

Willoughby Corner

Community Meeting

December 15, 2021



**WILLOUGHBY
CORNER**

HOME IN THE NEIGHBORHOOD

Agenda

01

Introductions

02

Overview of Process

03

Purpose of Meeting

04

BCHA Schedule

05

Project overview and discussion

06

How to provide feedback

07

Q&A

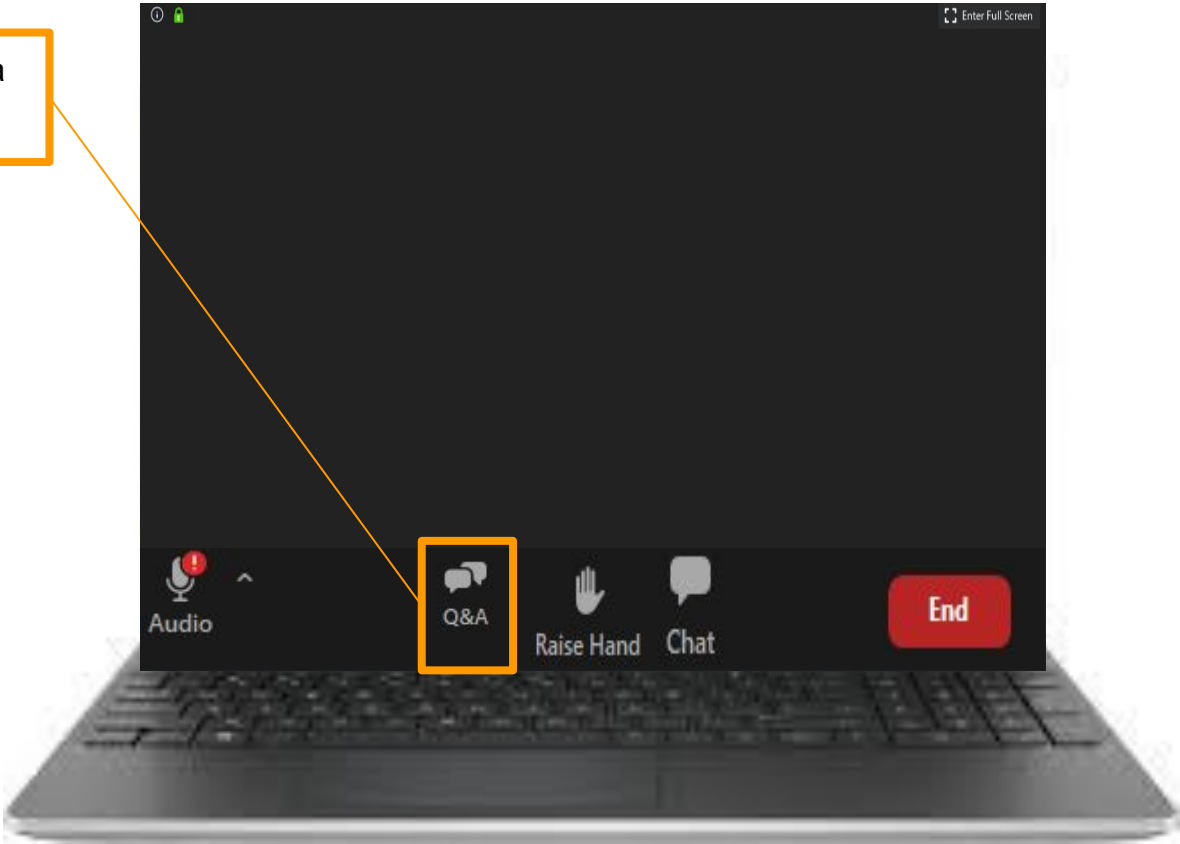


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Submitting Questions - Instructions Attendees

Click to ask a question



Call in Number : (669)900-6833
Meeting ID#:833-0885-6818

Introductions



**WILLOUGHBY
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Meet the Willoughby Corner Team

- Boulder County Housing Authority—Norrie Boyd, Justin Lightfield, Molly Chiang
- Norris Design—Don Ryan, Kristin Dean
- The Pachner Company—Marcus Pachner
- HB&A - Tino Leone, Steven Powell
- Drexel Barrell—Cameron Knapp
- Kimley Horn—Chris Hopkins
- Pinkard Construction - Tyler Morgan, Joe Reveille



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Who is Boulder County Housing Authority?

- BCHA is the affordable housing provider for Boulder County including Lafayette.
 - We also work in: Louisville, Longmont, Lyons, Nederland, Niwot, Gunbarrel, Erie and Superior.
- We have **844** housing Vouchers in the community and we own and manage **835** permanently affordable rental homes.
 - **257** of these are in Lafayette
- We serve all types of families, individuals, and seniors.



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Partnership

2017 Intergovernmental Agreement City of Lafayette & Boulder County/BCHA

- **Affordable Rental:** **80%** of all units will be deed- restricted units for tenants earning **at or below 60% of the Area Median Income** (AMI). No less than 10% of these units shall be age-restricted for occupancy by persons fifty-five years of age or older.
- **Affordable For-Sale:** **20%** of all units will be deed- restricted **for-sale** units for households earning **at or below 120% of the AMI**.
- **Unrestricted Market-rate:** Not to exceed 20% of the total number of residential units.

Community Outreach 18 + Months

- Delivered close to **5,000** flyers and postcards to nearby households and local businesses
- Hosted **25** community meetings and open houses – **3** in Spanish - with more than **500** attendees
- Established the **East Lafayette Advisory Committee**, and facilitated **10** ELAC meetings with representatives from:
 - Old Town
 - Flagg Drive
 - Arbordale Acres
 - Emma Street
 - Southern Edge
 - Peak to Peak School
 - Sister Carmen
 - Immaculate Conception
 - Senior Advisory Board
 - Liveable Lafayette



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Inspiration



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Overview of City Process



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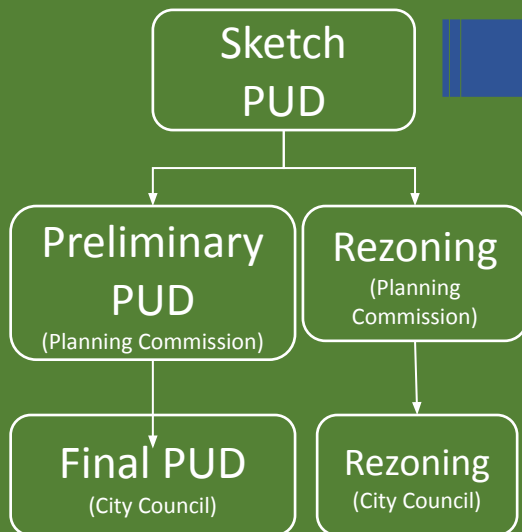
HOME IN THE NEIGHBORHOOD

Entitlement Step

Establishment of rules and standards to guide development.

Preliminary design of infrastructure.

- Planned Unit Development
- Rezoning



Subdivision/Infrastructure Step

Subdivision of property into rights-of-way, lots and tracts. Design of trunkline infrastructure and stormwater systems. Can happen in multiple phases.

- Platting
- Civil infrastructure
- Construction Drawings

Vertical Construction Step

Site specific plans and buildings. Phased by development parcel(s). Each lot requires a site plan.

- Site Plan/Architecture
- Building and Utility Permitting

Entitlement Step

- Rezoning establishes a base zone district(s) for development.
 - Permitted Uses
 - Maximum Building Height
 - Lot sizes, setbacks, lot coverage
 - Parking, landscaping requirements
- Planned Unit Development (PUD)
 - Modifications to underlying zoning standards
 - Establishment of Land Use Plan
 - Establishment of Open Space/Public Spaces
 - Street, bicycle, pedestrian facility layout and design
 - Traffic Study
 - Preliminary Trunk line Infrastructure
 - Water Study
 - Wastewater Study
 - Drainage Study
 - Streetscape and Open/Public Space landscaping
 - Design standards or guidelines for future site-specific development/buildings.
 - The PUD does not dictate final architecture of specific buildings, but sets forth elements that must be incorporated into final design.

Purpose of Meeting



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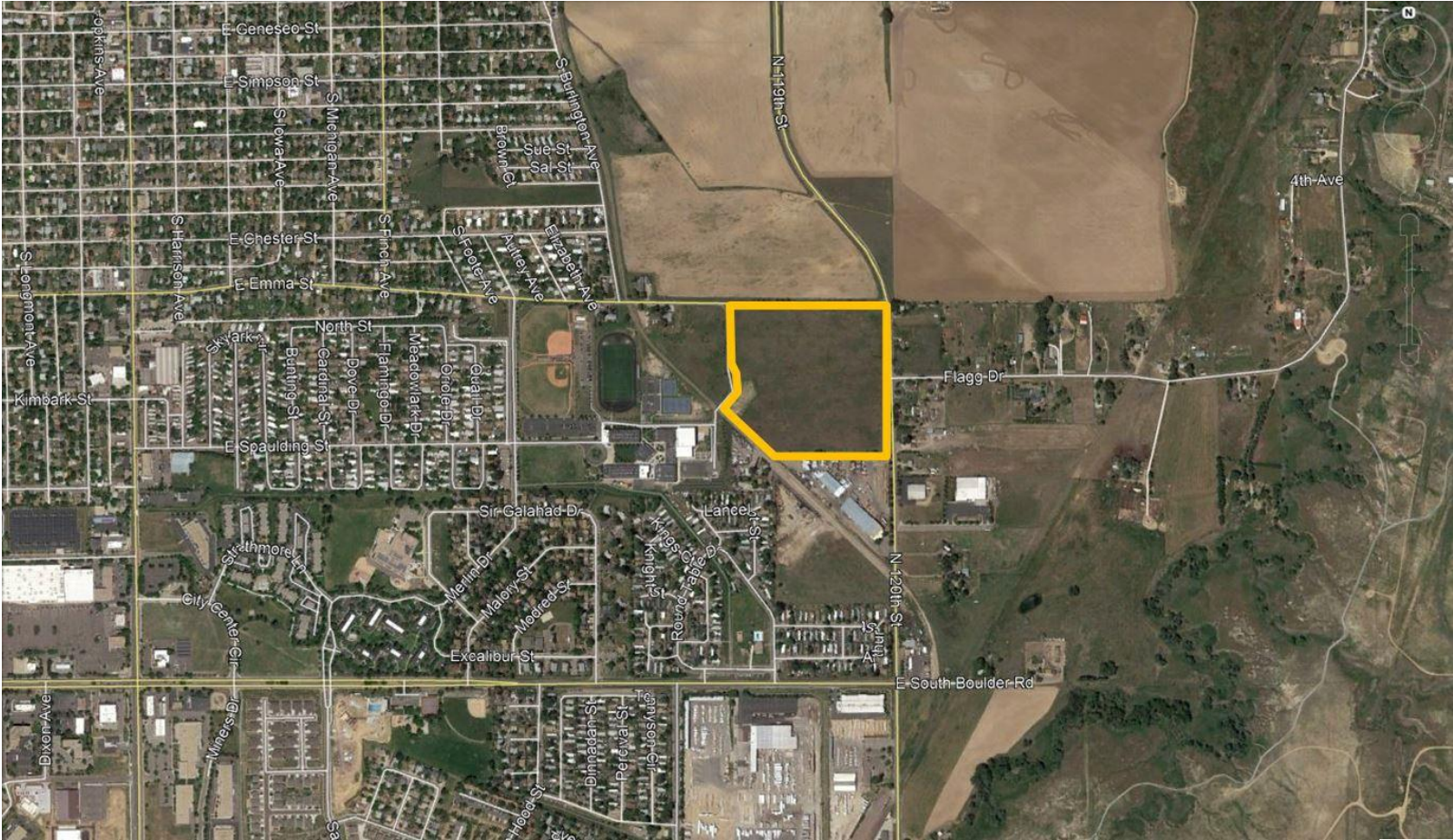
Willoughby Corner

