

# Willoughby Corner Update

## East Lafayette Advisory Committee

December 1, 2021



**WILLOUGHBY  
CORNER**

HOME IN THE NEIGHBORHOOD

[www.willoughbycorner.org](http://www.willoughbycorner.org)

# Agenda

1. Introductions
2. Pinkard Construction Team. Background and Role
3. Willoughby Corner – Project Update
  - Lafayette Preliminary Plan Process and PUD Process
4. Future Agenda Items
5. Public Q&A

## Submitting Questions - Instructions Attendees



# INTRODUCTIONS


- Willoughby Corner Team Members
- ELAC Members
- Community Updates



# Introductions



# HB & A

A horizontal bar composed of five colored segments: red, purple, green, orange, and blue.

# ELAC Members & Community Update

## MEMBER ORGANIZATIONS

- 1** Old Town
- 2** Flagg Drive Neighbors
- 3** Arbordale Acres
- 4** Southern Edge Neighbors
- 5** Emma Street Neighbors
- 6** Peak to Peak
- 7** Local Business
- 8** Senior Advisory Board
- 9** Livable Lafayette
- 10** Non-Profit Representative
- 11** At-Large Representative

# Pinkard Construction Team

- Background
- Project Role





## WHO WE ARE

We are a construction company specializing in both ground-up, renovation, construction manager/general contractor (CM/GC), and design-build projects. Our experience includes many senior living, affordable housing, multi-family, recreation, municipal and commercial projects. We focus on maximizing value while providing durable, life-cycle-tested materials and construction techniques that are owner and facilities management-friendly. Pinkard's focus is to Partner Better, Plan Better, Build Better. Our project teams are specialists in forging long-term owner/architect/contractor relationships that create life-long value.





# Willoughby Corner -Project Update



~~Preliminary~~ ~~Process~~



Planned Unit  
Development



WILLOUGHBY  
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# Planned Unit Development

## Purpose:

The PUD Sets the Vision and development standards for future development and provide Council with opportunities to weigh in at an early stage.

- Setbacks
- Heights
- Dimensional (code) modifications
- Parameters



# PUD Timeline

Dates	Tasks
December 2021	ELAC Meeting
December 2021	1 <sup>st</sup> PUD/ Rezoning Submittal
Dec 15, 2021	Neighborhood Meeting
Early 1 <sup>st</sup> Quarter 2022	ELAC Meeting
1 <sup>st</sup> Quarter 2022	Planning Commission Hearing
Early 2 <sup>nd</sup> Quarter 2022	ELAC Meeting
2 <sup>nd</sup> Quarter 2022	City Council Hearing
Early 3 <sup>rd</sup> Quarter 2022	ELAC Meeting
3 <sup>rd</sup> Quarter 2022	Permitting
Winter 2023	Begin Phase 1 Construction

