

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 HOUSING AUTHORITY OF COUNTY OF BOULDER, COLORADO, A PUBLIC BODY, CORPORATE AND POLITIC, 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 TRACT A-1, COAL CREEK SUBDIVISION COUNTY OF BOULDER, STATE OF COLORADO

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 MARTHA LOACHAMIN AS CHAIR BOARD OF COMMISSIONERS, 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 VISIT-ABLE UNITS.

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, ELDERS, 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.

DEVELOPMENT STANDARDS TABLE: 2021 COMPREHENSIVE PLAN LAND USE DESIGNATION "HOUSING AREA"

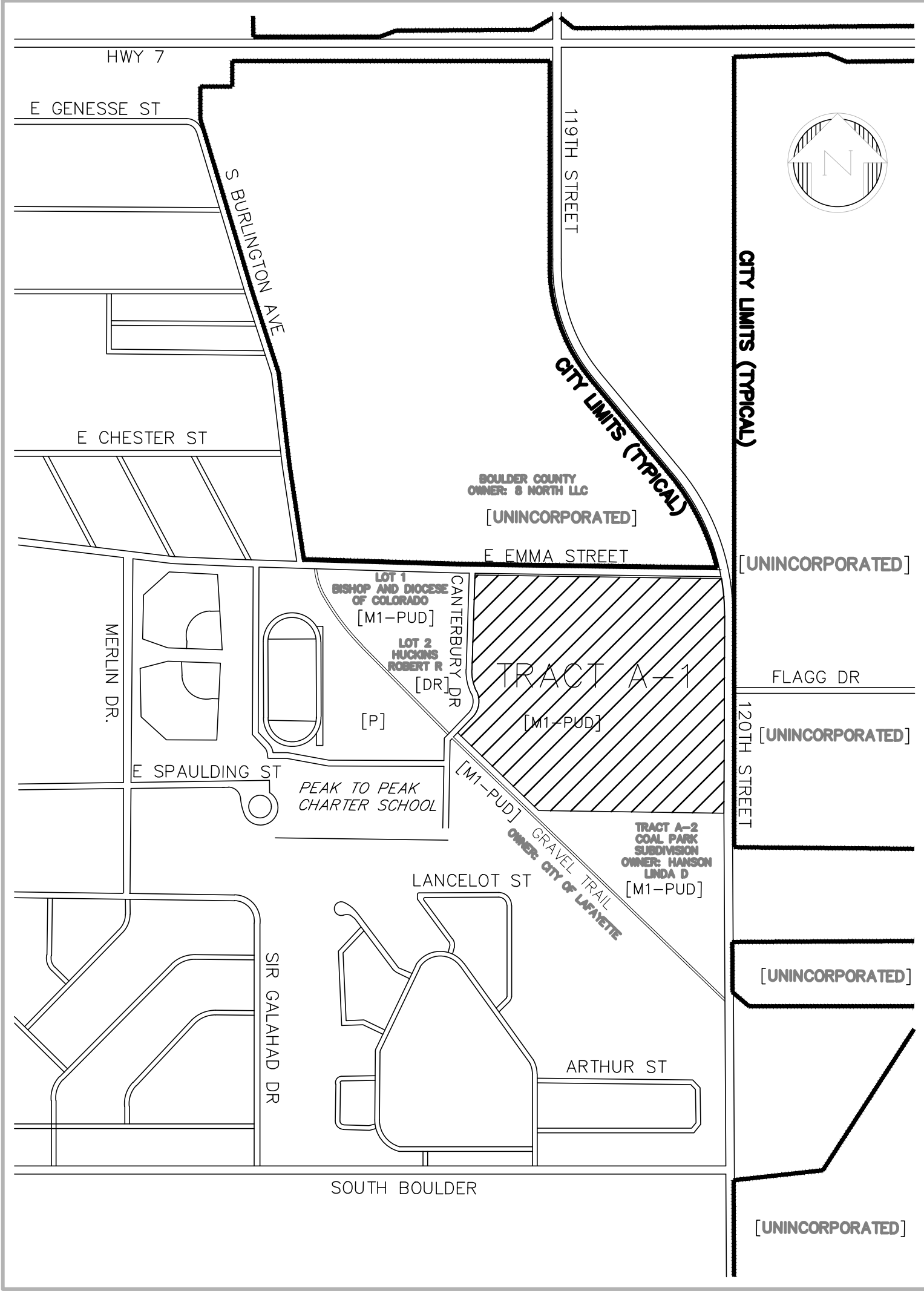
PARCEL	USE	SETBACKS (FT)							MINIMUMS				MAXIMUMS			
		FRONT	REAR	SIDE	WILLOUGHBY	E. EMMA	CANTERBURY	BUILDING SEPARATION	LOT SIZE (SF)	LOT COVERAGE (%)	HEIGHT (FT)	BUILDING FLOORS				
REQUIRED	R4 ZONING	30	30	15	30	35	35	10	2,000 (MF) / 6,000 (SF)	30	35					
A	SFA - DUPLEX	10*	1' to Garage / 1' to Occupiable Space.*	0*+	10*^	10*^		10	2,000*	70*	35	2				
B	SFA - TOWNHOME	0' to Front Porch / 5' to Occupiable Space.*++	1*	0*++++	5' to Front Porch / 10' to Occupiable Space.*^		0' to Front Porch / 5' to Occupiable Space.*^	20		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*	1*	2*+++	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				

* CODE MODIFICATION REQUESTED
^+ EXCEPT THE SIDE SETBACK WILL BE 5- FEET BETWEEN SEPARATE DUPLEX BUILDINGS
++ FRONT SETBACK FACING WILLOUGHBY ST WILL BE 10'
+++ EXCEPT THE SIDES FACING WILLOUGHBY ST.
++++ EXCEPT THE SIDE SETBACK WILL BE 2' AT END LOTS
^ FROM INDIVIDUAL PROPERTY LINES

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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

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VICINITY MAP
SCALE: 1"=500'

PARKING TABLE

PLANNING AREAS	USE	UNITS				REQUIRED PER CITY CODE				PROPOSED PARKING RATIOS				PARKING PROVIDED		
		1 BRs	2 BRs	3 BRs	Total Units	1 BRs	2 BRs	3 BRs	Total Required	1 BRs	2 BRs	3 BRs	Total Required per PUD Ratio	Actual Provided	Difference b/t PUD Standards & Provided	Difference B/T City Standards & Provided
A.	DUPLEX	0	20	10	30	2.0	2.0	2.0	60		2.0	2.0	60	60	0	0
B.	TOWNHOME	34	66	28	128	1.5	2.0	2.5	253		2.0	2.0	188	297	109	44
C.	COMMUNITY RES.	10	4	0	14	1.5	2.0	2.5	23	1.0	1.5		16	16	0	-7
C.	COMMUNITY CENTER	10,000 SF				PLACES OF PUBLIC ASSEMBLY = 1/400 SF			25	1/770 SF			13	13	0	-12
D.	MULTIFAMILY (D)	0	48	24	72	1.5	2.0	2.5	156	1.0	1.5	1.75	114	84	-30	-72
E.	SENIOR	50	13	0	63	1.5	2.0	2.0	101	0.75	1.25		54	104	50	3
F.	MULTIFAMILY (F)	75	18	0	93	1.5	2.0	2.5	149	1.0	1.5		102	112	10	-37
TOTALS		169	169	62	400				767	Total Off-Street Parking			547	686	139	-81
										Total On-Street Parking			42	42		
										Total On- & Off-Street Parking			589	728		

PLANNING 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) THIS FINAL PUD 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 JD MANGAT

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

ATTEST: CITY CLERK

REVIEW CERTIFICATES

CITY ENGINEER

CITY ADMINISTRATOR CERTIFICATE

I, FRITZ KLAPHAKE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS 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
3400 BROADWAY, BOULDER, CO 80304
PHONE: (303)441-3861
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SENIOR DEVELOPER

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CONTACT CIVIL: CAMERON KNAPP, P.E
CONTACT SURVEY: MATHEW SELTERS,
P.L.S

TRAFFIC ENGINEER
KIMBERLY HORN
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NORRIS DESIGN
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HB&A
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CO 80903
PHONE: (719)473-7063
CONTACT: STEVE POWELL, PRINCIPAL





WILLOUGHBY CORNER

PLANNED UNIT DEVELOPMENT

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

RELATIONSHIP TO THE CITY OF LAFAYETTE'S CODE OF ORDINANCES

THE INTENT OF THIS PUD IS TO GENERALLY COMPLY WITH ALL APPLICABLE USE, DEVELOPMENT AND DESIGN STANDARDS SET FORTH IN THE LAFAYETTE CODE OF ORDINANCES (LCO) THAT ARE NOT OTHERWISE MODIFIED OR WAIVED ACCORDING TO THIS REZONING AND PUD APPROVAL.

WHERE ITEMS IN THIS PUD CONFLICT WITH THE LCO, THE CONDITIONS OF THE PUD SHALL PREVAIL. WHERE ITEMS IN THIS PUD ARE SILENT, THE LCO SHALL PREVAIL.

THE PROPOSED REZONING AND DEVELOPMENT WILL MEET OR EXCEED THE DEVELOPMENT QUALITY STANDARDS, LEVELS OF PUBLIC AMENITIES, OR LEVELS OF DESIGN INNOVATION OTHERWISE APPLICABLE UNDER THE LCO. THIS PUD WOULD NOT BE POSSIBLE OR PRACTICABLE UNDER A STANDARD ZONE DISTRICT.

THE APPROVED PUD REZONING SHALL NOT LAPSE BUT SHALL REMAIN IN EFFECT UNTIL SUPERSEDED BY A SUBSEQUENT REVISION OF THE APPROVED PUD DOCUMENT.

SHOULD ANY PART OF THESE REGULATIONS AND STIPULATIONS BE DECLARED INVALID OR UNENFORCEABLE BY A COURT OR APPLICABLE JURISDICTION, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OF ENFORCEMENT OF THE REMAINING PROVISIONS OF THESE REGULATIONS.

MODIFICATIONS TO THIS PUD:

THE APPROVED PUD MAY BE CHANGED AND/OR AMENDED IN WHOLE OR IN PART AS FOLLOWS:

- MINOR MODIFICATIONS TO THE PUD: THE COMMUNITY DEVELOPMENT DIRECTOR OR THEIR DESIGNEE MAY APPROVE MINOR MODIFICATIONS ADMINISTRATIVELY IN THE LOCATION, SIZING AND HEIGHT OF STRUCTURES OR FACILITIES IF REQUIRED BY ENGINEERING OR OTHER CIRCUMSTANCES NOT FORESEEN AT THE TIME THE PUD WAS APPROVED.
- MAJOR MODIFICATIONS TO THE PUD: MAJOR MODIFICATIONS MAY BE MADE TO THE APPROVED PUD DISTRICT PLAN PURSUANT TO THE SAME LIMITATIONS AND REQUIREMENTS BY WHICH PLANS AND DOCUMENTS WERE ORIGINALLY APPROVED. MAJOR MODIFICATIONS OR DEVIATIONS SHALL BE REQUIRED IF ANY OF THE FUTURE CIRCUMSTANCES RESULT IN:
 - A CHANGE IN THE CHARACTER OF THE DEVELOPMENT; OR
 - A CHANGE IN THE PERMITTED LAND USES; OR
 - AN INCREASE IN THE MAXIMUM HEIGHT OF ANY BUILDING BY MORE THAN 5%; OR
 - AN INCREASE IN THE NUMBER OF DWELLING UNITS, OR IN THE RATIO OF THE GROSS FLOOR AREA OF STRUCTURES TO THE LAND AREA, OR INCREASES IN THE PROPOSED GROSS FLOOR AREA WITHIN ANY PARTICULAR LAND USE OF MORE THAN 5%; OR
 - A REDUCTION IN THE SETBACKS BY MORE THAN 10%; OR
 - AN INCREASE OF MORE THAN 10% IN GROUND COVERAGE BY STRUCTURES OR SURFACE PARKING; OR
 - A REDUCTION BY MORE THAN 5% IN THE LAND AREA DESIGNATION FOR LANDSCAPING; OR
 - A REDUCTION BY MORE THAN 5% IN THE RATIO OF OFF-STREET PARKING TO GROSS FLOOR AREA OR NUMBER OF DWELLING UNITS AS COMPARED TO THOSE APPROVED.
- SITE PLAN AMENDMENTS NOT MEETING THE ABOVE REQUIREMENTS: PUD SITE PLANS APPROVED AND RECORDED MAY ONLY BE AMENDED PURSUANT TO THE SAME LIMITATION AND REQUIREMENTS BY WHICH SUCH PLANS WERE APPROVED.

INTENT STATEMENTS

OVERALL INTENT STATEMENT

WILLOUGHBY CORNER IS A PLANNED NEIGHBORHOOD OF 400 PERMANENTLY AFFORDABLE HOMES IN A VARIETY OF BUILDING TYPES, INCLUDING DUPLEXES, TOWNHOMES, MULTI-FAMILY, AND SENIOR HOUSING APARTMENTS. TWO COMMUNITY BUILDINGS, DESIGNATED PARKS AND A ROBUST NON-VEHICULAR NETWORK OF MULTI-MODAL SIDEWALK AND TRAIL CONNECTIONS PROVIDE A MYRIAD OF AMENITIES FOR RESIDENTS. SAFE, ENJOYABLE PEDESTRIAN AND BICYCLE EXPERIENCES ARE INTEGRAL TO THE DESIGN, AND THE COMMUNITY IS TIED TOGETHER TO ADJACENT STREET AND RECREATION TRAIL NETWORKS VIA INTERNAL MULTI-MODAL CONNECTIONS.

PARKING INTENT STATEMENT

WILLOUGHBY CORNER IS AN ENTIRELY RESIDENTIAL COMMUNITY, AND PARKING WILL BE PRIMARILY FOR RESIDENTS AND THEIR GUESTS. THE DEVELOPMENT PRIORITIZES THE RESIDENT AND PEDESTRIAN EXPERIENCE, AND ENCOURAGES LOW CAR USE AND REDUCED DEPENDENCE ON AUTOMOBILE OWNERSHIP THROUGH THE PROVISION OF ALTERNATIVE TRANSPORTATION OPTIONS. REGIONAL TRANSPORTATION DISTRICT'S (RTD) PLANNED EXTENSION OF TWO ROUTES WITH STOPS IN WILLOUGHBY CORNER FURTHER SUPPORT TRANSIT OPTIONS CONNECTING THIS COMMUNITY TO OTHER AREAS OF LAFAYETTE, AND THE GREATER BOULDER COUNTY AND FRONT RANGE CITIES.

THE CITY OF LAFAYETTE PARKING REQUIREMENTS DO NOT REFLECT CURRENT PARKING DEMANDS BASED ON CHANGING DEMOGRAPHICS AND THE EXPANSION OF TRANSIT OPTIONS TO THE CITY. THE BOULDER COUNTY HOUSING AUTHORITY (BCHA) PROPOSES A RIGHT-SIZED AMOUNT OF PARKING ON THE SITE TO AVOID BUILDING SURFACE PARKING THAT WILL BE UNDERUTILIZED, ALLOWING MORE ACREAGE AND RESOURCES TO BE DEDICATED TO RECREATION AND OPEN AREAS. THE PUD PARKING RATIOS CREATE A BALANCE BETWEEN SUPPLY AND DEMAND BASED ON OTHER BCHA COMMUNITIES. THE PARKING DATA TABLE INCLUDES USES, BEDROOMS, CITY PARKING RATIOS, PUD PARKING RATIOS AND ACTUAL PARKING PROVIDED. WITH BCHA'S EXTENSIVE EXPERIENCE IN DEVELOPING AFFORDABLE HOUSING COMMUNITIES, BCHA HAS DEVELOPED PARKING STANDARDS THAT REFLECT CURRENT DEMAND AND ARE BASED ON DATA FROM THEIR ESTABLISHED COMMUNITIES. THESE STANDARDS ARE SET FORTH IN THE PARKING DATA TABLE IN THE PUD. WHILE THE CITY DOES NOT COUNT ON-STREET PARKING TO MEET PARKING REQUIREMENTS, CONSIDERING THAT PARKING IS ONLY NEEDED FOR RESIDENTS AND GUESTS (THERE ARE NO COMMERCIAL OR OFFICE USES), THE ON-STREET PARKING WILL ALSO PROVIDE 42 ADDITIONAL PARKING SPACES FOR THE COMMUNITY.

SHARED PARKING IN COMMON AREA PARKING LOTS ACROSS ALL OF WILLOUGHBY CORNER IS ANTICIPATED THROUGH A SHARED PARKING AGREEMENT. PLANNING AREA D IS PLANNED FOR FEWER PARKING SPACES THAN REQUIRED BY THE PUD PARKING STANDARDS. HOWEVER, AMPLE PARKING IS PROVIDED IN PLANNING AREA E AND THROUGHOUT THE COMMUNITY. ON-STREET PARKING IS ALSO AVAILABLE IN THE NEAR VICINITY.

PEDESTRIAN ACCESS

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

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

OFFSITE PEDESTRIAN CONNECTIONS

THE PUD IS PLANNED FOR COORDINATED OFF-SITE INFRASTRUCTURE BUT BCHA IS NOT RESPONSIBLE FOR CONSTRUCTING OFF-SITE IMPROVEMENTS UNLESS OTHERWISE AGREED UPON BETWEEN BCHA AND THE CITY OF LAFAYETTE.

CODE MODIFICATIONS

TO DEVELOP A COHESIVE COMMUNITY, BOTH FROM A FUNCTIONAL AND AESTHETIC PERSPECTIVE, SEVERAL CODE MODIFICATIONS ARE PERMITTED THROUGHOUT THIS PUD. ALL MODIFICATIONS ARE NOTED WITH AN ASTERISK (*) IN THE DEVELOPMENT STANDARDS TABLE. ALL MODIFICATIONS ARE CENTERED ON THE GOAL TO CREATE A WALKABLE, PEDESTRIAN-ORIENTED COMMUNITY. MODIFICATIONS TO THE BUILDING SETBACKS FROM STREETS RESULT IN AN ENHANCED RELATIONSHIP BETWEEN THE BUILDINGS AND THE PUBLIC REALM. ADDITIONALLY, A MODIFICATION FROM THE CITY'S LOCAL STREET STANDARDS FOR THE FLOW LINE TO FLOW LINE REQUIREMENT IS SET FORTH IN THIS PUD, REDUCING THE STANDARD FROM 39' TO 38' FOR WILLOUGHBY AVE.

MOBILITY HUB & TRANSIT INTENT

WILLOUGHBY CORNER WILL HAVE A MOBILITY HUB IN PLANNING AREA C NEAR THE COMMUNITY CENTER TO ACCOMMODATE PICK-UP AND DROP-OFF FOR ALTERNATIVE TRANSIT VEHICLES, SUCH AS VIA MOBILITY SERVICES, FLEXRIDE, ELECTRIC CAR SHARE, AND RIDE-HAILING SERVICES SUCH AS UBERLYFT. AN RTD TRANSIT STOP WITH LAYOVER BUS PARKING WILL BE PROVIDED NEAR THE COMMUNITY CENTER ALONG CANTERBURY DRIVE. THE FINAL LOCATIONS OF THE RTD STOPS WILL BE DETERMINED AT THE SITE PLAN APPLICATION AND THROUGH FURTHER COORDINATION WITH RTD. SECURE STORAGE FOR BICYCLES, BICYCLE-RELATED COMPONENTS AND ELECTRIC-BIKES (E-BIKES) WILL BE PROVIDED IN CONVENIENTLY DISPERSED LOCATIONS ACROSS THE NEIGHBORHOOD. IN ADDITION TO INSTALLATIONS AT THE MOBILITY HUB, ELECTRIC VEHICLE (EV) CHARGERS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT, AND AN OFF-STREET DROP-OFF ZONE WILL SPECIFICALLY SERVICE RESIDENTS AT THE SOUTHERN ENTRANCE TO THE SENIOR BUILDING.

SERVICE FOR TWO RTD BUS ROUTES (THE DASH AND THE 225D) WILL BE EXTENDED TO WILLOUGHBY CORNER IN COORDINATION WITH RTD TO DEVELOP THE BUS STOP, LAYOVER AND TERMINAL REQUIREMENTS TO PROVIDE THE BEST SERVICE TO RESIDENTS. WITH THE ADDITIONAL RIDERSHIP CREATED BY THE WILLOUGHBY CORNER DEVELOPMENT, THIS PROJECT WILL ENABLE RTD TO FULFILL TRANSIT GOALS AND PROVIDE DIRECT BENEFITS TO RESIDENTS AND NEIGHBORS. BCHA WILL PROVIDE RESIDENTS AT WILLOUGHBY CORNER WITH A FREE NEIGHBORHOOD ECO-PASS. BCHA ALSO INTENDS TO INCORPORATE A CAR SHARE PROGRAM, BIKE SHARE PROGRAM, E-BIKE CHARGING LOCATIONS, AND RESIDENT BIKE STORAGE TO PROMOTE MULTI-MODAL SOLUTIONS.

THE DETAILS OF THE MOBILITY HUB AND TRANSPORTATION IMPROVEMENTS WILL BE DETERMINED THROUGH THE APPLICABLE SITE PLAN PROCESS.

MAINTENANCE OF OPEN AREAS AND PRIVATE STREETS INTENT

THE DEVELOPER WILL EITHER FORM A SMALL PLANNED COMMUNITY UNDER CRS § 38-33.3-116(2) THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL SHARED ELEMENTS OF THE SITE, OR RECORDED A CONTRACTUAL ARRANGEMENT BETWEEN DEVELOPER-CONTROLLED AFFILIATES THAT WILL RUN WITH THE LAND AND PROVIDE FOR LONG-TERM MAINTENANCE OF OPEN AREAS AND PRIVATE STREETS. THIS INCLUDES PRIVATE ROADWAYS, DETENTION PONDS, AND PARK SPACES (INCLUDING ALL PORTIONS COVERED BY PUBLIC ACCESS EASEMENTS).

VEHICULAR ACCESS INTENT

REGIONAL ACCESS TO WILLOUGHBY CORNER WILL BE PROVIDED BY NORTHWEST PARKWAY, US HIGHWAY 287 (US-287), AND E. BASELINE ROAD (CO-7), WHILE PRIMARY ACCESS TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EMMA STREET AND N. 120TH STREET / N. 119TH STREET. CANTERBURY DRIVE WILL BE REALIGNED TO PROVIDE DIRECT ACCESS TO AND THROUGH THE DEVELOPMENT, WITH A FULL MOVEMENT ROUNDABOUT INTERSECTION AT EMMA STREET AND A THREE-QUARTER ACCESS ALONG THE WEST SIDE OF 120TH STREET. PEAK TO PEAK CHARTER SCHOOL TRAFFIC EXITING AT PUMA DRIVE WILL BE DIRECTED TO A NEW ROUNDABOUT ALONG THE REALIGNED CANTERBURY DRIVE. THE FINAL CONFIGURATION OF 120TH STREET WILL BE IN ACCORDANCE WITH THE CITY'S STREET STANDARDS.

BASED ON A REVIEW OF THE CURRENTLY PROPOSED CONSTRUCTION PHASING, THE EMMA STREET AND 120TH STREET TRAFFIC SIGNAL IS ANTICIPATED TO BE WARRANTED WITH THE VEHICLE TRIPS GENERATED BY THE PHASE 1A SENIOR APARTMENTS PLUS ONE ADDITIONAL MULTI-FAMILY BUILDING WITHIN THE PHASE 1B PORTION OF THE DEVELOPMENT (APPROXIMATELY 115 UNITS COMBINED). BCHA'S REQUIRED FINANCIAL CONTRIBUTION AND CONSTRUCTION OBLIGATIONS FOR THIS SIGNAL WILL BE DETERMINED THROUGH THE WILLOUGHBY CORNER DEVELOPMENT AGREEMENT DURING THE PRELIMINARY AND FINAL PLAT PROCESS.

EMERGENCY ACCESS INTENT

EMERGENCY ACCESS VEHICLES WILL HAVE ACCESS VIA ALL PUBLIC RIGHTS-OF-WAY. ADDITIONALLY, A BLANKET EMERGENCY ACCESS EASEMENT WILL BE GRANTED ACROSS ALL PRIVATE STREETS AND PARKING LOTS IN THE PUD AT THE REQUEST OF THE CITY OF LAFAYETTE. THIS EMERGENCY ACCESS EASEMENT WILL BE GRANTED ON THE WILLOUGHBY CORNER FINAL PLAT.

ARCHITECTURAL DESIGN INTENT -

THE WILLOUGHBY CORNER DEVELOPMENT IS LOCATED AT THE INTERSECTION OF SEVERAL DIVERSE NEIGHBORHOODS WITH A VARIETY OF DESIGN INFLUENCES. THE NORTH BOUNDARY OF THE PROPERTY IS FORMED BY THE EAST END OF EMMA STREET, ONE OF THE MAIN EAST-WEST ROADS IN THE HISTORIC OLD TOWN DISTRICT OF LAFAYETTE. THE EAST BOUNDARY IS 120TH STREET WHICH IS A BUSY THOROUGHFARE WITH SMALL, DISPERSED RESIDENTIAL AND AGRICULTURAL BUILDINGS TO THE EAST. A LARGE INDUSTRIAL BUILDING ABUTS THE SOUTH EDGE OF THE PROPERTY, WHILE TO THE WEST-SOUTHWEST LIES THE PEAK-TO-PEAK CHARTER SCHOOL CAMPUS. WITHIN SUCH AN ECLECTIC NEIGHBORHOOD, WILLOUGHBY CORNER WILL EMPLOY A DECIDEDLY RESIDENTIAL AESTHETIC IN THE OVERALL FORM AND MATERIALS OF THE BUILDINGS.

