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

- 54% of the Parish’s residents live within the city.
- 30% live in unincorporated areas.
- 16% reside in remaining municipalities and communities.
Demographics

- 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.
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.
Land Use + Development Patterns

- 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
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.
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%
Economy

Private Sector Job Growth, 2006-2011

Source: Louisiana Workforce Commission

- 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

HOW DO WE COMPARE?
Overall Job Growth (2007-2011)*

- 2.17%  
  City of Lafayette, LA
- 3.92%  
  Austin, TX
- 5.65%  
  Chattanooga, TN
- 2.66%  
  Baton Rouge, LA
- 3.5%  
  Huntsville, AL

Transportation + Mobility

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

- 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

- 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

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+*

<table>
<thead>
<tr>
<th>Parish</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Lafayette Parish</td>
<td>84.2%</td>
</tr>
<tr>
<td>Hamilton County</td>
<td>85.4%</td>
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<tr>
<td>Travis County (Austin, TX)</td>
<td>86.3%</td>
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HOW DO WE COMPARE?
College Enrollment*

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<tr>
<th>Parish</th>
<th>Percentage</th>
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<tr>
<td>Lafayette Parish</td>
<td>30.6%</td>
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<tr>
<td>Hamilton County</td>
<td>28.8%</td>
</tr>
<tr>
<td>Travis County (Austin, TX)</td>
<td>36.0%</td>
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</table>

*Census, 2006-2010 ACS
*2010 American Community Survey
• 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 (FIRM) are pending. Preliminary flood maps show expanded boundaries.
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
- **$69**
  City of Austin
- **$100**
  City of Baton Rouge
- **$150**
  City of Raleigh, NC
Vision Components
Lafayette 2035 Vision Statement
Adopted: July 2012

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.
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*. 
• 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
Constrained Land

- Floodplains + Floodways
- Wetlands + Waterways

Excluded Land

- Parks + Open Space
- Municipalities, Outside Lafayette
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 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
### Projections / Trend Scenario Calculations
Revised 11.6.12

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<td>Broussard city</td>
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<td>39,270,158</td>
<td>902</td>
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<td>3,024</td>
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<td>Carencro city</td>
<td>4,686</td>
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<td>501</td>
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<td>Duson town</td>
<td>1,771</td>
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<td>Milton CDP</td>
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<td>Scott city</td>
<td>7,123</td>
<td>55,854,464</td>
<td>1,282</td>
<td>3,666</td>
<td>0.35</td>
<td>994</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Youngsville city</td>
<td>7,009</td>
<td>40,71,750</td>
<td>936</td>
<td>5,045</td>
<td>0.61</td>
<td>3,494</td>
<td>-</td>
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<tr>
<td>Total incorporated / CDP Areas</td>
<td>68,298</td>
<td>774,094,451</td>
<td>17,997</td>
<td>69,339</td>
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<td>25,369</td>
<td>4,068</td>
<td>1,627</td>
<td>5,695</td>
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#### Unincorporated Parish

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<thead>
<tr>
<th>Total Unincorporated Parish</th>
<th>106,698</th>
<th>24974.0</th>
<th>24,317</th>
<th>1.05</th>
<th>16,143</th>
<th>20,558</th>
<th>6,167</th>
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<tbody>
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<td>Total Lafayette Parish</td>
<td>174,996</td>
<td>98,656</td>
<td>41,512</td>
<td>27,794</td>
<td>32,421.03</td>
<td>0.87</td>
<td>32,421.03</td>
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**Total New Developed Area:** 32,421 Acres

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**Lafayette Parish Projections:**

<table>
<thead>
<tr>
<th>Category</th>
<th>2010-2030</th>
<th>90,000 persons</th>
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<tbody>
<tr>
<td>Pop Change</td>
<td>2010-2030</td>
<td>41,512 units</td>
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<tr>
<td>Av. H.H. Size</td>
<td>2.2 persons</td>
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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 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
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
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
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.