

# East Lafayette Advisory Committee

December 10, 2018

A decorative graphic consisting of several horizontal lines of varying lengths and colors (teal, light blue, white) extending from the right side of the slide towards the center.

# Meeting Agenda

- **Introductions**
- **Recap of Pre-App Meeting with City of Lafayette**
- **Appropriate Density: Comparable and Analysis**
- **Lafayette Sketch Plan Process & Timeline**
- **Community Outreach update**
- **ELAC next steps**
  - **Timeline & upcoming public meetings**
  - **Next meeting date, time, location, agenda topics**
- **Public Q&A**

# Recap of Pre-Application meeting



The following site plans do not represent a final plan for the neighborhood but instead show several options for how the neighborhood could be designed based on input received to date and the goals and mission of the Boulder County Housing Authority in fulfilling its role in the intergovernmental agreement with the City of Lafayette. These plans will be updated based on community feedback, City requirements and input, and Boulder County Housing Authority input. Please visit [www.lafayettehousing.org](http://www.lafayettehousing.org) for the latest updates.



# Recap of Pre-Application meeting



19 site plans do not represent a final plan for the neighborhood but instead show several options for how the neighborhood could be designed based on input received from the goals and mission of the Boulder County Housing Authority in fulfilling its role in the intergovernmental agreement with the City of Lafayette. These plans will be updated based on community feedback, City requirements and input, and Boulder County Housing Authority input. Please visit [www.lafayettehousing.org](http://www.lafayettehousing.org) for the latest updates.



# Recap of Pre-Application meeting

EMMA ST.



## LEGEND

- DUPLEXES
- TOWNHOMES
- MULTIFAMILY
- SENIOR HOUSING
- COMMUNITY BUILDING / AMENITY
- OPEN SPACE
- ROADWAYS & PARKING

## CONCEPT C.

410- 430 TOTAL UNITS

300-310 Multifamily & Senior

70-75 Townhomes

40-45 Duplexes



# Recap of Pre-Application meeting

- Provided the same three plans as presented to ELAC.
- Topics covered:
  - Land planning
  - Roadway connections
  - Drainage
  - Process & timeline



# Land Planning items

- **Project will require a PUD (Planned Unit Development)**
  - This is a “custom” zoning district that will determine things like building height, setbacks, parking, etc.
  - The PUD will be based on an underlying zoning district from the Lafayette code.

# Roadway connections

- City prefers a single access onto 120<sup>th</sup> Street.
  - Supportive of not aligning with Flagg Drive.
- City is supportive of a single new access onto Emma St.
- City/BCHA will explore the potential for a round-about at the intersection of Emma St and Canterbury.
  - Intent is to slow traffic heading west on Emma, provide notice that you've entered Old Town.
- Sidewalk and trail connections are desired for the site.

# Drainage

- **BCHA to strive to keep site runoff at 'historical levels'**
  - Majority of site storm water will be retained and treated on site.

# Appropriate Density

- **How is density calculated?**
  - **Most zoning codes define density by dwelling units per acre**
    - A dwelling unit is any type of home: Single-family, apartment, etc.
- **Why is density important for affordable housing?**
  - **Lowers cost per unit = more affordable**
  - **Higher degree of sustainability**
  - **Allows for better public amenities**
  - **Allows for better transit services**

# Appropriate Density: Comparable & Analysis

## Old Town

- **Typical block of single family homes: 4-6 du/ac**
- **Existing housing up to 21 du/acre**
- **Zoning code: up to 13 du/acre**

## Adjacent mobile home parks

- **8 – 12 du/acre**



# Appropriate Density: Comparable & Analysis

## Copperstone Apartments - 18 du/acre



# Appropriate Density: Comparable & Analysis

## Kestrel - 23.9 du/acre



# Appropriate Density: Comparable & Analysis

## Eagle Place - 14.3 du/acre



# Appropriate Density: Comparable & Analysis

## Aspinwall- 12.4 du/acre



# Sketch Plan Process & Timeline

<b>Task</b>	<b>Potential Date</b>
BCHA posts initial proposed site plan online	Mid-January
10-day Public Comment period on proposed plan	1/30/2019 – 2/8/2019
Initial Sketch Plan submittal (revised plan)	2/22/2019
Neighborhood meeting w/City staff	First week of March
City technical review	2/22/2019 – 4/12/2019
BCHA resubmits plan based on feedback	5/24/2019
City technical review – 2 <sup>nd</sup> round	5/24/2019 – 6/16/2019
BCHA third submittal	7/26/2019
**Depending on comments sketch plan would then go to Planning Commission	
Planning Commission (notice includes: mailer to 750', newspaper, sign on property)	Minimum of 30-days from last round of tech comments or 30-days from last BCHA submittal



# Community Outreach Update

# Public Q&A



Thank you