

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. LOCATIONS TO BE SHOWN ON INDIVIDUAL SITE PLANS.

VESTED PROPERTY RIGHTS

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

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.

CODE MODIFICATIONS

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. ADDITIONAL CODE MODIFICATIONS INCLUDE:

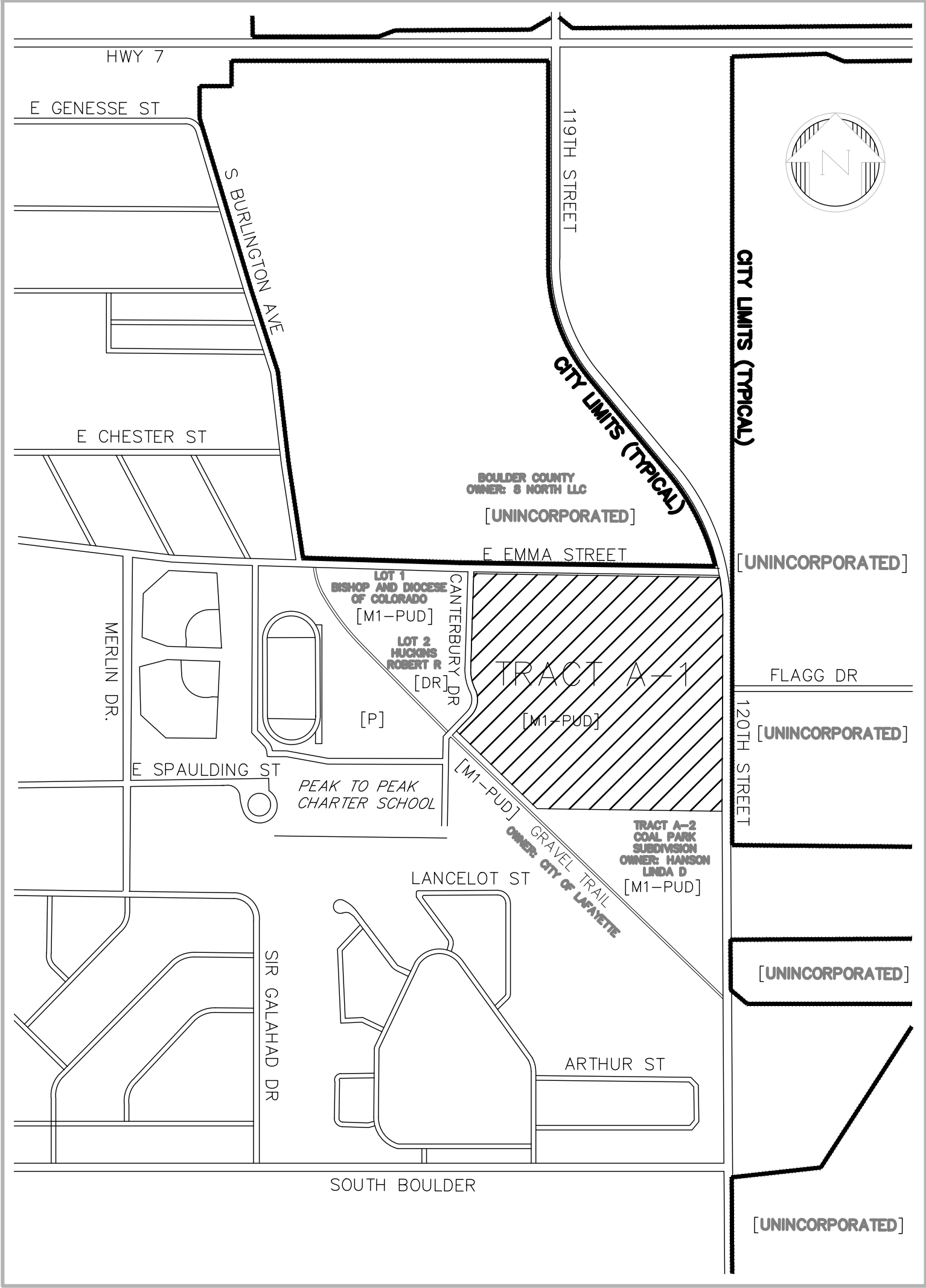
- A MODIFICATION FROM THE CITY'S LOCAL STREET STANDARDS FOR THE FLOW LINE TO FLOW LINE REQUIREMENT IS SET FORTH IN THIS PUD, REDUCING THE STANDARD FROM 39' TO 38' FOR WILLOUGHBY AVE.
- PARKING STALL LENGTHS AT 18'.
- STREET TREES MAY BE PLANTED AT DISTANCES VARYING FROM 40' SPACING.
- LOCATION OF RESIDENTIAL PARKING MAY BE LOCATED OFF-SITE BUT WITHIN THE IMMEDIATE WILLOUGHBY CORNER NEIGHBORHOOD.
- THE MINIMUM REQUIRED LANDSCAPING ON LOTS 159 AND LOT 161 MAY BE LESS THAN 15% AND IF THE LOT COVERAGE ON EITHER LOT IS OVER 80%; THE REQUIRED NUMBER OF TREES (1/1000 SF OF LANDSCAPED AREA) MAY BE REDUCED TO 0 IF THE ALLOWABLE LOT COVERAGE RESULTS IN UNSUITABLE CONDITIONS FOR HEALTHY TREE GROWTH OR PRESERVATION OF SIGHT TRIANGLES.
- LOTS IN PLANNING AREA C WITH OVER 80% MINIMUM LANDSCAPE COVERAGE AND REDUCED NUMBER OF REQUIRED TREES AND SHRUBS.

PARKING TABLE

	REQUIRED PER CITY			PROPOSED			PERCENT REDUCTION		
USE	1 BRs	2 BRs	3 BRs	1 BRs	2 BRs	3 BRs	1 BRs	2 BRs	3 BRs
DUPLEX	2.0	2.0	2.0		2.0	2.0		0%	
TOWNHOME	1.5	2.0	2.5	1	2.0	2.0		0%	20%
COMMUNITY RES.	1.5	2.0	2.5	1.0	1.5		33%	25%	
MULTIFAMILY	1.5	2.0	2.5	1.0	1.5	1.75	33%	25%	30%
SENIOR	1.5	2.0	2.0	0.75	1.25		50%	37.5%	
COMMUNITY CENTER	PLACES OF PUBLIC ASSEMBLY = 1/400			1/770 SF			48%		

SHEET INDEX

- COVER SHEET
- WRITTEN STATEMENTS
- LAND USE PLAN AND DATA
- VEHICULAR ACCESS PLAN
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- STREET SECTIONS
- STREET SECTIONS
- STREET SECTIONS
- BUILDING SITE SECTIONS
- BUILDING SITE SECTIONS
- LOT TYPICAL DIAGRAMS
- OVERALL LANDSCAPE PLAN
- WATER USE PLAN
- OVERALL GRADING PLAN
- OVERALL UTILITY PLAN
- PHASING PLAN