\* Timeline may be subject to change based on City Review

# Planned Unit Development

## Early Conceptual Plans

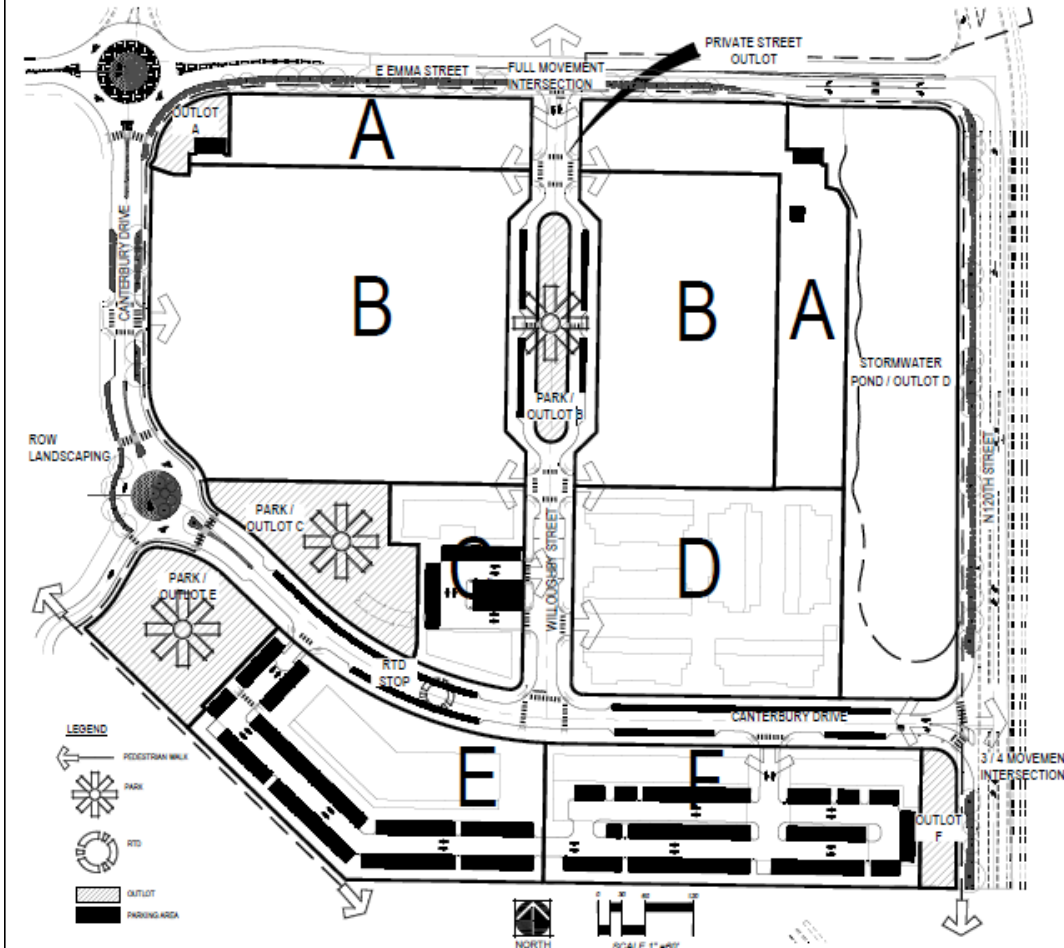


# WC - Planned Unit Development

## WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1/4 OF SECTION 2,  
T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER STATE OF COLORADO  
AREA = 24.096 ACRES

**NORRIS DESIGN**  
1107 Broadway Street  
Denver, Colorado 80202  
P: 303.852.1188  
www.norrisdesign.com



### LAND USE DATA

Parking Area	Use	Description of Use	Acres	Percent of Overall Development	Permitted Gross Density
A	Residential	Single-family attached duplexes	2.2	x	
B	Residential	Single-family attached townhomes	6.2	x	
C	Mixed Use / Community Space	Includes single-family attached (townhome, duplex), and multi-family residential, commercial, retail and office uses.	8	x	
D	Multi-Family		2	x	
E	Senior Living		5	x	
F	Multi-Family		1.8		
Park / Outlots B, C, E	Public Open Space		1.8		
SWP	Stormwater Pond	Intended for future development, includes water quality / detention pond and open space.	2.5	x	-
ROW	Canterbury Drive, E Emma Street, N 120th Street ROW	Public Right-of-Way	4.4	x	-
Total Land Area			24.1	x	-

### DEVELOPMENT STANDARDS TABLE

CODE MODIFICATIONS REQUESTED		
DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
FRONT YARD SETBACK AT COLLECTION	35'	14'
FRONT YARD SETBACK AT LOCAL	35'	14'
TOWNHOME FRONT SETBACK	35'	0'
DUPLEX FRONT SETBACK	35'	0'
DUPLEX SIDE YARD SETBACK	35'	0'
REAR YARD SETBACK	35'	0'
TOWNHOME REAR SETBACK	35'	0'
DUPLEX REAR SETBACK	35'	0'
DUPLEX MINIMUM LOT	6,000	3,000
MAXIMUM LOT COVERAGE (TOWNHOMES)	30%	80% (TOWNHOMES)
MAXIMUM LOT COVERAGE (DUPLEXES)	30%	30%
MAXIMUM HEIGHT	35'	35'
MAXIMUM BUILDING FLOOR	3	3
LOCAL STREET CROSS-SECTION	30'PL TO 15'	30'PL TO 15'
100' MAXIMUM PARKING PER UNIT	1.5	1.2
1.50 SENIOR PARKING PER UNIT	1.5	0
2.00 SENIOR PARKING PER UNIT	2.0	1.7