BCHA IS DEVELOPING A VARIETY OF BUILDING TYPES ACROSS THE WILLOUGHBY CORNER PROPERTY WITH DIFFERENT SHAPES, SIZES, AND DESIGNS. OLD TOWN LAFAYETTE INFLUENCES WILL SHAPE THE BUILDINGS ALONG EMMA ST. THESE SMALLER LOTS WILL CONTAIN A VARIETY OF DUPLEXES OF ONE AND TWO STORIES IN HEIGHT, WITH GARAGES ACCESSED FROM ALLEYS TO THE REAR. SIMILAR DUPLEXES WILL FACE 120TH ST. TO THE EAST, SETBACK FROM THE BUSY ROAD BY A LANDSCAPED DETENTION POND AREA. INTERIOR LOTS WITHIN THE PROPERTY WILL CONTAIN TOWNHOME BUILDINGS OF FOUR TO EIGHT UNITS EACH, WITH GARAGES FACING ALLEYS AND FRONT ENTRANCES FACING COMMON LANDSCAPED AREAS. TOWNHOMES WILL BE LIMITED TO TWO STORIES IN HEIGHT. MID-SIZE APARTMENT FLATS ARE ALSO LIMITED TO TWO STORIES IN HEIGHT, WITH WALK-UP UNITS ON THE GROUND FLOOR AND PARKING UNDERNEATH THE SECOND-STORY OF UNITS. THE LARGEST APARTMENT BUILDINGS ARE LOCATED ALONG THE SOUTH, INDUSTRIAL EDGE OF THE SITE AND ARE THREE STORIES IN HEIGHT. IN THE CENTER OF WILLOUGHBY CORNER, TWO COMMUNITY BUILDINGS SERVE DIFFERENT FUNCTIONS FOR ADMINISTRATIVE OFFICES AND COMMUNAL GATHERING SPACE, WITH TWO STORIES OF APARTMENTS ABOVE THE MAIN LEVEL OFFICES. EACH OF THESE BUILDING TYPOLOGIES WILL BE DESIGNED AS A UNIQUE STRUCTURE, WITH A FEW COMMON ELEMENTS TO STRENGTHEN THE OVERALL DESIGN AND COMPOSITION OF THE DEVELOPMENT.

TO BETTER ENGAGE THE NEIGHBORHOOD AND CREATE A LIVABLE, CONNECTED COMMUNITY, EACH OF THE BUILDING TYPOLOGIES WILL FEATURE PORCHES, PATIOS, AND/OR BALCONIES. IN KEEPING WITH OLD TOWN DESIGN PRECEDENTS, THE DUPLEX BUILDINGS WILL EACH HAVE COVERED PORCHES FACING THE PUBLIC STREETS ON EMMA ST. AND 120TH ST.; DUPLEX PORCHES WILL HAVE NO LESS THAN 6 FEET DEEP OF USABLE OUTDOOR SPACE. TOWNHOMES ON THE INTERIOR OF THE SITE WILL HAVE SOMEWHAT SMALLER COVERED PORCHES FACING THE COMMON GREEN SPACE, WITH A MINIMUM DIMENSION OF 6 FEET DIRECTLY AT THE UNIT ENTRANCES. THE MID-SIZE APARTMENT FLATS WILL FEATURE PARTIALLY COVERED PATIOS AS A SECONDARY ENTRANCE TO EACH GROUND FLOOR UNIT, AND SECOND-LEVEL BALCONIES FOR THE UPPER UNITS. THE LARGE APARTMENT BUILDINGS WILL SIMILARLY INCLUDE PATIOS WITH PARTIALLY COVERED SECONDARY ENTRANCES TO THE GROUND FLOOR UNITS. THE UPPER-LEVEL APARTMENTS WILL FEATURE JULIET BALCONIES TO BRING IN AIR AND LIGHT TO THE UNITS WITHOUT DIRECT ACCESS TO THE GROUND FLOOR.

THE ARCHITECTURAL FEATURES WILL BE DIVERSE AND ECLECTIC WITH A CREATIVE USE OF COMMON ELEMENTS. PREDOMINANT ROOF FORMS WILL FEATURE PITCHED ROOFS THROUGHOUT THE SITE, WITH A VARIETY OF SLOPES OFFERING DISTINCTIONS BETWEEN DIFFERENT BUILDING TYPES. LARGE ROOF AREAS WILL BE BROKEN UP INTO SMALLER FORMS TO REDUCE THE OVERALL MASS OF THE BUILDINGS. THE APARTMENT BUILDINGS AND TOWNHOMES MAY CONTAIN FLAT ROOF AREAS PUNCTUATED BY PITCHED ROOFS. THE PRIMARY ROOFING MATERIALS WILL BE SHINGLES WITH METAL ROOF ACCENTS AND MEMBRANE ROOFING AT FLAT AREAS. THE ROOF SHAPES AND SLOPES, TO A REASONABLE EXTENT WITHIN THE OVERALL DESIGN AESTHETIC, WILL BE DESIGNED TO ACCOMMODATE PHOTOVOLTAICS.

EXTERIOR BUILDING MATERIALS WILL BE PRIMARILY OF SIDING IN KEEPING WITH THE RESIDENTIAL CHARACTER OF THE OVERALL NEIGHBORHOOD. A MIX OF HORIZONTAL LAP SIDING, VERTICAL BOARD-AND-BATTEN SIDING, PANEL SIDING, AND OTHER ACCENT SIDING MATERIALS AND TRIM WILL PROVIDE VARIETY TO THE BUILDING TYPES. THE LARGER APARTMENT BUILDINGS WILL FEATURE BRICK MASONRY IN EARTHY COLORS TO FORM A SOLID, DURABLE BASE. RESIDENTIAL WINDOWS WILL BE VINYL OR FIBERGLASS AND COMMON AREA WINDOWS WILL BE OF ALUMINUM STOREFRONT, WITH ENERGY-EFFICIENT DETAILING. IN ADDITION TO THEIR AESTHETIC QUALITIES, THE EXTERIOR MATERIALS WILL BE SELECTED FOR DURABILITY AND FIRE-RESISTANT PROPERTIES.

PHASING PLAN INTENT

BCHA WILL DEVELOP THE ENTIRE WILLOUGHBY CORNER NEIGHBORHOOD IN A COORDINATED APPROACH, PURSUING ZONING AND ENTITLEMENTS FOR THE ENTIRE 24-ACRE SITE, AND PHASING THE FUNDING AND CONSTRUCTION OVER SEVERAL YEARS. BY SYNCHRONIZING FINANCIAL AND CONSTRUCTION CLOSINGS OF PHASES 1A AND 1B, BCHA WILL REDUCE ADMINISTRATIVE COSTS AND TAKE ADVANTAGE OF LARGE-SCALE CONSTRUCTION MOBILIZATION EFFICIENCIES.

PHASE 1A SENIOR APARTMENTS (PLANNING AREA E) WILL DELIVER 63 APARTMENTS AGE-RESTRICTED FOR RESIDENTS 55+. PHASE 1B WILL DELIVER AN ADDITIONAL 117 RENTAL HOMES FOR FAMILIES (PLANNING AREA F AND A PORTION OF D), A COMMUNITY BUILDING WITH RESIDENT AMENITIES (A PORTION OF PLANNING AREA C), AND SIGNIFICANT SITE IMPROVEMENTS. INFRASTRUCTURE AND SITE WORK FOR THE OVERALL NEIGHBORHOOD WILL BE CONSTRUCTED CONCURRENTLY WITH PHASES 1A AND 1B, INCLUDING CANTERBURY ROAD, WILLOUGHBY AVENUE, OUTLOTS A, F, I, J AND K, AND RIGHT-OF-WAY IMPROVEMENTS ON EMMA AND 120TH STREETS.

IN 2024, BCHA WILL APPLY FOR FUNDING FOR PHASE 2 TO CREATE AN ADDITIONAL 140 APARTMENTS AND TOWNHOMES (PORTIONS OF PLANNING AREAS A, B, C & D). PHASE 3 WILL BE FINANCED SEPARATELY AND WILL PROVIDE FOR-SALE PERMANENTLY AFFORDABLE TOWNHOMES AND DUPLEXES (PORTIONS OF PLANNING AREAS A & B). OUTLOT L WILL BE CONSTRUCTED CONCURRENTLY PHASE 2.

GRADING INTENT

THE GRADING OF THE SITE GENERALLY CONSISTS OF SLOPING THE SITE SURFACES IN A SOUTHWEST TO NORTHEAST DIRECTION TOWARDS THE LOW END OF THE SITE ALONG THE EAST SIDE, WHERE AN EXTENDED DETENTION BASIN WILL BE CONSTRUCTED. THE BASIN WILL PROVIDE BOTH FLOOD CONTROL VOLUME STORAGE AND WATER QUALITY TREATMENT MEASURES. RUNOFF WILL BE CONVEYED INTO THE POND DIRECTLY ACROSS SURFACES OR THROUGH A SERIES OF STORM SEWERS. THE OUTLET POINT OF THE SITE IS AT THE HISTORIC NORTHEAST CORNER OF THE PROPERTY THAT DISCHARGES INTO THE LARGE DITCH ON THE NORTH SIDE OF EMMA STREET AND CONTINUES EASTWARD.

LIGHTING INTENT

THE SITE LIGHTING WILL CONSIST OF A COMBINATION OF ARCHITECTURAL AREA LIGHTING, RESIDENTIAL LANTERN STYLE POSTTOP LUMINAIRES, AND LOW-LEVEL LIGHTING BOLLARDS. ALL SITE LIGHTING WILL BE FULL CUT-OFF, DARK SKIES COMPLIANT, WARM LIGHTING (2700-3000 KELVIN MAX.) TO REDUCE DISRUPTION TO THE NATURAL NOCTURNAL HABITAT AND TO LESSEN GLARE AND BRIGHTNESS OF THE SITE. THE ARCHITECTURAL AREA LIGHTING WILL BE UTILIZED FOR THE COMMUNITY BUILDING PARKING LOTS WITH LOW-LEVEL BOLLARD LIGHTING USED ALONG THE WALKWAYS AND PATHWAYS CONNECTING THE COMMUNITY BUILDING TO THE NEIGHBORHOOD. POST-TOP LUMINAIRES WILL BE POSITIONED WITHIN THE NEIGHBORHOOD ON INTERSECTIONS AND MID-STREET AS NEEDED TO ACHIEVE LIGHTING LEVELS AND RATIOS AS RECOMMENDED BY THE LATEST EDITION OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND CITY OF LAFAYETTE STANDARDS. WALL-MOUNTED LED LUMINAIRES MAY BE INSTALLED ON BUILDINGS AROUND THE SITE; WHEN USED, THE WALL-MOUNTED LUMINAIRES WILL BE FULL- CUT-OFF AND MATCH THE REST OF THE SITE LIGHTING.

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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

LANDSCAPE AND PARKS INTENT

THE LANDSCAPE ARCHITECTURAL DESIGN FOR WILLOUGHBY CORNER CREATES A COHESIVE AESTHETIC AND SENSE OF PLACE THROUGHOUT THE COMMUNITY WITH ITS UNIQUE PARKS, PLAZAS, TREE-LINED STREETS AND TRAILS. INNOVATIVE ELEMENTS, LANDSCAPE BEST MANAGEMENT PRACTICES AND LOW IMPACT DESIGN WILL STRENGTHEN THE SENSE OF PLACE, REINFORCING A DISTINCT IDENTITY THAT INCORPORATES THE HISTORY AND CULTURE OF LAFAYETTE AND THE SURROUNDING BOULDER COUNTY AREAS. THE DESIGN FEATURES LOW-WATER AND LOW-MAINTENANCE LANDSCAPING AND IRRIGATION THAT IS ALSO FUNCTIONAL AND AESTHETICALLY PLEASING. A COMBINATION OF DECIDUOUS SHADE, ORNAMENTAL AND EVERGREEN TREES INTEGRATED THROUGHOUT THE COMMUNITY SOFTENS AND ENHANCES THE ARCHITECTURE, CREATING BUFFERS TO SURROUNDING PROPERTIES AND PROVIDING SHADE AND FOUR-SEASON INTEREST TO WILLOUGHBY CORNER. WAYFINDING AND SIGNAGE WILL BE COMPLETED THROUGH THE SUBTLE USE OF STONE, ENVIRONMENTAL GRAPHICS OF LOCAL FLORA AND BEAUTIFUL XERIC PLANTINGS GIVING WILLOUGHBY CORNER A UNIQUE PRESENCE ALONG THE SETTING OF THE FRONT RANGE IN LAFAYETTE. THE ARTFUL APPROACH WILL FURTHER TIE THE COMMUNITY INTO THE VERNACULAR OF THE CITY OF LAFAYETTE, PROVIDING A SENSE OF COMMUNITY PRIDE.

STRONG CONNECTIONS TO GARDENS, PLAYGROUNDS, AN ORCHARD, AND A UNIQUE PLAZA HAVE BEEN DEVELOPED THROUGH TRAILS AND TREE-LINED STREETS TO CREATE SAFE AND FRIENDLY INTERACTION THROUGHOUT THE COMMUNITY. THE SENIOR-ORIENTED PARCEL (PLANNING AREA E) IS SITUATED CLOSE TO THE LARGER PARKS AND THE COMMUNITY CENTER AND FEATURES A PLAZA ALONG THE NORTH SIDE, WHICH ENHANCES THE CONNECTION AND SLOWS TRAFFIC WITH A PROPOSED RAISED OR SIGNALIZED PEDESTRIAN CROSSING OF CANTERBURY DRIVE. THE LAYOUT AND DESIGN OF THE TRAILS AND WALKWAYS, ENCOURAGES MULTI-MODAL CONNECTIONS AND A WIDENED TRAIL ALONG THE NORTH SIDE OF CANTERBURY DRIVE CREATES A STRONG LINK THROUGH THE HEART OF THE WILLOUGHBY CORNER NEIGHBORHOOD. THE LANDSCAPE DESIGN HELPS TO CREATE A SAFE, SECURE, AND PERMANENT RESOURCE WHERE SENIORS, PEOPLE WITH SPECIAL NEEDS, AND FAMILIES THRIVE. EVERYONE THAT LIVES AND VISITS WILLOUGHBY CORNER WILL HAVE AN OPPORTUNITY TO ENJOY THE BEAUTIFUL AND FUNCTIONAL ASPECTS, SHADE AND EVERGREEN TREES, GARDENS, SITE AMENITIES AND THE PASSIVE AND ACTIVE RECREATION ELEMENTS.

THE COMMUNITY WILL BE A SAFE AND WALKABLE NEIGHBORHOOD WITH A FOCUS ON WELL-DESIGNED PEDESTRIAN AND BICYCLE AMENITIES WITH AN EMPHASIS ON PEOPLE AND COMMUNITY RATHER THAN CARS AND PARKING. THE PARKS AND COMMUNITY GARDENS WILL FEATURE DIVERSE PROGRAM ELEMENTS FOR FLEXIBLE USES AND FOSTER OPPORTUNITIES FOR INTERACTIONS BETWEEN DIVERSE GROUPS OF PEOPLE.

SUSTAINABILITY IS PROMOTED THROUGH A THOUGHTFULLY DESIGNED LANDSCAPE AND IRRIGATION DESIGN THAT CONSERVES WATER WHILE ENHANCING THE SENSE OF PLACE. HEALTHY LIFESTYLES WILL BE ENCOURAGED THROUGH OPPORTUNITIES FOR WALKING AND RUNNING ON THE TRAILS AND WITH EXERCISE STATIONS SURROUNDING THE OPEN SPACE ALONG THE EASTERN PROPERTY BUFFER ZONE. THE DESIGN PROVIDES FOR TRAIL CONNECTIONS TO THE CITY'S TRAIL NETWORK, INCLUDING EVENTUAL CONNECTION TO THE INSPIRE TRAIL, PROVIDING WILLOUGHBY CORNER RESIDENTS WITH ACCESS TO SANCHEZ ELEMENTARY, PEAK TO PEAK CHARTER SCHOOL, AS WELL AS THE LAFAYETTE PARK AND RIDE, AN INTERNAL TRANSIT HUB AND OLD TOWN LAFAYETTE.

SUSTAINABLE LANDSCAPE DESIGN ASPECTS MAY INCLUDE AGRIVOLTAIC SOLAR PANELS PLACED ABOVE COMMUNITY GARDENS TO CONSERVE AND FARM ENERGY IN ADDITION TO HEALTHY FOODS. THE PROPOSED COMMUNITY GARDENS WILL BRING PEOPLE TOGETHER AS WELL AS PROMOTING A SENSE OF PRIDE AND OWNERSHIP IN THE AREA. THE DOG PARK WILL ALSO BRING PEOPLE AND THEIR PETS TOGETHER TO CREATE A PLACE FOR SOCIAL INTERACTION AND RECREATION. PARK ACTIVITY WILL PROVIDE FOR A SAFER ENVIRONMENT AS PEOPLE COME TO ENJOY THE COMMUNITY AND GATHER WITH EACH OTHER TO PLAY, PICNIC, WATCH THE DOGS OR TEND TO THEIR GARDEN CROPS AND FLOWERS.

SUSTAINABILITY APPROACH TO LANDSCAPE AND IRRIGATION

WILLOUGHBY CORNER IS DESIGNED TO INCORPORATE A MYRIAD OF SUSTAINABLE ELEMENTS. THE COMMUNITY WILL ENCOURAGE RESIDENTS, OWNERS AND CONTRACTORS TO COLLABORATE AND BE GOOD STEWARDS OF THE LAND, HELPING ENSURE WE CONSERVE OUR RESOURCES AND THE CONTINUED QUALITY OF LIFE IN BOULDER COUNTY AND COLORADO. THROUGH THOUGHTFUL DESIGN, CONSTRUCTION IMPLEMENTATION AND DAILY PRACTICES, PRIDE OF OWNERSHIP WILL HELP CREATE A COHESIVE VERNACULAR THAT IS SUSTAINABLE.

WILLOUGHBY CORNER WILL BE SUSTAINABLE FROM A LANDSCAPE ARCHITECTURE AND IRRIGATION STANDPOINT IN MULTIPLE WAYS. LOW WATER USE NATIVE PLANT MATERIALS WILL BE USED THAT ENHANCE THE SENSE OF PLACE WHILE CONSERVING OUR MOST PRECIOUS RESOURCE, WATER. ALTHOUGH SUPPLEMENTARY IRRIGATION WILL BE REQUIRED FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF TREES AND SHRUBS, PLANTS WILL BE ZONED APPROPRIATELY, AND TURF GRASSES WILL BE USED ONLY WHERE PLAY AND HEAVY FOOT TRAFFIC WILL OCCUR. THE TURF GRASSES WILL BE A DROUGHT AND HEAT-RESISTANT VARIETY. DRIP IRRIGATION WILL BE USED PRIMARILY TO ENSURE THE EFFICIENT USE OF WATER. BY REDUCING TURF AREAS THAT NEED WEEKLY MOWING, RESOURCES INCLUDING HUMAN, OIL, GAS AND DISPOSAL WILL BE CONSERVED.

XERISCAPE DOES NOT MEAN ZEROSCAPE. IT DOES NOT MEAN A LACK OF LANDSCAPING AND TURF AREAS, OR THE SOLE USE OF ROCKS, GRAVEL, YUCCA AND CACTUS. HIGHLY WATERED AREAS STILL MAY EXIST IN XERISCAPE DESIGNS; HOWEVER, THEY ARE LOCATED AND GROUPED PROPERLY, AND THOUGHTFULLY COMBINED WITH AREAS REQUIRING LESS WATER.

AGRIVOLTAIC SYSTEMS ARE INTENDED TO BE USED IN THE COMMON PARK AND GATHERING SPACE NEXT TO THE COMMUNITY CENTER. THIS WILL ALLOW FOR THE USE OF THE SUNS ENERGY TO NOT ONLY GROW FRUITS AND VEGETABLES FROM A SOLAR STANDPOINT BUT ALSO TO POWER THE IRRIGATION SYSTEM. RAISED GARDEN BEDS ALLOW FOR PRODUCTION OF FOOD IN A SETTING WITH BETTER SOIL AND AERATION AS WELL AS UNIVERSAL ACCESS. A SMALL ORCHARD WILL ALLOW FOR FRUIT PRODUCTION WHILE SHADING THE AREAS ALONG WITH OTHER LARGE TREES THAT REDUCE THE HEAT ISLAND EFFECT THROUGHOUT THE COMMUNITY.

PLANTINGS WILL ENCOURAGE POLLINATORS THROUGHOUT THE COMMUNITY, INCLUDING HUMMINGBIRDS, SONGBIRDS, BEES, HAWK MOTHS AND OTHER SPECIES OF INSECTS. HABITAT AREAS CREATE BEAUTIFUL APPROACHES, PROVIDE FOUR SEASON INTEREST, TEXTURE, COLOR, AND SHELTER FOR WILDLIFE THAT RETAIN LARGE CONTIGUOUS AREAS CONSIDERING THE GREAT REGION AND ECOSYSTEM. REDUCING THE USE OF PESTICIDES AND FERTILIZER WILL BE PART OF THE OVERALL APPROACH TO THE MAINTENANCE OF THE LANDSCAPE AREAS.

THE COMMUNITY ENCOURAGES ALTERNATIVE MODES OF TRANSPORTATION SUCH AS BUS, BICYCLE AND WALKING. IT PROVIDES MULTI-MODAL TRAILS AND ON-STREET SHARED LANES WHEREVER FEASIBLE. THE LANDSCAPE WILL BE INTEGRATED INTO THE HARDSCAPE PLAZAS TO SOFTEN AND BEAUTIFY SPACES WHILE ALLOWING FOR WATER QUALITY AND STORMWATER TREATMENT. BCHA WILL SOURCE LOCAL MATERIALS WHERE FEASIBLE TO PREVENT THE NEED FOR LONG DISTANCE TRANSPORTATION.

FIREWISE PLANTINGS WILL BE INTEGRATED TO MITIGATE FUEL AND POSITIONED IN AREAS THAT DO NOT ENCOURAGE THE SPREAD OF WILDFIRES. SOME TREES AND SHRUBS ARE MORE PRONE TO FIRE THAN OTHERS. PROPER POSITIONING, PRUNING AND MAINTENANCE WILL BE KEY TO THE LONG-TERM PREVENTION OF SERIOUS HAZARDS AS PLANTS MATURE. SUSTAINABLE APPROACHES WILL REDUCE GREENHOUSE GAS EMISSIONS, LABOR COSTS AND IMPLEMENTATION COSTS WHILE BALANCING THE RELATIONSHIP BETWEEN THE NATURAL AND MAN-MADE ENVIRONMENT AT WILLOUGHBY CORNER.

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
1ST SUBMITTAL: 12.14.21
2ND SUBMITTAL: 03.07.22

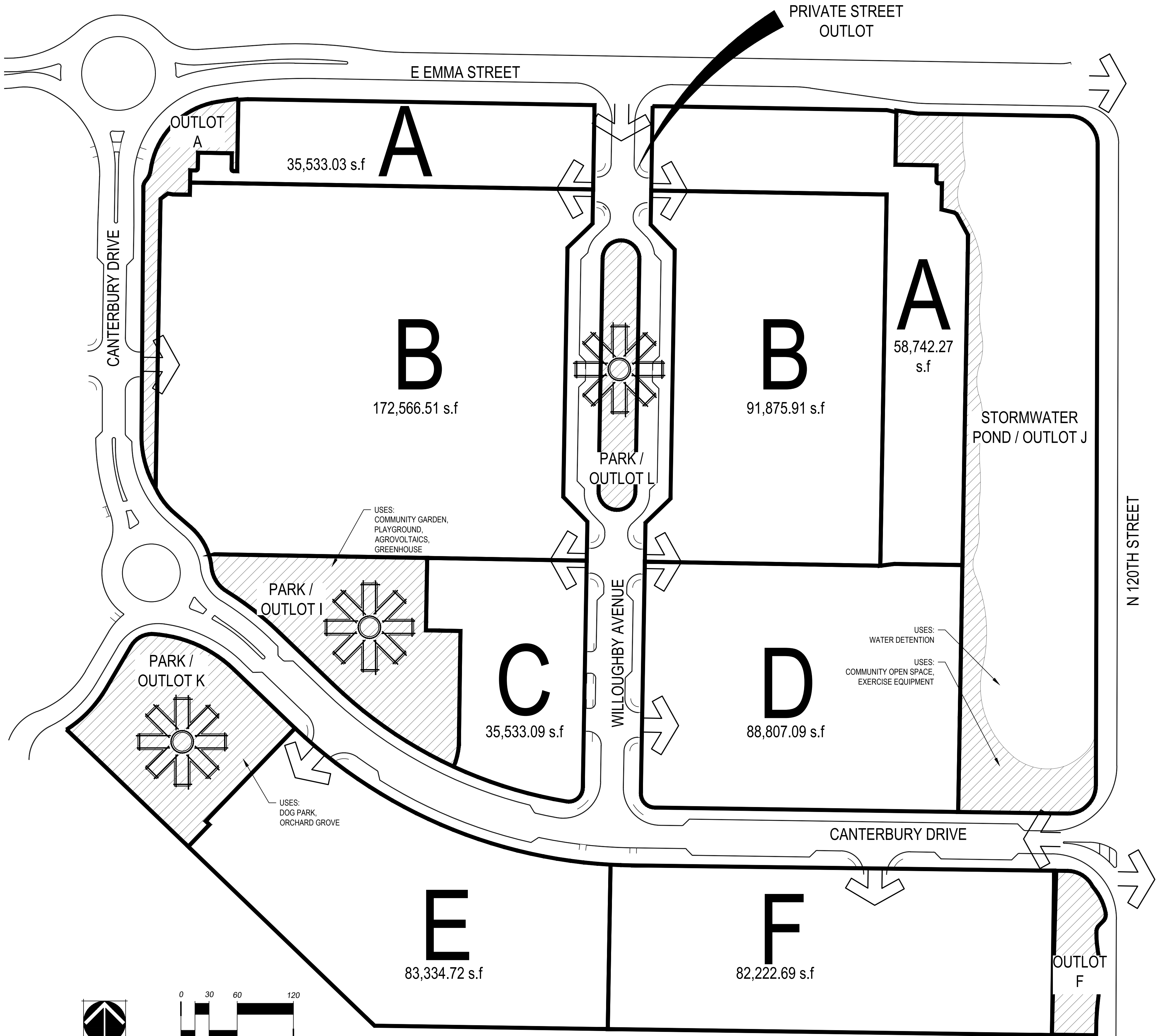
SHEET TITLE:

WRITTEN
STATEMENTS



CHECKED BY: KO, DR
DRAWN BY: RN, JR

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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



LAND USE DATA- R4 ZONING

PLANNING AREA	USE	DESCRIPTION OF USES	ACRES	PROPOSED UNITS	PROPOSED DENSITY	TOTAL DEVELOPMENT PERCENTAGE
A	RESIDENTIAL	SINGLE-FAMILY ATTACHED DUPLEXES	2.2	30	14	9%
B	RESIDENTIAL	SINGLE-FAMILY ATTACHED TOWNHOMES	6.1	128	21	25%
C	MIXED USE / COMMUNITY SPACE	INCLUDES SINGLE-FAMILY ATTACHED (TOWNHOME, DUPLEX), AND MULTI-FAMILY RESIDENTIAL, COMMERCIAL, RETAIL AND OFFICE USES.	.8	14	18	3%
D	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	2	72	36	9%
E	SENIOR LIVING	SENIOR-LIVING APARTMENTS	1.9	63	34	8%
F	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	1.9	93	49	8%
OUTLOTS	OPEN AREAS (OUTLOTS A,I,F,K,L)	INTENDED FOR FUTURE DEVELOPMENT-INCLUDES COMMUNITY GARDENS, PLAYGROUND, EXERCISE EQUIPMENT, ORCHARDS AND OPEN SPACE.	2.1	-	-	9%
	STORMWATER POND (OUTLOT J)	INTENDED FOR FUTURE DEVELOPMENT, INCLUDES WATER QUALITY / DETENTION POND, OPEN SPACE AND PUBLIC TRAILS	2.5	-	-	10%
ROW	CANTERBURY DRIVE, E EMMA STREET, N 120TH STREET ROW	PUBLIC RIGHT-OF-WAY.	4.6	-	-	19%
Totals			24.1	400	16.6 du/ac	100%

PUBLIC LAND DEDICATION		
PARCEL	SIZE (ACRES)	PERCENTAGE OF TOTAL
OUTLOT A	0.28	1.16%
OUTLOT F	0.186	0.77%
OUTLOT I	0.827	3.43%
OUTLOT K	0.696	2.89%
OUTLOT L	0.252	1.05%
PART OF OUTLOT J*	1.374	5.70%
TOTAL	3.615	15.00%
NOT INCLUDED	20.481	
SITE TOTAL	24.096	

*INCLUDES A PORTION OF OUTLOT J SUITABLE FOR PUBLIC USE OUTSIDE OF THE STORMWATER DETENTION AREA.