VICINITY MAP

SCALE: 1"=500'

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

		SETBACKS (FT)							MINIMUMS	MAXIMUMS			
PLANNING AREA	USE	FRONT	REAR	SIDE	WILLOUGHBY	E. EMMA	CANTERBURY	BUILDING SEPARATION	LOT SIZE (SF)	LOT COVERAGE (%)	HEIGHT (FT)	BUILDING FLOORS	# OF UNITS / LOT
REQUIRED	R4 ZONING	30	30	15	30	35	35	10	2,000 (MF) / 6,000 (SF)	30	35		
PROVIDED													
A	SFA - DUPLEX	15++++	1' *	0*+	10*^	15*^+++++		10	2,000*	70*	35	2	1
B	SFA - TOWNHOME	5' to Occupiable Space / 0' to Front Porch (see section) *++	1*	0*++++	10' Occupiable Space / 5' for porch (see section) *^		5' to Occupiable Space / 0' to Front Porch (see section) *++	20	900'	100*	35	2	1**
C	MIXED USE: MULTI-FAMILY; COMMUNITY BUILDING; OFFICE, RETAIL; PARKING	0* (Fronts of buildings face parking lot)	0* / 6' from alley for North Building / 10' from Canterbury for South Building (see section)	0*+++	10*		10*	30		90+++++	45*	3	1
D	MULTI-FAMILY	10*	1*	2*+++	10*		10*	20		80*	35	2	3
E	SENIOR HOUSING MULTI-FAMILY	15++++	10*	20			15++++	30		50*	45*	3	1
F	MULTI-FAMILY	15++++	10*	20			15++++	30		50*	45*	3	1

* 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 FACING ALLEYS, AND 1' AT END LOTS FACING OPEN SPACE.

^ FROM INDIVIDUAL PROPERTY LINES

*NOTE: ON MULTI-FAMILY STRUCTURES, INDIVIDUAL BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE YARD, OR FOUR (4) FEET INTO ANY REQUIRED FRONT OR REAR YARD. BALCONIES MAY NOT ENCR OACH OFFSITE.

*** THERE IS NO MAXIMUM NUMBER OF FOR-RENT UNITS PER LOT EXCEPT AS RESTRICTED BY THE DEVELOPMENT STANDARDS OF THIS PUD AND THE CITY MUNICIPAL CODE.

++++FRONT PORCHES MY ENCR OACH 5 FT. INTO REQUIRED SETBACK.

+++++ LOTS IN PLANNING AREA C WITH OVER 80% LOT COVERAGE WILL HAVE REDUCED MINIMUM LANDSCAPE COVERAGE AND REDUCED NUMBER OF REQUIRED TREES AND SHRUBS.

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 JAIDEEP MANGAT

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

ATTEST: CITY CLERK

REVIEW CERTIFICATES

CITY ENGINEER

CITY ADMINISTRATOR CERTIFICATE

I, FRITZ SPRAGUE, 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
CONTACT: MOLLY CHIANG, SENIOR DEVELOPER

PLANNING/LANDSCAPE ARCHITECT
NORRIS DESIGN
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DENVER CO 80214
(303)892-1166
CONTACT: DON RYAN, PRINCIPAL

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

ARCHITECT
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CO 80903
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380 INTERLOCKEN CRESCENT SUITE 100,
BROOMFIELD, CO 80021
PHONE: (720) 464-2514
CONTACT: CHRIS HOPKINS





WILLOUGHBY CORNER

FINAL 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 FOR R4 (LCO) THAT ARE NOT OTHERWISE MODIFIED OR WAIVED ACCORDING TO THIS REZONING, PUD APPROVAL, OR THE WILLOUGHBY CORNER DEVELOPMENT AGREEMENT.

WHERE ITEMS IN THIS PUD OR THE DEVELOPMENT AGREEMENT CONFLICT WITH THE LCO, THE CONDITIONS OF THE PUD OR THE WILLOUGHBY CORNER DEVELOPMENT AGREEMENT SHALL PREVAIL. WHERE ITEMS IN THIS PUD OR THE WILLOUGHBY CORNER DEVELOPMENT AGREEMENT ARE SILENT, THE R4 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.

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.

INTENT STATEMENTS

OVERALL INTENT STATEMENT

WILLOUGHBY CORNER IS A PLANNED NEIGHBORHOOD OF 400 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.

FRONTAGE

THE PUD ALLOWS MODIFICATION OF SECTION 26-14-4 FRONTAGE FOR TOWNHOME UNITS AND DUPLEXES WITH ALLEY ACCESS AND FRONTAGE ON GREENSPACE OR MEW. WILLOUGHBY CORNER IS A PLANNED UNIT DEVELOPMENT WHERE TOWNHOMES AND DUPLEXES IN PLANNING AREAS A AND B ARE EXEMPT FROM THE REQUIREMENT TO HAVE A MINIMUM 25' FRONTAGE ON A PUBLIC STREET WHERE THE UNIT FRONTS A GREEN SPACE AND HAS ALLEY ACCESS.

PEDESTRIAN ACCESS

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

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 UBER/LYFT. 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.

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

MAINTENANCE OF OUTLOTS

ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF BCHA OR THE PROPERTY OWNER'S ASSOCIATION.

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. 19TH 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. EACH OF THE BUILDING TYPOLOGIES WILL BE DESIGNED AS A UNIQUE STRUCTURE, WITH A FEW COMMON ELEMENTS TO STRENGTHEN THE OVERALL DESIGN AND COMPOSITION OF THE DEVELOPMENT.

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 WILL BE DESIGNED TO ACCOMMODATE PHOTOVOLTAICS.

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. IN ADDITION TO THEIR AESTHETIC QUALITIES, THE EXTERIOR MATERIALS WILL BE SELECTED FOR DURABILITY AND FIRE-RESISTANT PROPERTIES.

BUILDING AND UNIT SIZE INTENT -

STRUCTURES ALONG EMMA ST. 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. 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.

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 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.

PHASING PLAN INTENT

THE INTENT IS TO DEVELOP THE SITE IN THREE PHASES OVER THE COURSE OF FOUR YEARS. A DETAILED SITE PLAN FOR THE FIRST PHASE OF THE DEVELOPMENT SHALL BE SUBMITTED WITHIN 6 MONTHS OF APPROVAL OF THIS PUD.

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

ALL LIGHTING WILL COMPLY WITH THE CITY OF LAFAYETTE MUNICIPAL CODE.