PLANNED RESIDENTIAL UNITS				
	TOTAL UNITS	1 BED	2 BED	3 BED
DUPLEX	30	0	0	12
TOWNHOUSE	130	0	0	28
MULTI-FAMILY	120	0	0	10
SENIOR MULTIFAMILY	40	75	42	0
TOTAL	400	75	42	50

WILLOUGHBY CORNER  
PLANNED UNIT DEVELOPMENT  
LAUREL, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
360 WILLOUGHBY  
BOULDER, CO 80506  
303.441.1386  
WCHA.CHANG

DATE:  
XXXXXXXXXXXXXXXXXXXX  
DRAFT

SHEET TITLE:  
LAND USE  
PLAN

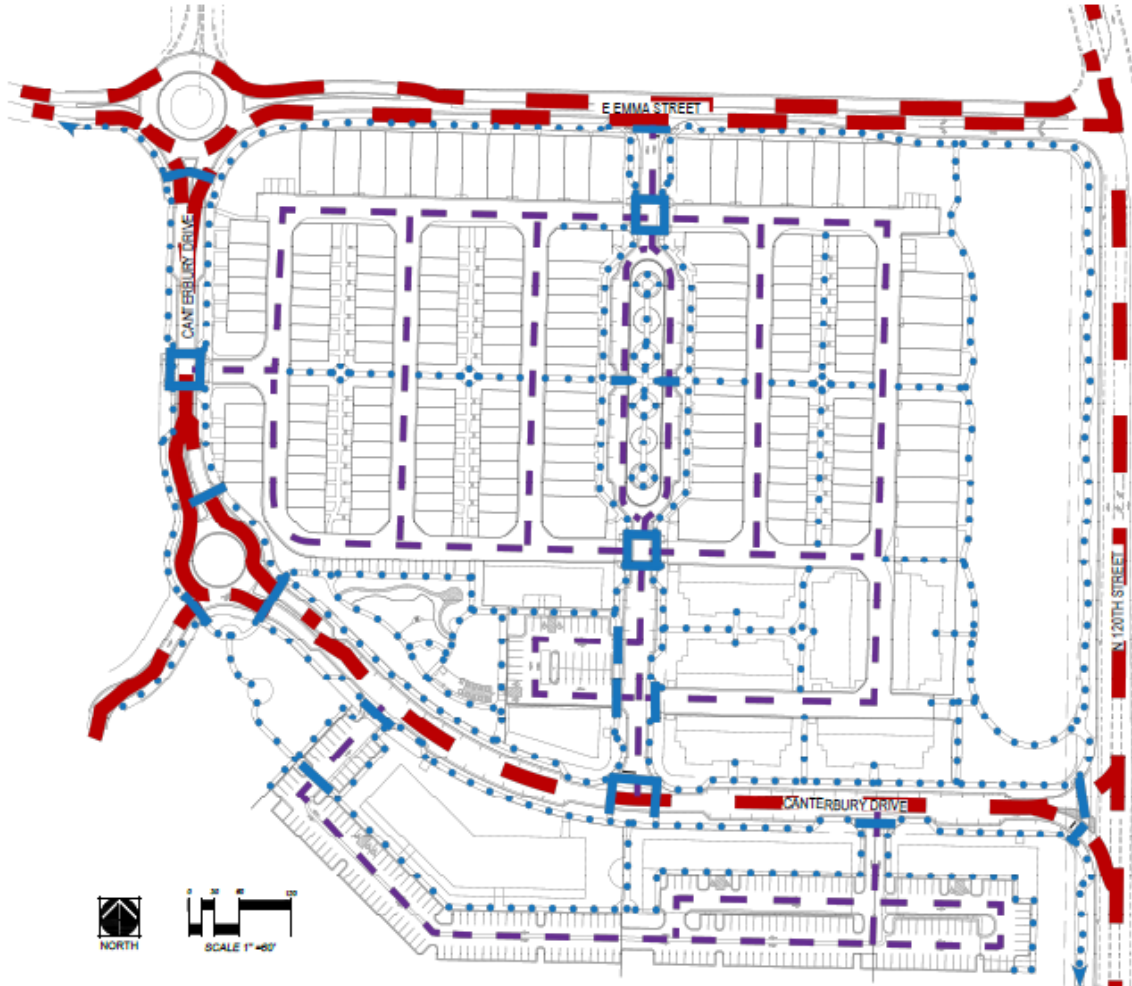


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ACCESS PLAN



### KEY

- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- ... PEDESTRIAN SIDEWALKS
- PEDESTRIAN CROSSING

THE DEVELOPMENT WILL LOOK TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE SITE AND ENHANCED PEDESTRIAN CROSSINGS OF THE PUBLIC ROADWAYS. ENHANCEMENTS MAY INCLUDE:

1. RAISED PEDESTRIAN CROSSINGS, SPEED TABLES AND/OR COLORED PAVEMENTS TO INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS
2. CURB EXTENSIONS TO PROVIDE TRAFFIC CALMING AND REDUCE PEDESTRIAN CROSSING DISTANCES WHILE INCREASING THE VISIBILITY OF PEDESTRIAN CROSSINGS TO MOTORIST AND PEDESTRIANS WHO CROSS THE ROADWAY
3. RECTANGULAR RAPID FLASHING BEACON (RRFB'S) OR OTHER HIGH VISIBILITY PEDESTRIAN CROSSING SIGNAGE FOR PEDESTRIAN CROSSINGS LOCATED AT ROUNDABOUTS AND INTERSECTIONS
