



December 27, 2022

To: Jana Easley  
City of Lafayette – Planning Manager

RE: Lafayette Marketplace Mixed Use Development  
Located at the Southwest Corner of Arapahoe and 287

## Introduction

On behalf of Kensington Development Partners, I am pleased to submit an Illustrative Plan for Lafayette Marketplace, a mixed-use residential and retail development proposed for the southwest corner of Arapahoe Rd and US Hwy 287. The site is not yet annexed into the City of Lafayette, but is within the City's Urban Growth Boundary. The site is designed to be consistent with the Adaptable Commercial Urban Design Principles in the City's newly adopted Comprehensive Plan. This Illustrative Plan is highly conceptual in nature but allows for development of the following approximate mix of uses and design features:

- +/- 650 rental apartments
- Single story commercial buildings progressing to 3-5 story mixed-use / residential buildings
- +/- 150,000 SF of commercial square footage
- The open space percentage is assumed to be 15% for residential and 12% for commercial of the gross land area
- A commercial-oriented neighborhood with a Central Gathering Space as a public amenity being the organizing element. The Central Gathering Space is designed to serve both residential programming needs as well as local, neighborhood or City events.
- A stronger Main Street layout with buildings oriented to help define the public realm as a comfortable human-scaled space. Commercial buildings activate the eastern side of the park and Residential stoops, amenities, front doors and windows create an everyday active edge along the western side of the park.
- Clear and comfortable connection to the Silo Development along the Main Street to provide an extended pedestrian walking/trail connection to neighbors.
- Retail with active ground floor wrapping around the corners of Main Street establishing a Gateway for public activation and events.
- The Adaptable Commercial Typology anticipates 3-5 story residential buildings activating streets and taking advantage of mountain views in most areas. Retail activates the ground floor facing 287 and corners of Main Street.
- A grid of streets provides more slow-moving residential streets to the west and more branded commercial streets to the east.
- A BRT Super Station is anticipated along Lucerne Dr and 287 to encourage multi-modal access to the site and its services.



## Comprehensive Plan Highlights

The existing Comprehensive Plan adopted in 2021 designates the site a Adaptable Commercial Use which we feel our current plan aligns with. We have made an effort to accommodate all the Urban Design principals suggested for Adaptable Commercial within our plan. The plan provides for a thoughtful integration of the commercial and retail space which is tied together by a walkable high street which serves as the heartbeat and focal point of the development. The plan also addresses the following:

**Growth Management:** Following the intentions of the Adaptable Commercial guidelines, the site layout is organized by a grid of streets where the eastern 1/3<sup>rd</sup> of the site is surface parking and outlots. By focusing the density on the western 2/3<sup>rd</sup>s of the site we leave flexibility for future expansion along 287 when market forces allow infill development.

**Housing Diversity and Affordability:** The plan has expanded upon its housing types by assuming a mix of 3-5 story apartment buildings with a mix of ground floor commercial integrated into the residential.

**Housing Locations:** The entire site is very walkable and connected through a grid of small blocks. Residents are encouraged to walk on generous sidewalks and trail networks that connect the open spaces, retail services, and transit.

**Public Art and Gateway:** The eastern edge of Main Street becomes a gateway feature with ground floor retail, outdoor dining, and art to draw visitors into the central park. The Northeast Corner features a stormwater detention area that is being preserved. Kensington is currently evaluating if it is more conducive to the overall plan and not cost prohibitive to fill this stormwater area and replace with underground storm detention which could allow for additional sales tax generating users. There is potential to include walking paths, landscaped improvements, and signage to create a larger gateway identity from this corner.

**Public Realm:** Development has been oriented to shape public realm spaces that encourage social interaction and human comfort in all seasons. The Central Park is strengthened as the social heart of the site and can be programmed as a neighborhood family amenity as well as a flexible space for events and gatherings.

**Neighborhood Destinations:** With transit to the southeast and a walkable grid of streets, generous sidewalks, and active ground floor uses, Lafayette Marketplace will encourage compact development with greater intensity where feasible.

**Complete Neighborhoods:** Residential and Commercial uses are organized together around the central park and a connected grid of streets. Recreation trails connect open space destinations both along the perimeter and along internal streets.



Sincerely,  
Kensington Development Partners

**Daniel Rea**  
Director of Development Services