- LEGEND
- SETBACK
 - PARK
 - PUBLIC LAND DEDICATION

WILLOUGHBY CORNER
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LAFAYETTE, COLORADO

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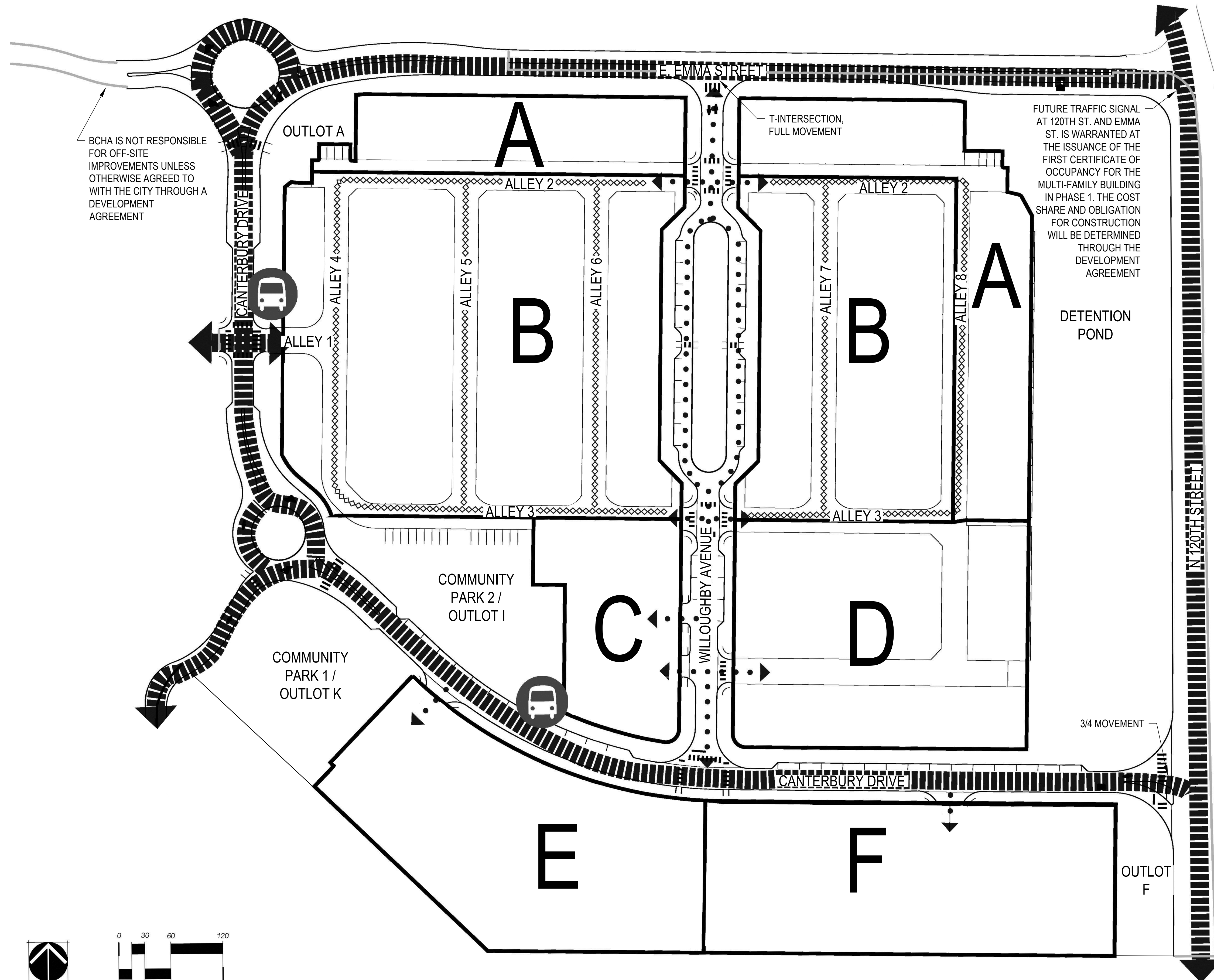
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LAND USE PLAN
AND SITE DATA

CHECKED BY: KO, DR
DRAWN BY: RN, JR



WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

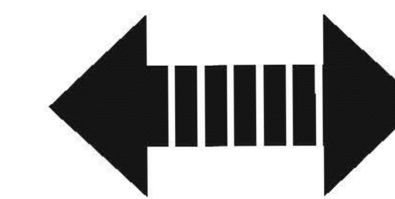
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND



FUTURE RTD BUS STOP- FINAL
LOCATIONS TO BE DETERMINED
WITH RTD



PRIMARY ROAD



SECONDARY ROAD



PRIVATE ALLEY

VEHICULAR ACCESS INTENT

REGIONAL ACCESS TO WILLOUGHBY CORNER WILL BE PROVIDED BY NORTHWEST PARKWAY, US HIGHWAY 287 (US-287), AND E. BASELINE ROAD (CO-7), WHILE PRIMARY ACCESS TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EMMA STREET AND N. 120TH STREET / N. 119TH STREET. CANTERBURY DRIVE WILL BE REALIGNED TO PROVIDE DIRECT ACCESS TO AND THROUGH THE DEVELOPMENT, WITH A FULL MOVEMENT ROUNDABOUT INTERSECTION AT EMMA STREET AND A THREE-QUARTER ACCESS ALONG THE WEST SIDE OF 120TH STREET. PEAK TO PEAK CHARTER SCHOOL TRAFFIC EXITING AT PUMA DRIVE WILL BE DIRECTED TO A NEW ROUNDABOUT ALONG THE REALIGNED CANTERBURY DRIVE. THE FINAL CONFIGURATION OF 120TH STREET WILL BE IN ACCORDANCE WITH THE CITY'S STREET STANDARDS.

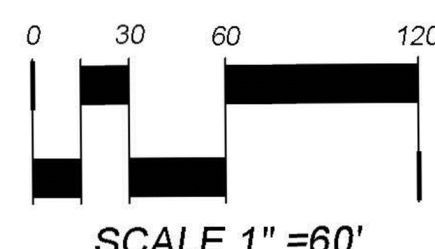
BASED ON A REVIEW OF THE CURRENTLY PROPOSED CONSTRUCTION PHASING, THE EMMA STREET AND 120TH STREET TRAFFIC SIGNAL IS ANTICIPATED TO BE WARRANTED WITH THE VEHICLE TRIPS GENERATED BY THE PHASE 1A SENIOR APARTMENTS PLUS ONE ADDITIONAL MULTI-FAMILY BUILDING WITHIN THE PHASE 1B PORTION OF THE DEVELOPMENT (APPROXIMATELY 115 UNITS COMBINED). BCHA'S REQUIRED FINANCIAL CONTRIBUTION AND CONSTRUCTION OBLIGATIONS FOR THIS SIGNAL WILL BE DETERMINED THROUGH THE WILLOUGHBY CORNER DEVELOPMENT AGREEMENT DURING THE PRELIMINARY AND FINAL PLAN PROCESS.

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
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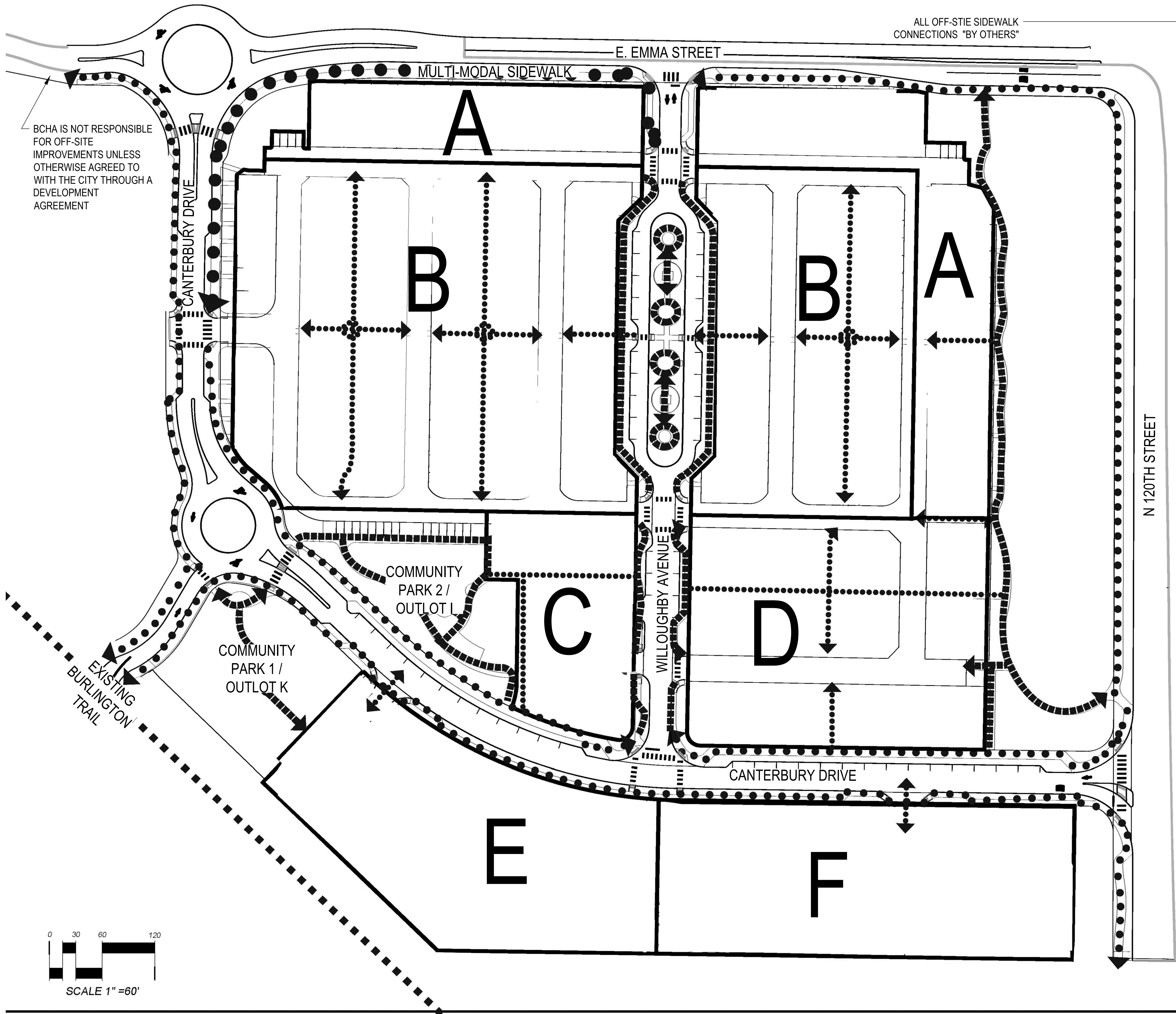
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SHEET TITLE:
VEHICULAR
ACCESS PLAN



SCALE 1" = 60'

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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



LEGEND

- MULTI-MODAL SIDEWALK
- SECONDARY PUBLIC WALKS
- PRIVATE DRIVE WALKS
- PATH BY OTHERS
- PEDESTRIAN CROSS WALK

PEDESTRIAN ACCESS INTENT

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 MARKINGS "SHARROWS" TO ADVISE ROADWAY USERS TO THE PRESENCE OF BICYCLES.

OFF-SITE PEDESTRIAN CONNECTIONS:

THE PUD IS PLANNED FOR COORDINATED OFF-SITE INFRASTRUCTURE BUT BCHA IS NOT RESPONSIBLE FOR CONSTRUCTING OFF-SITE IMPROVEMENTS UNLESS OTHERWISE AGREED UPON BETWEEN BCHA AND THE CITY OF LAFAYETTE

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

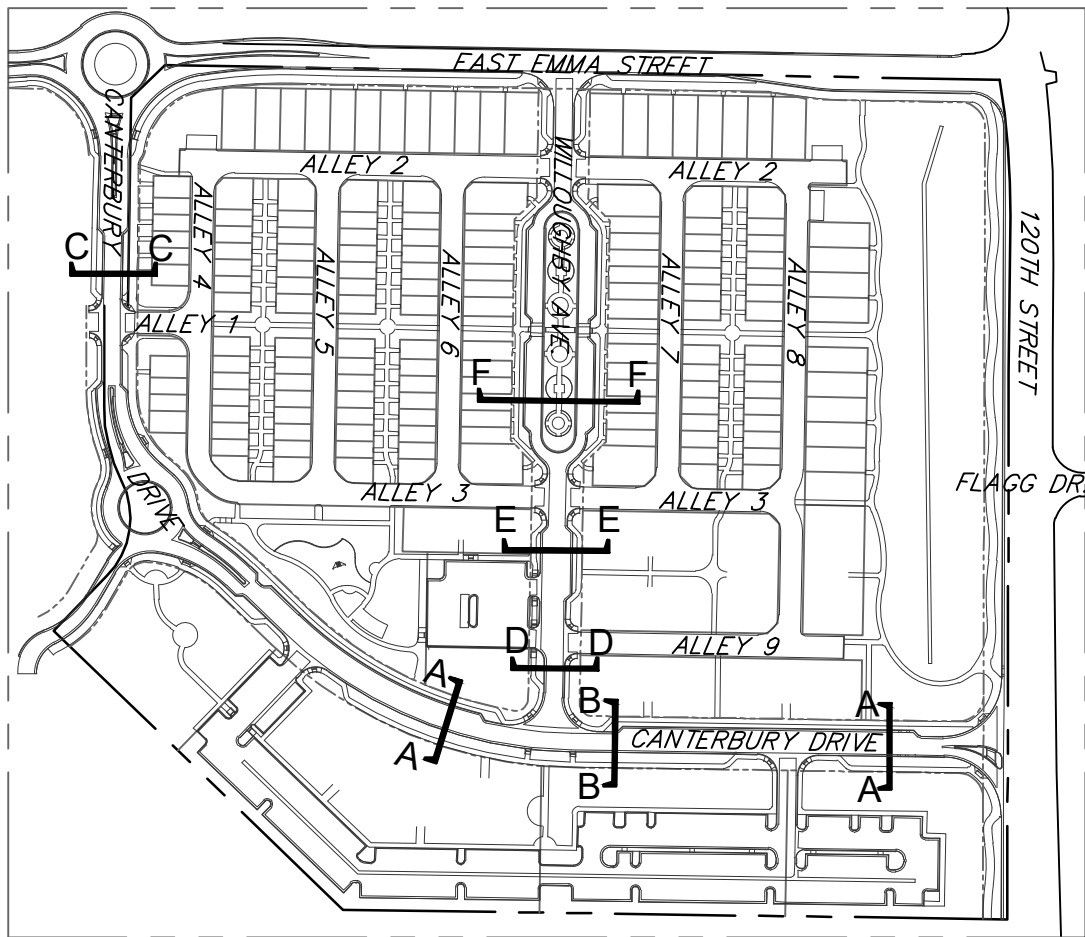
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
1ST SUBMITTAL: 12.14.21
2ND SUBMITTAL: 03.07.22

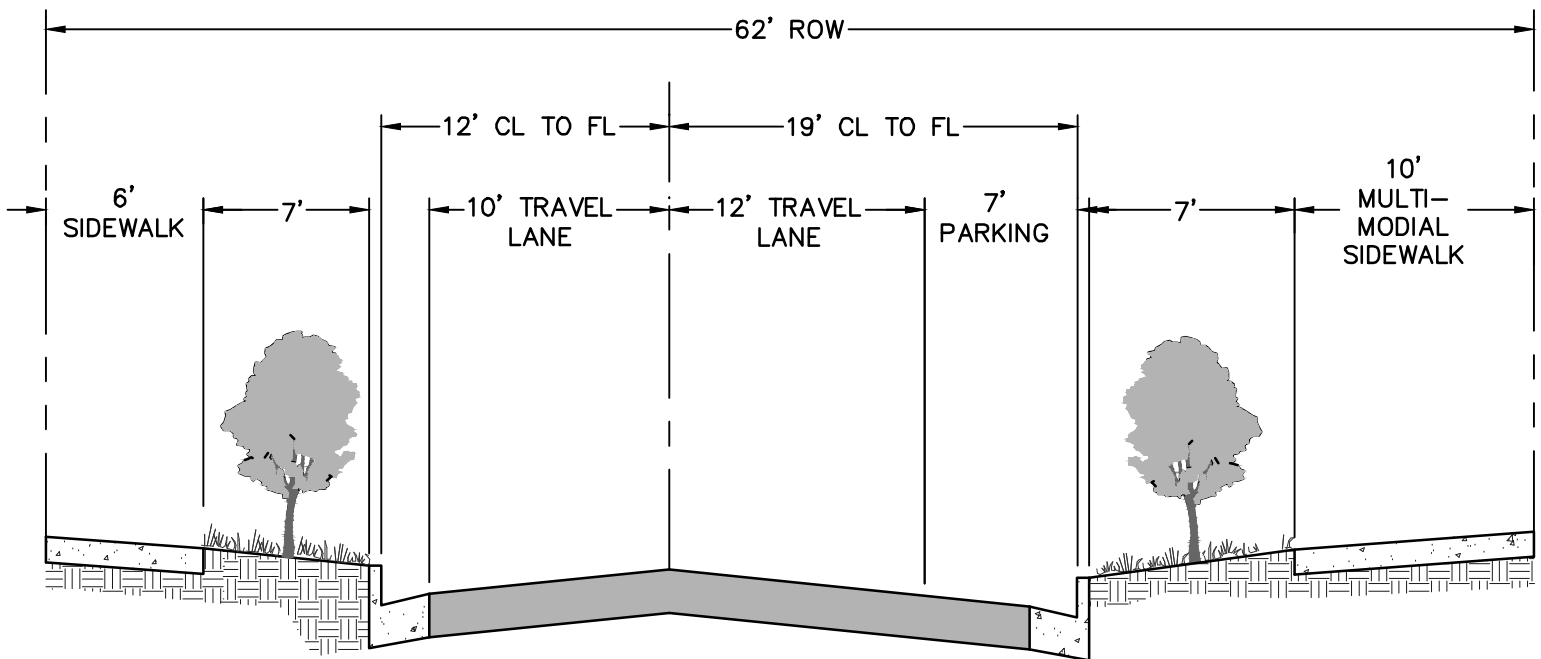
SHEET TITLE:
PEDESTRIAN
ACCESS PLAN



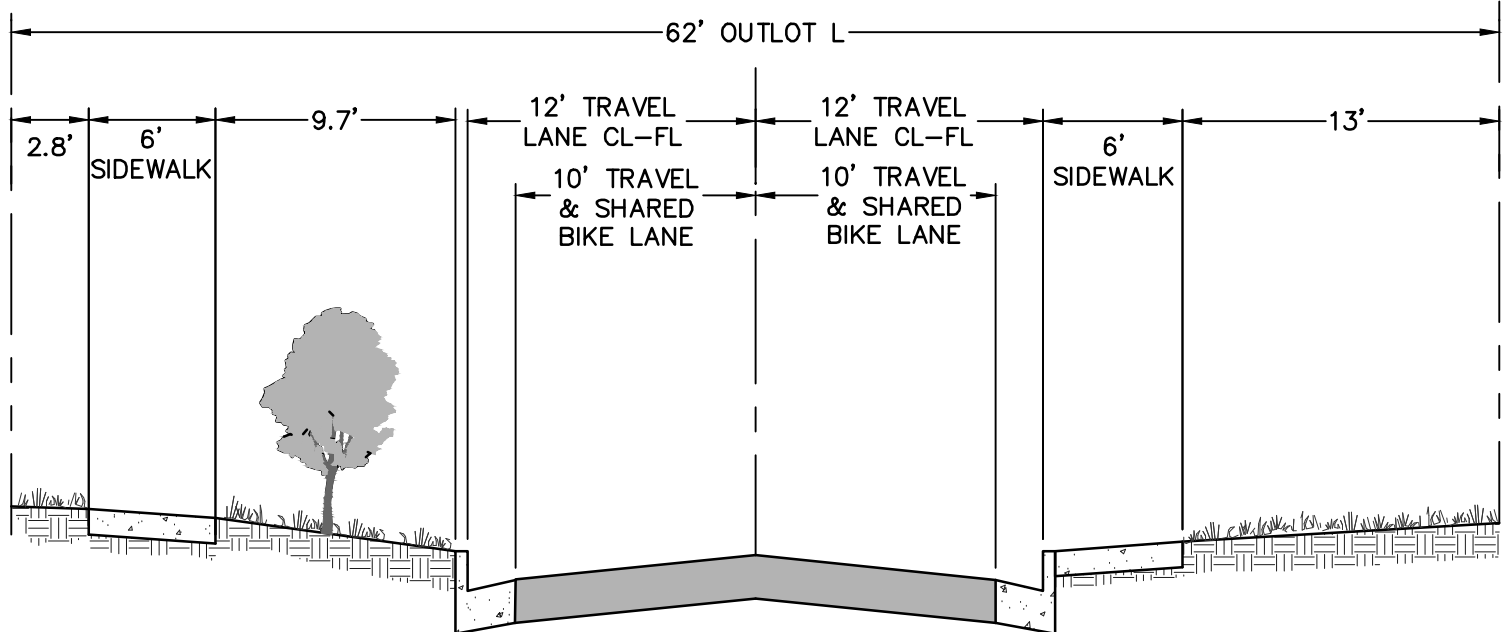
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