Meeting Goals

- Project Update
- Gather Neighborhood Input



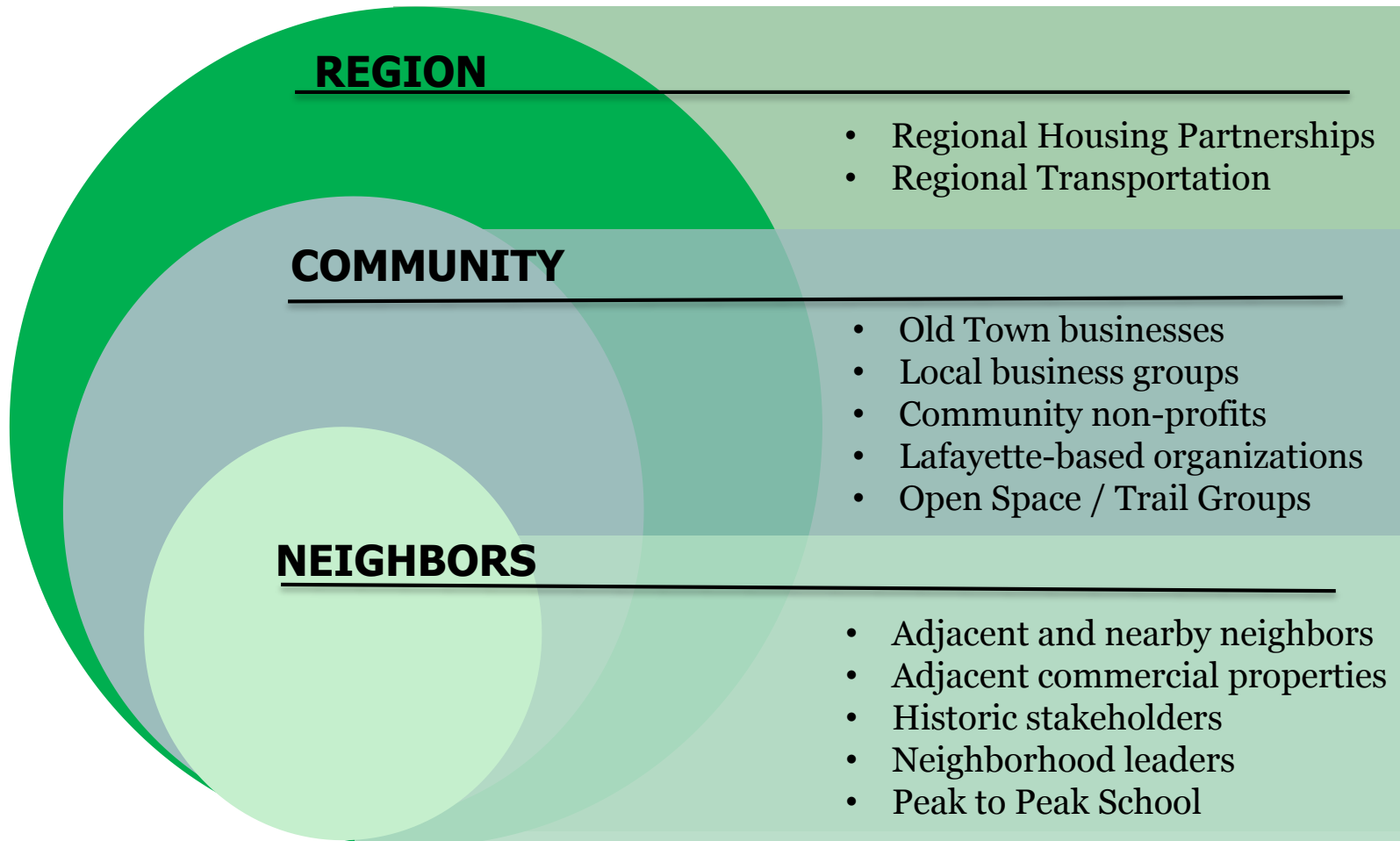
Willoughby Corner Background



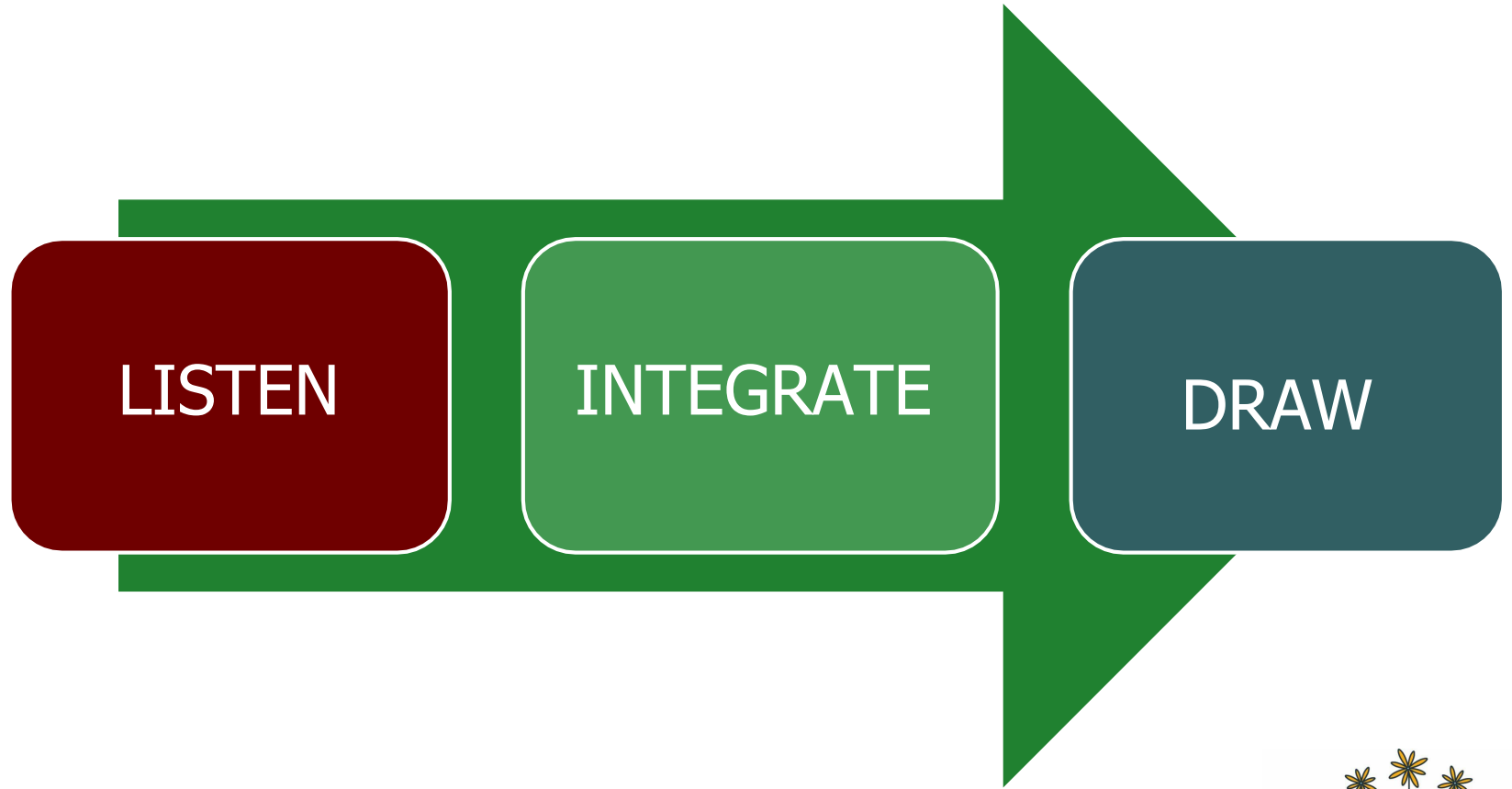
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Concentric Approach



Our Community Outreach Method



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East Lafayette Advisory Committee
(ELAC)

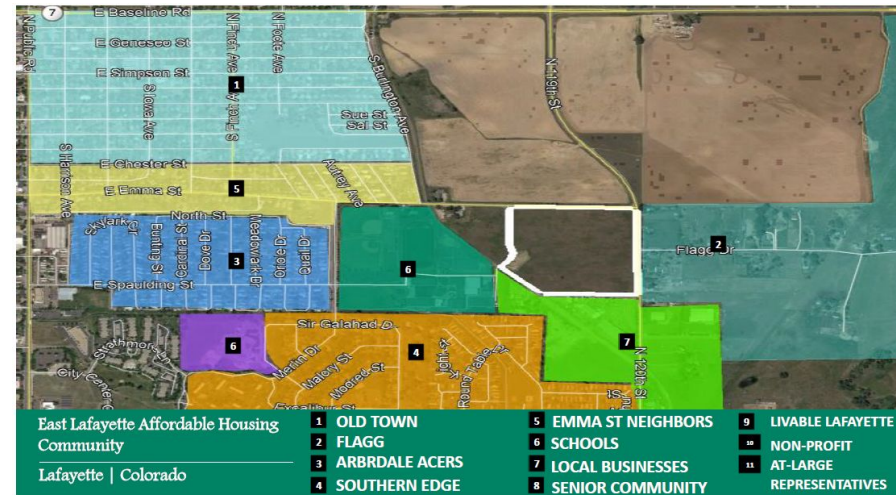
The East Lafayette Advisory Committee (ELAC) is a community group of citizens and others who want to help advise Boulder County Housing Authority staff in implementing an inclusive and effective community engagement plan and ensuring the creation of affordable homes at East Emma and 120th streets is a true community enhancement.

The ELAC is comprised of approximately 11 community members that represent the diverse community interests of Lafayette. Each member organization will self-select a representative and an alternate to serve on the ELAC.

MEMBER ORGANIZATIONS

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

Continued Outreach



Community Engagement

East Lafayette Advisory Committee (ELAC)

- The ELAC is a community group of neighbors and other stakeholders who meet monthly to help advise BCHA in implementing an inclusive and effective community engagement plan. Advisory in nature, the ELAC meets regularly and provides honest constructive feedback to BCHA and their partners.
- The ELAC Committee members:
 - Help evaluate potential aspects of the development
 - Gather feedback on how best to encourage public participation throughout the planning and development processes
 - Provide structure for outreach and planning process
- The East Lafayette Advisory Committee is comprised of approximately 15 self-selected community members that represent the diverse interests of Lafayette.



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BCHA Schedule



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Schedule

Milestone	Timeline
<i>Sketch Plan Approved</i>	<i>Completed Sept.24, 2019</i>
<i>Initial Preliminary Plan Submission</i>	<i>Completed March 27, 2020</i>
<i>Vertical Design Kickoff</i>	<i>Completed July 2021</i>
<i>Pre-Application Meeting with City</i>	<i>Completed, Aug. 2021</i>
<i>ELAC Meeting</i>	<i>Completed, Sept.15, 2021</i>
<i>ELAC Meeting</i>	<i>Completed, Dec. 1st, 2021 5:30 – 6:30pm</i>
<i>9% LIHTC – Letter of Intent & Concept Meeting</i>	<i>Completed, Dec. 1st, 2021</i>
<i>PUD Submittal</i>	<i>December 14th, 2021</i>
Neighborhood Meeting [virtual]	Dec. 15th, 2021 5:30 – 6:30pm
Phase 1 Concept Building Design	Fall 2021/Winter 2022 (ongoing)
2nd Preliminary plan Submission	January 2022
Neighborhood Meeting 2 [virtual]	January 13th, 2022
Entitlements Approvals	Q1 2023
9% LIHTC Application	Feb. 1st, 2022
9% LIHTC Award	May 2022
4% LIHTC Application	Summer 2022
4% LIHTC Award	September 2022
Phase 1 Construction Start	Q1 2023

Project Overview



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PLANNED UNIT DEVELOPMENT (PUD)

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

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A-1, COAL PARK SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

CLERK & RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED

IN MY OFFICE AT ____ O'CLOCK, ____ M. THIS ____

DAY OF ____, 20__, AND IS RECORDED

UNDER RECEPTION # ____

FEES PAID: \$ ____.

COUNTY CLERK & RECORDER

DEPUTY

CERTIFICATE OF OWNERSHIP (PUD)

KNOW ALL MEN BY THESE PRESENTS, THAT _____, HEREBY CERTIFIES THAT HE/SHE IS THE OWNER OF FEE TITLE TO ALL THAT REAL PROPERTY SITUATED IN THE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE ...

EXECUTED THIS DAY OF ____, 20__ A.D.

OWNER

ACKNOWLEDGMENT
STATE OF ____)

COUNTY OF ____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF ____, 20__ A.D. BY ____ AS ____ OF ____ OWNER OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

VISIT-ABLE UNITS

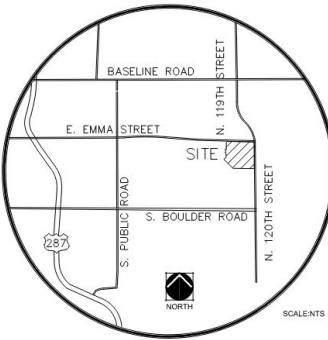
VISIT-ABLE REQUIREMENTS ARE 25% OF TOTAL UNITS; THEREFORE REQUIRED IS 25% X 400 UNITS = 100.

PROJECT SUMMARY

AMID SKYROCKETING HOUSING PRICES ACROSS OUR COUNTY AND ALONG THE FRONT RANGE, THE BOULDER COUNTY HOUSING AUTHORITY (BCHA) IS PLANNING TO CREATE A NEIGHBORHOOD OF DIVERSE HOUSING OPTIONS THAT WILL HELP THE CITY OF LAFAYETTE AND THE BROADER REGION REACH IMPORTANT GOALS FOR ADDRESSING THE LACK OF HOUSING AFFORDABILITY IN THE YEARS AHEAD. WILLOUGHBY CORNER WILL SERVE GENERATIONS OF FAMILIES AND INDIVIDUALS, ELDERLY, AND OUR WORKFORCE, WHO NEED SAFE, STABLE, HIGH-QUALITY AFFORDABLE HOMES.

BCHA PROPOSES 400 PERMANENTLY AFFORDABLE HOMES IN A VARIETY OF BUILDING TYPES, INCLUDING DUPLEXES, TOWNHOMES, APARTMENTS, AND COMMUNITY AMENITY SPACES. THE PLANNED HOUSING SITE IS A 24-ACRE PARCEL LOCATED SOUTHWEST OF 120TH STREET AND EMMA STREET IN LAFAYETTE. THE LAND PARCEL SITS IN AN IDEAL LOCATION NEAR IMPORTANT SERVICES AND THE LAFAYETTE TOWN CENTER. THE AREA IS CONSIDERED A PRIORITY BY THE BOULDER COUNTY TRANSPORTATION DEPARTMENT FOR THE ENHANCEMENT OF MULTI-MODAL TRANSPORTATION OPTIONS.

VICINITY MAP



SHEET INDEX

1. COVER SHEET
2. LAND USE PLAN AND DATA
3. VEHICULAR ACCESS PLAN
4. PEDESTRIAN ACCESS PLAN
5. STREET TYPICALS
6. STREET TYPICALS
7. BUILDING SITE SECTIONS
8. BUILDING SITE SECTIONS
9. BUILDING HEIGHT AND AREA VIEWS
10. OVERALL LANDSCAPE PLAN
11. WATER USE PLAN
12. OVERALL GRADING PLAN
13. OVERALL UTILITY PLAN
14. PHASING PLAN

DEVELOPMENT STANDARDS TABLE

PARCEL	USE	SETBACKS (FT)						BUILDING SEPARATION	MINIMUMS	MAXIMUMS		
		FRONT	REAR	SIDE	WILLOUGHBY	E. EMMA	CANTERBURY			LOT SIZE (SF)	LOT COVERAGE (%)	HEIGHT (FT)
A	SFA - DUPLEX	10	5*	0*	10**	10**		5	2,000*	70	35	2
B	SFA - TOWNHOME	0**	0*	0*	5**		0**	5		100*	35	2
C	MIXED USE: MULTI-FAMILY; COMMUNITY BUILDING; OFFICE; RETAIL	10	0*	0***	10*		10*	30		90	45	3
D	MULTI-FAMILY	10	0*	0***	10*		10	20		80	35	2
E	SENIOR HOUSING MULTI-FAMILY	10	10*	20			10	30		50	45	3
F	MULTI-FAMILY	10	10*	20			10	30		50	45	3
		REQUIRED / UNIT / BEDROOM				PROPOSED						
ALL	PARKING	DUPLEX	TH	MF	SENIOR MF	DUPLEX	TH	MF / SENIOR MF				
		2	1.5-2.5	1.5-2.5	1.5-2.5	2	2*	1.5 / UNIT AVERAGE FOR ENTIRE PUD***				

NOTES:
*CODE MODIFICATION REQUESTED
**EXCEPT THE SIDE SETBACK WILL BE 5' BETWEEN SEPARATE BUILDINGS
***FRONT SETBACK FACING WILLOUGHBY ST. WILL BE 5'
***EXCEPT THE SIDES FACING WILLOUGHBY ST.
* FROM INDIVIDUAL PROPERTY LINES
** AVERAGE IS PARKING SPACES PER UNIT FOR THE ENTIRE PUD INCLUDES ON-STREET PARKING WITHIN THE PUD

PUD COMMISSION CERTIFICATE

THE PRELIMINARY PUD FOR WILLOUGHBY CORNER SUBDIVISION WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION ON

_____, 20__ A.D.

CHAIRPERSON

ATTEST: SECRETARY

CITY COUNCIL CERTIFICATE

CITY COUNCIL CERTIFICATE (FINAL PUD OR PLAT WITHOUT DEDICATION) THIS FINAL PUD (PLAT) IS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO, THIS DAY OF ____, 20__ A.D. FOR FILING WITH THE CLERK AND RECORDER OF BOULDER COUNTY, PROVIDED THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LAFAYETTE FOR THE FINANCING, CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS ON PROPERTY INTEREST OWNED OR DEDICATED TO THE PUBLIC.

