, and if so, how?

- Economic development agreements must have green building components (i.e., if you want tax incentives, you must build to net zero energy standards)
- Build coalition with neighboring cities and the county.
- Look at wind and solar energy for the city.
- Be more involved in state-wide policy
- Look at EV and PV vehicles.
- Find a way to actually mandate more xeriscaping, especially with native plants. All of our animals are adapted to these plants – bees, butterflies, reptiles, larger animals – and their natural environment involves these plants. Start with new development, both commercial and residential, and implement a requirement that a certain percentage of planting include native plantings.
- Need LEED-certified commercial buildings and a required recycling and composting program, along with education, for all residents.

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- City should strive for zero waste
- Have a single haul trash provider, or at least fewer haulers. Charge for trash by weight.
- Implement a sustainability tax
- Develop a transfer station for waste, in Lafayette
- Need policies requiring recycling and composting (e.g., through HOAs)
- City needs to set an example on water use. The City should set an example with xeriscaping (with signs to explain what it means), less concrete, fringe parks with native plants, and less turf grass
- Promote bikeways, including underpasses for safety
- Pursue more traffic control
- Develop a plan for wildlife corridors and how to protect them from development
- Focus on traffic flow in school areas.
- Promote higher density housing and mixed use
- Promote “living buildings” that use grey water, less concrete, and have more trees on site
- More EV charging stations and wind / solar energy
- Connecting trails
- Conserving to save energy. Promote efficient water use and explore tiered water rates.
- Promote the use of grey water and rain barrels
- Encourage pervious parking lot design
- Promote better public transit, including a local Lafayette bus line (like the Hop bus in Boulder)
- More education about conservation programs through Boulder County
- Better education about existing programs
- Re-use of construction materials
- Offer energy audits and water audits
- Have better education of existing programs available from the county and regionally
- Preserve the night sky via a lighting code

6) Should Lafayette transition to clean energy options in the future and what would these options include?

- Geothermal, solar, wind, insulation
- Better bike and walking design in development
- Electric vehicles
- Support co-working and telecommuting to reduce commuting.
- I don't think we can specify this in a 20-year comp plan because technology changes. Say what the latest technology is incorporated.

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- Lafayette should look at wind farms and /or solar for local use and may work together with other cities. Look at geo-thermal options.
- Yes. The city should transition to renewable energy options and require renewable energy on new buildings.
- Around three years ago City Council passed a great, feel-good resolution about getting Lafayette to 100% renewable by 2030. However, since then, we have only produced a preliminary “road map” document, which isn’t even finished. We have also hired a sustainability coordinator, which is a very good step. But, if we want to have any hopes of even reaching 50% renewable by 2030, we need to get serious about this. It will be very hard, but it is worth doing. We may need to de-prioritize other tasks along the way to get it done. As a city, how serious are we about this?
- Mandatory EV charging stations
- Wind and solar, to be installed with new construction. Have the ability to buy from a wind or solar farm.
- More water conservation, for the city, commercial, residential uses, including HOA’s.
- Encourage the use of rain barrels.
- Explore more gray water opportunities?

7) **What other comments do you have about the topic of Environmental Stewardship?**

- All paved spaces must be shaded by trees or solar panels.
- City of Lafayette should have a discussion with people at the table for the expertise that they possess on this issue.
- Better connected trails on a regional level.
- More green spaces and pocket parks.
- The City’s Vision Statement may need to be refined to capture non-human elements, e.g. wildlife
- Need to mention native plants in the plan as well as wildlife habitats
- It would be a shame not to make all new development EV and PV compliant, with the building code updated.