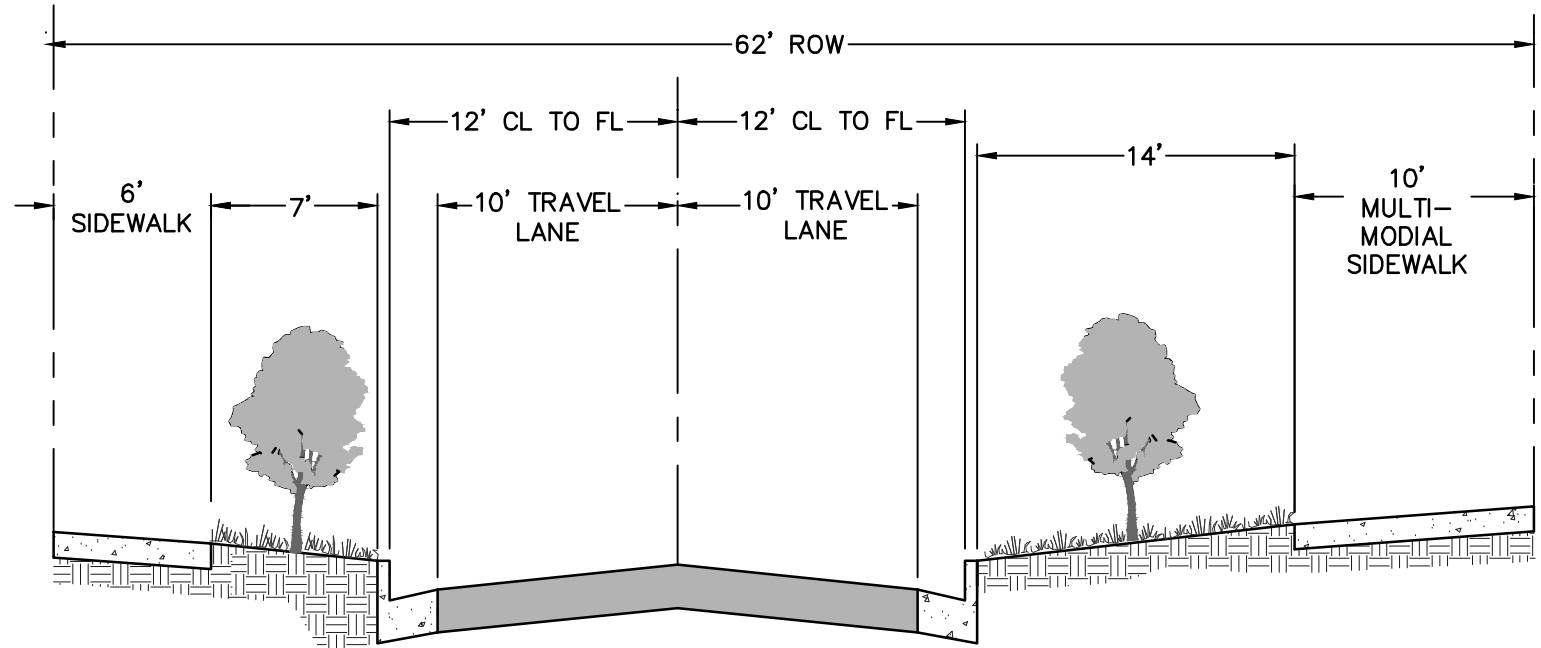
KEY MAP
NOT TO SCALE



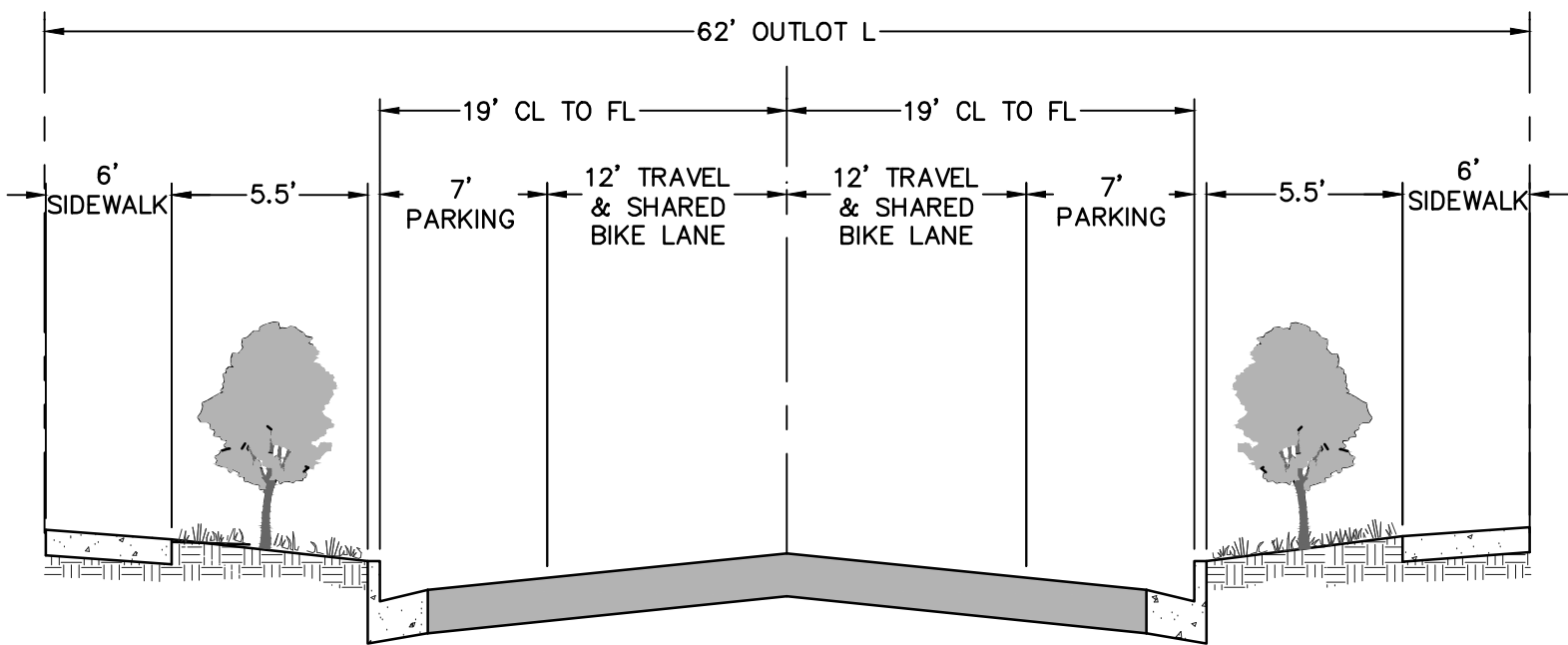
CANTERBURY DRIVE (1-SIDED PARKING)
TYPICAL SECTION A-A
COLLECTOR STREET
NOT TO SCALE



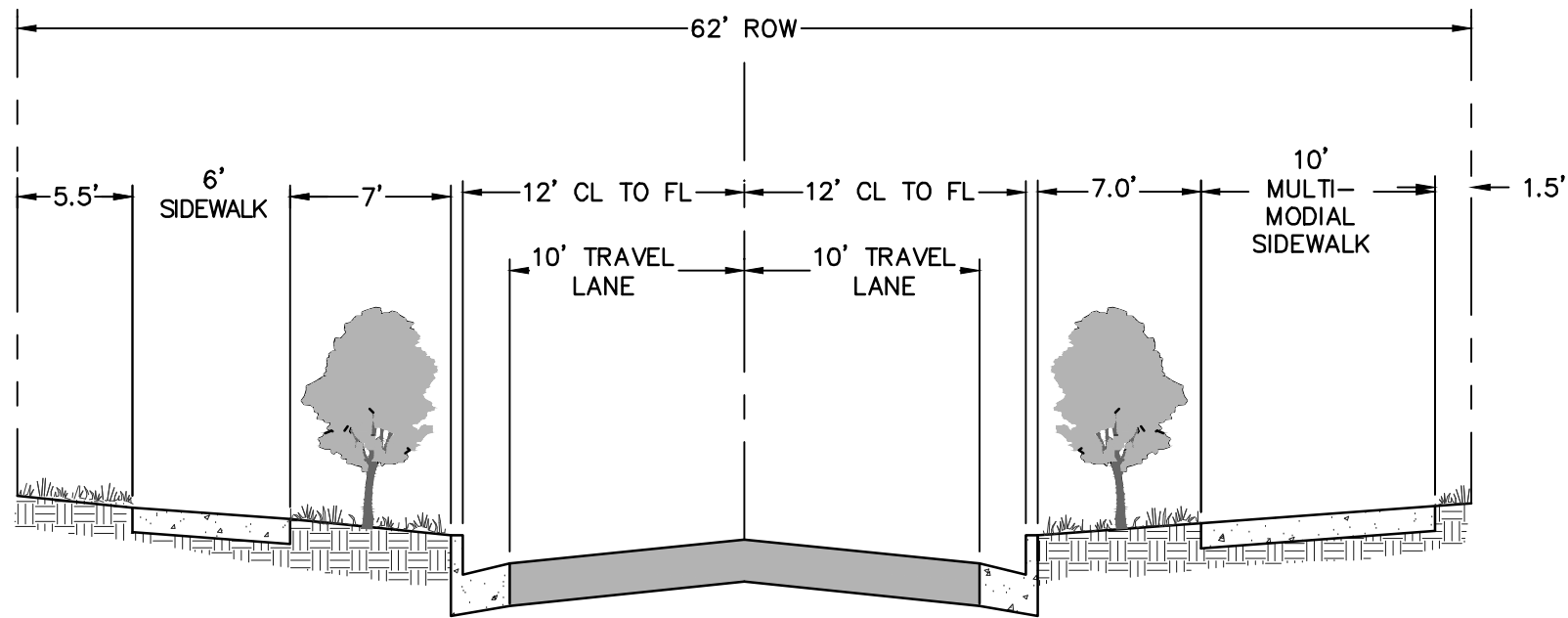
WILLOUGHBY AVENUE (NO PARKING)
TYPICAL SECTION D-D
PRIVATE STREET
NOT TO SCALE



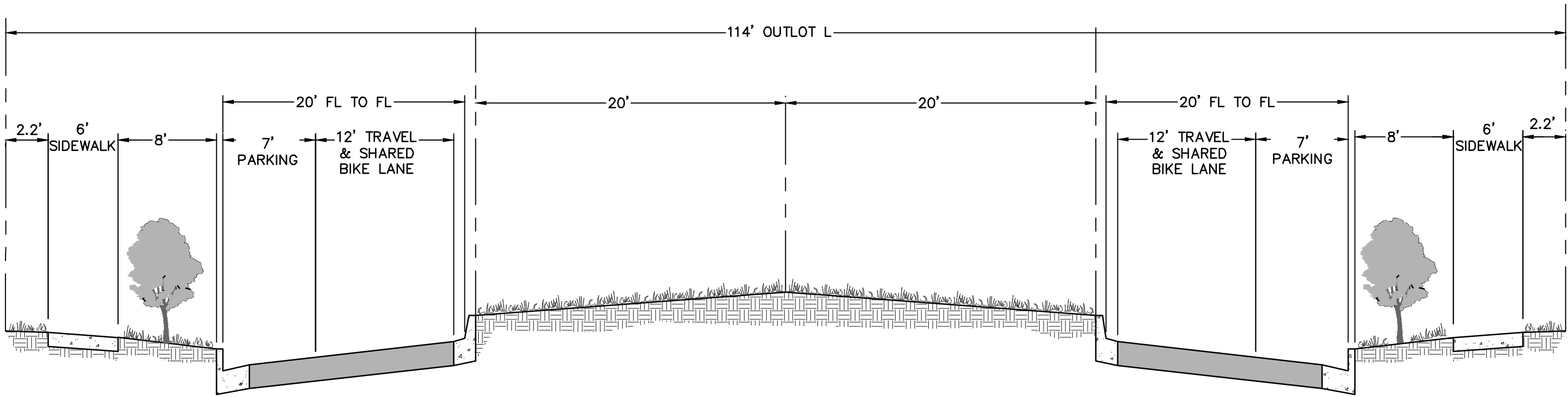
CANTERBURY DRIVE (NO PARKING)
TYPICAL E-W SECTION B-B
COLLECTOR STREET
NOT TO SCALE



WILLOUGHBY AVENUE (2-SIDED PARKING)
TYPICAL SECTION E-E
PRIVATE STREET
NOT TO SCALE

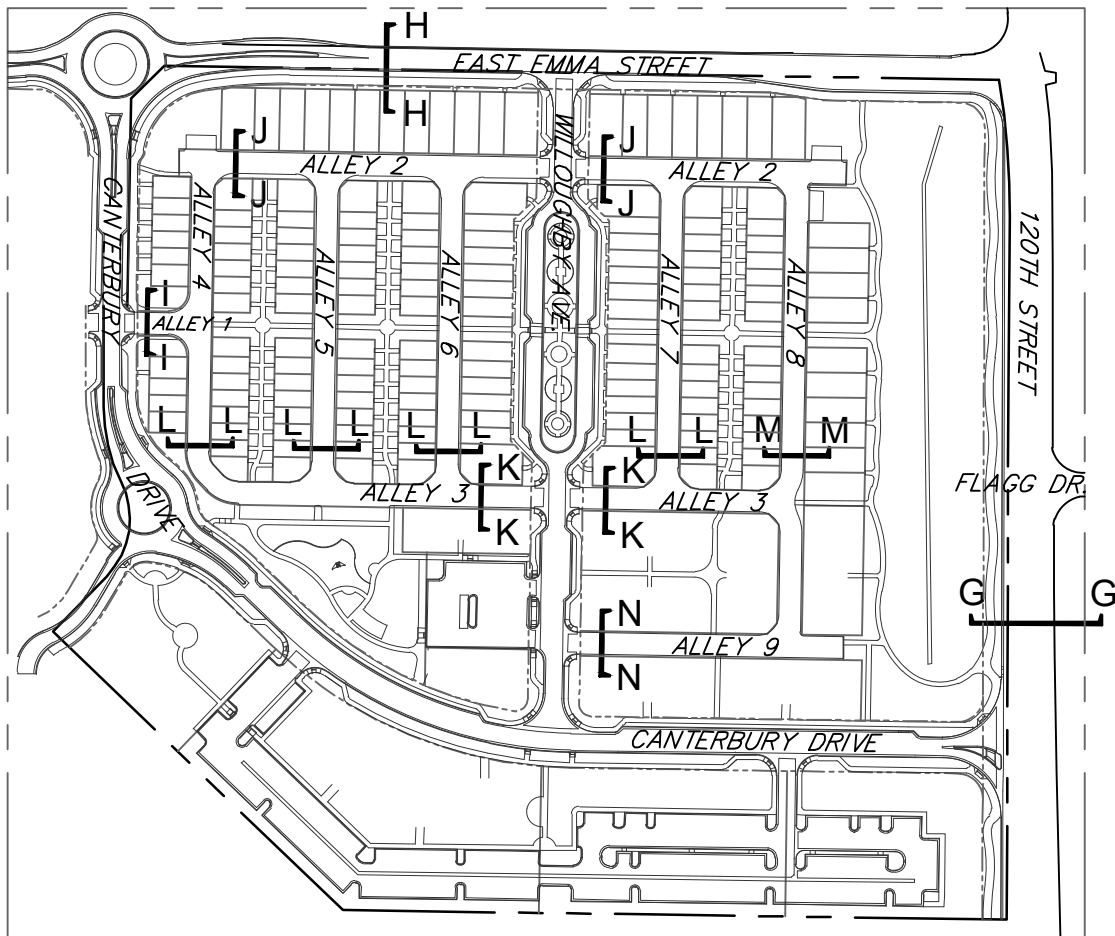


CANTERBURY DRIVE (NO PARKING)
TYPICAL N-S SECTION C-C
COLLECTOR STREET
NOT TO SCALE

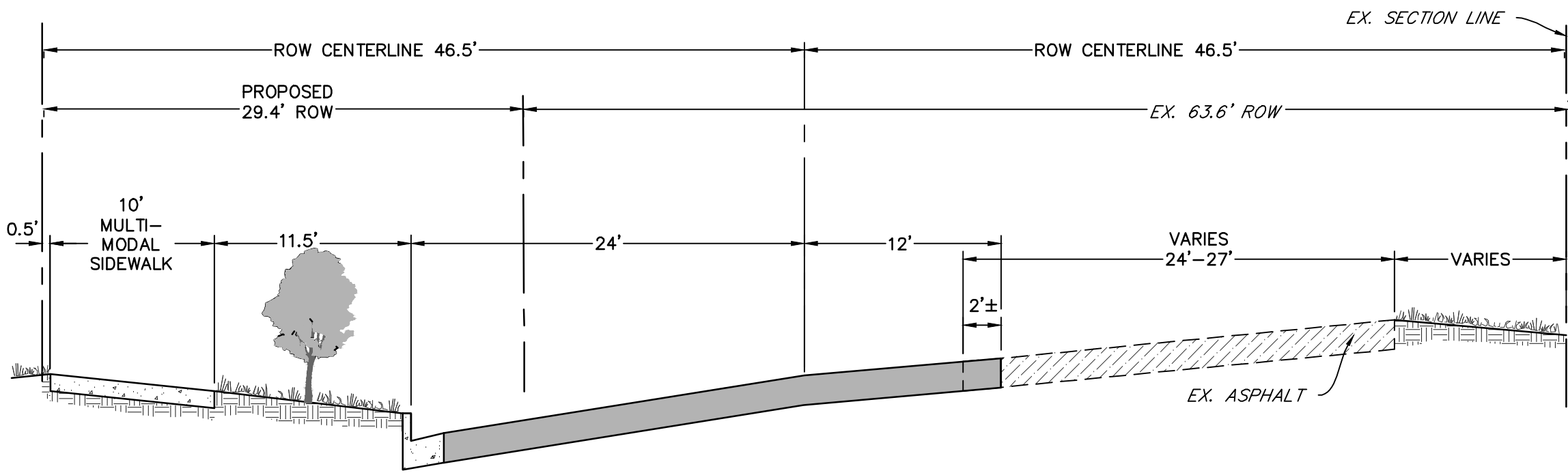


WILLOUGHBY AVENUE (BOULEVARD)
TYPICAL SECTION F-F
PRIVATE STREET
NOT TO SCALE

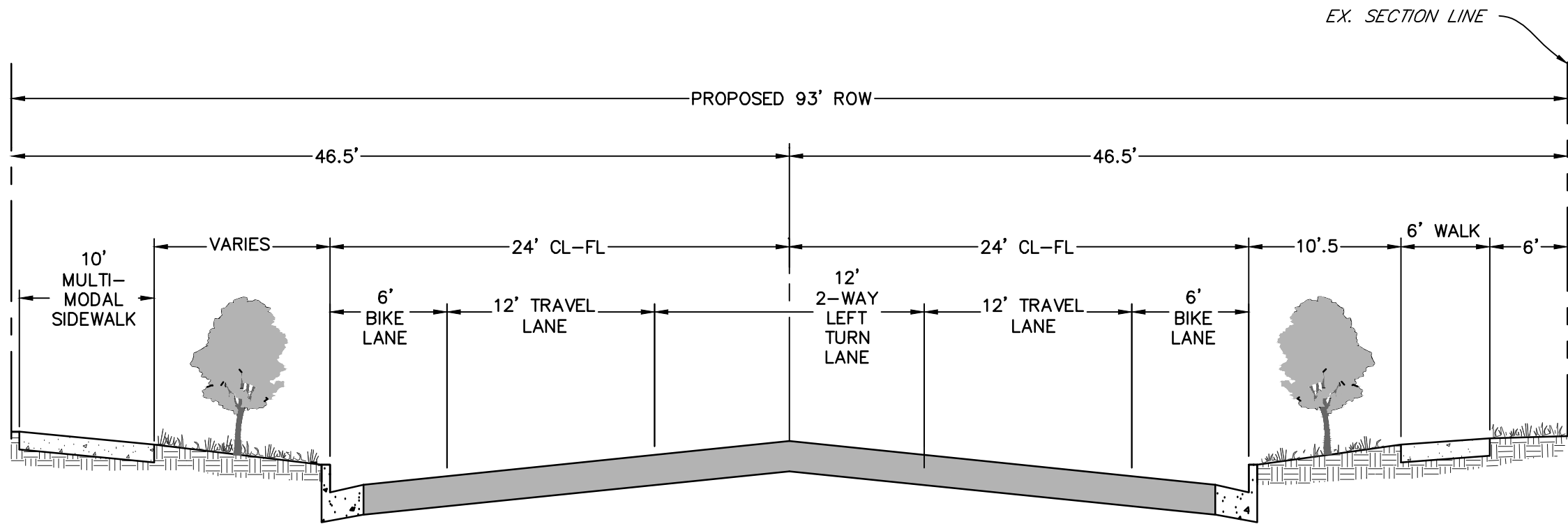
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