4. DIRECTIONAL PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR VISUALLY IMPAIRED PEDESTRIANS
5. INTERSECTION CURB RETURN RADII THAT ALLOW FOR REQUIRED VEHICULAR TURNS WHILE ENCOURAGING SLOWER TRAVEL SPEEDS
6. WHERE POSSIBLE, DETACHED SIDEWALKS THAT PROVIDE DIRECT AND CONVENIENT ACCESS THROUGH THE SITE AND PROVIDE ACCESSIBILITY
7. A MULTI-USE TRAIL ALONG THE SOUTH SIDE OF EMMA STREET AND WEST SIDE OF 120<sup>TH</sup> STREET TO ACCOMMODATE PEDESTRIANS AND CYCLISTS
8. SHARED LANE MARKINGS "SHARROWS" TO ADVISE ROADWAY USERS TO THE PRESENCE OF BICYCLES

**NOVUS DESIGN**  
Planned Unit Development

1101 Second Street  
Denver, Colorado 80202  
P 303.462.1100  
www.novusdesign.com

WILLOUGHBY CORNER  
PLANNED UNIT DEVELOPMENT  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BOULDER  
BOULDER, CO 80501  
303.441.1200  
WELLY@BOULDER.CO.EDU

DATE:  
XXXXXXXX SUBMITTAL  
**DRAFT**

SHEET TITLE:  
ACCESS PLAN

**811**

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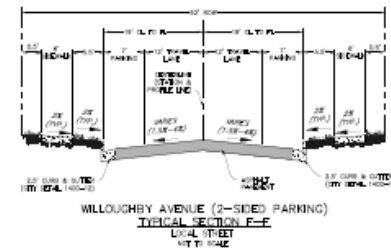
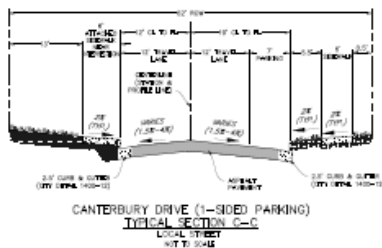
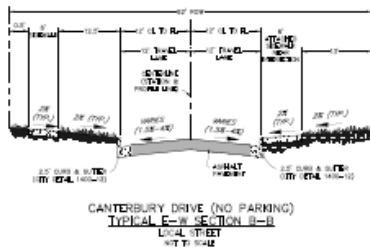
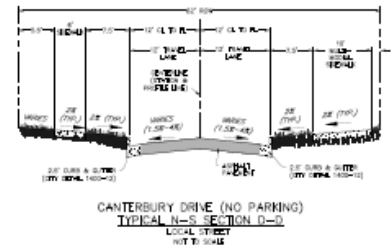
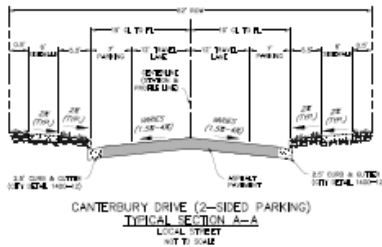
J.J.  
NORRIS TREE  
1702 Nelson  
Denver, Colorado  
P. 303.8  
www.norristree.com