LANDSCAPE AND PARKS INTENT

FINAL LANDSCAPE PLANS MAY BE MODIFIED THROUGH THE APPLICABLE FUTURE PLANNING PROCESSES. A COMBINATION OF DECIDUOUS SHADE, ORNAMENTAL AND EVERGREEN TREES INTEGRATED THROUGHOUT THE COMMUNITY SOFTENS AND ENHANCES THE ARCHITECTURE, CREATING BUFFERS TO SURROUNDING PROPERTIES. STRONG CONNECTIONS TO GARDENS, PLAYGROUNDS, AN ORCHARD, AND A UNIQUE PLAZA HAVE BEEN DEVELOPED THROUGH TRAILS AND TREE-LINED STREETS. THE PARKS AND COMMUNITY GARDENS WILL FEATURE DIVERSE PROGRAM ELEMENTS FOR FLEXIBLE USES AND FOSTER OPPORTUNITIES FOR INTERACTIONS BETWEEN DIVERSE GROUPS OF PEOPLE. OUTLOT I WILL INCLUDE SUCH ELEMENTS AS A PLAYGROUND, NATURE PLAY AREA, BENCHES, MULTI-USE LAWN, GARDENS AND PLANTING BEDS. OUTLOT K WILL INCLUDE SUCH ELEMENTS AS A DOG PARK, SENIORS AREA, PLAZA SPACE AND BENCHES.

IT IS INTENDED THAT THE LANDSCAPING ALONG THE ROW AND IN PARKING LOTS WILL MEET THE CODE REQUIREMENTS. HOWEVER, MODIFICATIONS TO THESE STANDARDS MAY BE JUSTIFIED AT THE SITE PLAN STAGE. IN SOME AREAS, CLUSTERING TREES RATHER THAN SPACING THEM EVERY 40-FEET MAY PROVIDE A BETTER OVERALL AESTHETIC AND PROVIDE BETTER OPPORTUNITIES FOR SHADING.

THE MINIMUM REQUIRED LANDSCAPING ON LOTS 159 AND LOT 161 MAY BE LESS THAN 15% AND IF THE LOT COVERAGE ON EITHER LOT IS OVER 80%; THE REQUIRED NUMBER OF TREES (1/1000 SF OF LANDSCAPED AREA) MAY BE REDUCED TO 0 IF THE ALLOWABLE LOT COVERAGE RESULTS IN UNSUITABLE CONDITIONS FOR HEALTHY TREE GROWTH OR PRESERVATION OF SIGHT TRIANGLES. LOTS IN PLANNING AREA C WITH OVER 80% MINIMUM LANDSCAPE COVERAGE AND REDUCED NUMBER OF REQUIRED TREES AND SHRUBS.

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.

SUSTAINABILITY APPROACH TO LANDSCAPE AND IRRIGATION

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.

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.

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 LANDSCAPE 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.

The site plan illustrates the layout of the 120th Street Community Center project. The main building complex is divided into several sections labeled A through F. Section A is located at the top left, with a footprint of 28,467.31 s.f. Section B is located at the top right, with a footprint of 19,490.00 s.f. Section C is located in the middle left, with a footprint of 180,817.95 s.f. Section D is located in the middle right, with a footprint of 103,507.15 s.f. Section E is located at the bottom left, with a footprint of 31,154.91 s.f. Section F is located at the bottom right, with a footprint of 88,388.17 s.f. The total site area is 1,000,000 s.f. The plan also shows various parking lots, including Outlot A (9,000 sf), Outlot B (3,500 sf), Outlot C (3,100 s.f.), Outlot D (3,100 s.f.), Outlot E (3,100 s.f.), Outlot F (3,100 s.f.), Outlot G (3,100 s.f.), Outlot H (3,100 s.f.), Outlot I (3,100 s.f.), Outlot J (3,100 s.f.), Outlot K (3,100 s.f.), and Outlot L (3,100 s.f.). The plan also shows various streets, including E Emma Street, Canterbury Drive, Willowby Street, and N 120th Street. The plan also shows various features, including a stormwater pond, a community garden, a playground, a greenhouse, a water detention pond, a community open space, and exercise equipment. The plan also shows various other features, including a park, a seniors area, a plaza space, and a dog park.

Section	Footprint (s.f.)
A	28,467.31
B	19,490.00
C	180,817.95
D	103,507.15
E	31,154.91
F	88,388.17

Other features and areas shown on the plan include:

- OUTLOT A: 9,000 sf
- OUTLOT B: 3,500 sf
- OUTLOT C: 3,100 s.f.
- OUTLOT D: 3,100 s.f.
- OUTLOT E: 3,100 s.f.
- OUTLOT F: 3,100 s.f.
- OUTLOT G: 3,100 s.f.
- OUTLOT H: 3,100 s.f.
- OUTLOT I: 3,100 s.f.
- OUTLOT J: 3,100 s.f.
- OUTLOT K: 3,100 s.f.
- OUTLOT L: 3,100 s.f.
- STORMWATER POND / OUTLOT J
- USES: COMMUNITY GARDEN, PLAYGROUND, AGROVOLTATICS, GREENHOUSE
- USES: WATER DETENTION
- USES: COMMUNITY OPEN SPACE, EXERCISE EQUIPMENT
- USES: ORCHARD GROVE, SENIORS AREA, PLAZA SPACE
- 3100 S.F. DOG PARK

Streets shown on the plan include:


- E EMMA STREET
- CANTERBURY DRIVE
- WILLOUGHBY STREET
- N 120TH STREET

Scale: 1" = 60'

North arrow pointing up.

PLANNING AREA	USE	DESCRIPTION OF USES	ACRES ¹	PROPOSED UNITS	PROPOSED DENSITY	TOTAL DEVELOPMENT PERCENTAGE
A	RESIDENTIAL	SINGLE-FAMILY ATTACHED DUPLEXES	1.61	30	14	7%
B	RESIDENTIAL	SINGLE-FAMILY ATTACHED TOWNHOMES	6.53	128	21	27%
C	MIXED USE / COMMUNITY SPACE	INCLUDES SINGLE-FAMILY ATTACHED (TOWNHOME, DUPLEX), AND MULTI-FAMILY RESIDENTIAL, COMMERCIAL, RETAIL, PARKING (OUTLOT N) AND OFFICE USES.	0.72	14	18	3%
D	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	2.03	54	36	8%
E	SENIOR LIVING	SENIOR-LIVING APARTMENTS	1.85	63	34	8%
F	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	2.10	111	49	9%
OUTLOTS	OPEN AREAS (OUTLOTS A,I,K)	INTENDED FOR FUTURE DEVELOPMENT-INCLUDES COMMUNITY GARDENS, PLAYGROUND, EXERCISE EQUIPMENT, ORCHARDS AND OPEN SPACE.	1.595	-	-	7%
	STORMWATER POND (OUTLOT J)	INTENDED FOR FUTURE DEVELOPMENT-INCLUDES WATER QUALITY / DETENTION POND, OPEN SPACE AND PUBLIC TRAILS	2.71	-	-	11%
	OUTLOT L	INTENDED FOR FUTURE DEVELOPMENT-INCLUDES OPEN AREA, COMMUNITY GATHERING AREA, PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS	1.425	-	-	6%
ROW	CANTERBURY DRIVE, E EMMA STREET, N 120TH STREET ROW	PUBLIC RIGHT-OF-WAY.	3.28	-	-	14%
Totals			24.1	400	16.6 du/ac	100%