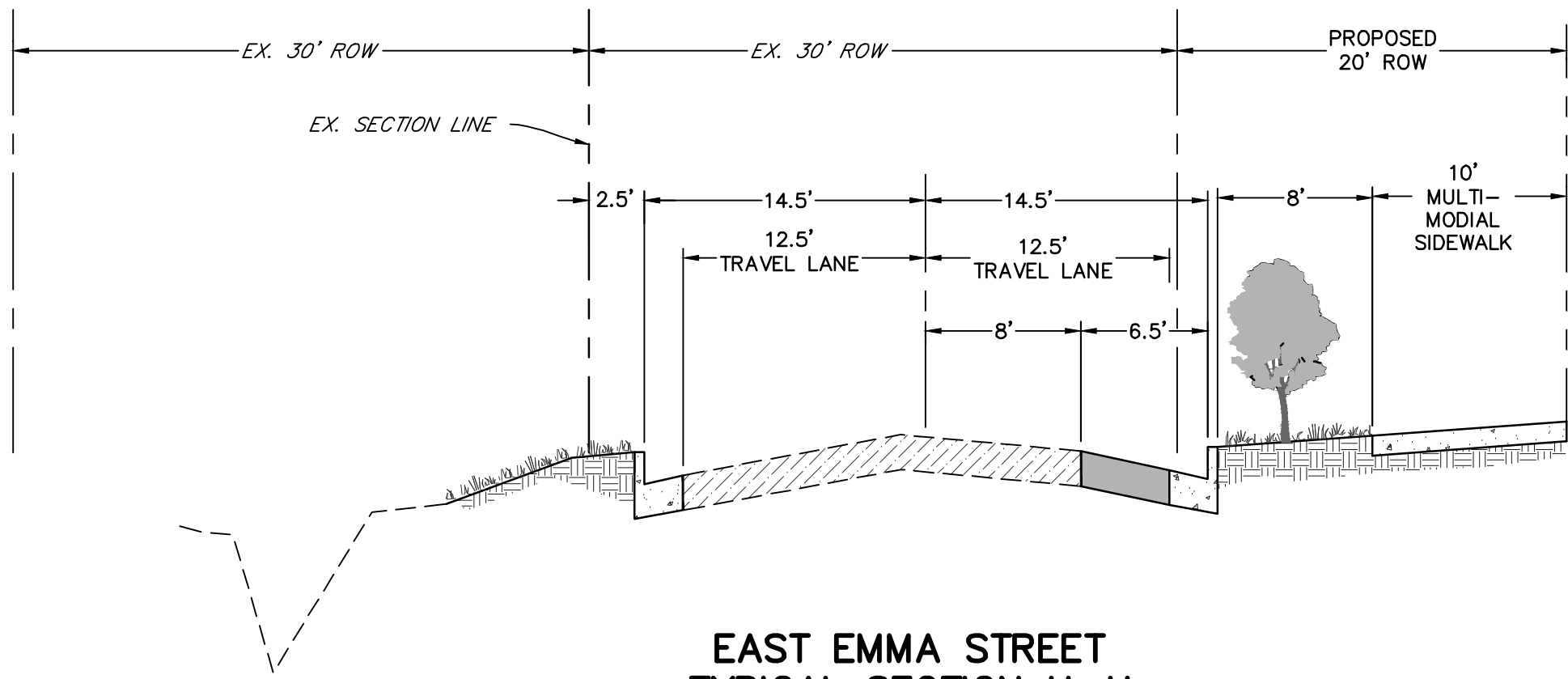
KEY MAP
NOT TO SCALE



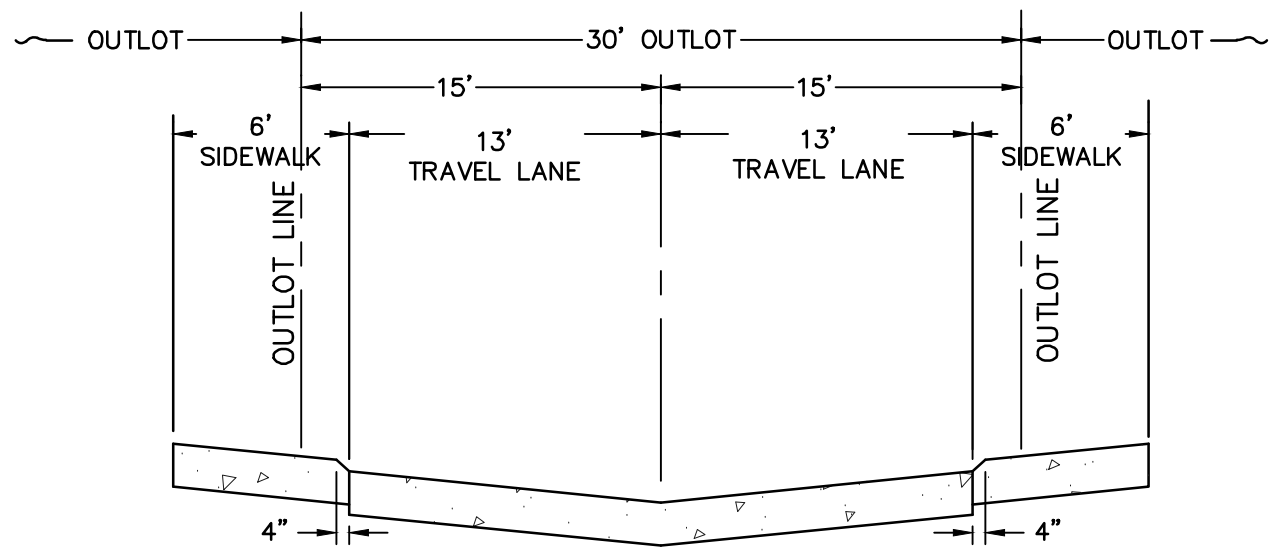
120TH STREET INTERIM
TYPICAL SECTION G-G
ARTERIAL STREET
NOT TO SCALE



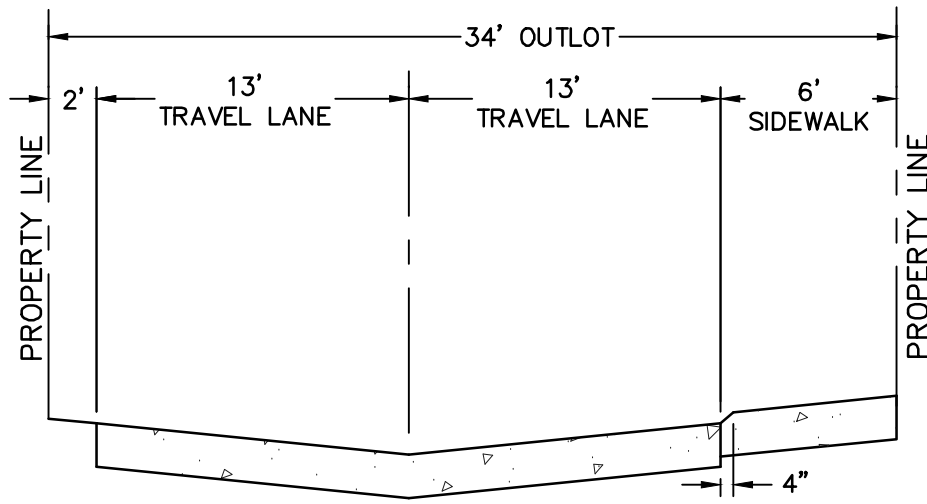
120TH STREET ULTIMATE
TYPICAL SECTION G-G FUTURE
ARTERIAL STREET
NOT TO SCALE



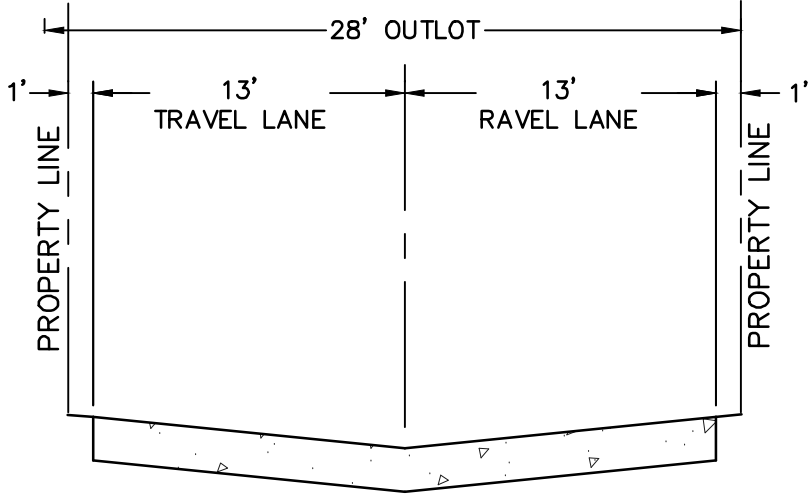
EAST EMMA STREET
TYPICAL SECTION H-H
COLLECTOR STREET
NOT TO SCALE



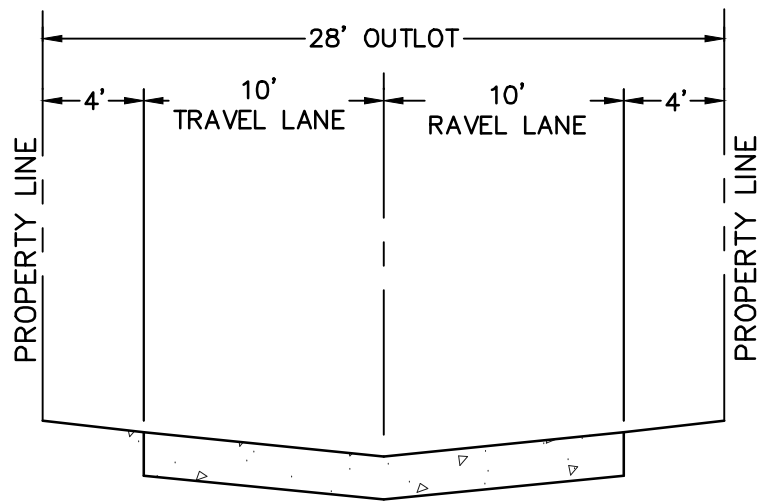
PRIVATE ALLEY 1
TYPICAL SECTION I-I
PRIVATE DRIVE
NOT TO SCALE



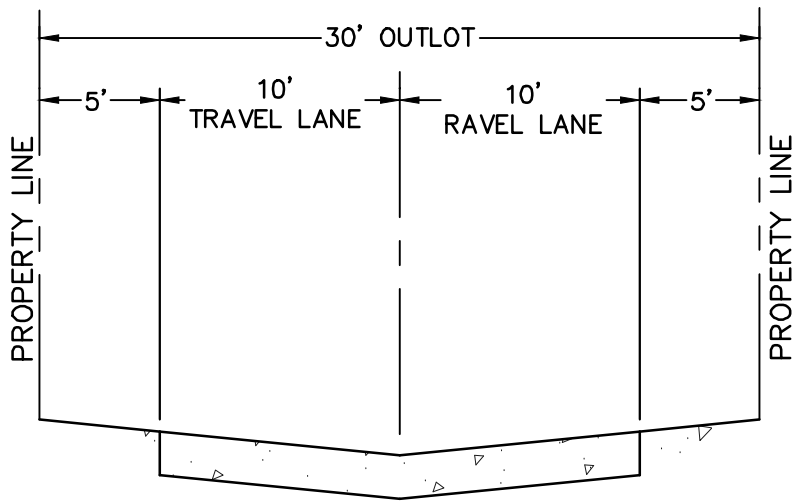
PRIVATE ALLEY 2
TYPICAL SECTION J-J
PRIVATE DRIVE
NOT TO SCALE



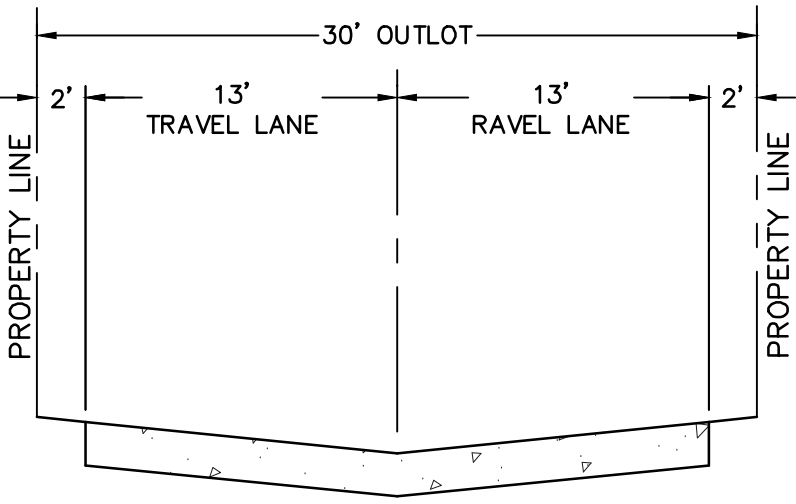
PRIVATE ALLEY 3
TYPICAL SECTION K-K
PRIVATE DRIVE
NOT TO SCALE



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

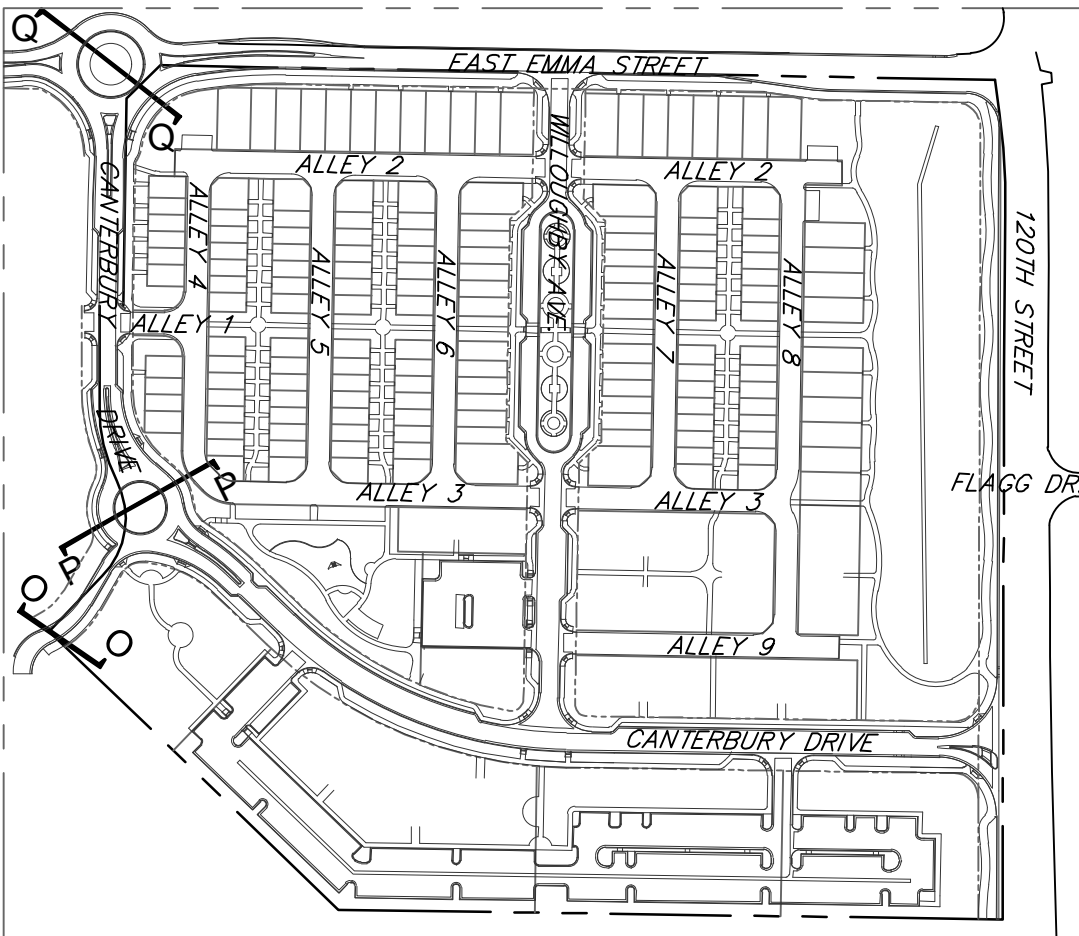


PRIVATE ALLEY 8
TYPICAL SECTION M-M
PRIVATE DRIVE
NOT TO SCALE

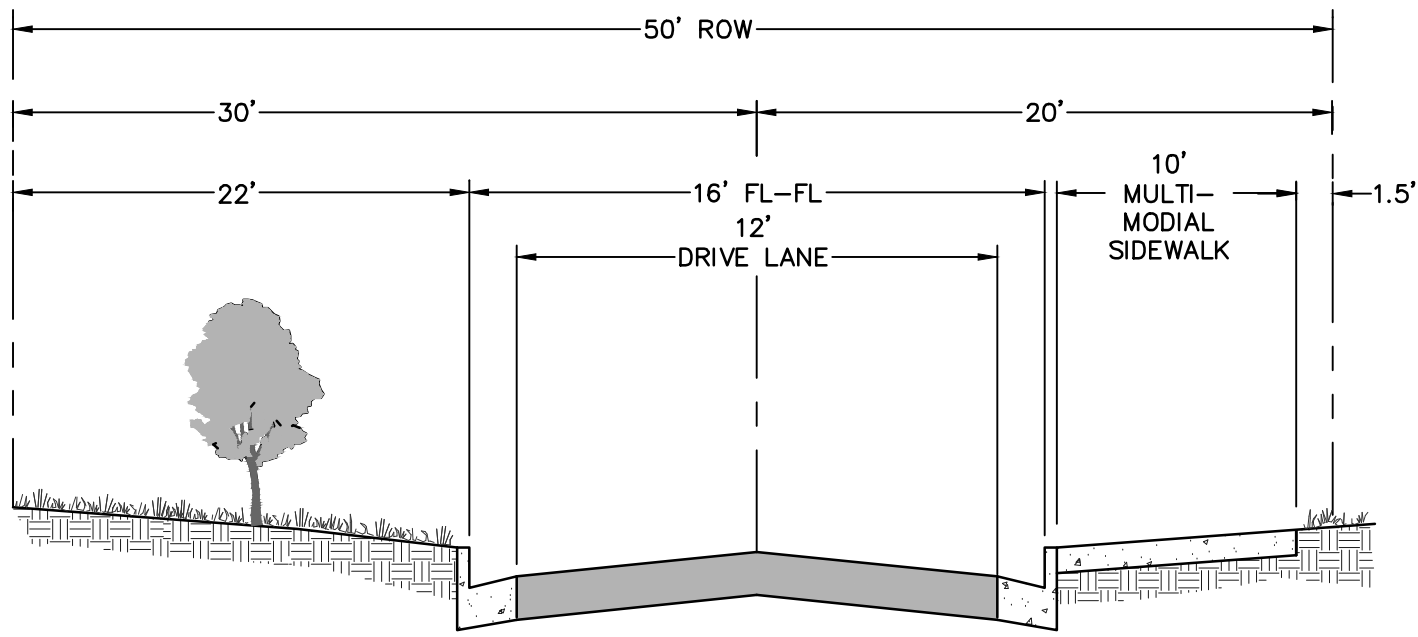


PRIVATE ALLEY 9
TYPICAL SECTION N-N
PRIVATE DRIVE
NOT TO SCALE

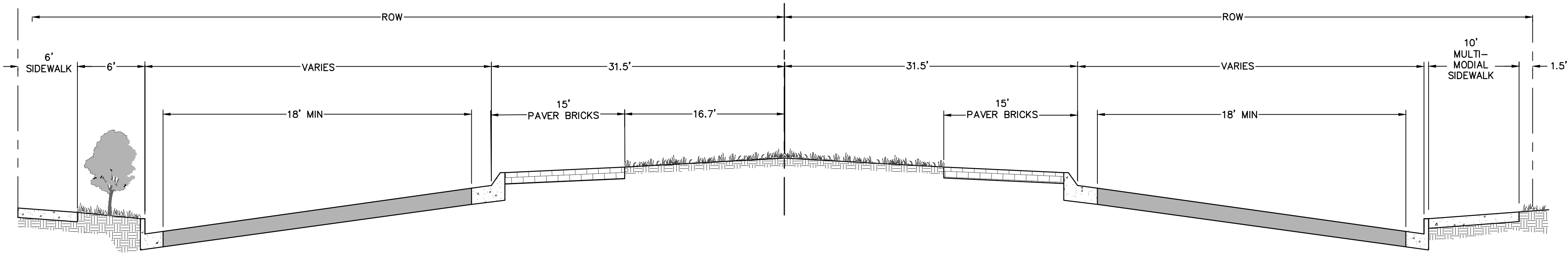
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



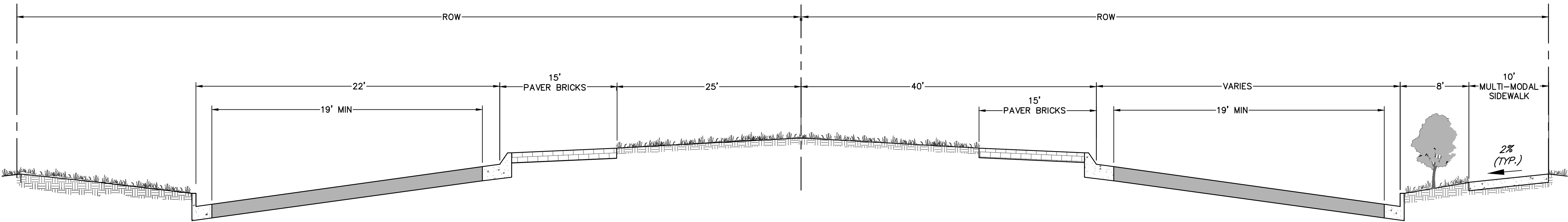
KEY MAP
NOT TO SCALE



ONE-WAY STREET
TYPICAL SECTION O-O
COLLECTOR STREET
NOT TO SCALE



CANTERBURY ROUNDABOUT SECTION P-P
NOT TO SCALE



EMMA STREET ROUNDABOUT SECTION Q-Q
NOT TO SCALE


GENERAL NOTES:

1. ARCHITECTURAL DIAGRAMS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN INTENT. THESE DIAGRAMS ILLUSTRATE ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO THE PUD PLANNING AREA BOUNDARY LINES AND STREETS AND ALLEYS.
2. PRIVATE DRIVEWAYS, PARKING LOTS, SIDEWALKS, PORCHES, PATIOS, ETC. ARE SUBJECT TO CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.
3. EVERY PART OF A REQUIRED YARD SHALL BE UNOBTSTRUCTED BY BUILDINGS FROM GROUND LEVEL / UPWARD EXCEPT FOR PROJECTIONS OF ARCHITECTURAL FEATURES AS FOLLGWS.

OWNER:
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AUTHORITY
3400 BROADWAY
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SHEET TITLE:
BUILDING - SITE
SECTIONS

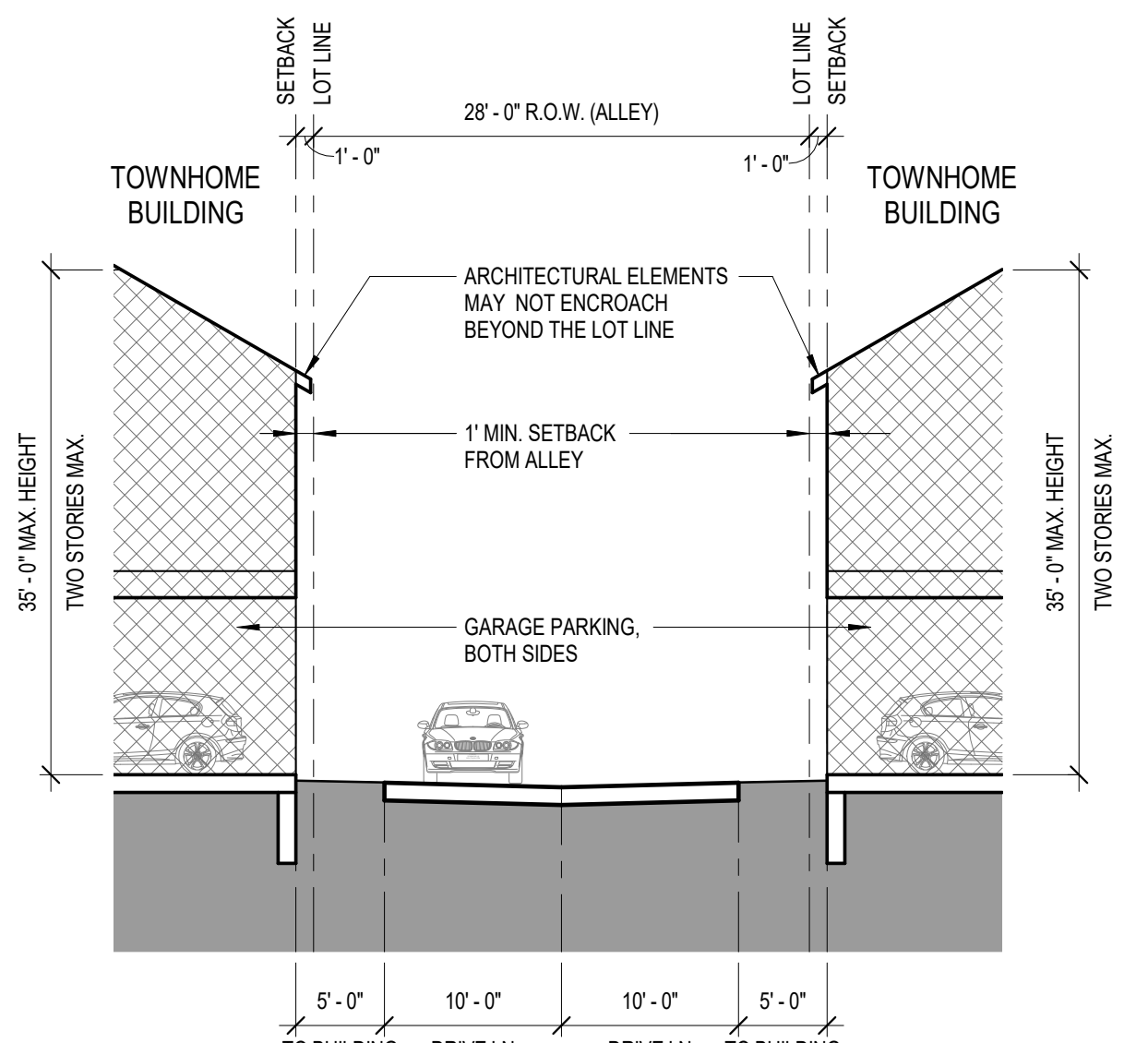


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 - (6) COVERED PORCHES AT DUPLEX AND TOWNHOME LOTS MAY PROJECT FIVE (5) FEET INTO REQUIRED FRONT YARDS, AS INDICATED IN THE LOT TYPE DIAGRAMS.
- 

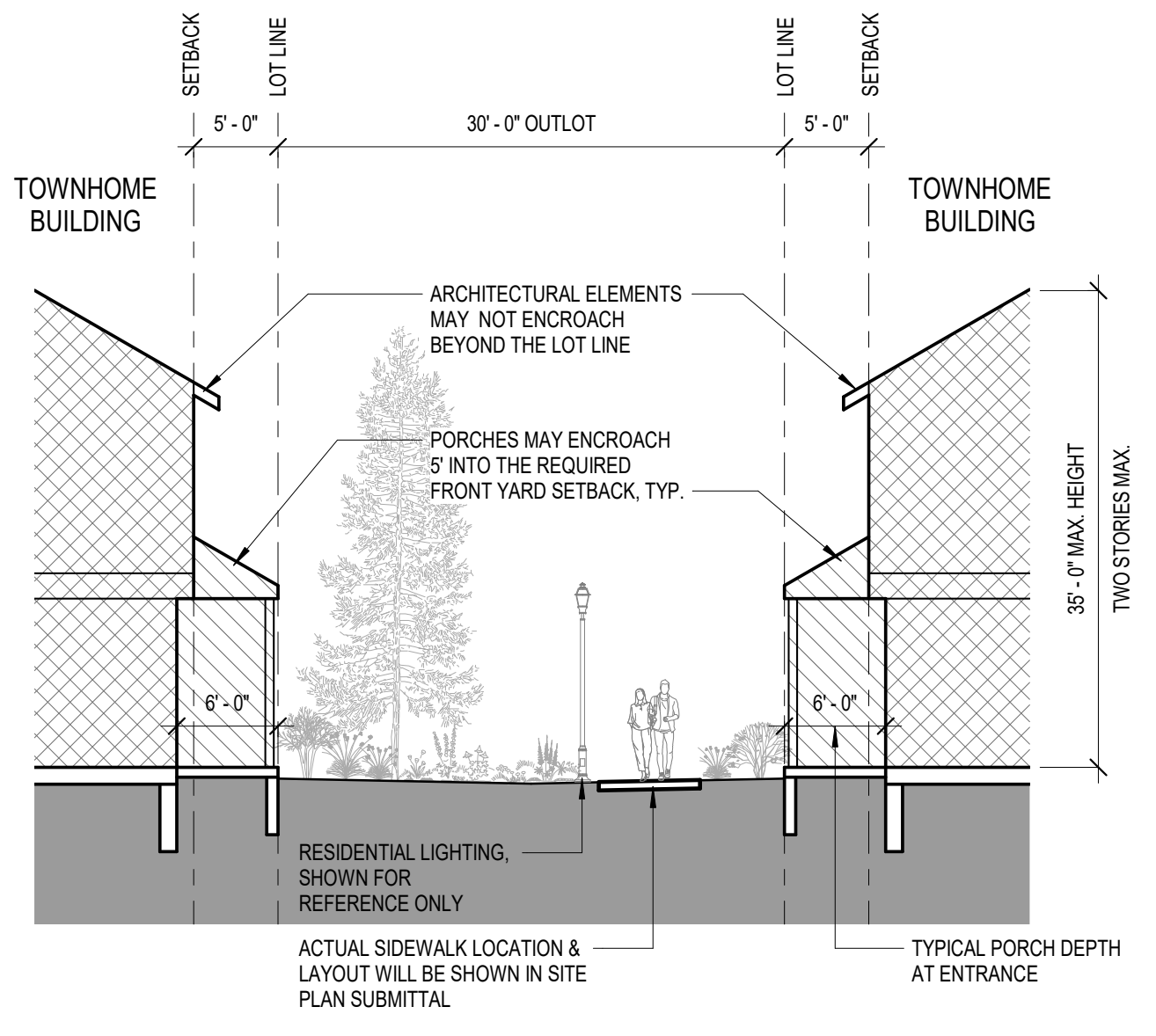
BUILDING AREA:

ENCROACHMENT
AT FRONT PORCH:

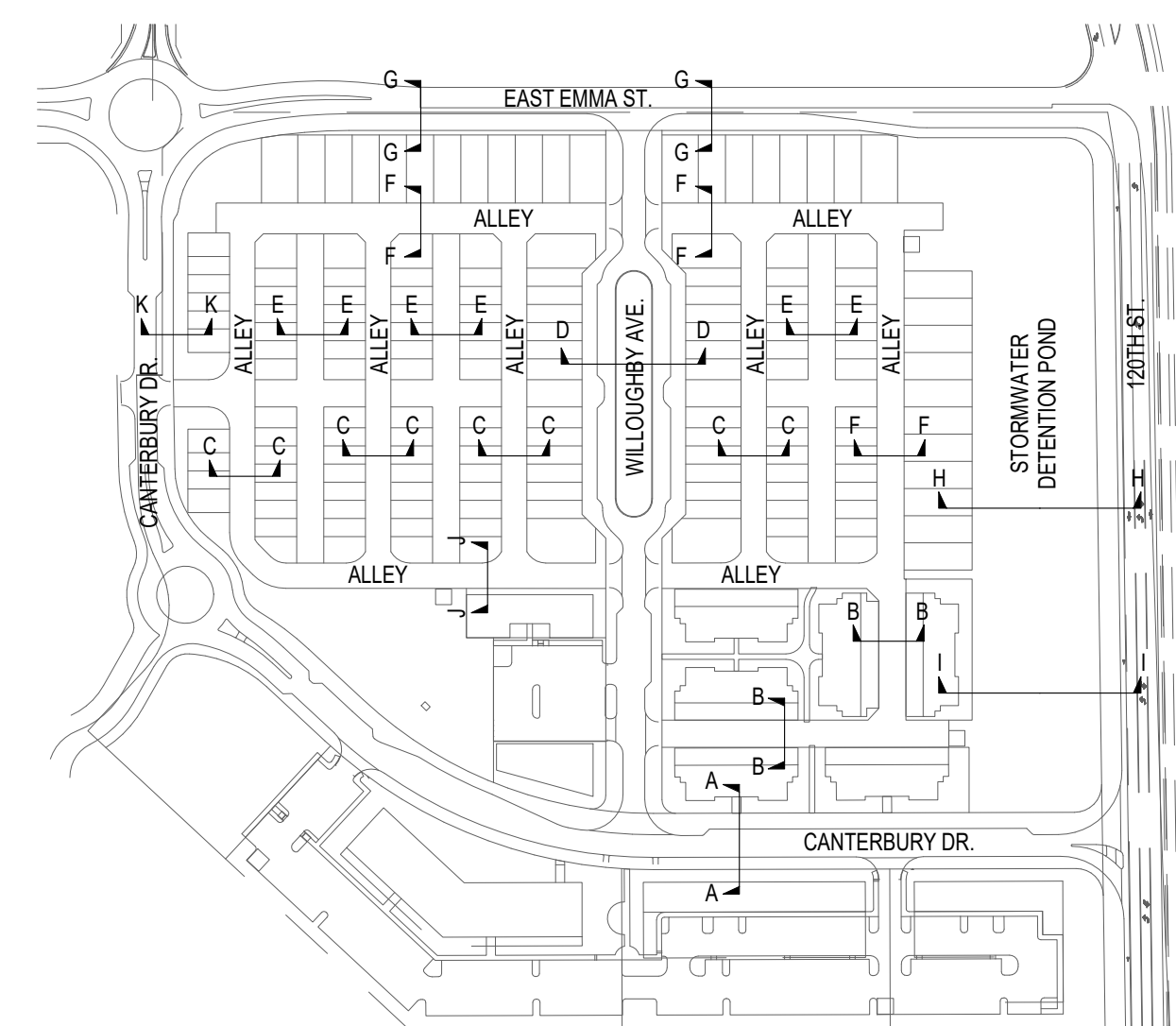

4. ARCHITECTURAL FEATURES INCLUDING EAVES, CORNICES, PORCHES, AND SIMILAR ELEMENTS, SHALL NOT ENCROACH BEYOND THE PROPERTY LINE.
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 7. LANDSCAPING IS INDICATED FOR CONCEPTUAL INTENT ONLY. DETAILED LANDSCAPE PLANS WILL BE PROVIDED AT SITE & ARCHITECTURE DESIGN.