WILLOUGHBY CORNER  
PLANNED UNIT DEVELOPMENT  
LAFAYETTE, COLORADO

OWNER:  
KRAUSS DEVELOPMENT  
SHE BROOKS  
BOLTON CIVIL  
ENGINEERS  
BOLTON

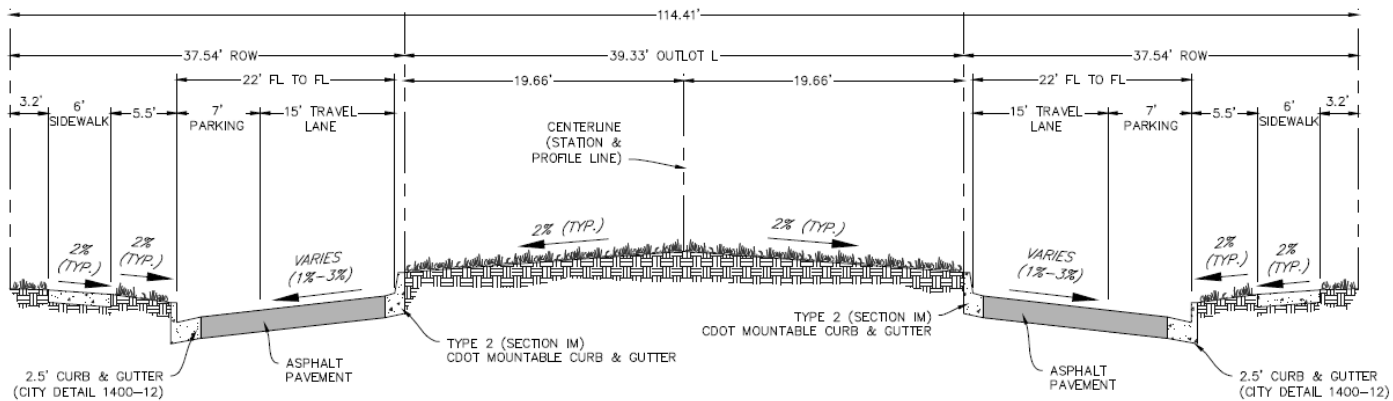
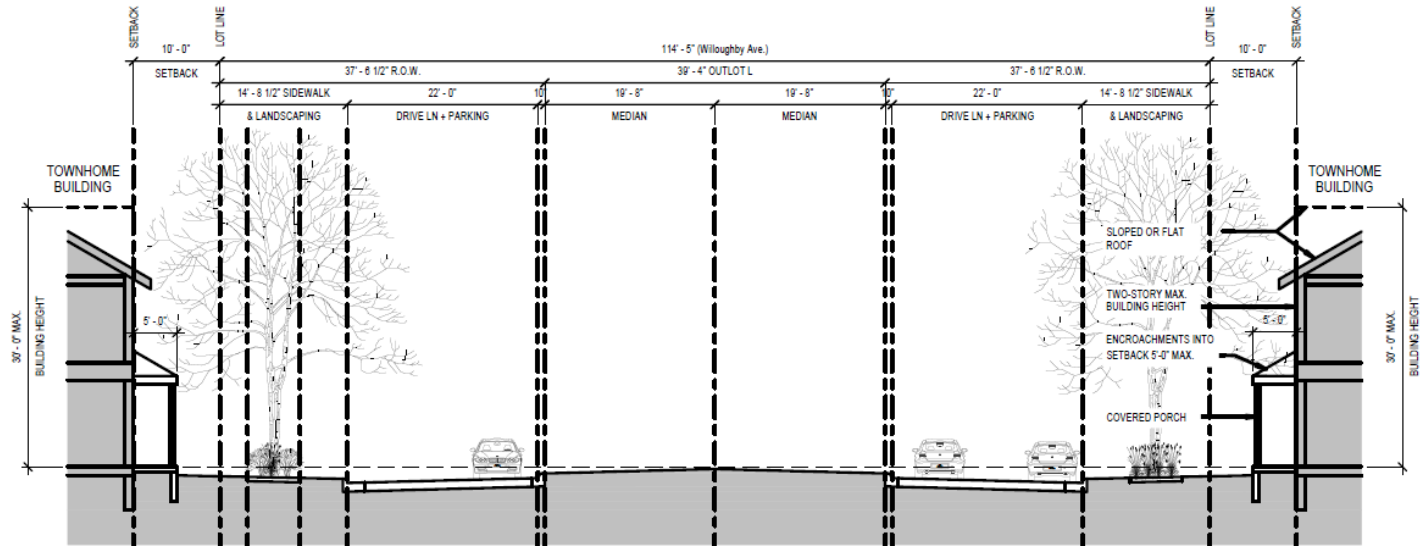
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1/20/2011  
**DRAFT**