MAYOR

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE.

ATTEST: CITY CLERK

REVIEW CERTIFICATES

CITY ENGINEER

CITY ADMINISTRATOR CERTIFICATE

I, GARY KLAPPAKE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT (OR FINAL PUD) AND IT APPEARS TO BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY AND THAT A DEVELOPMENT AGREEMENT HAS BEEN EXECUTED BY THE DEVELOPER AND ACCEPTED BY THE CITY.

CITY ADMINISTRATOR

PROJECT TEAM

OWNER / DEVELOPER
BOULDER COUNTY HOUSING AUTHORITY
3460 BROADWAY, BOULDER, CO 80306
PHONE: (303)441-1506
CONTACT: MOLLY CHIANG,
SENIOR HOUSING DEVELOPMENT PROJECT
MANAGER

ENGINEER

DREXEL, BARRELL & CO.
1800 38TH STREET, BOULDER, CO 80301
PHONE: (303)442-4338
CONTACT CIVIL: CAMERON KNAPP, P.E.
CONTACT SURVEY: MATHEW SELDERS,
P.L.S.

TRAFFIC ENGINEER

KIMBERLY HORN
380 INTERLOCKER CRESCENT SUITE 100,
BROOMFIELD, CO 80021
PHONE: (720) 484-2514
CONTACT: CHRIS HOPKINS

PLANNING/LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BLANCK ST
DENVER CO 80214
(303)892-1166
CONTACT: DON RYAN, PRINCIPAL

ARCHITECT

HEBA
1016 E MORENO AVE, COLORADO SPRINGS,
CO 80903
PHONE: (719)473-7063
CONTACT: STEVE POWELL, PRINCIPAL



1101 Blavock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG

DATE:
12/14/21 SUBMITTAL



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HOME IN THE NEIGHBORHOOD

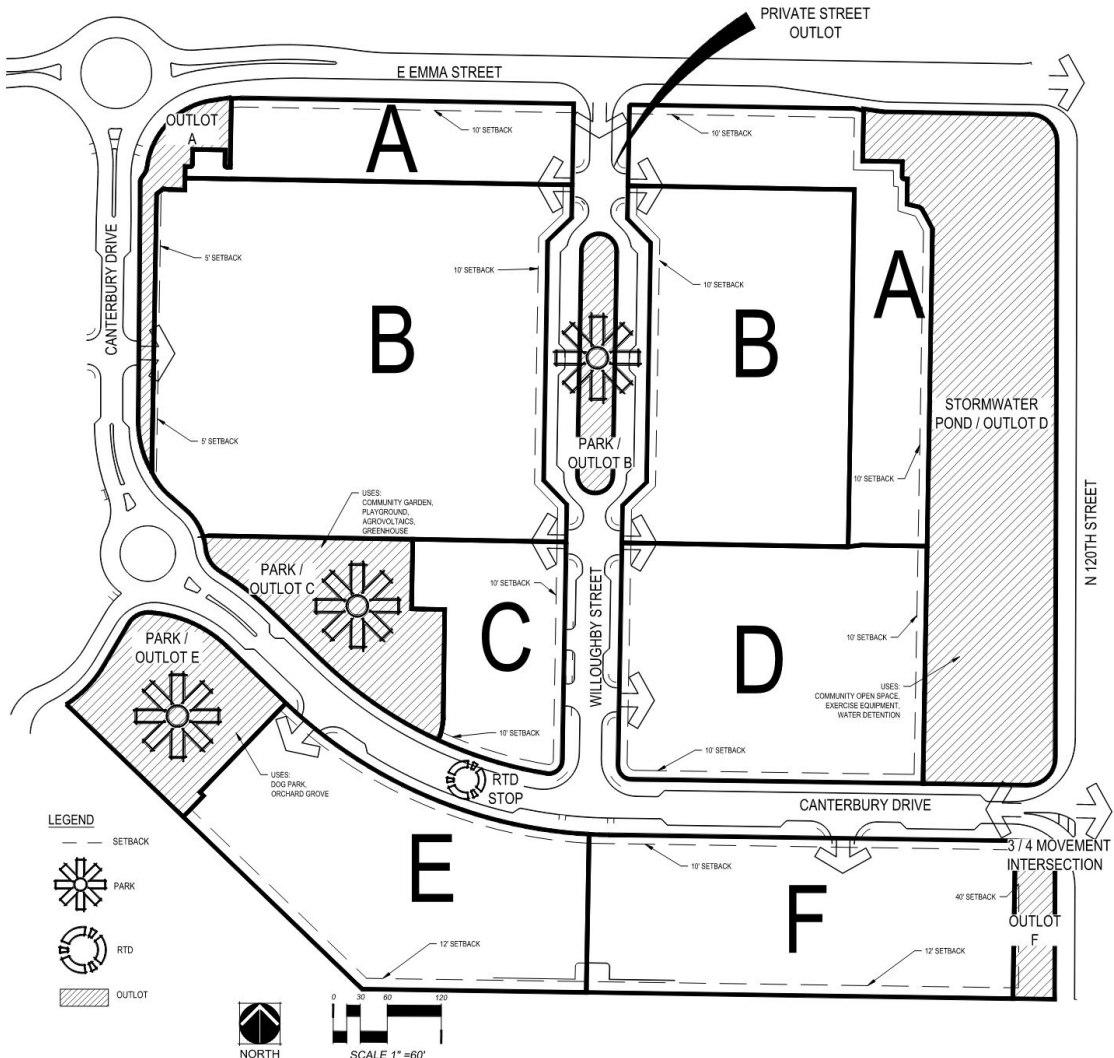
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1101 Barnack Street
Denver, Colorado 80204
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LAND USE DATA

PLANNING AREA	USE	DESCRIPTION OF USES	ACRES	PROPOSED UNITS	PROPOSED DENSITY
A	RESIDENTIAL	SINGLE-FAMILY ATTACHED DUPLEXES	2.2	30	14
B	RESIDENTIAL	SINGLE-FAMILY ATTACHED TOWNHOMES	6.1	128	21
C	MIXED USE / COMMUNITY SPACE	INCLUDES SINGLE-FAMILY ATTACHED (TOWNHOME, DUPLEX), AND MULTI-FAMILY RESIDENTIAL COMMERCIAL, RETAIL AND OFFICE USES.	.8	14	18
D	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	2	72	36
E	SENIOR LIVING	SENIOR-LIVING APARTMENTS	.5	63	126
F	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	1.9	93	49
PARK / OUTLOTS A, B, C, E, F	PUBLIC OPEN SPACE	INTENDED FOR FUTURE DEVELOPMENT-INCLUDES COMMUNITY GARDENS, PLAYGROUND, EXERCISE EQUIPMENT, ORCHARDS AND OPEN SPACE.	2.1	-	-
SWP / OUTLOT D	STORMWATER POND	INTENDED FOR FUTURE DEVELOPMENT, INCLUDES WATER QUALITY / DETENTION POND AND OPEN SPACE.	2.5	-	-
ROW	CANTERBURY DRIVE, E EMMA STREET, N 120TH STREET ROW	PUBLIC RIGHT-OF-WAY.	6	-	-
Totals			24.1	400	16.6 du/ac

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3460 BROADWAY
BOULDER, CO 80506
30.441.1556
MOLLY CHANG

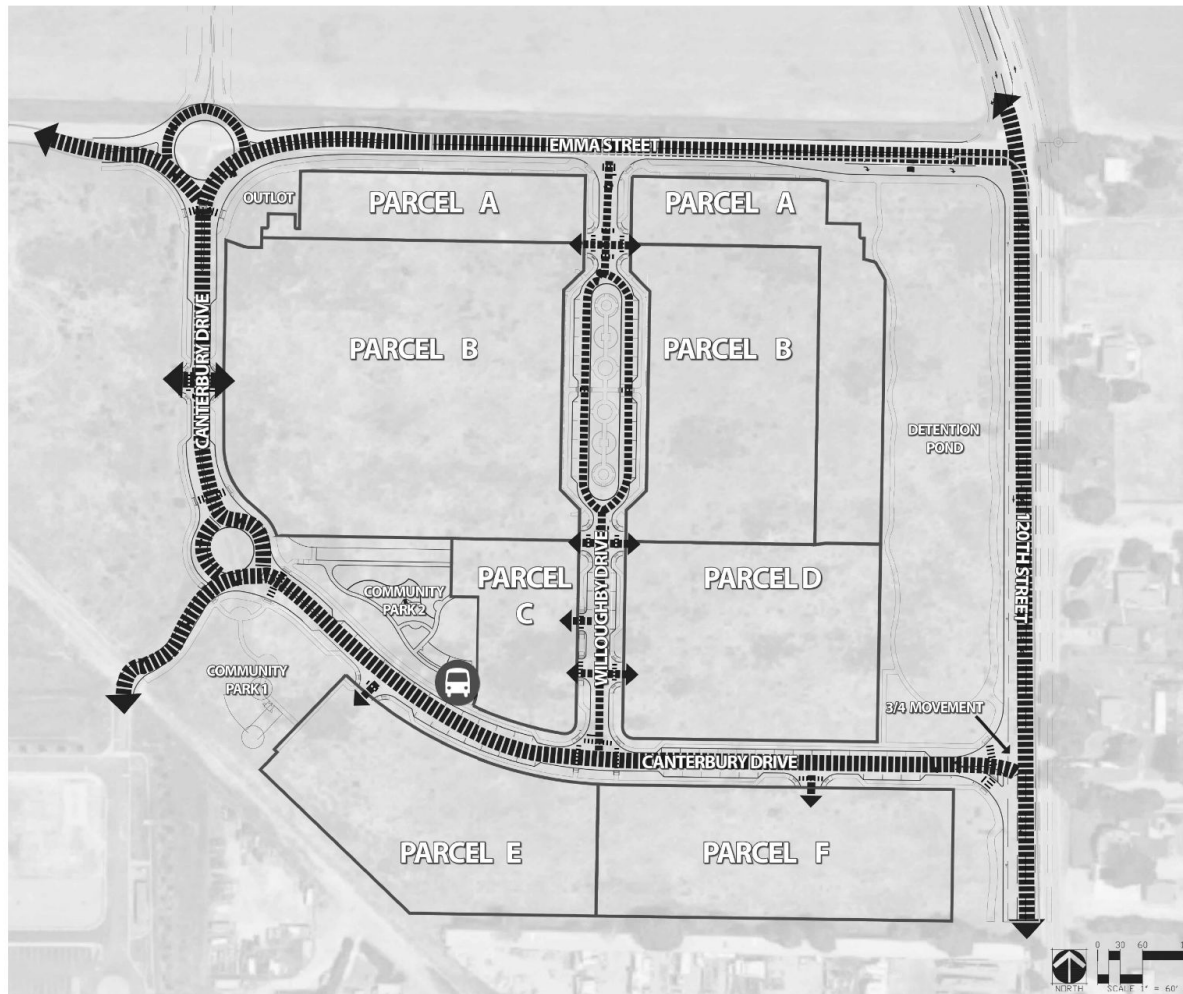
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KEY