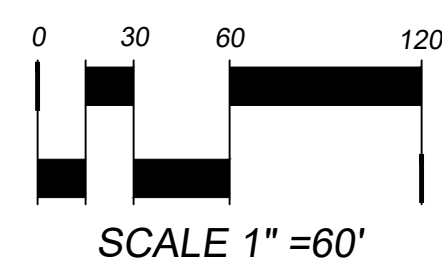
PUBLIC LAND DEDICATION	
PLANNING AREA	ACREAGE
ROW (1/2 OF TOTAL)	1.6
OUTLOT I	0.818
OUTLOT K (WITHOUT DOG PARK)	0.608
OUTLOT J (AREA WITH LOOP TRAIL)	1.374
TOTAL PLD	4.4
PERCENT OF TOTAL LAND AREA	18%

 PUBLIC LAND
DEDICATION

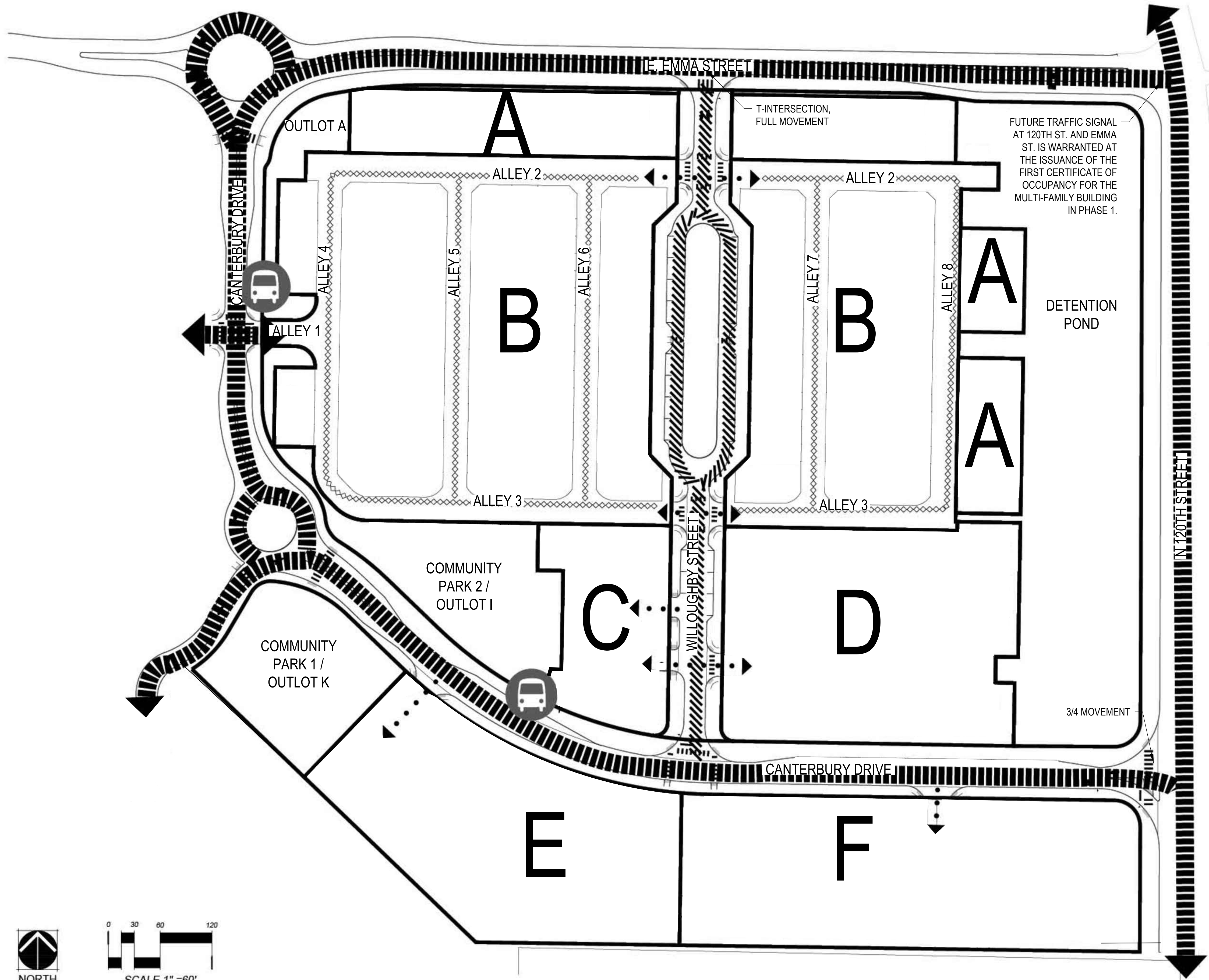
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
ST SUB: 12.14.21
END SUB: 03.07.22
BRD SUB: 05.04.22
TH SUB: 07.19.22
FINAL PUD: 08.30.22

SHEET TITLE:
LAND USE PLAN
AND SITE DATA



WILLOUGHBY CORNER
FINAL 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
- PRIVATE STREET

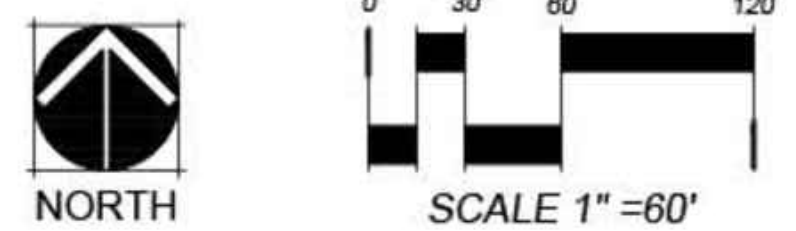
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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