SHEET TITLE  
TYPICAL  
SECTION





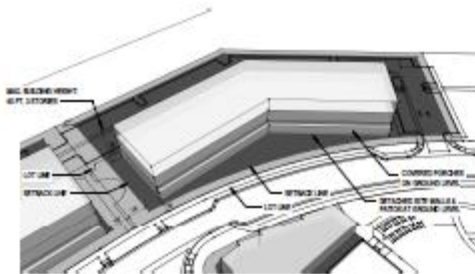
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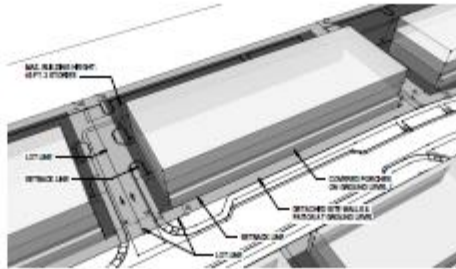
**WILLOUGHBY AVENUE**  
**TYPICAL SECTION E-E**  
 LOCAL STREET  
 NOT TO SCALE

Images are conceptual

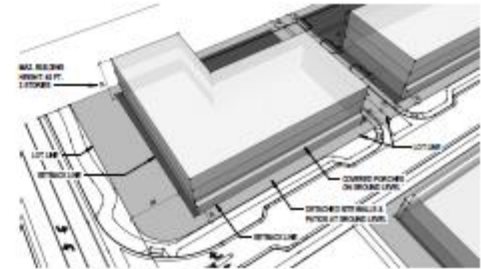
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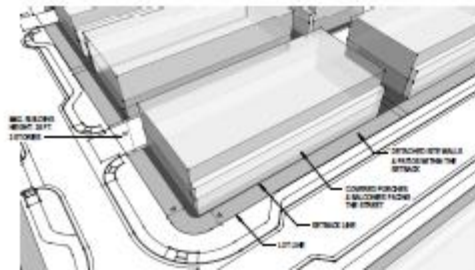
1 SENIOR BUILDING LOT 1  
WEST  
NOT TO SCALE