3 SECTION C-C (Townhome Alley)
PUD-10 1" = 10'-0"



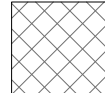

5 SECTION E-E (Townhome Pedestrian Way)
PUD-10 1" = 10'-0"

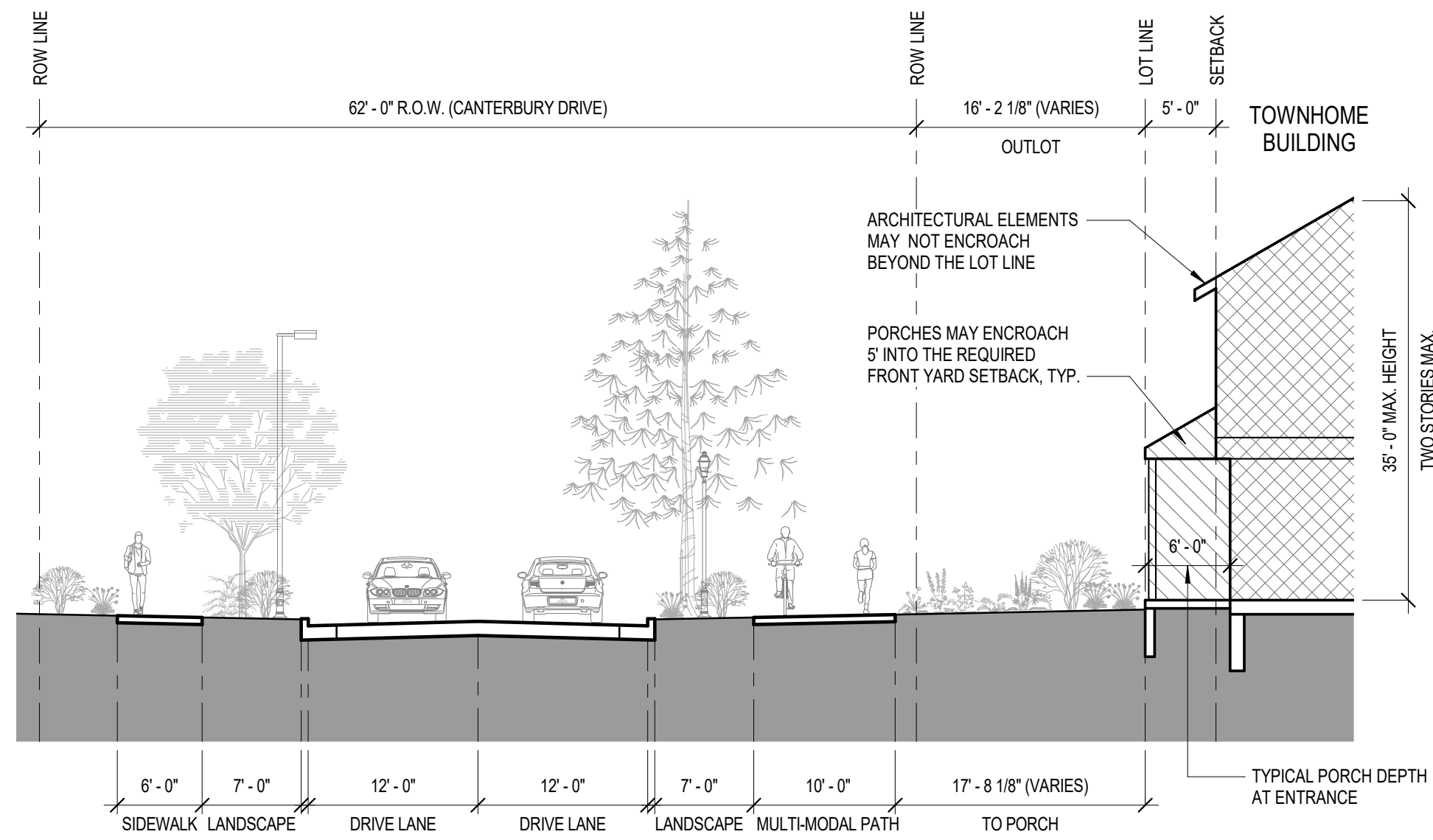


WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

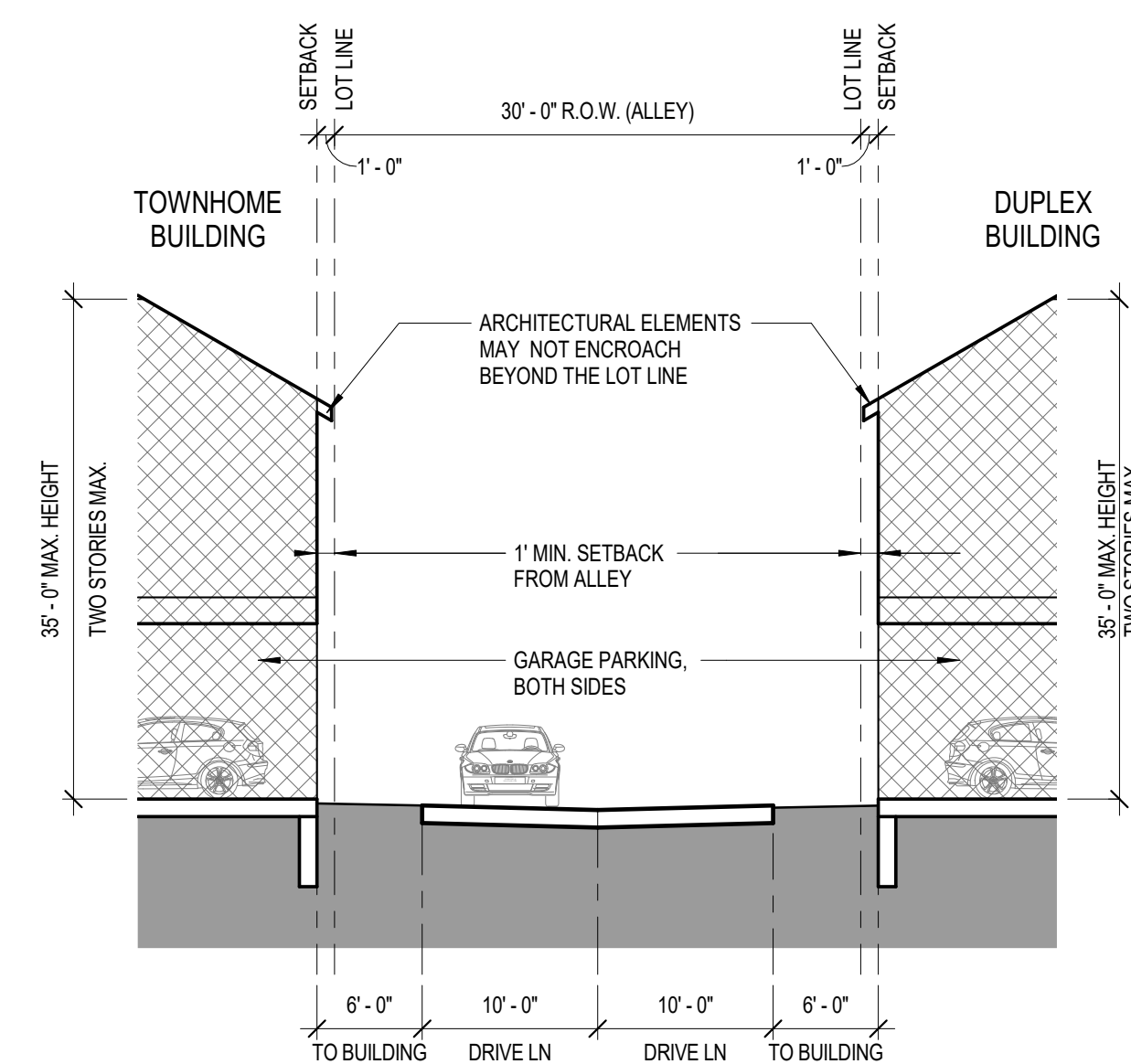
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

GENERAL NOTES:

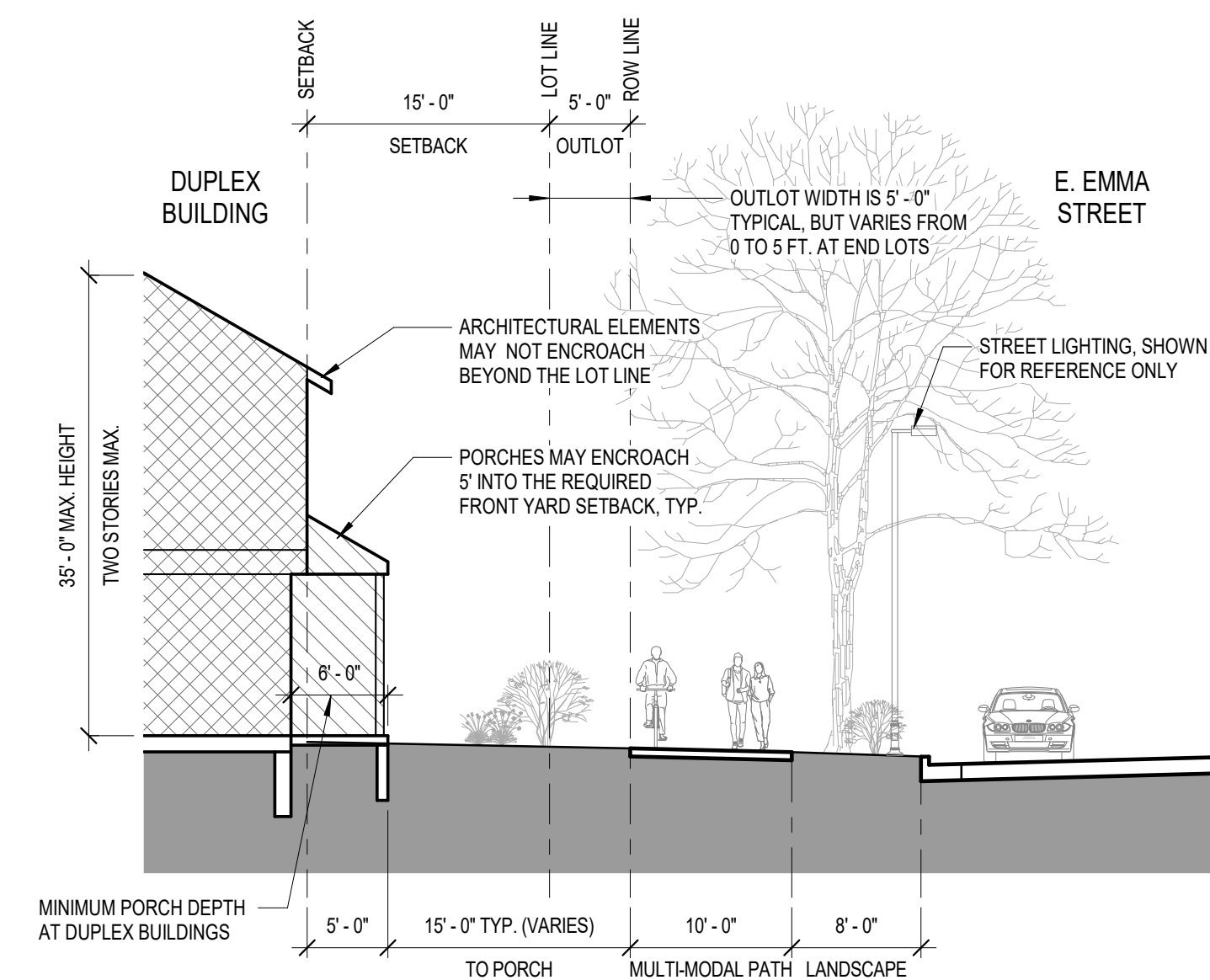
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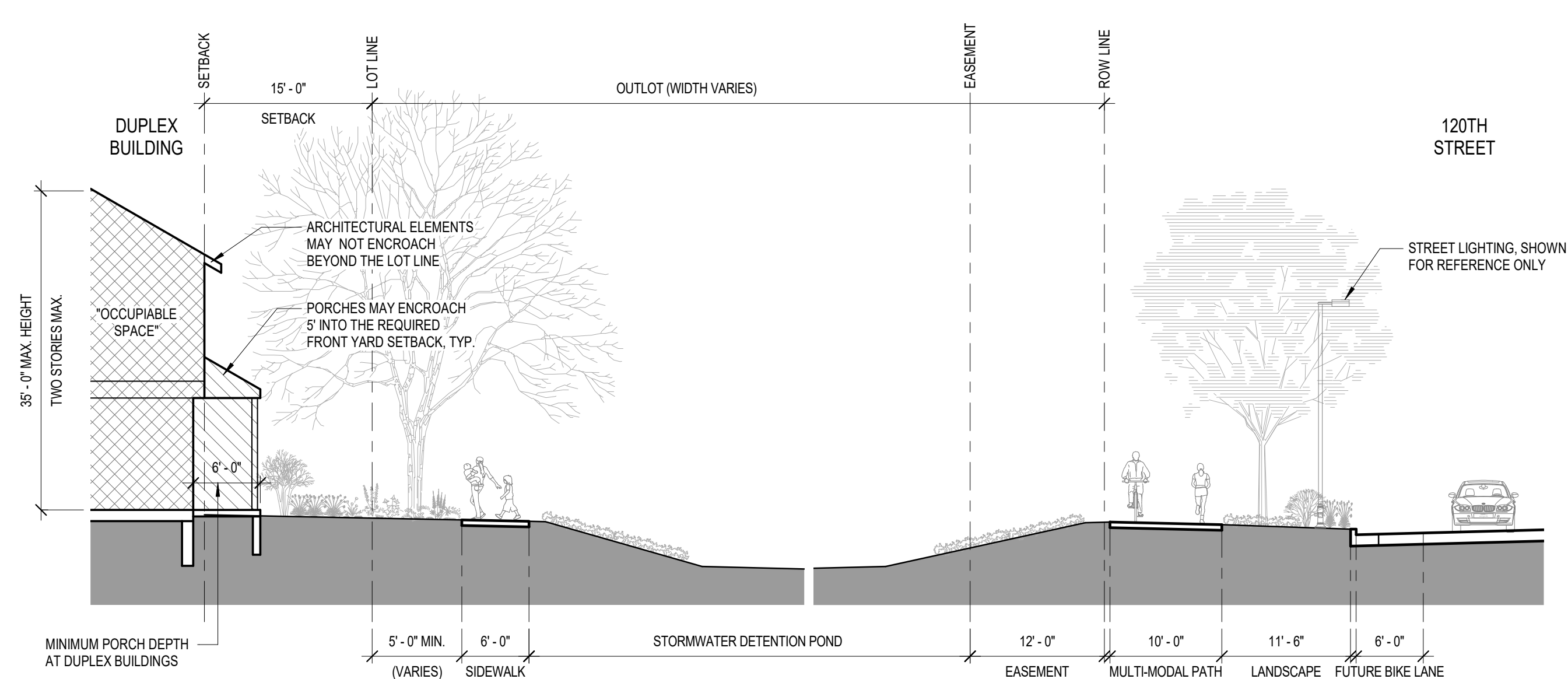
1 SECTION K-K (Townhome at Canterbury Dr)
1" = 10'-0"



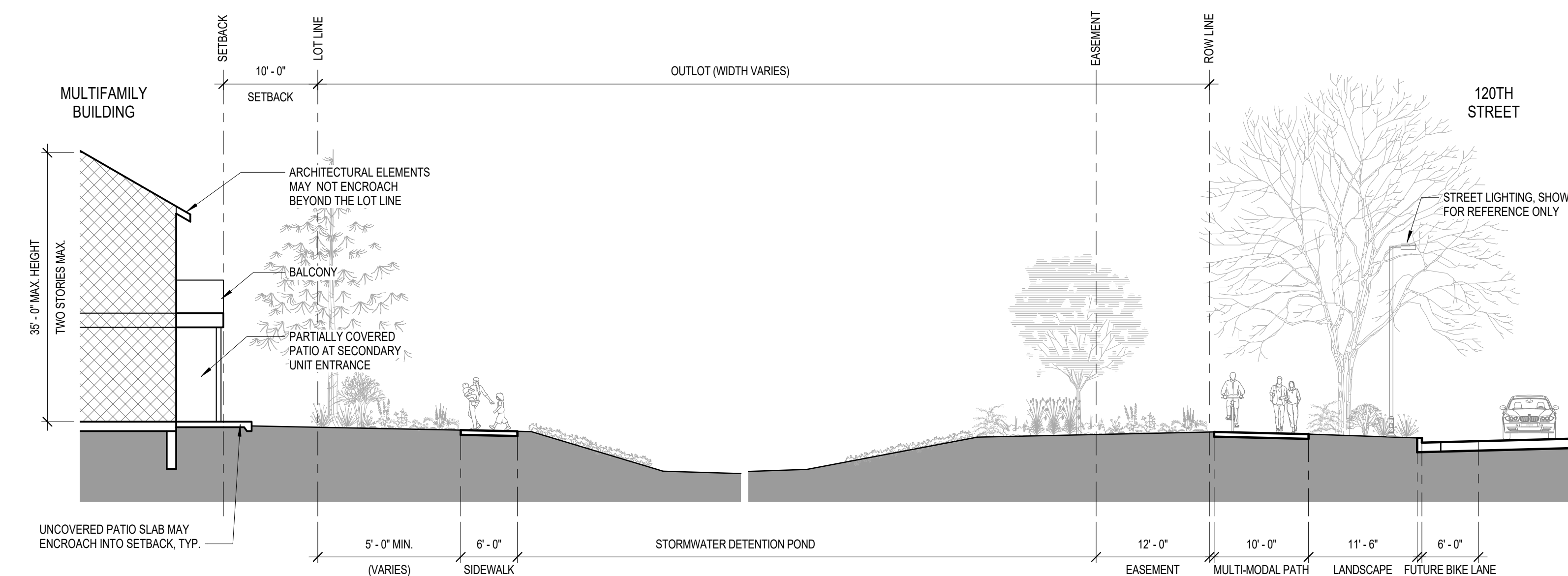
2 SECTION F-F (Duplex Alley)
1" = 10'-0"



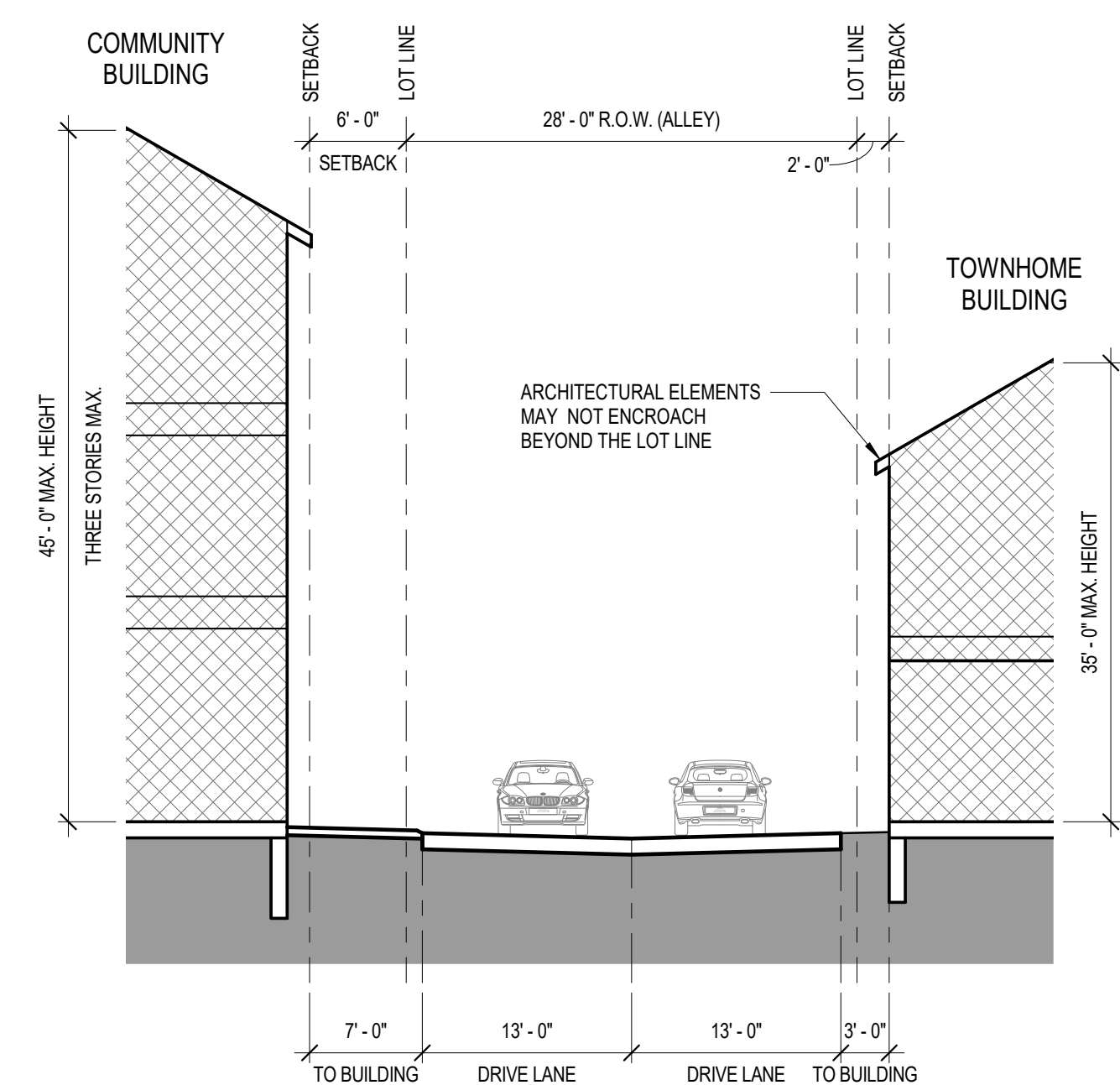
3 SECTION G-G (Duplex at Emma Street)
1" = 10'-0"



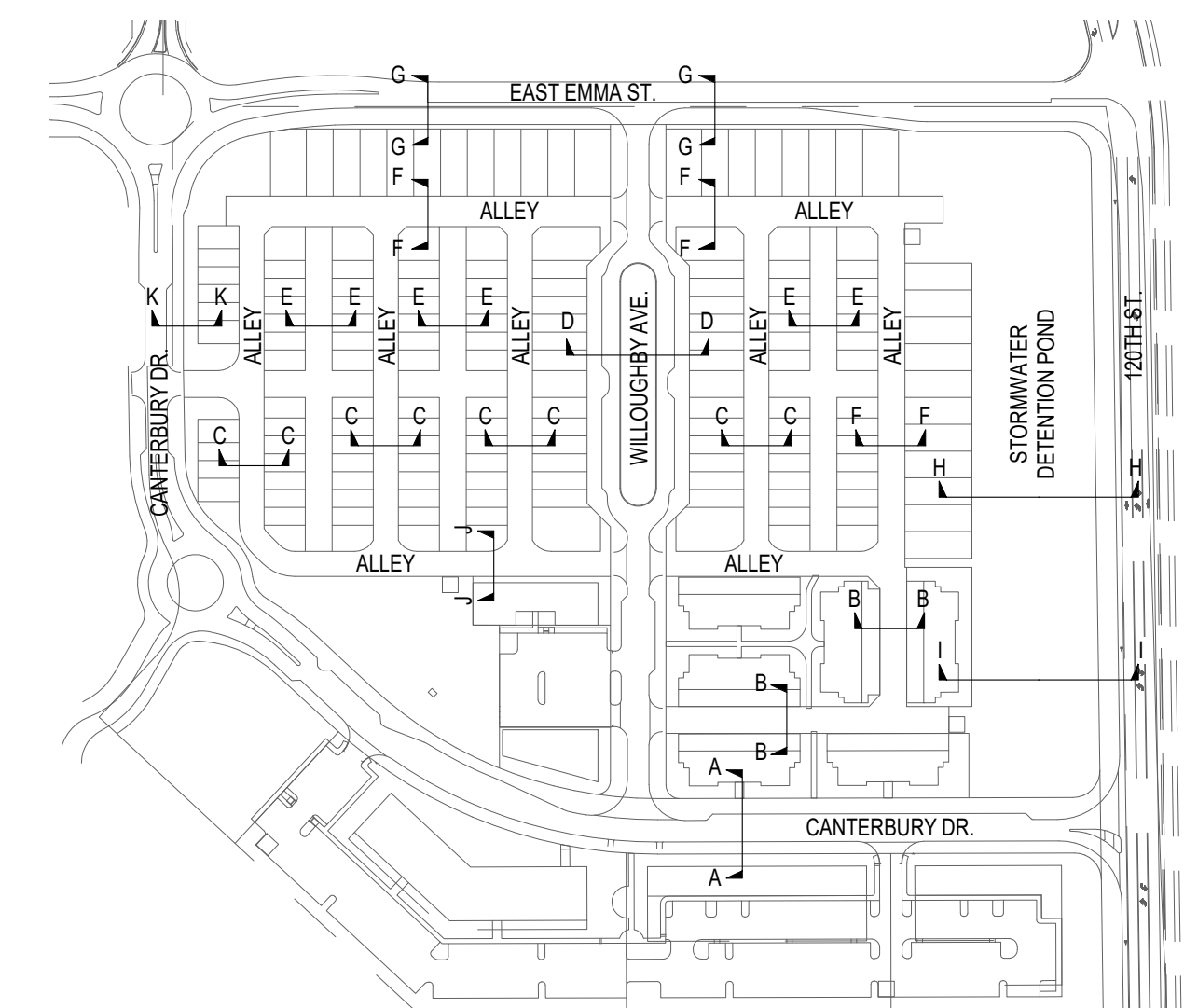
4 SECTION H-H (Duplex at 120th Street Frontage)
1" = 10'-0"