DATE:
1ST SUB: 12.14.21
2ND SUB: 03.07.22
3RD SUB: 05.04.22
4TH SUB: 07.19.22
FINAL PUD: 08.30.22

SHEET TITLE:
VEHICULAR
ACCESS PLAN

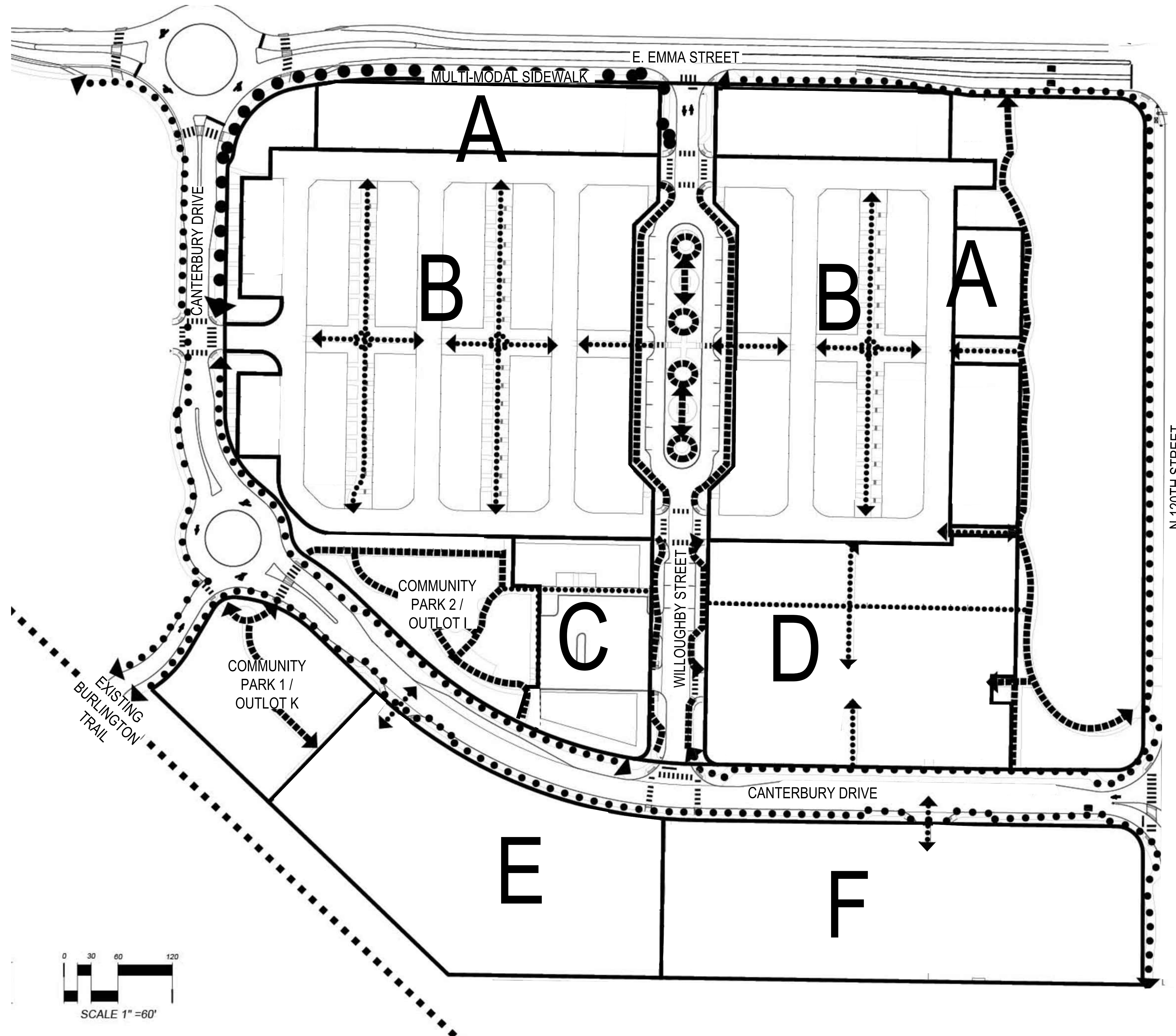
CHECKED BY: KO, DR
DRAWN BY: RN, JR



WILLOUGHBY CORNER

FINAL 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

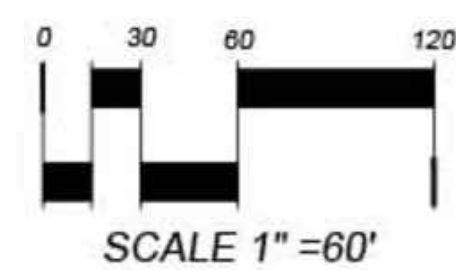
- MULTI-MODAL SIDEWALK
- SECONDARY PUBLIC WALKS
- PRIVATE DRIVE WALKS
- PATH BY OTHERS
- PEDESTRIAN CROSS WALK

WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

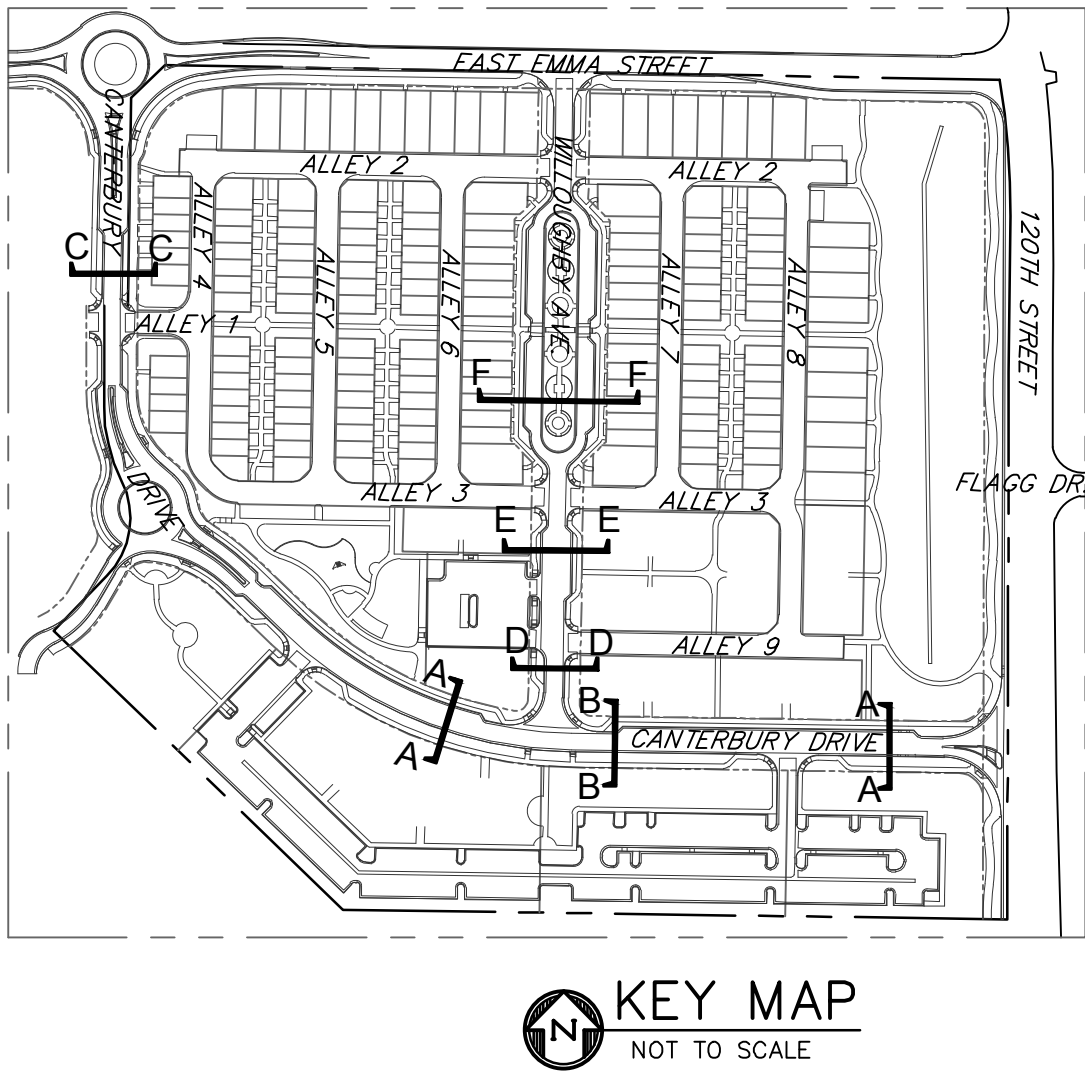
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
1ST SUB: 12.14.21
2ND SUB: 03.07.22
3RD SUB: 05.04.22
4TH SUB: 07.19.22
FINAL PUD: 08.30.22