2 SENIOR BUILDING LOT 2  
WEST  
NOT TO SCALE



3 SENIOR BUILDING LOT 3  
WEST  
NOT TO SCALE



4 MULTI-FAMILY LOT 1  
WEST  
NOT TO SCALE



5 TOWNHOME LOT 1  
WEST  
NOT TO SCALE

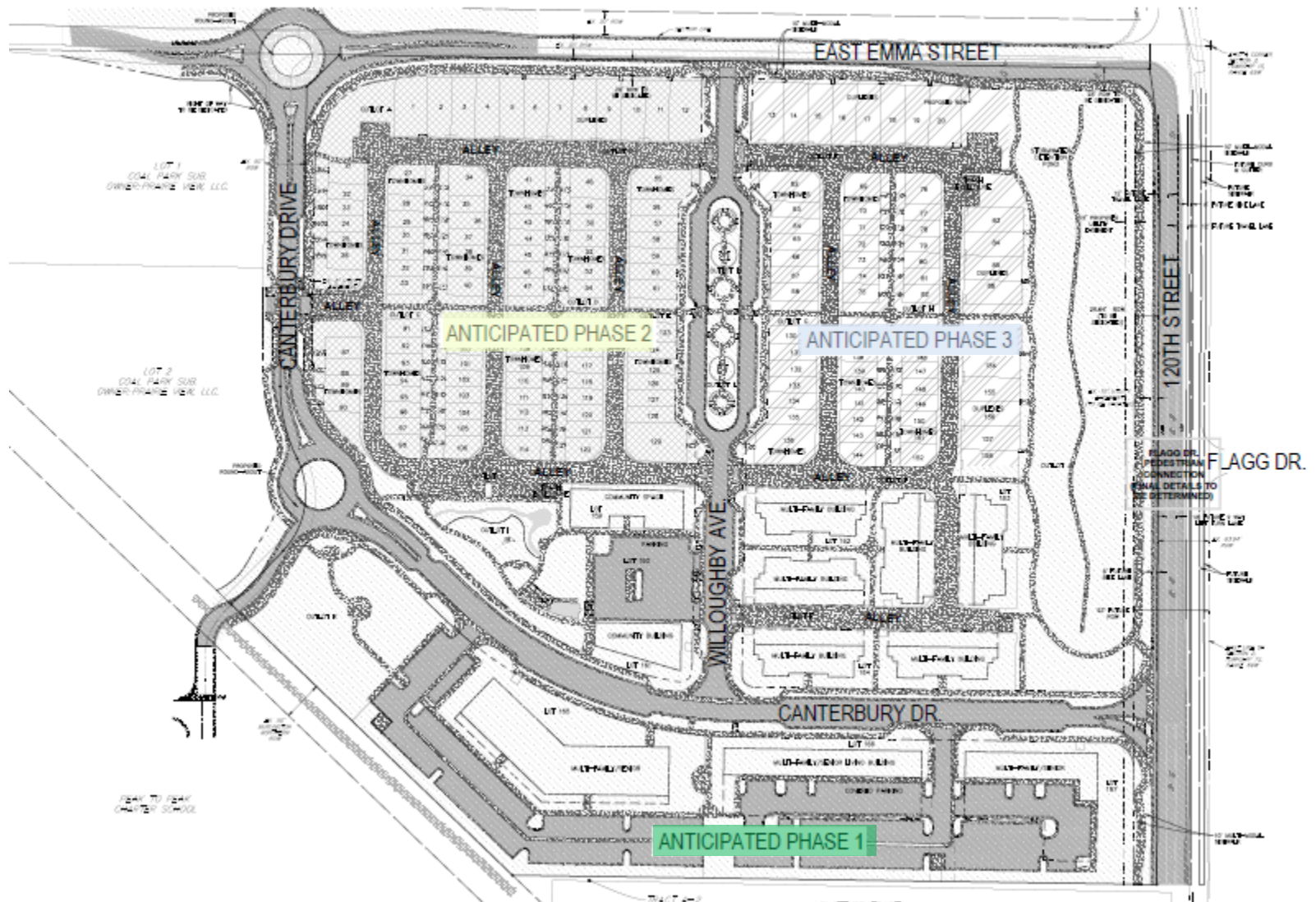


6 TOWNHOME LOT 2  
WEST  
NOT TO SCALE

Images are conceptual

# WC - Planned Unit Development

AREA = 24.096 ACRES



Images are conceptual

# Next Steps



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# Community Meeting - Dec 15, 2021

FOR IMMEDIATE RELEASE  
November 30, 2021

## Design and Pre-Construction Team Selected for New Lafayette Neighborhood of Affordable Homes

*More community input being collected for Willoughby Corner*

(Boulder County, Colo.) – The Boulder County Housing Authority's plans for creating a new neighborhood of affordable homes in Lafayette are advancing to include the selection of a design and construction team and opportunities for additional community input for the 24-acre site. Once completed, Willoughby Corner will feature 400 affordable rental and for-sale homes at the intersection of 120<sup>th</sup> and Emma Streets. Affordable apartments, townhomes and duplexes will be available to families and individuals who qualify.