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



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



WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
1ST SUBMITTAL: 12.14.2
2ND SUBMITTAL: 03.07.2

SHEET TITLE:
LOT TYPICAL
DIAGRAMS

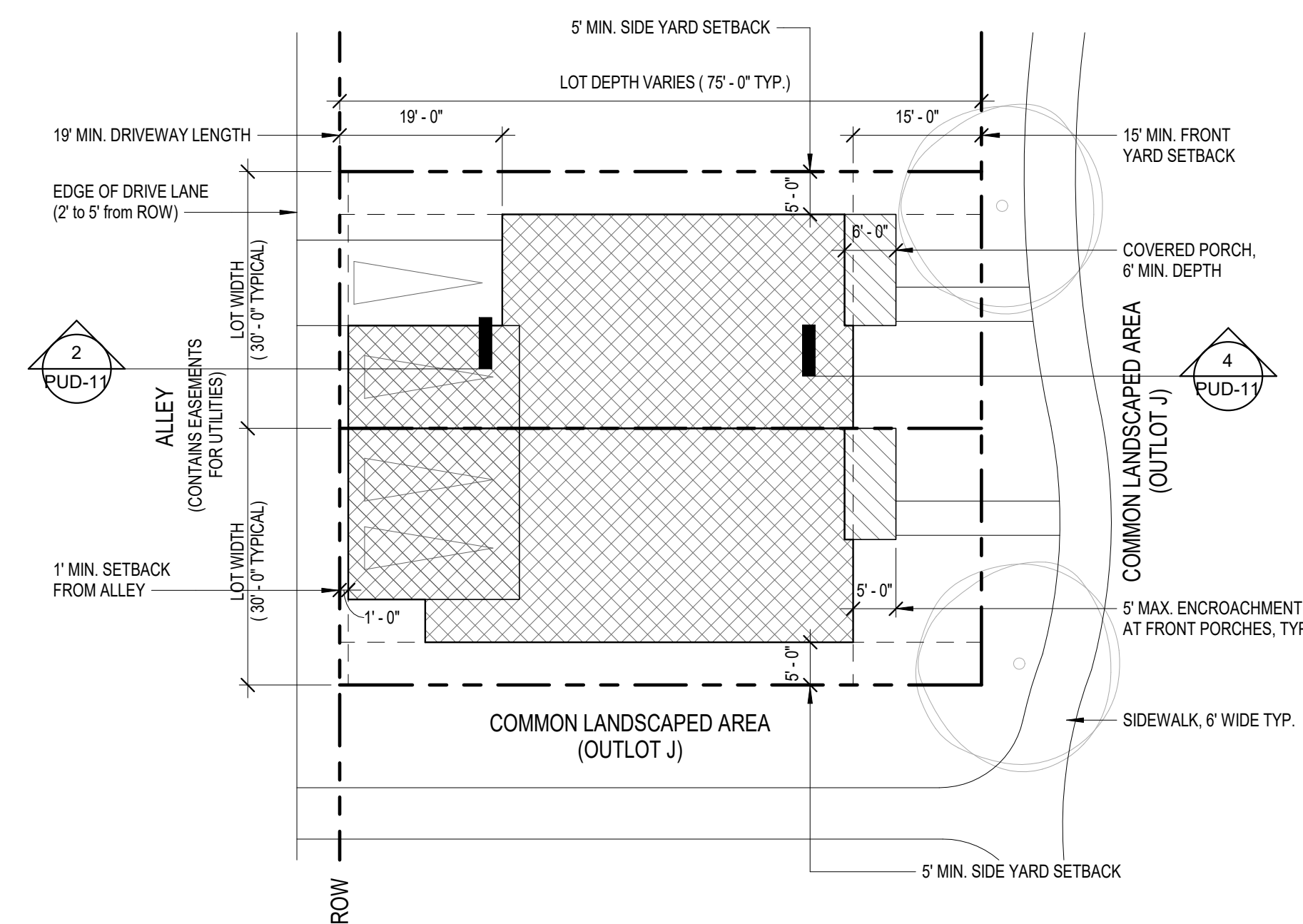
**WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT**
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

- GENERAL NOTES:

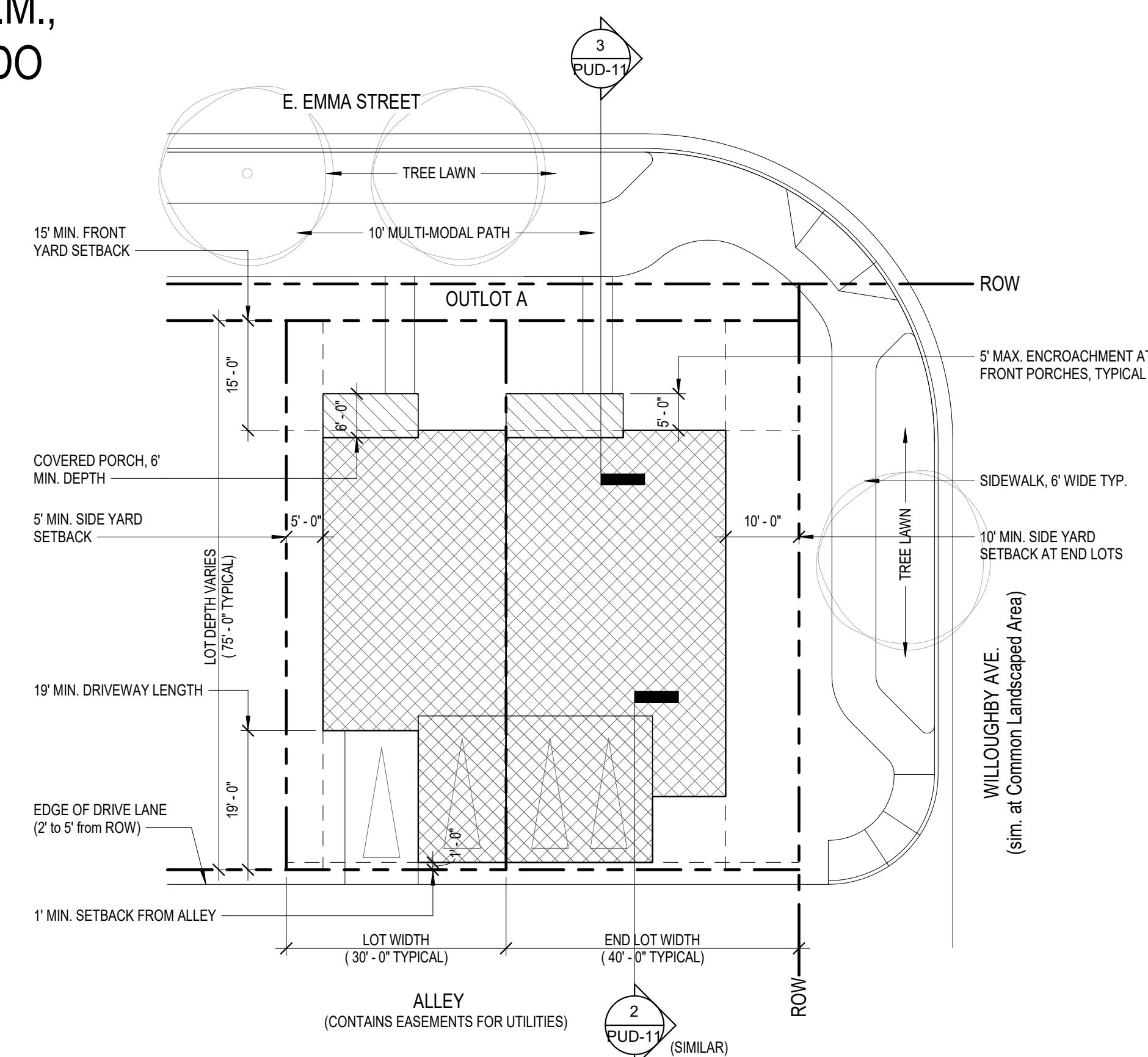
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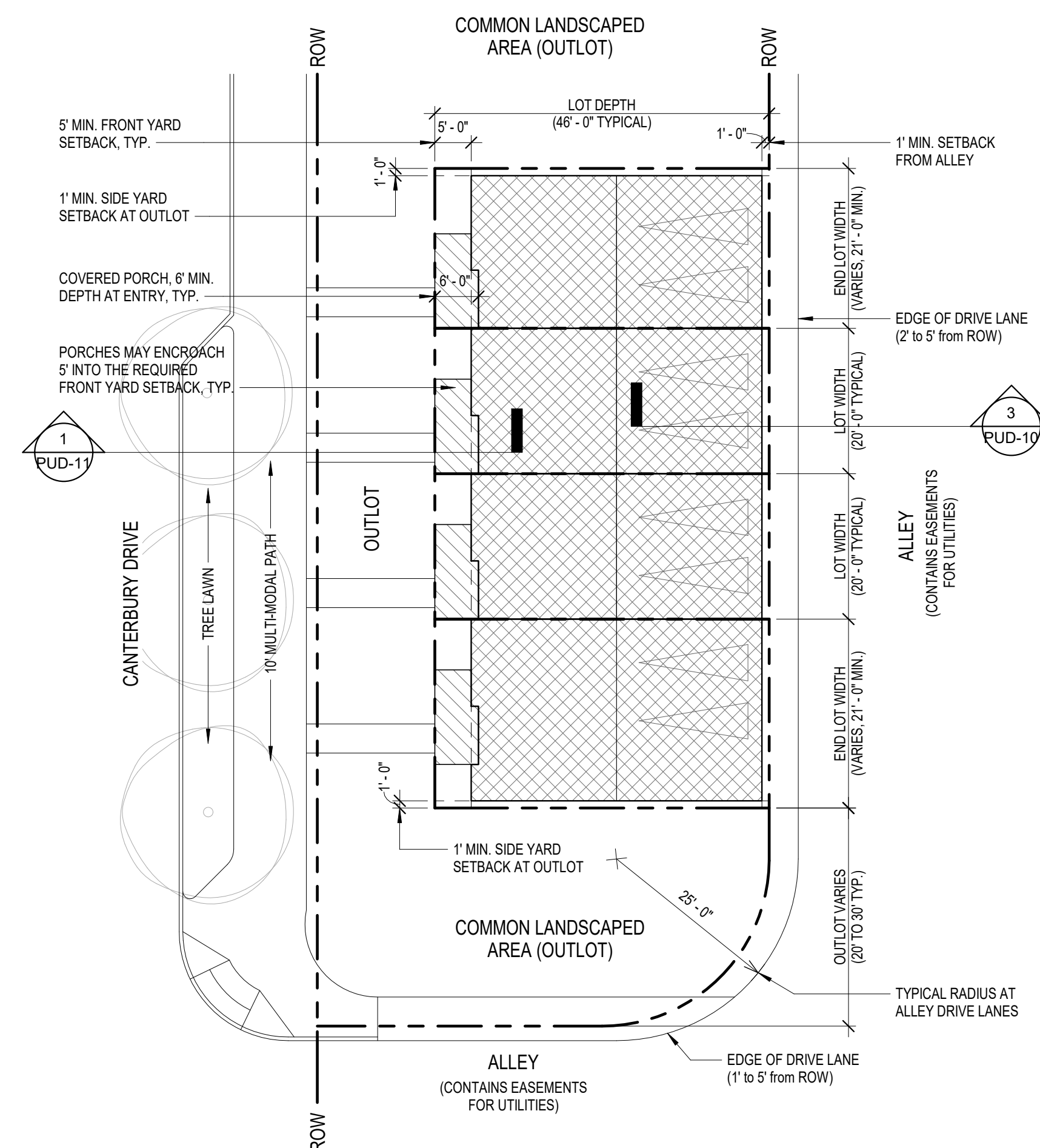
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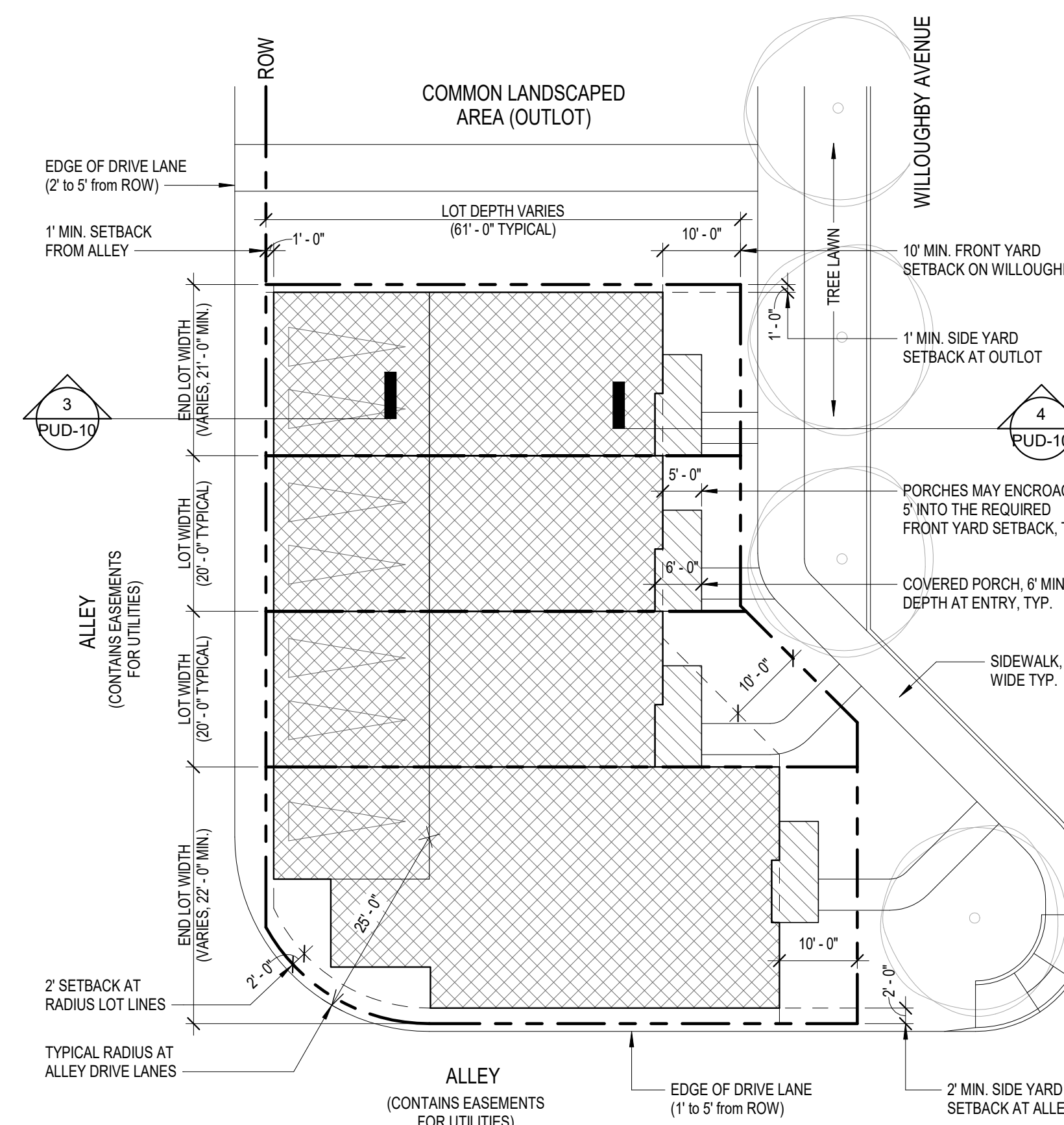
2 LOT TYPICAL PLANS (Duplexes along Common Area)
PUD-12 1/16" = 1'-0"



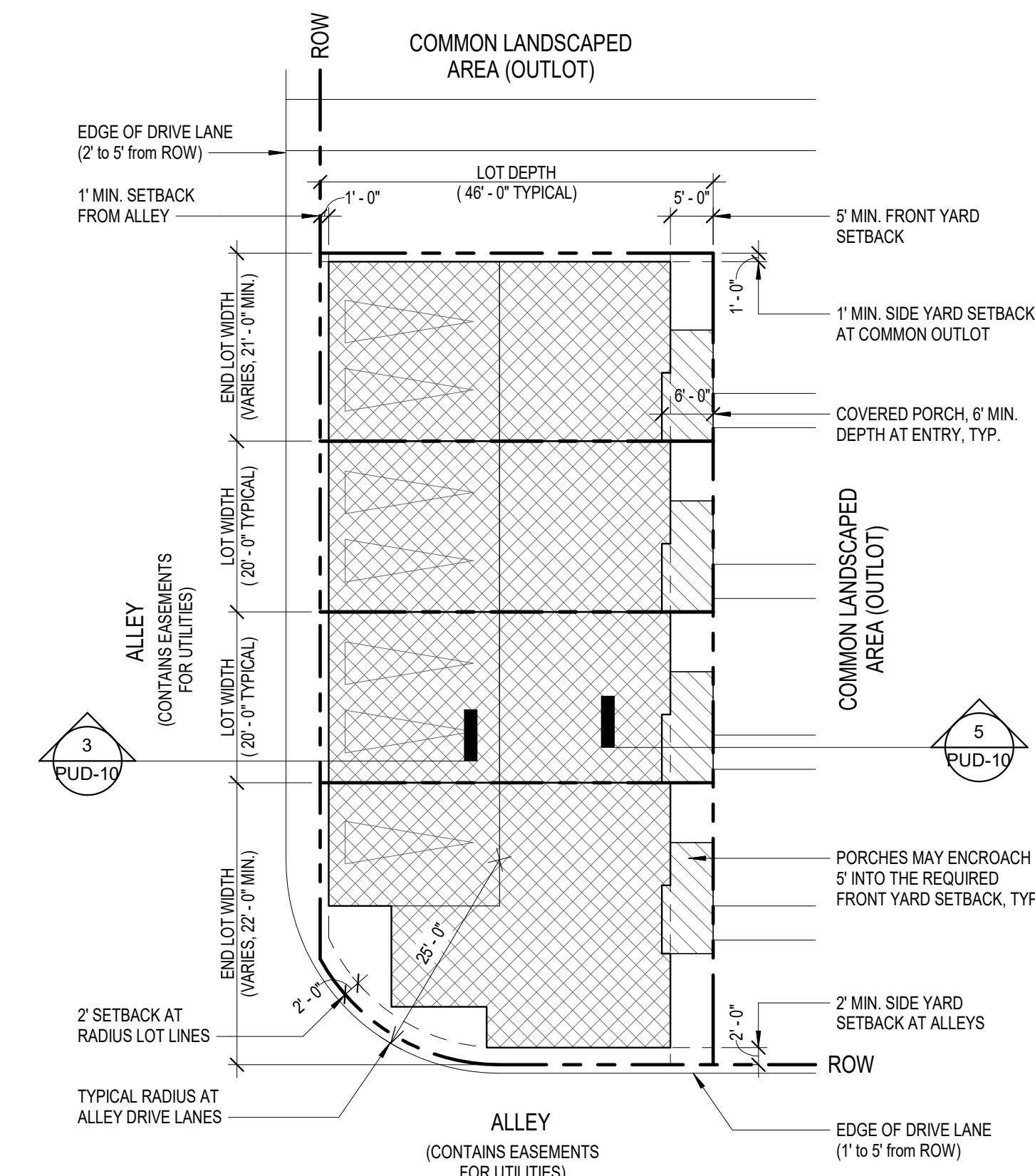
1 LOT TYPICAL PLANS (Duplexes along Emma Street)
PUD-12 1/16" = 1'-0"



5 LOT TYPICAL PLANS (Townhomes at Canterbury)
PUD-12 1/16" = 1'-0"



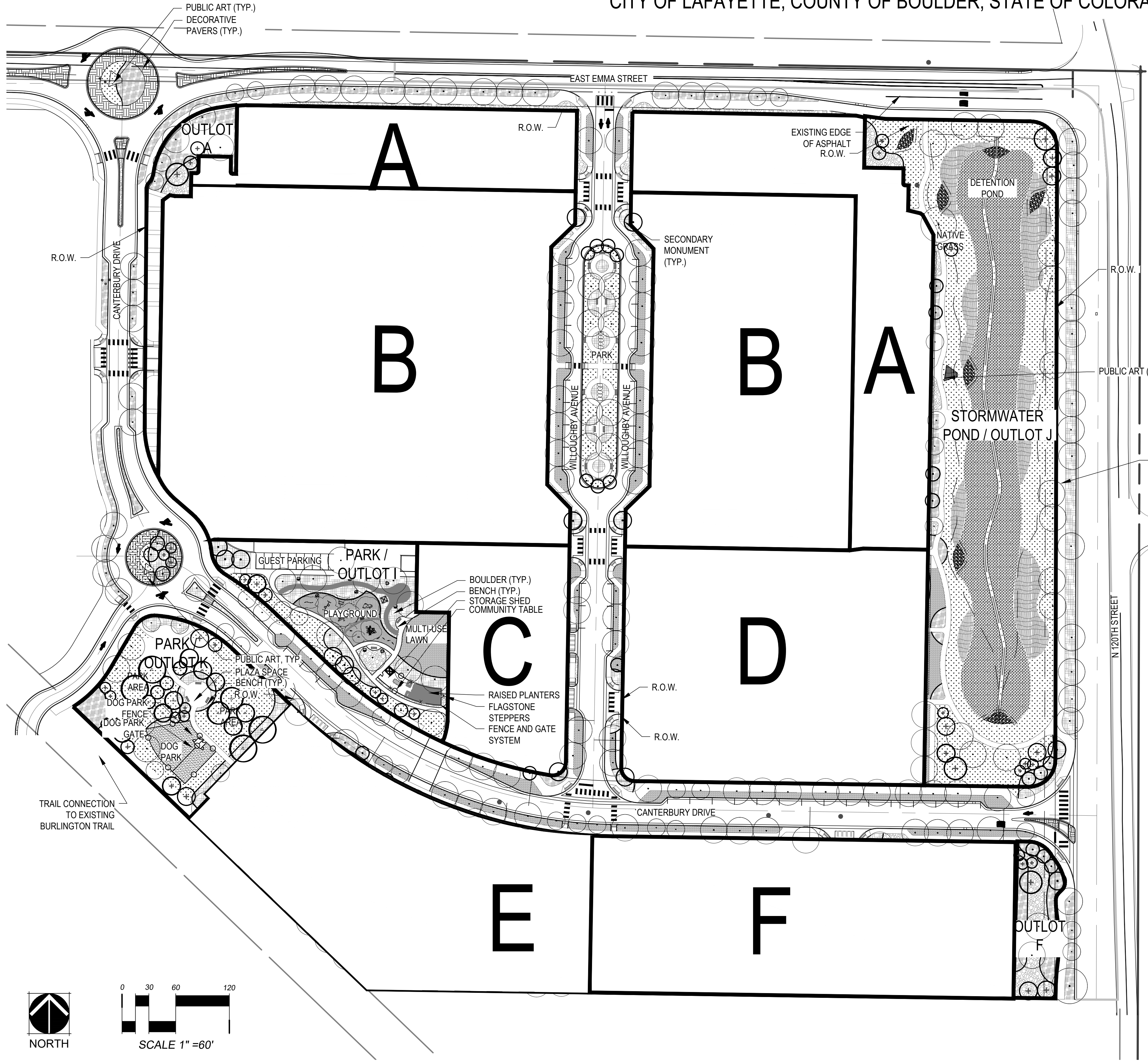
4 LOT TYPICAL PLANS (Townhomes at Willoughby)
PUD-12 1/16" = 1'-0"



3 LOT TYPICAL PLANS (Townhomes Typical)
PUD-12 1/16" = 1'-0"

CHECKED BY: SP
DRAWN BY: TL

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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



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

LANDSCAPE AND PARKS INTENT

THE FOLLOWING STATEMENT SUMMARIZES THE LANDSCAPE INTENT. FINAL LANDSCAPE PLANS MAY BE MODIFIED THROUGH THE APPLICABLE FUTURE PLANNING PROCESSES:

THE CONCEPTUAL LANDSCAPE ARCHITECTURAL DESIGN FOR WILLOUGHBY CORNER CREATES A COHESIVE AESTHETIC AND SENSE OF PLACE THROUGHOUT THE COMMUNITY WITH ITS UNIQUE PARKS, PLAZAS, TREE LINED STREETS AND TRAILS. INNOVATIVE ELEMENTS, LANDSCAPE BEST MANAGEMENT PRACTICES AND LOW IMPACT DESIGN WILL STRENGTHEN THE SENSE OF PLACE REINFORCING A DISTINCT IDENTITY THAT INCORPORATES THE HISTORY AND CULTURE OF LAFAYETTE AND THE SURROUNDING BOULDER COUNTY AREAS. THE DESIGN FEATURES LOW-WATER AND LOW-MAINTENANCE LANDSCAPING AND IRRIGATION THAT IS ALSO FUNCTIONAL AND AESTHETICALLY PLEASING. A COMBINATION OF DECIDUOUS SHADE, ORNAMENTAL AND EVERGREEN TREES INTEGRATED THROUGHOUT THE COMMUNITY SOFTENS AND ENHANCES THE ARCHITECTURE, CREATING BUFFERS TO SURROUNDING PROPERTIES AND PROVIDING SHADE AND FOUR-SEASON INTEREST TO WILLOUGHBY CORNER. WAYFINDING AND SIGNAGE WILL BE COMPLETED THROUGH THE SUBTLE USE OF STONE, ENVIRONMENTAL GRAPHICS OF LOCAL FLORA AND BEAUTIFUL XERIC PLANTINGS GIVING WILLOUGHBY CORNER A UNIQUE PRESENCE ALONG THE SETTING OF THE FRONT RANGE IN LAFAYETTE. THE ARTFUL APPROACH WILL FURTHER TIE THE COMMUNITY IN TO THE VERNACULAR OF THE CITY OF LAFAYETTE PROVIDING A SENSE OF COMMUNITY PRIDE.