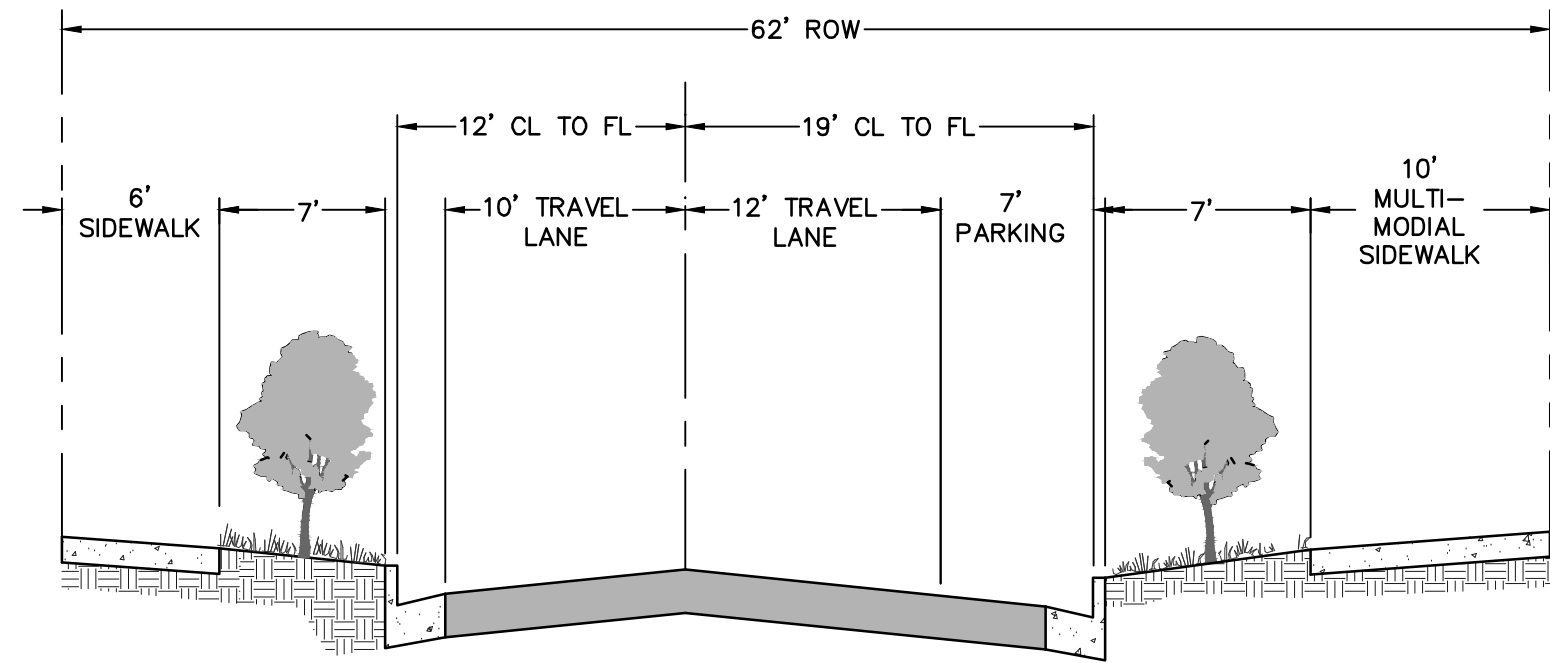
SHEET TITLE:
PEDESTRIAN
ACCESS PLAN



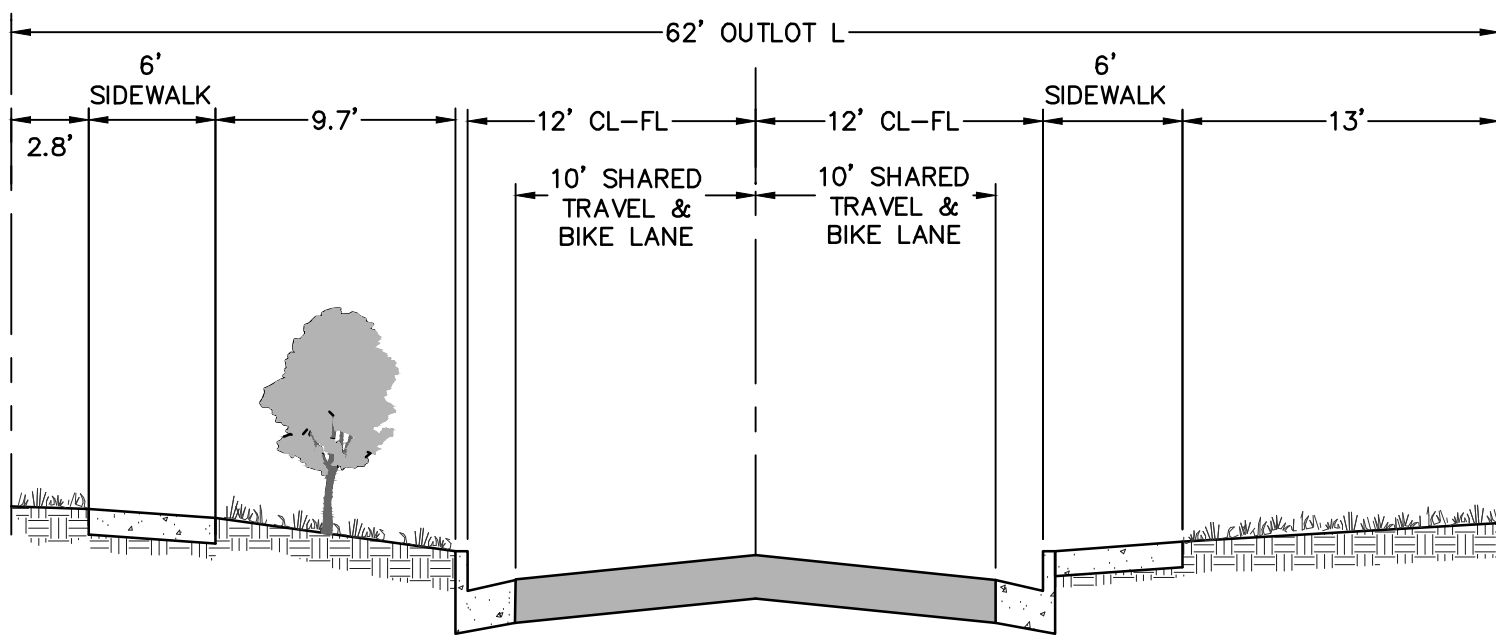
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FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