-  FUTURE RTD BUS STOP
-  PRIMARY ROAD
-  SECONDARY ROAD

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

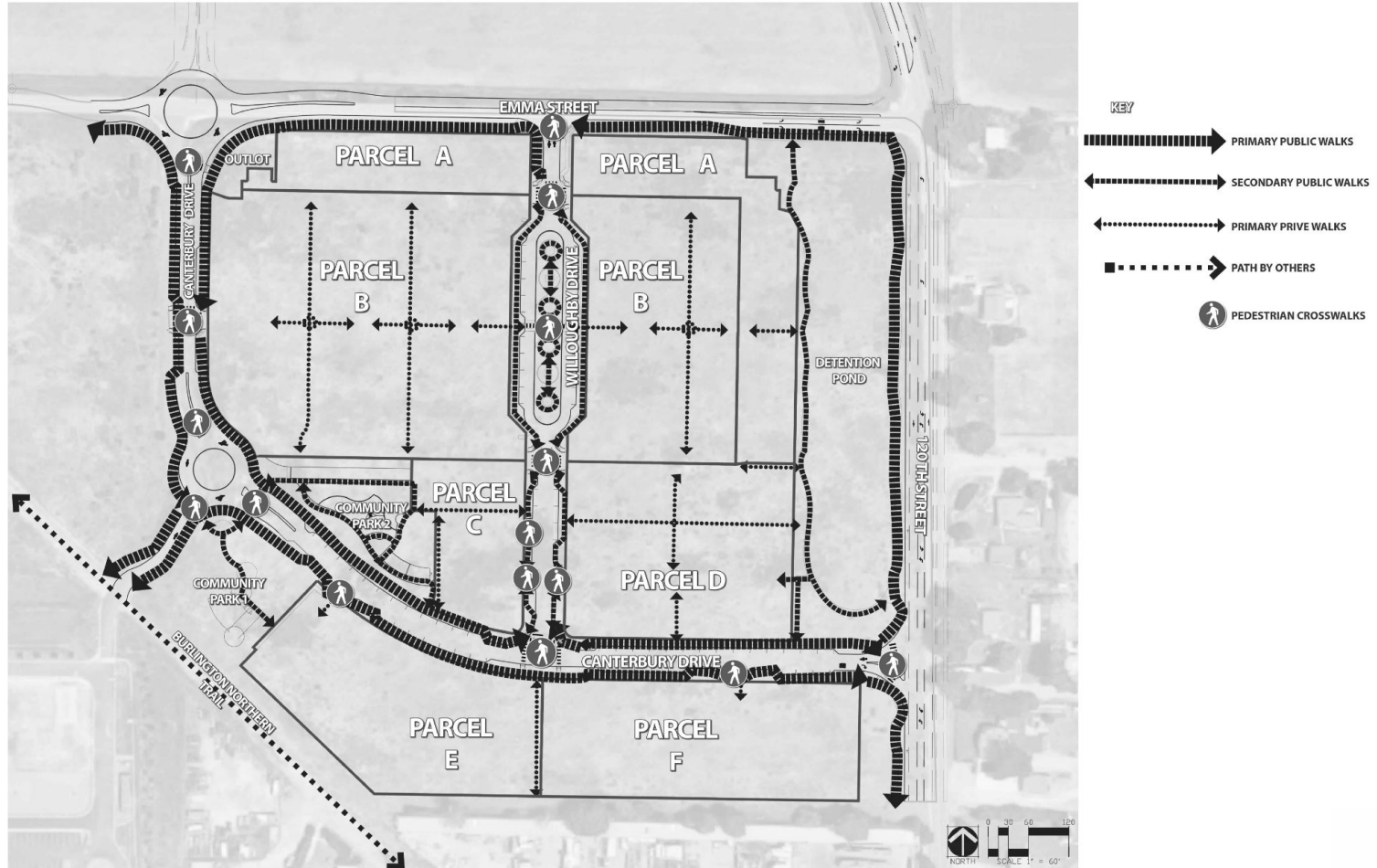
1. RAISED PEDESTRIAN CROSSINGS, SPEED TABLES AND/OR COLORED PAVEMENTS TO INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS
2. CURB EXTENSIONS TO PROVIDE TRAFFIC CALMING AND REDUCE PEDESTRIAN CROSSING DISTANCES WHILE INCREASING THE VISIBILITY BETWEEN MOTORIST AND PEDESTRIANS WAITING TO CROSS THE ROADWAY
3. RECTANGULAR RAPID FLASHING BEACON (RRFB'S) OR OTHER HIGH VISIBILITY PEDESTRIAN CROSSING SIGNAGE FOR PEDESTRIAN CROSSINGS LOCATED AT ROUNDABOUT SPLITTER ISLANDS
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 120TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLISTS
8. SHARED LANE MARKING ROADWAY USERS TO TH



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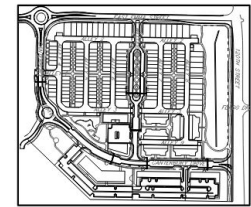
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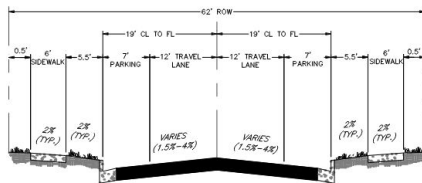
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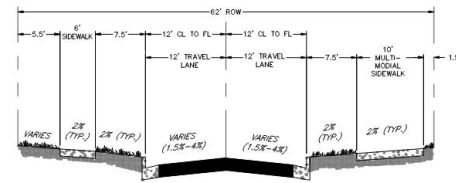
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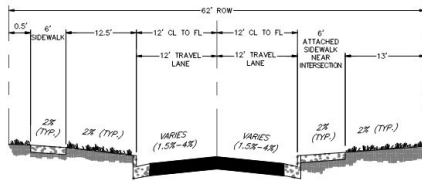
KEY MAP
NOT TO SCALE



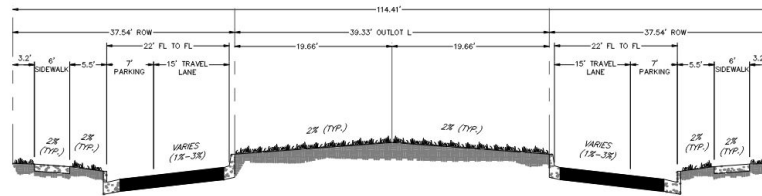
CANTERBURY DRIVE (2-SIDED PARKING)
TYPICAL SECTION A-A
COLLECTOR STREET
NOT TO SCALE



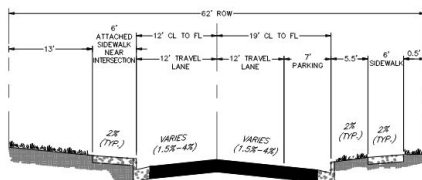
CANTERBURY DRIVE (NO PARKING)
TYPICAL N-S SECTION D-D
COLLECTOR STREET
NOT TO SCALE



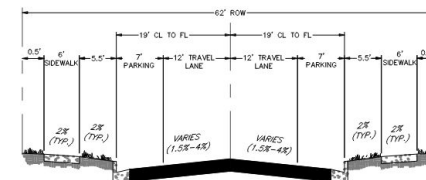
CANTERBURY DRIVE (NO PARKING)
TYPICAL E-W SECTION B-B
COLLECTOR STREET
NOT TO SCALE



WILLOUGHBY AVENUE
TYPICAL SECTION E-E
PRIVATE COLLECTOR STREET
NOT TO SCALE



CANTERBURY DRIVE (1-SIDED PARKING)
TYPICAL SECTION C-C
COLLECTOR STREET
NOT TO SCALE



WILLOUGHBY AVENUE (2-SIDED PARKING)
TYPICAL SECTION F-F
LOCAL STREET
NOT TO SCALE

NORRIS DESIGN
Planning | Landscape Architecture | Engineering
1101 Barnack Street
Denver, Colorado 80204
P: 303.862.1166
www.norris-design.com

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
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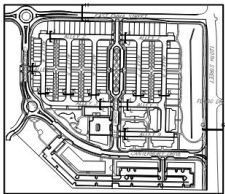
**WILLOUGHBY
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HOME IN THE NEIGHBORHOOD

PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

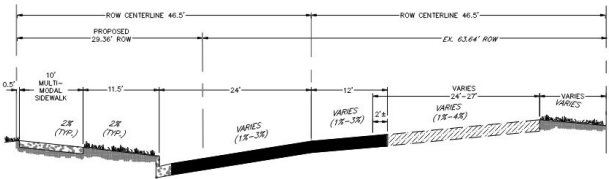
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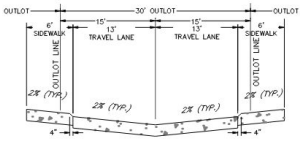
KEY MAP
NOT TO SCALE

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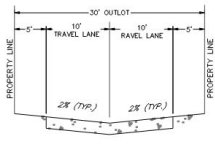
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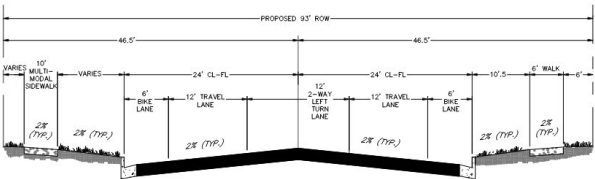
120TH STREET INTERIM
TYPICAL SECTION G-G
ARTERIAL STREET
NOT TO SCALE



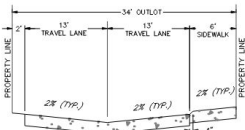
PRIVATE ALLEY (1)
TYPICAL SECTION I-I
PRIVATE DRIVE
NOT TO SCALE



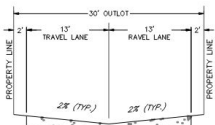
PRIVATE ALLEY (4, 5, 6, 7 & 8)
TYPICAL SECTION K-K
PRIVATE DRIVE
NOT TO SCALE



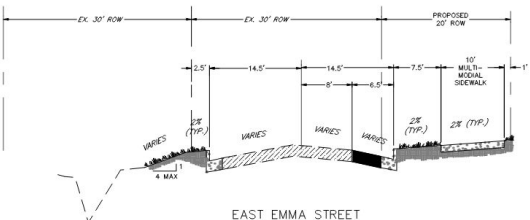
120TH STREET ULTIMATE
TYPICAL SECTION G-G FUTURE
ARTERIAL STREET
NOT TO SCALE



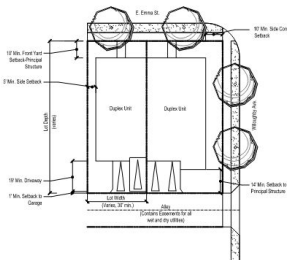
PRIVATE ALLEY 2
TYPICAL SECTION J-J
PRIVATE DRIVE
NOT TO SCALE



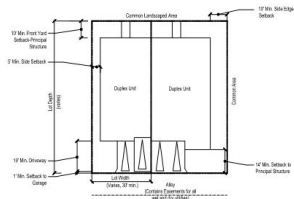
PRIVATE ALLEY (3 & 9)
TYPICAL SECTION L-L
PRIVATE DRIVE
NOT TO SCALE



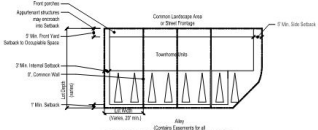
EAST EMMA STREET
TYPICAL SECTION H-H
COLLECTOR STREET
NOT TO SCALE



DUPLEX A-REAR LOAD
LOT TYPICAL
NOT TO SCALE



DUPLEX B-REAR LOAD
LOT TYPICAL
NOT TO SCALE



TOWNHOMES
LOT TYPICAL
NOT TO SCALE

**WILLOUGHBY
CORNER**
HOME IN THE NEIGHBORHOOD

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

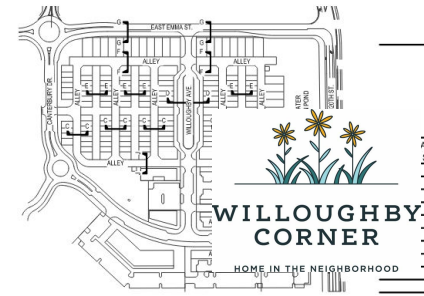
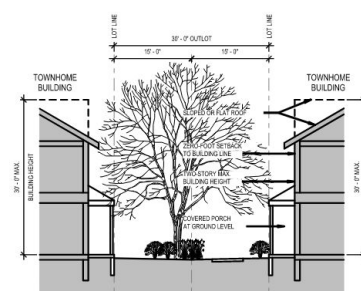
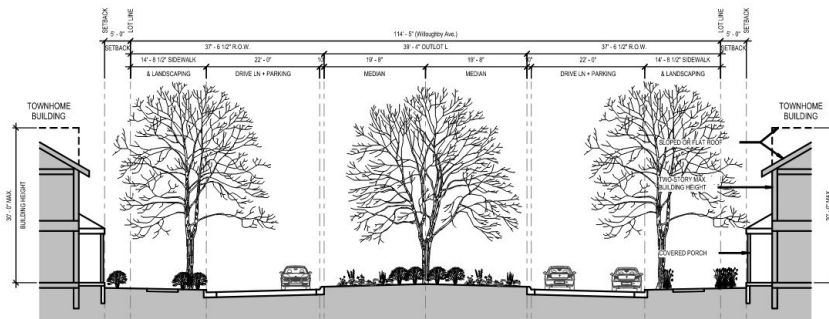
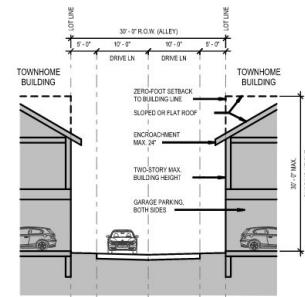
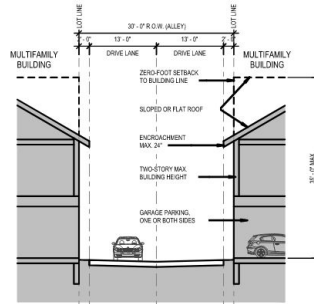
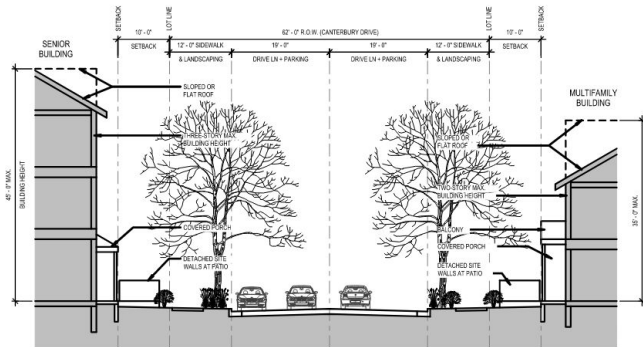
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303.441.1596
MOLLY CHANG

DATE:
12/14/21 SUBMITTAL

PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

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T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER STATE OF COLORADO
AREA = 24.096 ACRES



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AREA = 24.096 ACRES



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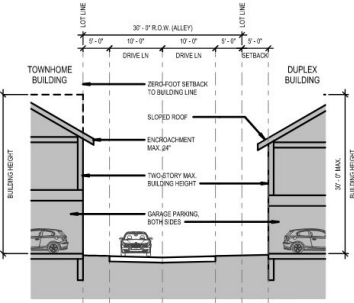
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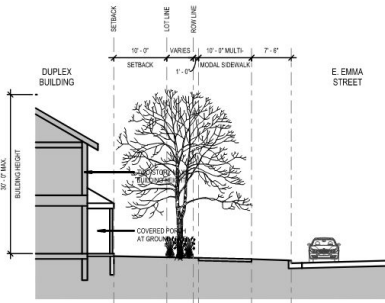