STRONG CONNECTIONS TO GARDENS, PLAYGROUNDS, AN ORCHARD AND A UNIQUE PLAZA HAVE BEEN DEVELOPED THROUGH TRAILS AND TREE LINED STREETS TO CREATE SAFE AND FRIENDLY INTERACTION THROUGHOUT THE COMMUNITY. THE SENIOR ORIENTED PARCEL IS SITUATED CLOSE TO THE LARGER PARKS AND THE COMMUNITY CENTER AND FEATURES A PLAZA ALONG THE NORTH SIDE WHICH ENHANCES THE CONNECTION AND SLOWS TRAFFIC WITH A PROPOSED RAISED OR SIGNALIZED PEDESTRIAN CROSSING OF CANTERBURY DRIVE. THE LAYOUT AND DESIGN OF THE TRAILS AND WALKWAYS, ENCOURAGES MULTI-MODAL CONNECTIONS AND A WIDENED TRAIL ALONG THE NORTH SIDE OF CANTERBURY DRIVE CREATES A STRONG LINK THROUGH THE HEART OF WILLOUGHBY CORNER. THE LANDSCAPE DESIGN HELPS TO CREATE A SAFE, SECURE, AND PERMANENT RESOURCE WHERE SENIORS, PEOPLE WITH SPECIAL NEEDS, AND FAMILIES THRIVE. EVERYONE THAT LIVES AND VISITS WILLOUGHBY CORNER WILL HAVE AN OPPORTUNITY TO ENJOY THE BEAUTIFUL AND FUNCTIONAL ASPECTS, SHADE AND EVERGREEN TREES, GARDENS, SITE AMENITIES AND THE PASSIVE AND ACTIVE RECREATION ELEMENTS.

THE COMMUNITY WILL BE A SAFE AND WALKABLE NEIGHBORHOOD WITH A FOCUS ON WELL-DESIGNED PEDESTRIAN AND BICYCLE AMENITIES WITH FOCUS ON PEOPLE AND COMMUNITY RATHER THAN CARS AND PARKING. THE PARKS AND COMMUNITY GARDENS WILL FEATURE DIVERSE PROGRAM ELEMENTS FOR FLEXIBLE USES AND FOSTER OPPORTUNITIES FOR INTERACTIONS BETWEEN DIVERSE GROUPS OF PEOPLE.

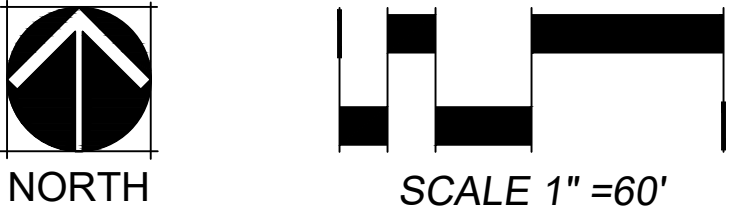
SUSTAINABILITY IS PROMOTED THROUGH A THOUGHTFULLY DESIGNED LANDSCAPE AND IRRIGATION DESIGN THAT CONSERVES WATER WHILE ENHANCING THE SENSE OF PLACE. HEALTHY LIFESTYLES WILL BE ENCOURAGED THROUGH OPPORTUNITIES FOR WALKING AND RUNNING ON THE TRAILS AND WITH EXERCISE STATIONS SURROUNDING THE OPEN SPACE ALONG THE EASTERN PROPERTY BUFFER ZONE. THE DESIGN PROVIDES FOR TRAIL CONNECTIONS TO THE CITY'S TRAIL NETWORK, INCLUDING EVENTUAL CONNECTION TO THE INSPIRE TRAIL, PROVIDING WILLOUGHBY CORNER RESIDENTS WITH ACCESS TO SANCHEZ ELEMENTARY, PEAK TO PEAK CHARTER SCHOOL AS WELL AS THE LAFAYETTE PARK AND RIDE, AN INTERNAL HUB AND OLD TOWN LAFAYETTE.

SUSTAINABLE LANDSCAPE DESIGN ASPECTS MAY INCLUDE AGRIVOLTAIC SOLAR PANELS PLACED ABOVE COMMUNITY GARDENS TO CONSERVE AND FARM ENERGY IN ADDITION TO HEALTHY FOODS. THE PROPOSED COMMUNITY GARDENS WILL BRING PEOPLE TOGETHER AS WELL PROMOTING A SENSE OF PRIDE AND OWNERSHIP IN THE AREA. THE DOG PARK WILL ALSO BRING PEOPLE AND THEIR PETS TOGETHER TO CREATE A PLACE FOR SOCIAL INTERACTION AND RECREATION. PARK ACTIVITY WILL PROVIDE FOR A SAFER ENVIRONMENT AS PEOPLE COME TO ENJOY THE COMMUNITY AND GATHER WITH EACH OTHER TO PLAY, PICNIC, WATCH THE DOGS OR TEND TO THEIR GARDEN CROPS AND FLOWERS.

PUBLIC LAND DEDICATION		
PARCEL	SIZE (ACRES)	PERCENTAGE OF TOTAL
OUTLOT A	0.28	1.16%
OUTLOT F	0.186	0.77%
OUTLOT I	0.827	3.43%
OUTLOT K	0.696	2.89%
OUTLOT L	0.252	1.05%
PART OF OUTLOT J*	1.374	5.70%
TOTAL	3.615	15.00%
NOT INCLUDED	20.481	
SITE TOTAL	24.096	

*INCLUDES A PORTION OF OUTLOT J SUITABLE FOR PUBLIC USE OUTSIDE OF THE STORMWATER DETENTION AREA.

CHECKED BY: K.D. DR.
DRAWN BY: R.N. JR.



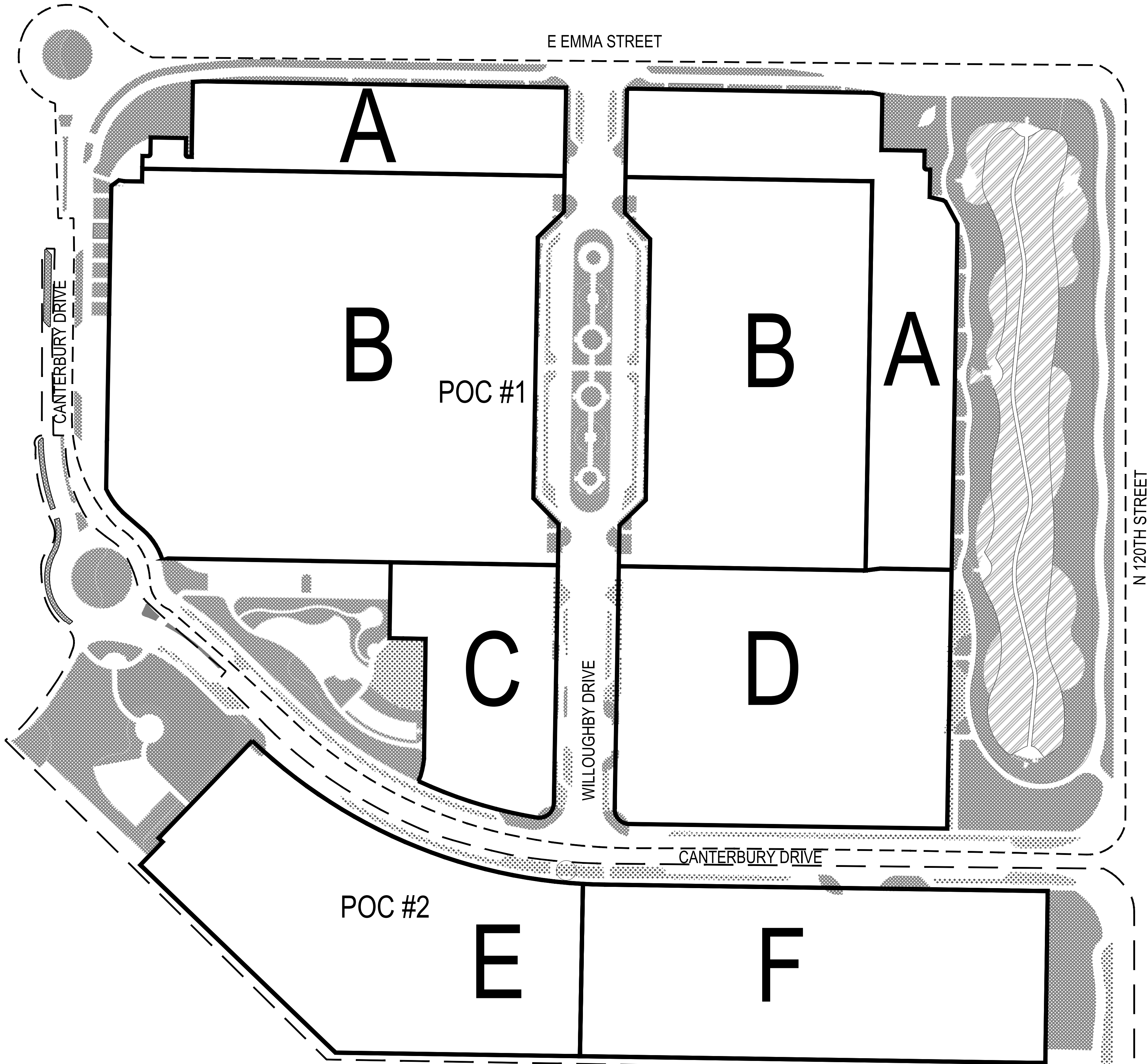
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
1ST SUBMITTAL: 12.14.21
2ND SUBMITTAL: 03.07.22

SHEET TITLE:
OVERALL
LANDSCAPE PLAN



WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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



IRRIGATION ZONES

- VERY LOW (0"-7" PER YEAR)
- LOW (7"-15" PER YEAR)
- 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		
	ACRES	ACRES	ACRES	ACRES	ACRES	GAL.	ACR/FT.
POINT OF CONNECTION 1	0.40	1.32	2.40	0.00	0.00	1,997,909	6.1
POINT OF CONNECTION 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

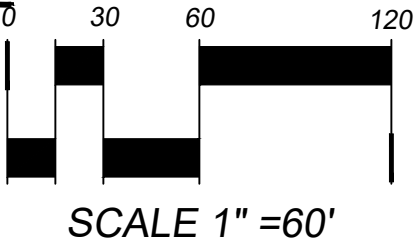
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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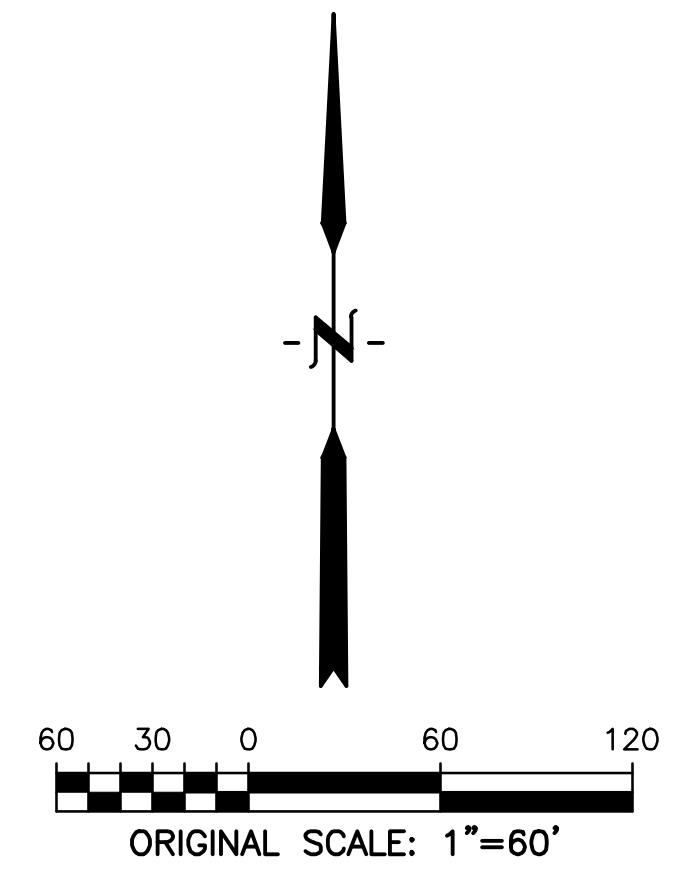
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1ST SUBMITTAL: 12.14.21
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SHEET TITLE:
WATER USE PLAN

CHECKED BY: KO, DR
DRAWN BY: RN, JR



WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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



LEGEND

PROPERTY LINE	---
PROPOSED ROW	---
PROPOSED LOT LINE	---
EX. INTERMEDIATE CONTOUR	---5164---
EX. INDEX CONTOUR	---5165---
EX. STORM LINE	ST
PROPOSED INTERMEDIATE CONTOUR	5164
PROPOSED INDEX CONTOUR	5165
FLOWLINE OF DRAINAGE SWALE	---
PROPOSED MANHOLE	●
PROPOSED STORM INLET	■
PROPOSED STORM SEWER	---
AREA INUNDATED IN 100-YR STORM	▨

NOTE:

1. THE SITE LAYOUT AS DEPICTED ON THIS PLAN IS SUBJECT TO FURTHER REVIEW DURING THE COURSE OF ENGINEERING DESIGN REVIEW.

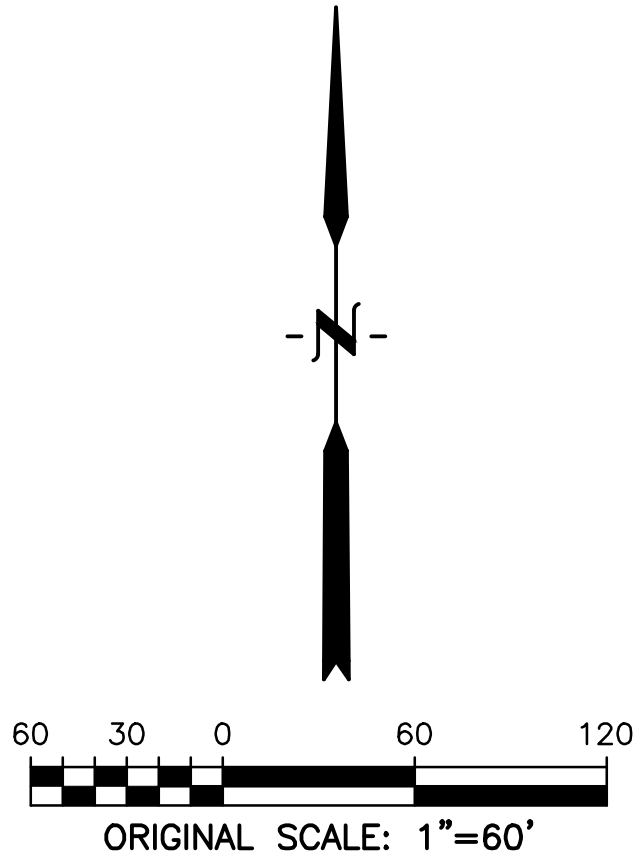
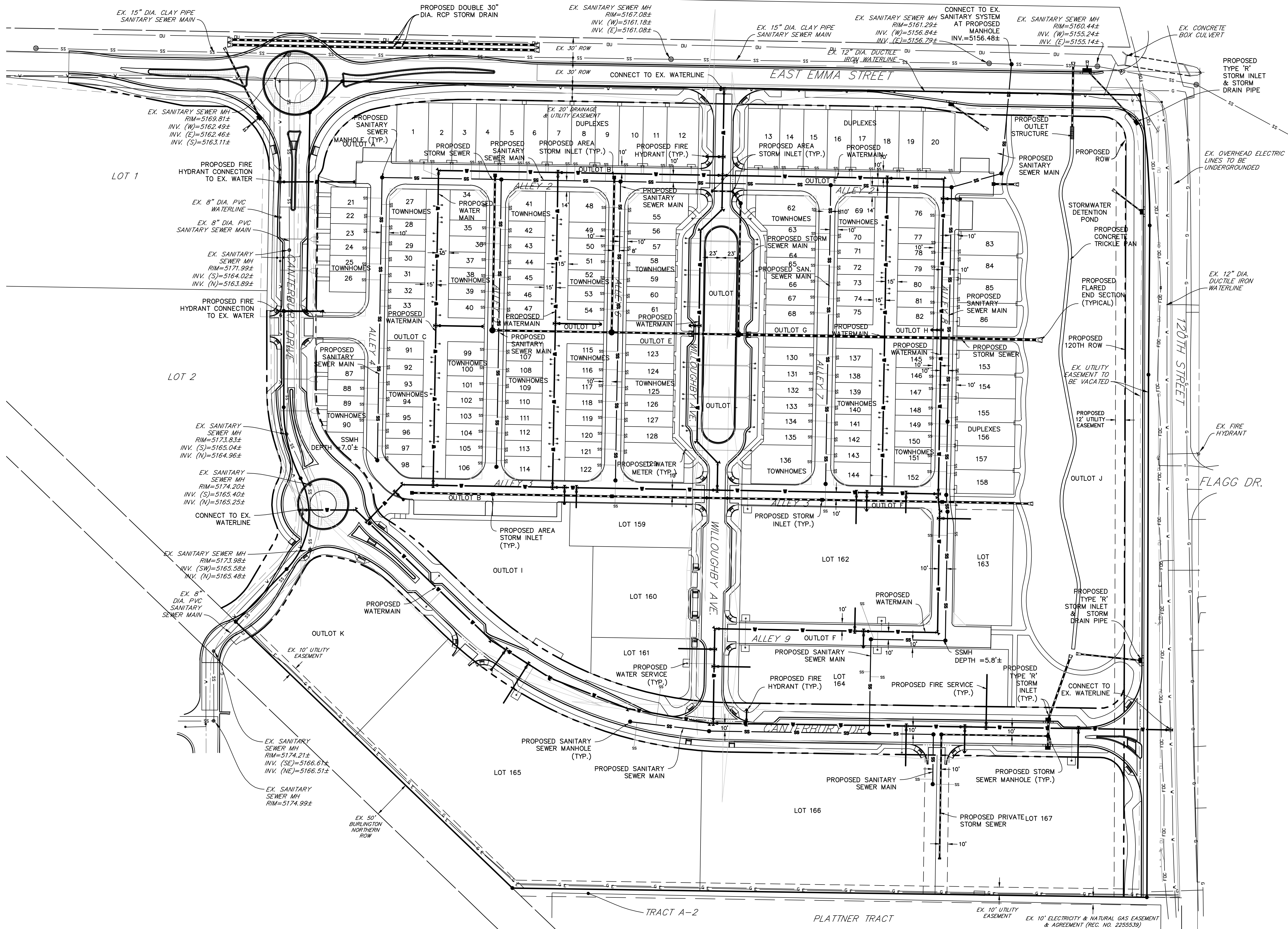
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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DATE:
1ST SUBMITTAL: 12.14.21
2ND SUBMITTAL: 03.07.22

SHEET TITLE:
OVERALL
GRADING PLAN

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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



LEGEND

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	W
EX. CABLE TV	---
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊙
EX. WATER METER	⊙
EX. MANHOLE	⊙
EX. LIGHT POLE	⊙
EX. UTILITY POLE	⊙
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊙
PROPOSED METER	⊙
PROPOSED MANHOLE	⊙
PROPOSED STORM INLET	⊙

NOTE:
1. THE SITE LAYOUT AS DEPICTED ON THIS PLAN IS SUBJECT TO FURTHER REVIEW DURING THE COURSE OF ENGINEERING DESIGN REVIEW.

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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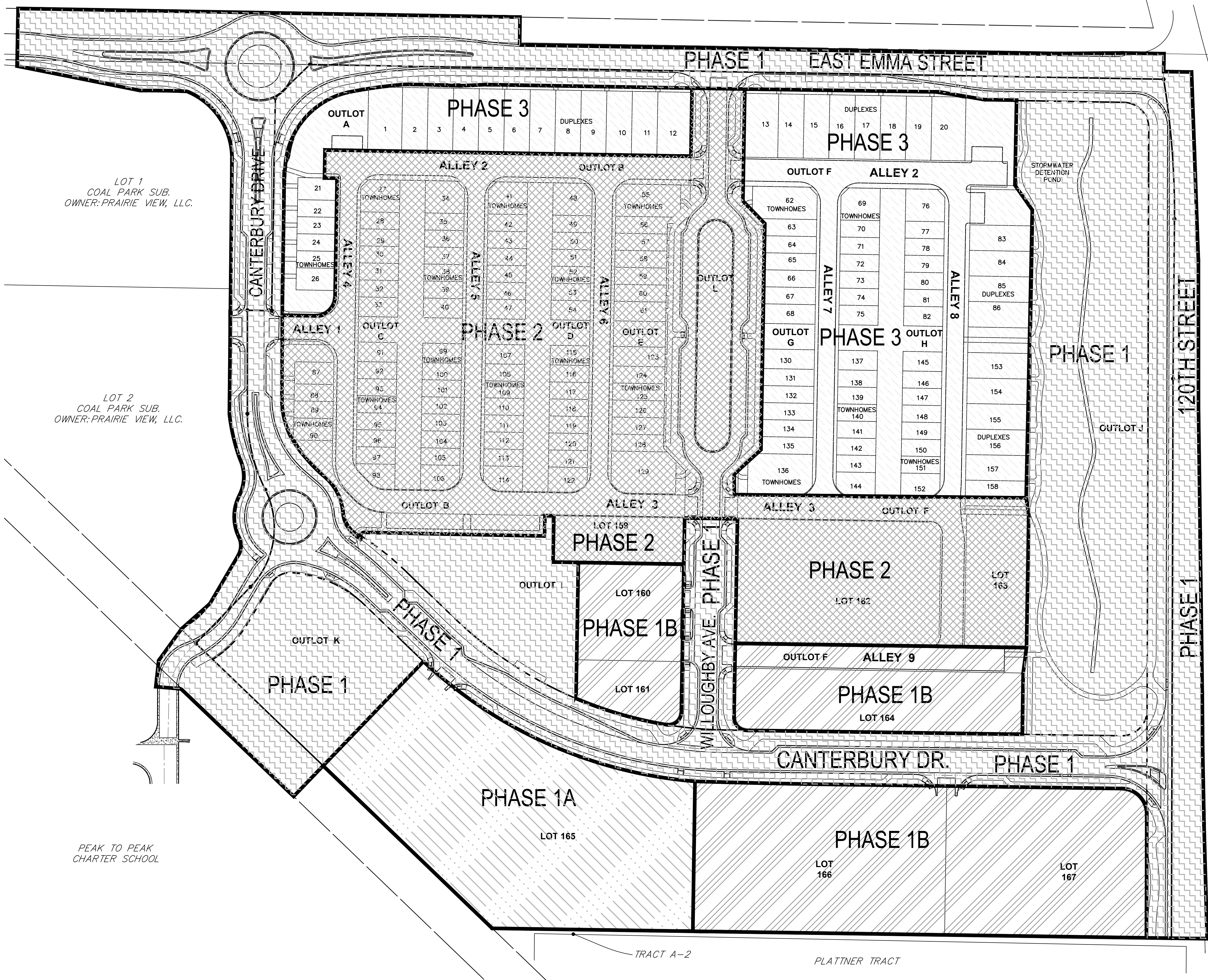
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SHEET TITLE:
OVERALL
UTILITY PLAN

CHECKED BY: K.D. DR
DRAWN BY: R.N. JR

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT

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



LEGEND & PHASING TABLE

PHASE	BUILDINGS	SITE IMPROVEMENTS	TOTAL UNITS	1-BED	2-BED	3-BED	APPLICATION	TARGET GROUND-BREAKING	TARGET CONSTRUCTION COMPLETED
1A	SENIOR APARTMENT BUILDING	EMMA ST. & 120TH ST. RIGHT-OF-WAY IMPROVEMENTS; CANTERBURY SR. WILLOUGHBY AVE FROM CANTERBURY TO ALLEY 3; ALLEY 9; OUTLOTS F,I,J,K	63	50	13	-	FEBRUARY 1, 2022	JAN. 2023 (SITE WORK) MARCH 2023 (S1)	AUGUST, 2024 MARCH, 2024 (12 MOS)
1B	2 MULTI-FAMILY APARTMENT BUILDINGS, 1 COMMUNITY BUILDING, 2-12 PLEX MULTI-FAMILY		117	75	34	8	AUGUST 1, 2022	MAY, 2023 (MF1) JUNE, 2023 (MF2) AUGUST, 2023 (CB1) SEPTEMBER, 2023 (MF1) OCTOBER, 2023 (MF2)	APRIL, 2024 (11 MOS) APRIL, 2024 (10 MOS) MAY, 2024 (9 MOS) MAY, 2024 (8.5 MOS) JULY, 2024 (8.5 MOS)
PHASE 2	4 12-PLEX MULTI-FAMILY, 1 COMMUNITY BUILDING, TOWNHOMES	WILLOUGHBY AVE FROM ALLEY 3 ALLEYS 2,3,4,5,6; OUTLOT L	140	-	96	44	2024 LHFC FUNDING FEBRUARY 1, 2024		
PHASE 3	FOR-SALE DUPLEXES, TOWNHOUSES	ALLEYS 2,3,7,8; OUTLOT A	80	UNIT MIX TBD			FOR-SALE COMPONENT DEVELOPMENT TIMELINE TBD		

NOTE:
1. A TRAFFIC SIGNAL AT EMMA ST. & 120TH ST. WILL BE WARRANTED/CONSTRUCTED AFTER THE IMPROVEMENTS FOR PHASE 1A ARE COMPLETED.

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