

Planning Concepts: Key Elements

This board provides an explanation the planning terms and concepts of “Urban Center”, “Community Activity Center”, and “Neighborhood Destination” (from the three Illustrative Concepts)

The following provides additional information and examples for some of the key elements noted on planning concepts A, B, and C for Legacy Lafayette. The components of these different elements may change over time, but the community has the opportunity to shape the character of these different areas within Lafayette as the community continues to evolve over the next 20 years.

Urban Center

Urban Centers are officially designated on regional plans developed by the Denver Regional Council of Governments (DRCOG). Transit connections to Urban Centers are generally prioritized, as the region continues to plan and operate transit services. Key elements of Urban Centers are as follows:

- Residential densities of 10 units per acre, or greater
 - A concentration of at least 20 employees per acre, on average
 - Mixtures of different land uses
 - A key destination for employment or commercial within a given part of the metro area
- Currently, DRCOG does not identify any Urban Centers in Lafayette. The closest Urban Center to Lafayette is Downtown Louisville, which is located within a 10 minute drive of the western part of Lafayette. While this Urban Center is not located in Lafayette, Downtown Louisville is projected to have a stop on an eventual commuter rail that could connect from Denver through Louisville to Longmont. Lafayette can enhance its connectivity to the region by improving connections to regional transit routes, such as the one planned to pass through Louisville.
- Future Urban Centers: In addition, Lafayette could eventually plan for one of its Community Activity Centers to evolve to an “Urban Center” as part of planning with DRCOG. This designation would increase the chances of securing financing for transit and other improvements, from DRCOG and the state, in the future.



Downtown Louisville (a DRCOG Urban Center).



Olde Town Arvada (a DRCOG Urban Center).

Community Activity Center (CAC)

These locations could evolve into key “districts” or “nodes” around Lafayette as different parts of the City evolve and possibly redevelop over time. Key components of CAC’s include:

- The integration of different land use types (including retail, commercial / employment, residential, or entertainment), at elevated densities
- Integration of community amenities and gathering places into CAC (including plazas, parks, gathering spaces, etc.)
- Locations for potential transit stops, for either local or regional transit
- Connections from the CAC to nearby open space or “green” corridors, and sidewalk and street connectivity to surrounding neighborhoods

CAC’s, as shown on the Concepts A, B, and C, could be larger (larger circle) or smaller (smaller circle). The CACs are not defined by an exact size (in terms of acres or blocks) but instead reflect the integration of the planning ideas outlined above.



Excelsior and Grand, St. Louis Park, MN
(Twin Cities metro)



Park Place, Leawood, KS (Kansas City)



South Main neighborhood (Buena Vista, CO)

Neighborhood Destinations

Neighborhood Destinations could include just one or two types of land uses (residential, commercial, etc.), but are defined by the presence of key amenities or attractions. Examples of Neighborhood Destinations include features such as:

- Small amphitheater for performances
- Scenic vista overlook or gathering place
- Recreational amenities (such as a bike shop, kayak rental, exercise areas, or a more significant playground)
- A community center