WILLOUGHBY CORNER

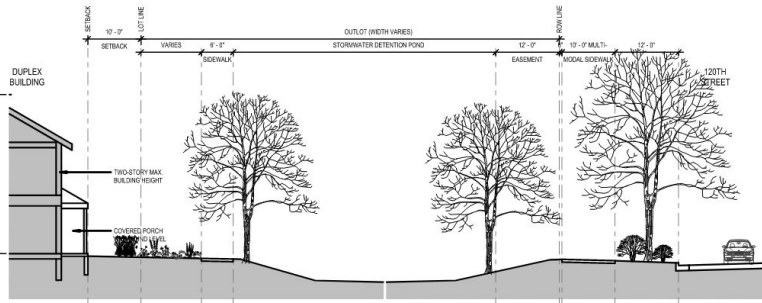
HOME IN THE NEIGHBORHOOD



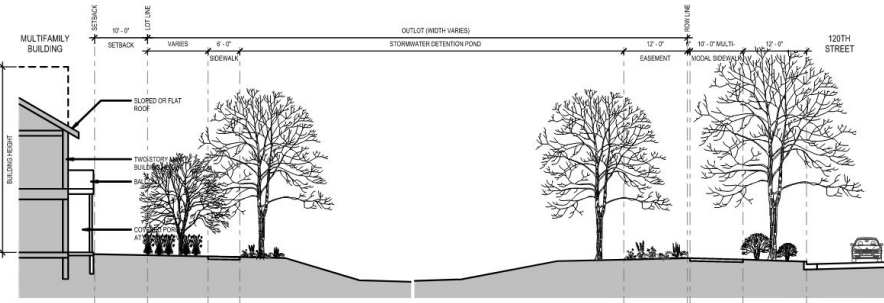
SECTION F-F (Duplex Alley)
1" = 10'-0"



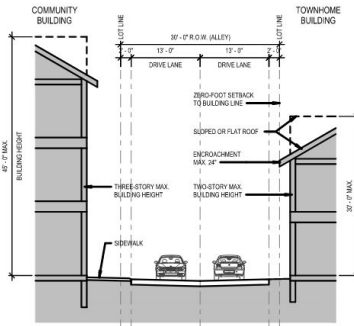
SECTION G-G (Duplex Emma Street)
1" = 10'-0"



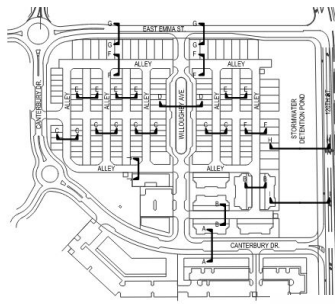
SECTION H-H (Duplex 120th Street Frontage)
1" = 10'-0"



SECTION I-I (Multifamily 120th Street Frontage)
1" = 10'-0"



SECTION J-J (Community Bldg Alley)
1" = 10'-0"



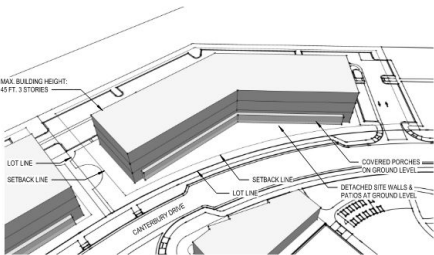
PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

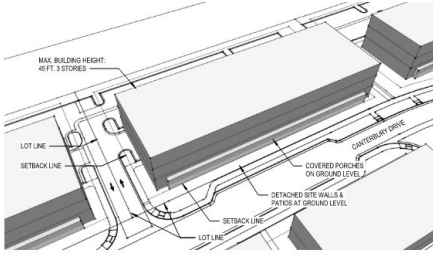
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AREA = 24.096 ACRES

GENERAL NOTES:

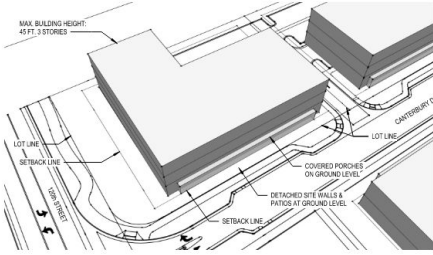
1. BUILDING DESIGNS ARE YET TO BE DETERMINED. THESE DIAGRAMS ARE INTENDED TO CONVEY ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO THE PUD PLANNING AREA BOUNDARY LINES.
2. PRIVATE DRIVEWAYS, PARKING LOTS, SIDEWALKS, PORCHES, PATIOS, ETC. ARE SUBJECT TO CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.



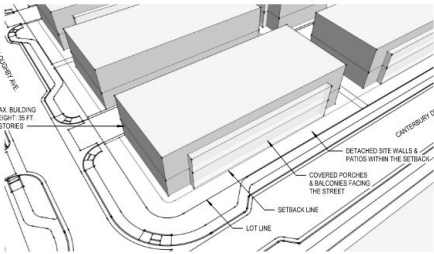
1 SENIOR BUILDING LOT 1
PUD-S NOT TO SCALE



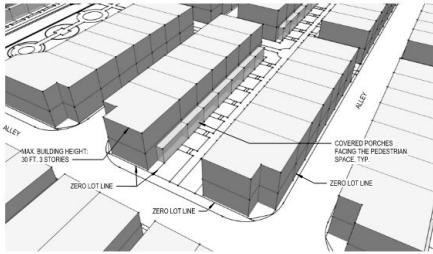
2 SENIOR BUILDING LOT 2
PUD-S NOT TO SCALE



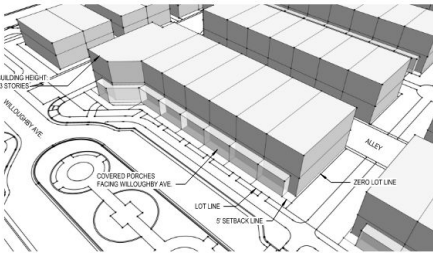
3 SENIOR BUILDING LOT 3
PUD-S NOT TO SCALE



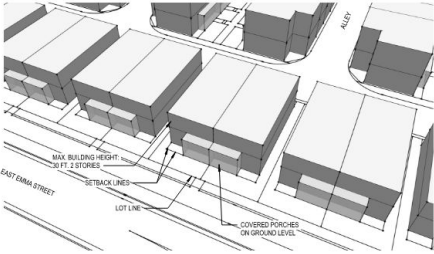
4 MULTIFAMILY LOT 1
PUD-S NOT TO SCALE



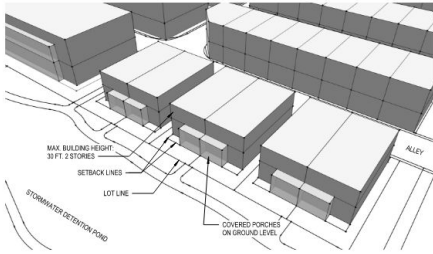
5 TOWNHOME LOT 1
PUD-S NOT TO SCALE



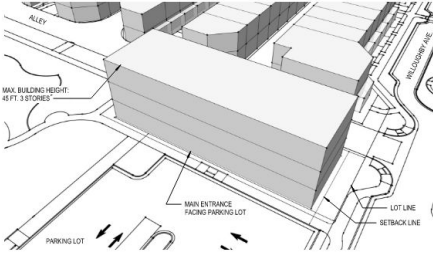
6 TOWNHOME LOT 2
PUD-S NOT TO SCALE



7 DUPLEXES ALONG EMMA ST.
PUD-S NOT TO SCALE



8 DUPLEXES ALONG 120th ST.
PUD-S 12" = 1'-0"



9 COMMUNITY BUILDING LOT 1
PUD-S 12" = 1'-0"

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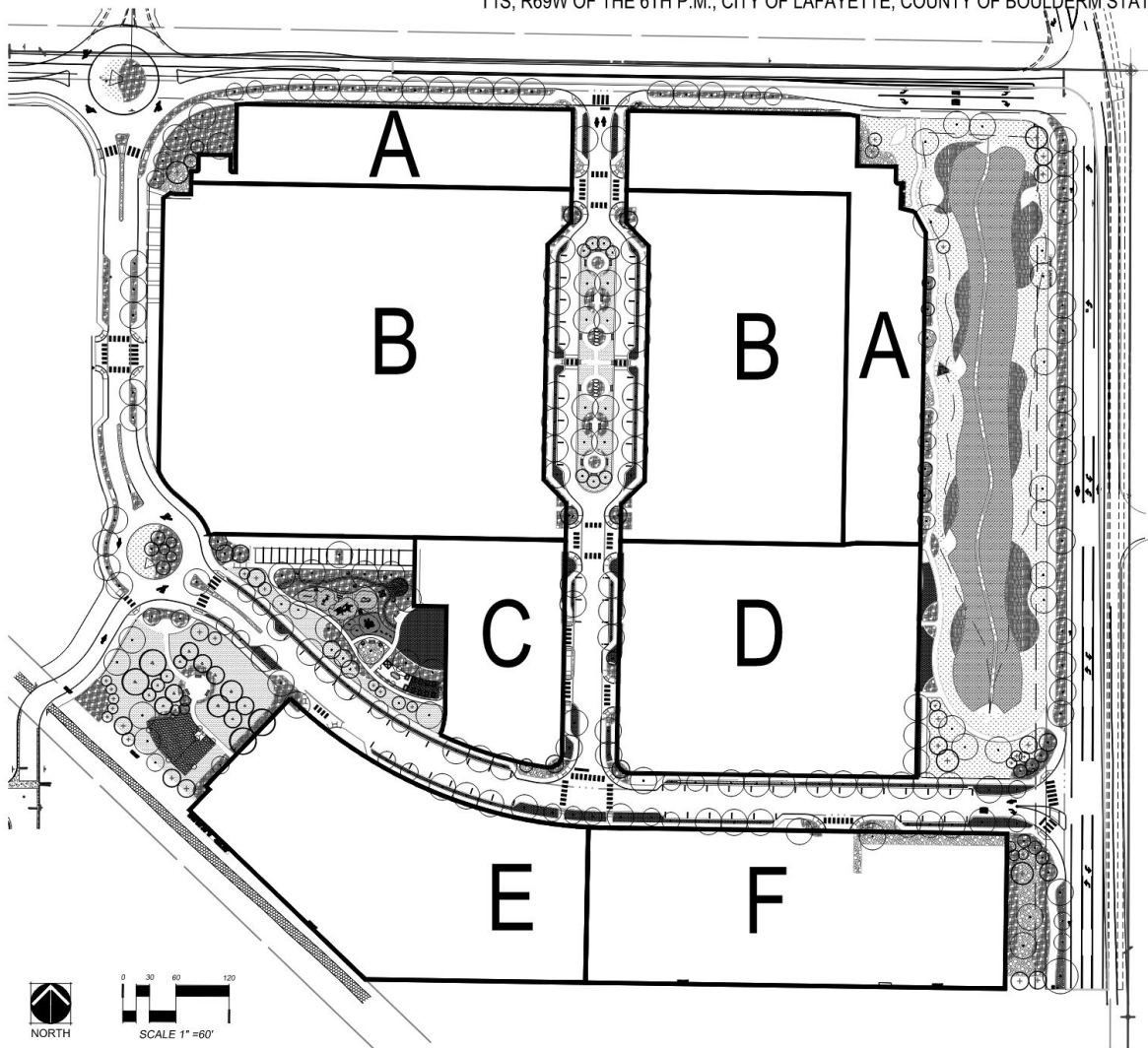
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LEGEND

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- PLANTING BED WITH 4-6" ROCK MULCH
- PLANTING BED WITH 1-2" ROCK MULCH
- IRRIGATED TURF
- IRRIGATED NATIVE GRASS
- NATIVE WETLAND GRASS
- NATIVE WILDFLOWER MIX
- CRUSHER FINES
- PLAY SURFACE
- DECORATIVE PAVERS
- PARKING AREA
- STEEL EDGER
- FENCE
- PROPERTY LINE
- R.O.W.
- BENCH

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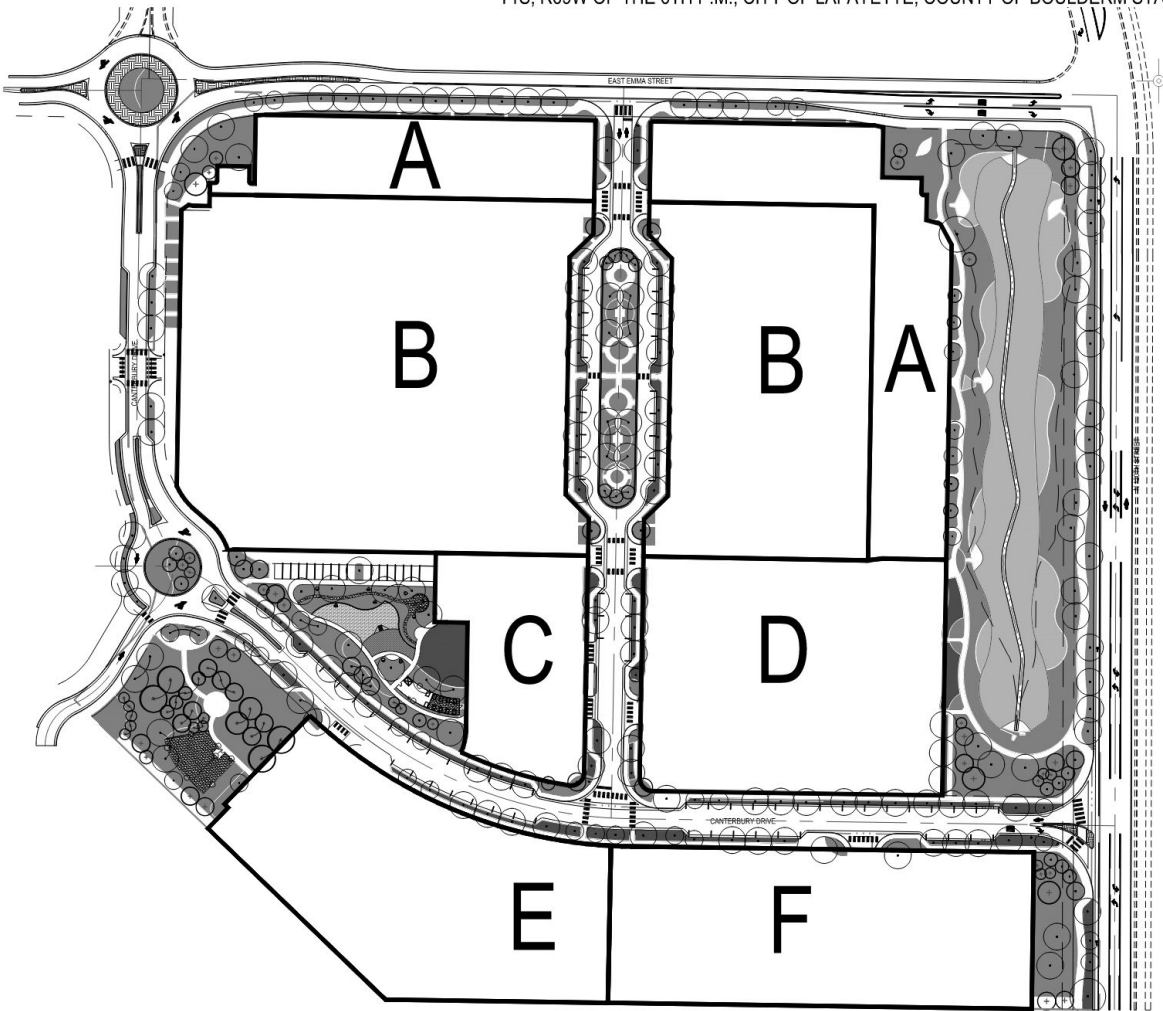
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LEGEND