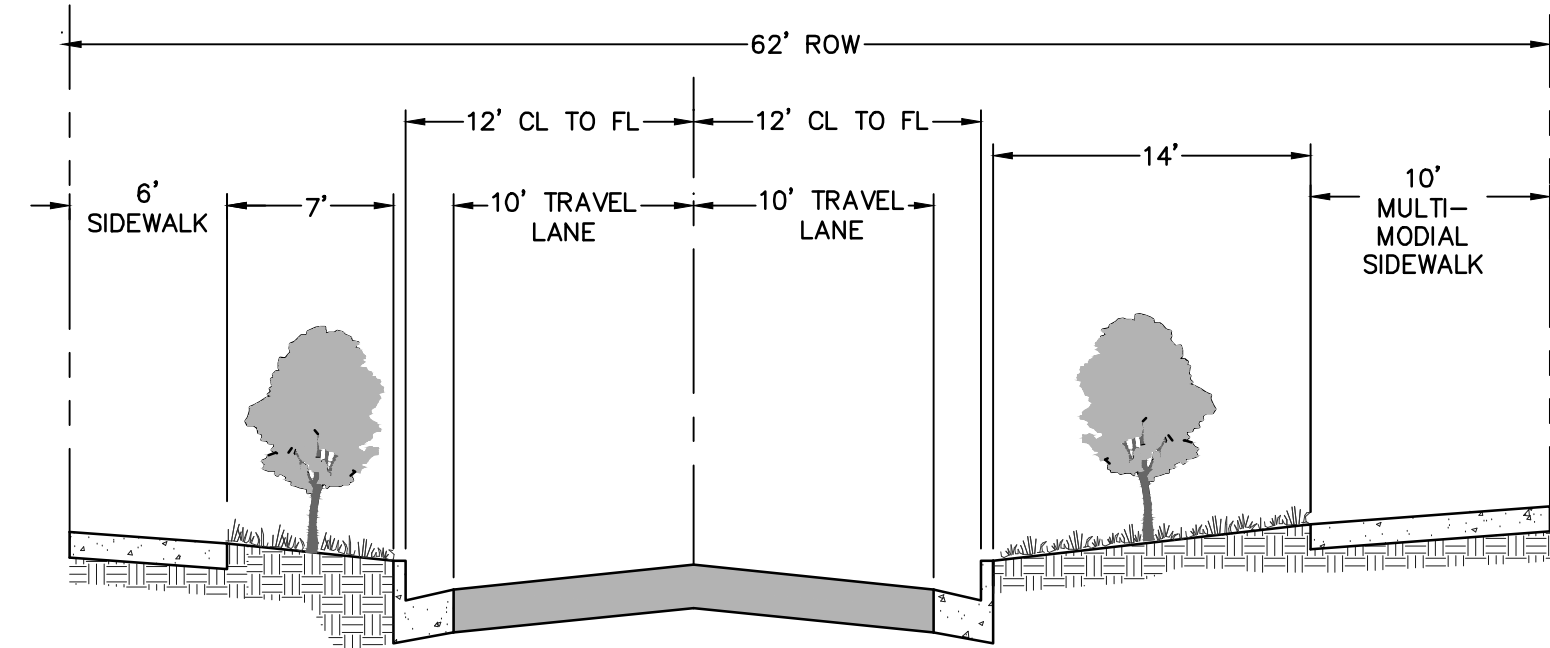
NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com



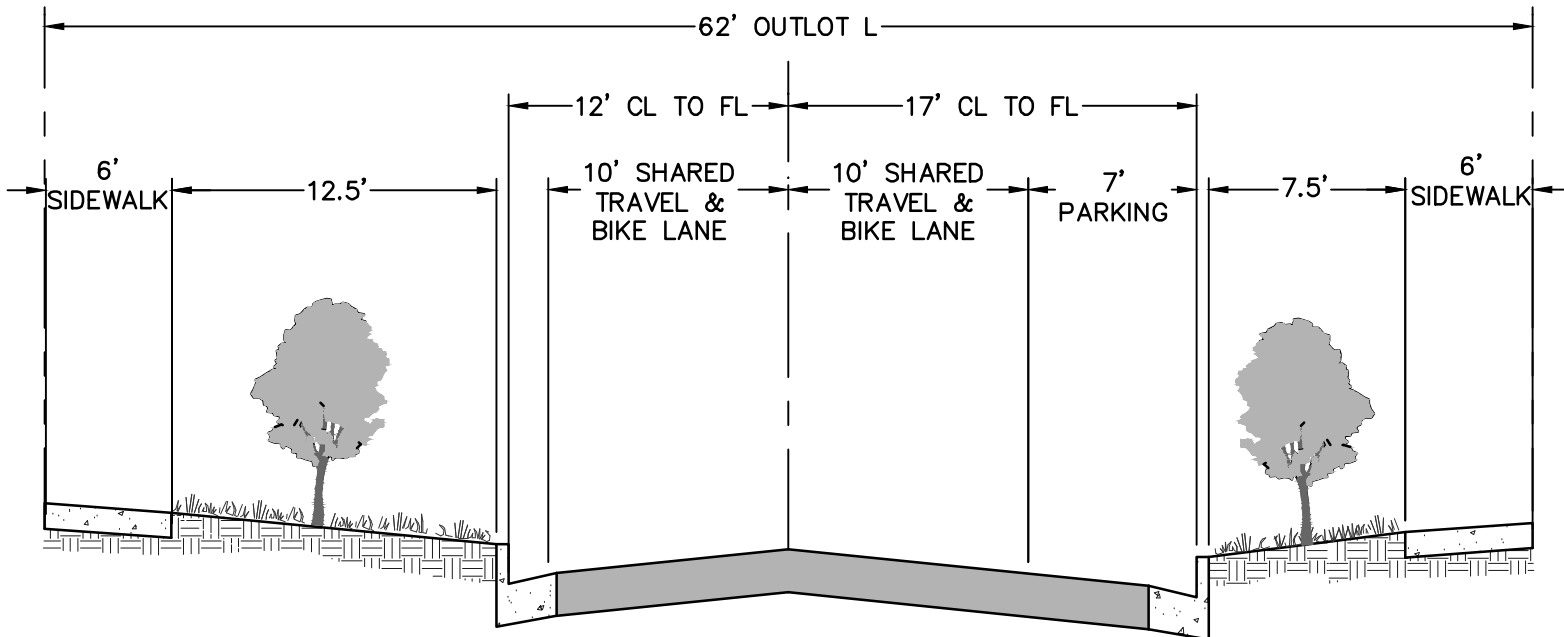
CANTERBURY DRIVE (1-SIDED PARKING)
TYPICAL SECTION A-A
COLLECTOR STREET
NOT TO SCALE