"We are excited to move things forward for this important new neighborhood of affordable homes in east Lafayette," said Norrie Boyd, Executive Director of the Boulder County Housing Authority (BCHA). "The Willoughby Corner site includes a variety of architectural styles to meet the needs of singles, families, and seniors. The design is squarely focused on sustainability, including solar photovoltaics and electric vehicle charging stations, a network of community gardens, pedestrian and bike trails, and access to transit. The below-market-rate rental and for-sale options at Willoughby Corner will provide the community with affordable living in Lafayette, where the median home price is well over \$600 thousand and climbing."

BCHA has hired Colorado Springs-based design firm HB&A to complete the architectural design for Willoughby Corner, joining master planning and landscape architecture firm Norris Design and civil engineer Drexel-Barrell. HB&A has previously provided architectural design for BCHA's Josephine Commons and Aspinwall neighborhoods of affordable homes, developed in 2011 and 2013 and also located in the city of Lafayette. Pinkard Construction was recently retained for preconstruction services and brings expertise in cost estimating and constructing affordable housing. These firms were selected through extensive request for proposals processes and BCHA is honored to have such talented design and construction partners for this multi-year project. The team is currently pursuing entitlements with the City of Lafayette Planning Commission and City Council. Upcoming opportunities for the public to hear updates and engage with the team include a neighborhood meeting on December 15. Details will be listed at [www.WilloughbyCorner.org](http://www.WilloughbyCorner.org). BCHA expects to complete the Willoughby Corner design process by summer 2022 and receive permitting later in the year to begin construction in 2023.

PARA DIVULGACIÓN INMEDIATA  
30 de noviembre de 2021  
Contacto: [Jim Williams](mailto:Jim.Williams@bcha.org), 303-579-6971

## Se ha seleccionado al equipo de diseño y preconstrucción del nuevo vecindario de viviendas asequibles en Lafayette

*Se está recaudando más información de la comunidad para Willoughby Corner*

(Condado de Boulder, Colo.) Los planes de la Autoridad de Vivienda del Condado de Boulder para crear un nuevo vecindario de viviendas asequibles en Lafayette están avanzando para incluir la selección de un equipo de diseño y construcción y ofrecer oportunidades para recibir más comentarios de la comunidad sobre el sitio de 24 acres. Una vez terminado, Willoughby Corner contará con 400 viviendas asequibles de alquiler y venta en la intersección de las calles 120 y Emma. Habrá apartamentos, casas adosadas y dúplex asequibles para las familias y personas que reúnan los requisitos.

"Nos entusiasma el avance de este importante nuevo vecindario de viviendas asequibles en el este de Lafayette", comentó Norrie Boyd, Directora Ejecutiva de la Autoridad de Vivienda del Condado de Boulder (BCHA). "El emplazamiento de Willoughby Corner incluye una variedad de estilos arquitectónicos para satisfacer las necesidades de solteros, familias y adultos mayores. El diseño se centra directamente en la sustentabilidad y en proyectos de energía solar fotovoltaica y estaciones de carga de vehículos eléctricos, una red de jardines comunitarios, senderos para peatones y bicicletas y acceso al transporte público. Las opciones de alquiler y venta por debajo del precio de mercado en Willoughby Corner ofrecerán a la comunidad un lugar asequible para vivir en Lafayette, donde el precio medio de la vivienda supera ampliamente los 600,000 dólares y va en aumento".

BCHA ha contratado a la empresa de diseño HB&A, con sede en Colorado Springs, para realizar el diseño arquitectónico de Willoughby Corner, uniéndose así a la empresa de planificación general y arquitectura paisajística Norris Design y a la de ingeniería civil Drexel-Barrell. HB&A realizó anteriormente el diseño arquitectónico de los vecindarios de viviendas asequibles Josephine Commons y Aspinwall de BCHA, construidos en 2011 y 2013 y también ubicados en la ciudad de Lafayette. La empresa Pinkard Construction fue contratada recientemente para los servicios de preconstrucción y aporta su experiencia en estimación de costos y construcción de viviendas asequibles. Estas empresas fueron

# Future Agenda Items



[www.willoughbycorner.org](http://www.willoughbycorner.org)

# Q + A



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# Thank You



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# Planned Unit Development