[Light Gray Box]	VERY LOW (0"-2" PER YEAR)
[Medium Gray Box]	LOW (2"-15" PER YEAR)
[Dark Gray Box]	MODERATE (15"-25" PER YEAR)

IRRIGATION TABLE

AREA NAME	SPRAY	DRIP / LOW FLOW	ROTOR / ROTARY	ROTOR / ROTARY	DRIP / LOW FLOW	ANNUAL WATER USE	ANNUAL WATER USE
	MANICURED TURF	TREES & SHRUBS	NATIVE SEED	NATIVE TURF MIX	ANNUALS / COLORS	GAL.	ACR/FT.
	ACRES	ACRES	ACRES	ACRES	ACRES		
POC 1	0.40	1.32	2.40	0.00	0.00	1,997,909	6.1
POC 2	0.26	0.60	0.83	0.00	0.00	894,817	2.7
OVERALL SITE	0.66	1.91	3.23	0.00	0.00	2,892,806	8.9

Next Steps and Feedback



**WILLOUGHBY
CORNER**

HOME IN THE NEIGHBORHOOD

Schedule

Milestone	Timeline
<i>Sketch Plan Approved</i>	<i>Completed Sept.24, 2019</i>
<i>Initial Preliminary Plan Submission</i>	<i>Completed March 27, 2020</i>
<i>Vertical Design Kickoff</i>	<i>Completed July 2021</i>
<i>Pre-Application Meeting with City</i>	<i>Completed, Aug. 2021</i>
<i>ELAC Meeting</i>	<i>Completed, Sept.15, 2021</i>
<i>ELAC Meeting</i>	<i>Completed, Dec. 1st, 2021 5:30 – 6:30pm</i>
<i>9% LIHTC – Letter of Intent & Concept Meeting</i>	<i>Completed, Dec. 1st, 2021</i>
Neighborhood Meeting [virtual]	Dec. 15th, 2021 5:30 – 6:30pm
PUD Submittal	December 2021
Phase 1 Concept Building Design	Fall 2021/Winter 2022 (ongoing)
2nd Preliminary plan Submission	January 2022
Neighborhood Meeting 2 [virtual]	January 13th, 2022 5:30-6:30pm
Entitlements Approvals	Q1 2023
9% LIHTC Application	Feb. 1st, 2022
9% LIHTC Award	May 2022
4% LIHTC Application	Summer 2022
4% LIHTC Award	September 2022
Phase 1 Construction Start	Q1 2023

How to Provide Feedback

Boulder County Housing Authority

Visit www.willoughbycorner.org to stay updated and join our interest list

- Molly Chiang | mchiang@bouldercounty.org | (303) 825 -1671
- Jim Williams | jwilliams@bouldercounty.org | (303)441-1260

East Lafayette Advisory Committee

- Jasper Vue | jasper@thepachnercompany.com | (303) 825 -1671
- Marcus Pachner | marcus@thepachnercompany.com | (303)825-1671

Lafayette City Staff

Visit www.lafayetteco.gov/2333/Emma-120th-St to review documents

- Jana Easley | jana.easley@lafayetteco.gov | (303) 661-1271
- writing - Planning@lafayetteco.gov
- Mail or hand deliver comments to
1290 S Public Rd, Lafayette, CO 80026



Questions?



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HOME IN THE NEIGHBORHOOD

Thank You



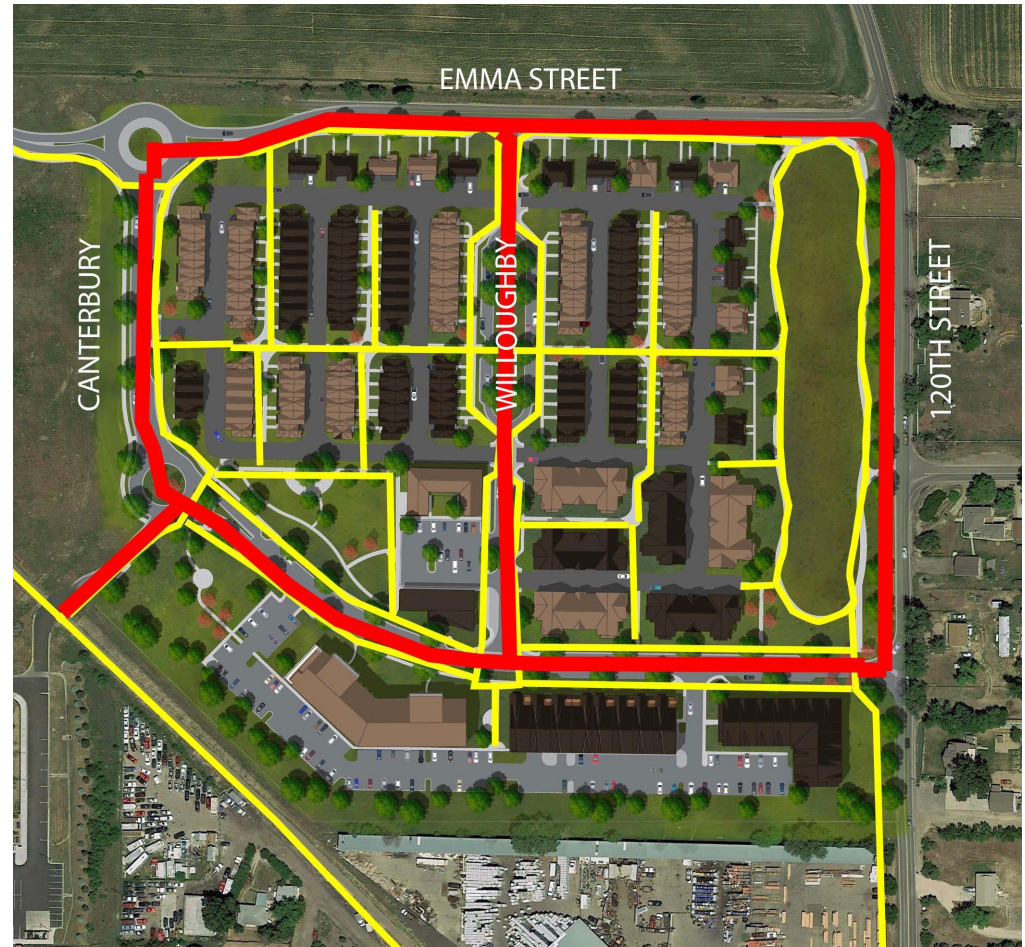
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HOME IN THE NEIGHBORHOOD

Components of the Plan

Circulation and Connectivity

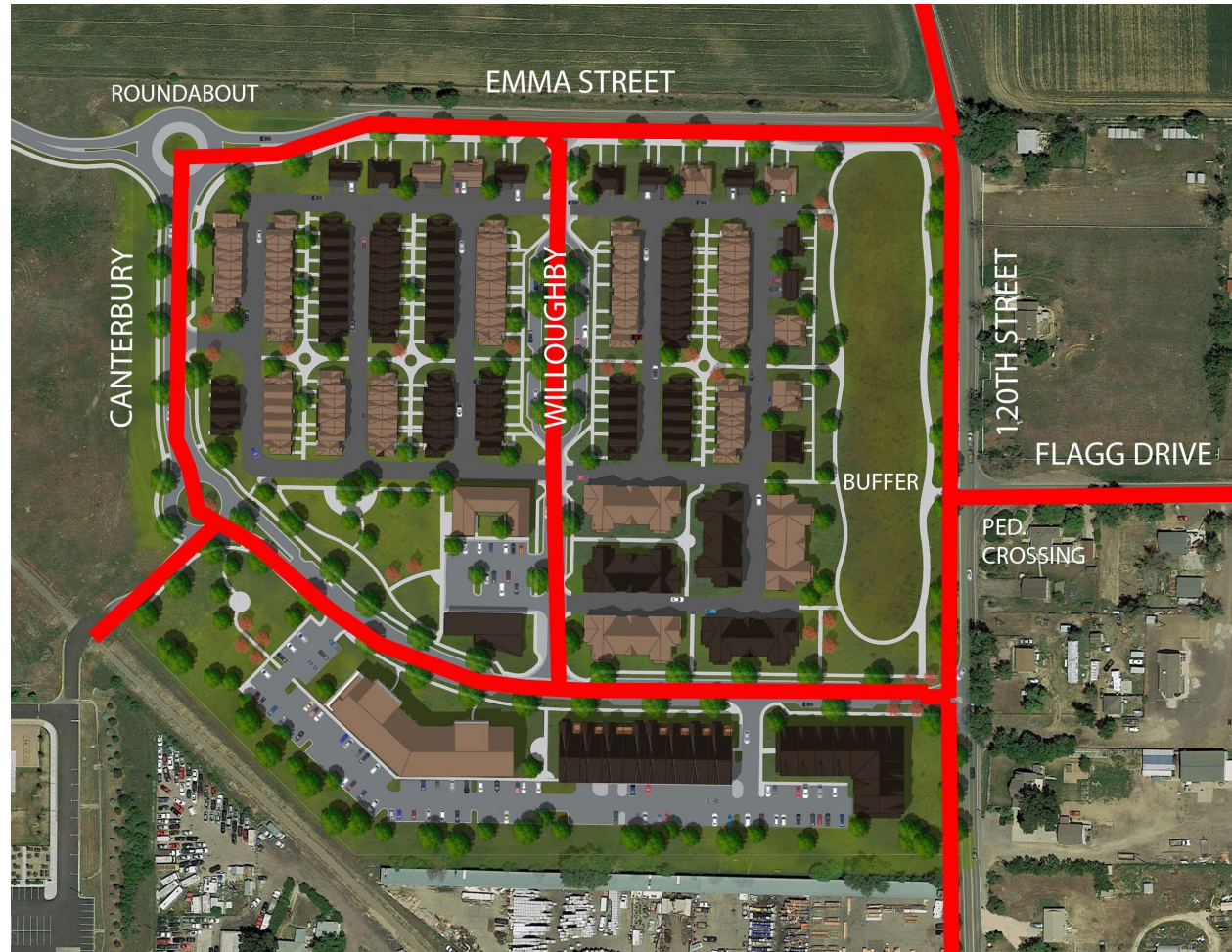
- Street Grid
- Canterbury Drive
- Roundabouts
- Willoughby Ave.
- Emma Street
- 120th Street
- 10' Multi-Use Path
- Sidewalks
- Mobility Hub
 - Bus Pad
 - Bike Racks / Lockers
 - Ride Hailing zone
 - Car Share / Bike Share
 - EV Charger
 - Signage / Wayfinding



Continued Community Response

LISTEN, INTEGRATE, DRAW

- Emma Street Roundabout
- 120th Street Section, Pedestrian Crossing
- 120th Street Multifamily Building
- RTD



Public Engagement Plan

IMMERSION OUTREACH

Concentric Approach

- Neighborhood
- Community
- Regional

COMMUNITY-WIDE OUTREACH

Community Wide Engagement

- Lafayette Open Houses
- Community Meetings—coffee, backyard, organizations

Community Planning & Design Engagement

- East Lafayette Advisory Committee (ELAC)
- Design Workshop Open House
- Mobility Open House

SKETCH PLAN SUBMITTAL

Inclusive Planning Process







- City of Lafayette Planning Process
- Implementation of Public Engagement Plan
- Sketch Plan Submittal
- Following Sketch Plan then Preliminary Plan Submittal

CONCURRENT OUTREACH

- Continued Neighborhood Outreach
- Continued Organizational Outreach
- Monthly ELAC Meetings
- Community Board Presentations
- Non-Profit Presentations
- Presentations to Communities of Faith
- Site Walks & Tours










Traffic & Transportation

Table 3 – Existing Intersection LOS Results

Intersection	Control	Movement	2018 Existing Without School Traffic Volumes		2018 Existing With School Traffic Volumes	
			AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Baseline Rd & 119 th St (#1)		Overall	47.7 D	69.7 E	83.9 F	97.8 F
Emma St & Canterbury Dr (#2)		Northbound Approach	0.0 A	9.1 A	50.8 F	11.1 B
Emma St & 120 th St (#3)		Northbound Left	8.8 A	8.1 A	13.2 B	8.5 A
		Eastbound Approach	19.2 C	27.7 D	799.3 F	89.8 F
		Westbound Approach	0.0 A	0.0 A	113.0 F	0.0 A
		Southbound Left	0.0 A	0.0 A	0.0 A	0.0 A
Flagg Dr & 120 th St (#4)		Westbound Approach	12.1 B	16.2 C	17.0 C	17.5 C
		Southbound Left	7.8 A	9.2 A	8.3 A	9.2 A
S Boulder Rd & 120 th St (#5)		Overall	31.9 D	65.9 F	71.0 F	63.4 F

Traffic & Transportation

2020 Total Intersection LOS Results

Intersection	Improvement	Control	Movement	2020 Background Volume		2020 Background and Project Volume	
				AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
				LOS (Delay)	LOS (Delay)	LOS (Delay)	LOS (Delay)
Baseline Rd & 119 th St (#1)	-Two EB and WB through lanes -EB+WB channelized right turn lane -WB & SB dual left turn lanes -NB+SB channelized right turn lane		Overall	40.3 D	31.7 C	40.3 D	32.6 C
Emma St & Canterbury Dr (#2)	-Access allowed southbound on Canterbury Drive -NB left turn lane		Northbound Left	35.5 E	10.4 B	42.8 E	10.9 B
			Northbound Right	9.3 A	9.4 A	9.4 A	9.6 A
			Westbound Left	0.0 A	0.0 A	7.4 A	7.5 A
Emma St & Canterbury Dr (#2)	Single Lane Roundabout		Overall	9.8 A	4.0 A	10.5 B	4.2 A
Emma St & 120 th St (#3)	-Signalized -EB left turn lane -NB left turn lane -SB right turn lane		Overall	10.5 B	9.4 A	15.0 B	10.6 B
Flagg Dr & 120 th St (#4)	-SB left turn lane		Westbound Approach	14.2 B	14.4 B	14.2 B	14.6 B
			Southbound Left	8.3 A	9.3 A	8.3 A	9.3 A
S Boulder Rd & 120 th St (#5)	-Signalized -EB dual left turn lanes -EB channelized free right turn lane -NB left turn lane -SB left turn lane -SB right turn lane		Overall	7.6 A	16.9 B	7.8 A	18.8 B
Emma Street Access (#6)	-EB shared through/right turn lane -WB shared through/right turn lane -NB shared all movement lane -Stop controlled NB approach		Northbound Approach	N/A	N/A	10.3 B	9.6 A
			Westbound Left	N/A	N/A	7.6 A	7.7 A
120th Street Access (#7)	-EB left and right turn lanes -Stop controlled EB approach -SB shared through/right turn lane -NB left turn lane		Northbound Left	N/A	N/A	8.9 A	8.1 A
			Eastbound Right	N/A	N/A	14.5 B	10.7 B

Project Purpose & Need

- Provide affordable housing opportunities that are safe, secure, and permanent.
- Create a community where seniors, people with special needs, and families thrive.
- Provide housing that spans a wide range of incomes.
- Provide services that promote residents' stability and self-sufficiency.

Who Needs a Below-Market-Rate Rental Home in Lafayette?

Meet Joe, Kate, and Charlie

Joe is a new teacher
and makes \$44,500 per year

Kate is looking for part-time work

Family would be spending 50%
of their income on market rate rent



Meet Sasha, Brent, Zoe, and Toby

Sasha is a Licensed Practical Nurse
and makes \$54,144 per year

Family would be spending 50%
of their income on market rate rent

Annual Income	2 Bedroom Market Rate (includes utilities)	2 Bedroom Below-Market-Rate (includes utilities)	Annual Savings (can be used for stabilization or a down payment)
\$44,500	\$1,854	\$1,467	\$4,644

Annual Income	3 Bedroom Market Rate (includes utilities)	3 Bedroom Below-Market-Rate (includes utilities)	Annual Savings (can be used for stabilization or a down payment)
\$54,144	\$2,256	\$1,694	\$6,744

What is Below-Market-Rate Housing?

2018 CHFA Maximum Rents* for Boulder County, CO

*Rent Price Includes Utilities

AMI	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
100%	\$2,037	\$2,445	\$2,823	\$3,150
60%	\$1,222	\$1,467	\$1,694	\$1,890
30%	\$611	\$733	\$847	\$945

2018 HUD Income Limits for Boulder County, CO

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
100%	\$76,100	\$86,900	\$97,800	\$108,600	\$117,300	\$126,000
60%	\$45,660	\$52,140	\$58,680	\$65,160	\$70,380	\$75,600
30%	\$22,830	\$26,070	\$29,340	\$32,580	\$35,190	\$37,800

BCHA Below-Market-Rate Rents vs. Market Rate Rents** in Lafayette, CO

*Rent Price Includes Utilities

Home Size	Potential Monthly Rent @ 60% AMI	Average Monthly Lafayette Rent	Potential Savings per Year
1 Bedroom	\$1,222 (includes \$161 in utilities)	\$1,553	\$3,972
2 Bedroom	\$1,467 (includes \$191 in utilities)	\$1,854	\$4,644
3 Bedroom	\$1,694 (includes \$221 in utilities)	\$2,256	\$6,744

*Utility Averages Determined by HUD

**Rent Café: Accessed Feb. 2019 | www.rentcafe.com/average-rent-market-trends/uus/co/boulder-county/lafayette

Community Response: Old Town/Emma Street

LISTEN

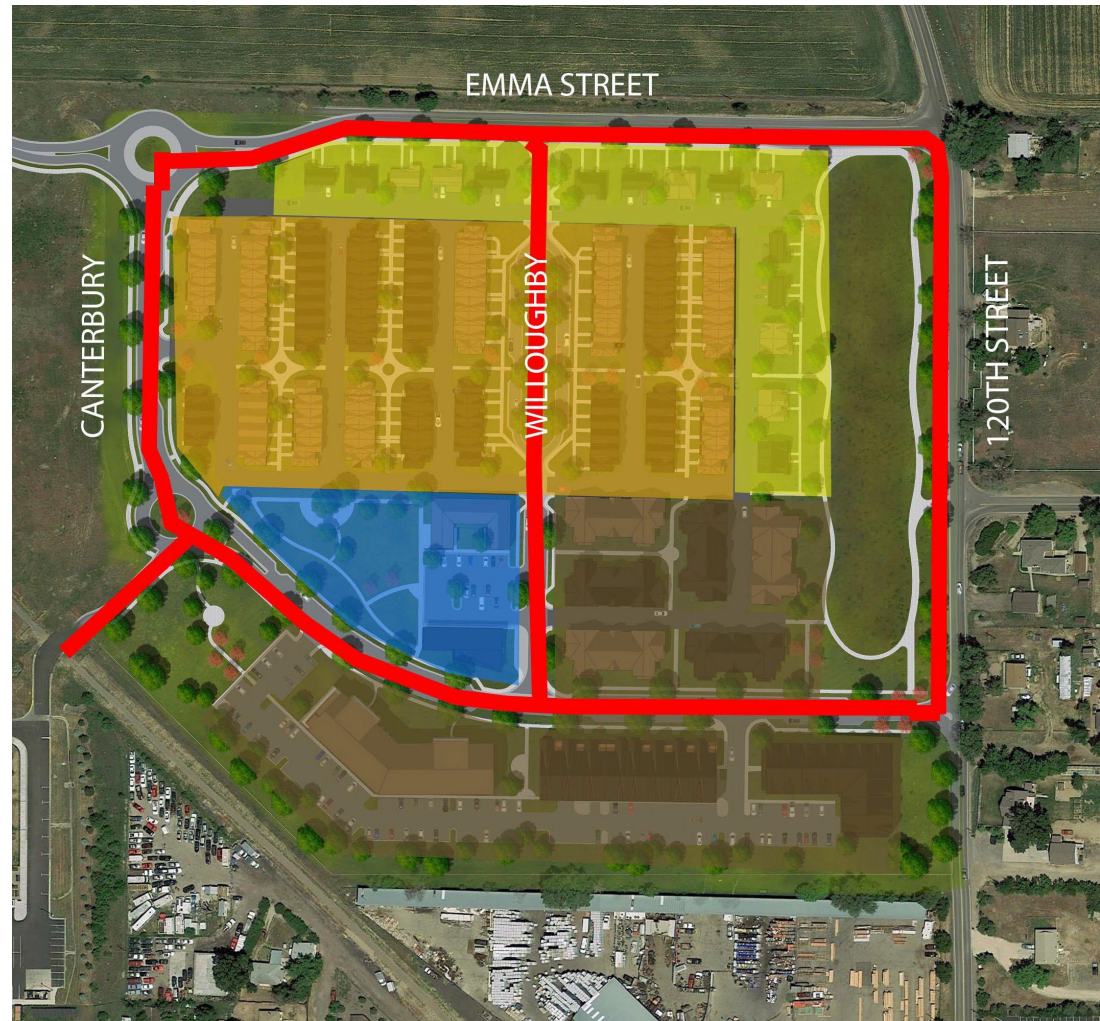
- Feedback: Look and feel of Old Town
- Density: Old Town density, lower intensity should occur along Emma Street
- Transportation: Peak to Peak traffic concerns, existing traffic and cut-through before project.



Community Response: Old Town/Emma Street

INTEGRATE AND DRAW

- Feedback: Duplicate Old Town Residential Character
- Density: Duplexes along Emma. Height transition with lower intensity.
- Transportation: Canterbury connection to 120th for P2P traffic, Roundabout, Traffic signal/turn lanes



Community Response: Flagg Drive

LISTEN

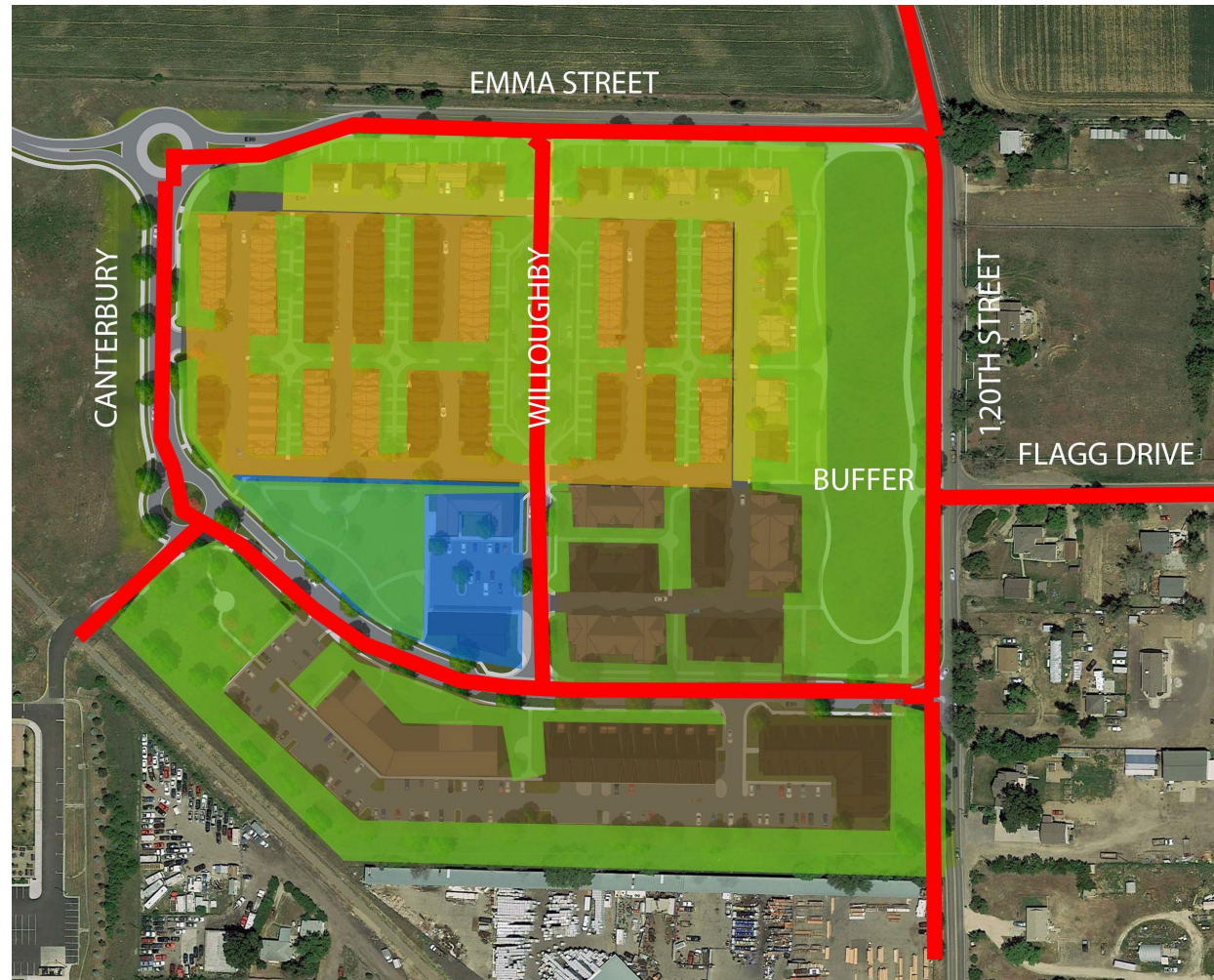
- Feedback: No connection to Flagg Drive
- Density: Buffer along 120th from new development, homes away from existing rural area
- Transportation: Infrastructure completed before more residential homes. Focus on 120th, Flagg and existing east Lafayette transportation challenges



Community Response: Flagg Drive

INTEGRATE AND DRAW

- Feedback: Duplicate Old Town Residential Character
- Density: Duplexes along Emma. Height transition with lower intensity.
- Transportation: Canterbury connection to 120th for P2P traffic, Roundabout, Traffic signal/turn lanes



Community Response: Southern Edge

LISTEN

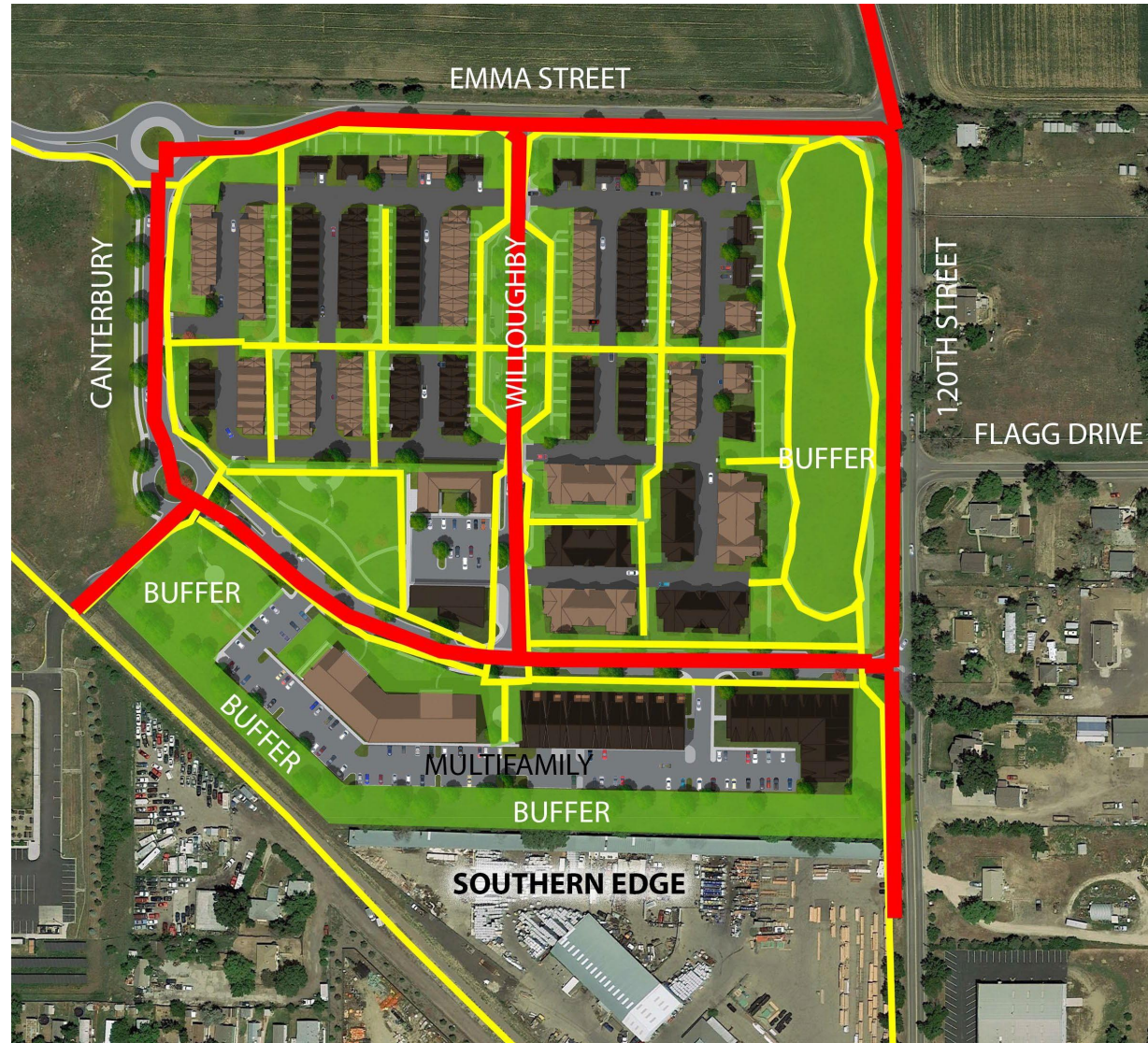
- Feedback: Burlington Trail and industrial edge
- Density: Higher intensity of uses should occur along the southern industrial edge
- Transportation: Pedestrian connection to Burlington Trail. No Roadway connection



Community Response: Southern Edge

INTEGRATE AND DRAW

- Feedback: Trail connection to Burlington and future connection to Inspire. Orchard, gardens and green space buffers/transition.
- Density: Scale and context for senior and multi-family buildings. Parking adjacent to existing buildings.
- Transportation: Pedestrian connectivity. Multi-family corridor appropriate for Canterbury connection.



Community Response: Peak to Peak

LISTEN

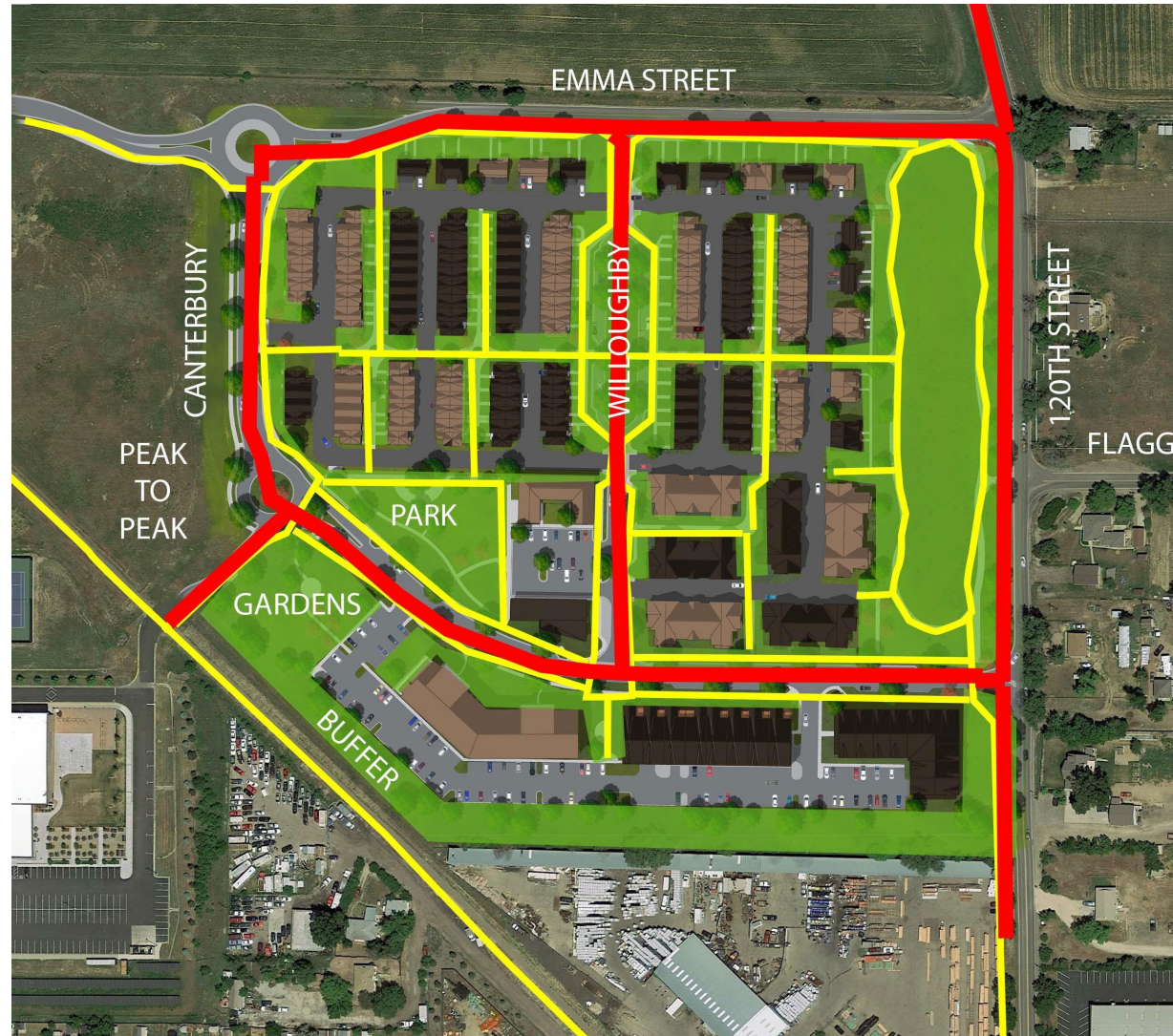
- Feedback: Flourishing campus, shares property edge with Willoughby Corner
- Density: Understand future plans for P2P and existing uses, buildings
- Transportation: Existing peak traffic flows, predictable cycle



Community Response: Peak to Peak

INTEGRATE AND DRAW

- Feedback: Focused collaborative planning. Shared edge. Residential design, pedestrian connections and limited roadway crossings.
- Density: Matching intensity: townhomes to multi-family with significant buffering of open space.
- Transportation: New roadways unlocked the entire site. Canterbury to 120th was a requirement and changes the transportation system for surrounding neighborhoods.



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?
 - Land and Infrastructure costs in Boulder County are high, and we must conserve land and utilize resources efficiently to maintain affordability.
 - Clustered development lowers cost per unit = more affordable = more shared green space
 - Higher degree of sustainability
 - Allows for better public amenities
 - Allows for better transit services and road improvements
 - Being able to afford to live where you work reduces

Appropriate Density: Comparable & Analysis

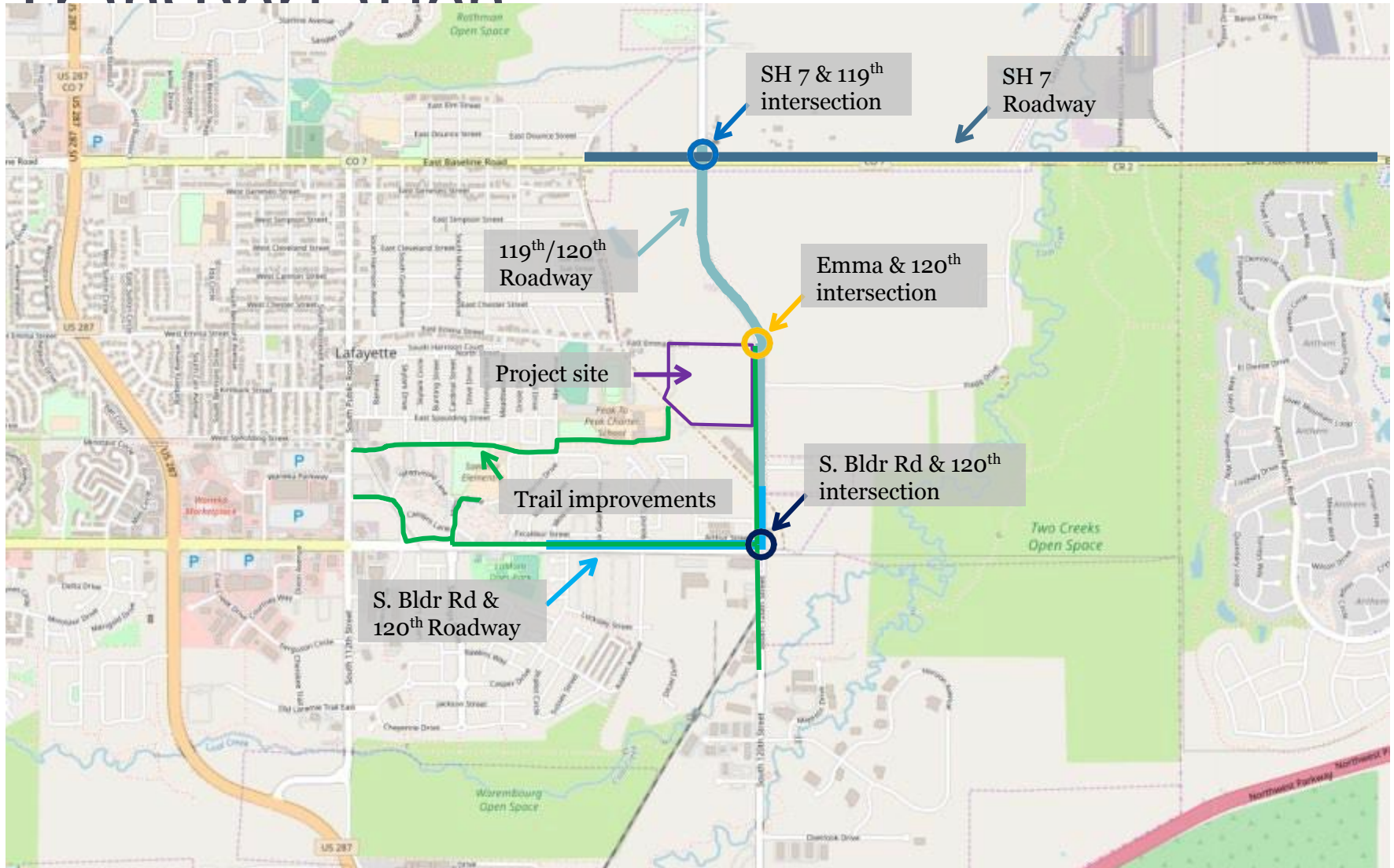
Aspinwall- 12.4 du/acre

Copperstone- 18 du/acre

Kestrel- 23.9 du/acre



Traffic & Transportation



Initial Sketch Plan



LEGEND

- ① DUPLEXES
- ② TOWNHOMES
- ③ GREEN SPACE
- ④ MULTIFAMILY / SENIOR
- ⑤ DOG PARK
- ⑥ COMMUNITY BUILDING
- ⑦ DETENTION POND/TRAILS
- ⑧ ORCHARD / GARDENS
- ⑨ TRAIL CONNECTION
- ⑩ PLAYING FIELD
- ⑪ PLAYGROUND

HOUSING

- 400 TOTAL HOMES
- 240 MULTIFAMILY & SENIOR
- 114 TOWNHOMES
- 46 DUPLEXES

PARKING

- 1.65 SPACES/HOME

AREAS

- ROW = 134,275 SF / 3.085 AC
- BUILDINGS = 265,476 SF / 6.09 AC
- 45% GREEN SPACE = 469,194 / 10.77 AC

Refined Sketch

WILLOUGHBY CORNER

PEDESTRIAN CONNECTIONS

- 10' Multimodal Trail
- 5' Ped. Connection Path
- 6' Public Sidewalk
- Future Trail
- Multi-Use Soft Trail



Components of the Plan

Code Modifications

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
FRONT YARD SETBACK AT COLLECTOR	35'	14'
FRONT YARD SETBACK AT LOCAL	30'	14'
DUPLEX SIDE YARD SETBACK	5'-15'	0'
REAR YARD SETBACK	30'	5'
TOWNHOME REAR SETBACK	5'	0'
DUPLEX MINIMUM LOT SIZE	6,000	2,000
MAXIMUM LOT COVERAGE (NET)	30%	90% (TOWNHOMES)
MAXIMUM LOT COVERAGE (GROSS)	30%	30%
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING FLOORS	3	3
LOCAL STREET CROSS-SECTION	39' FL TO FL	38' FL TO FL
1 BR MULTI-FAMILY PARKING PER UNIT	1.5	1.2
1 BR SENIOR PARKING PER UNIT	1.5	1.0
2 BR SENIOR PARKING PER UNIT	2.0	1.7