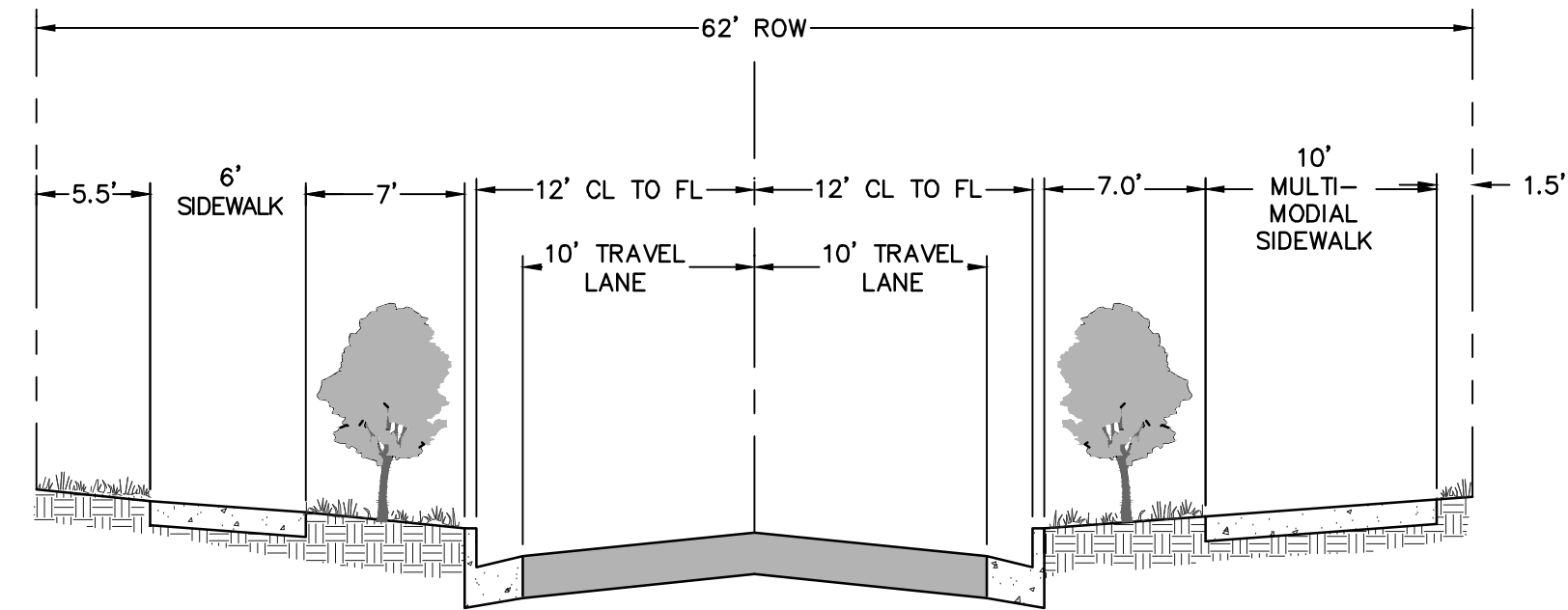
WILLOUGHBY STREET (NO PARKING)
TYPICAL SECTION D-D
PRIVATE STREET
NOT TO SCALE



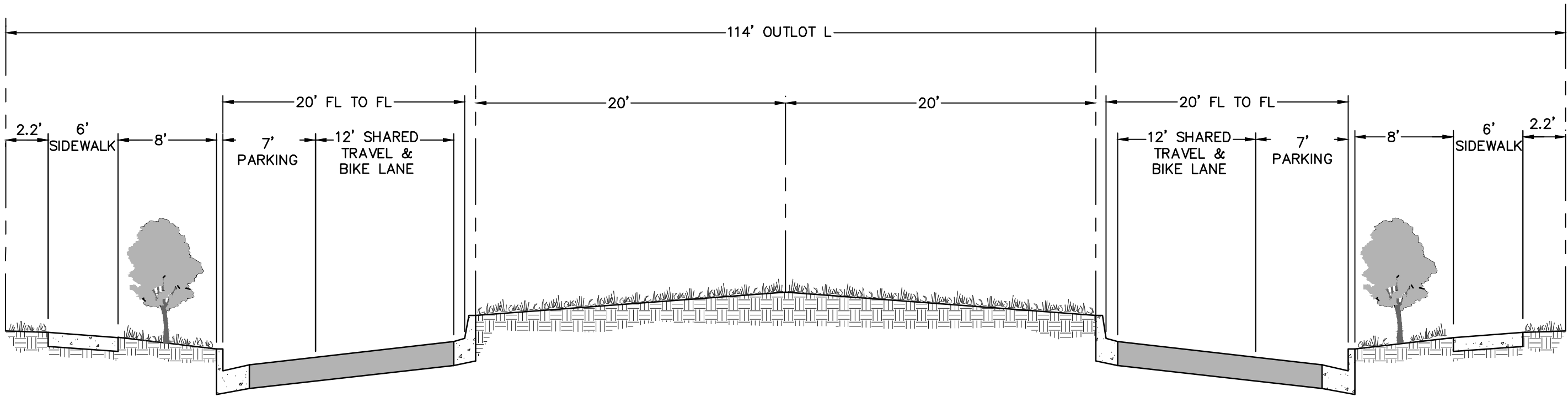
CANTERBURY DRIVE (NO PARKING)
TYPICAL E-W SECTION B-B
COLLECTOR STREET
NOT TO SCALE



WILLOUGHBY STREET (1-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 STREET (BOULEVARD)
TYPICAL SECTION F-F
PRIVATE STREET
NOT TO SCALE

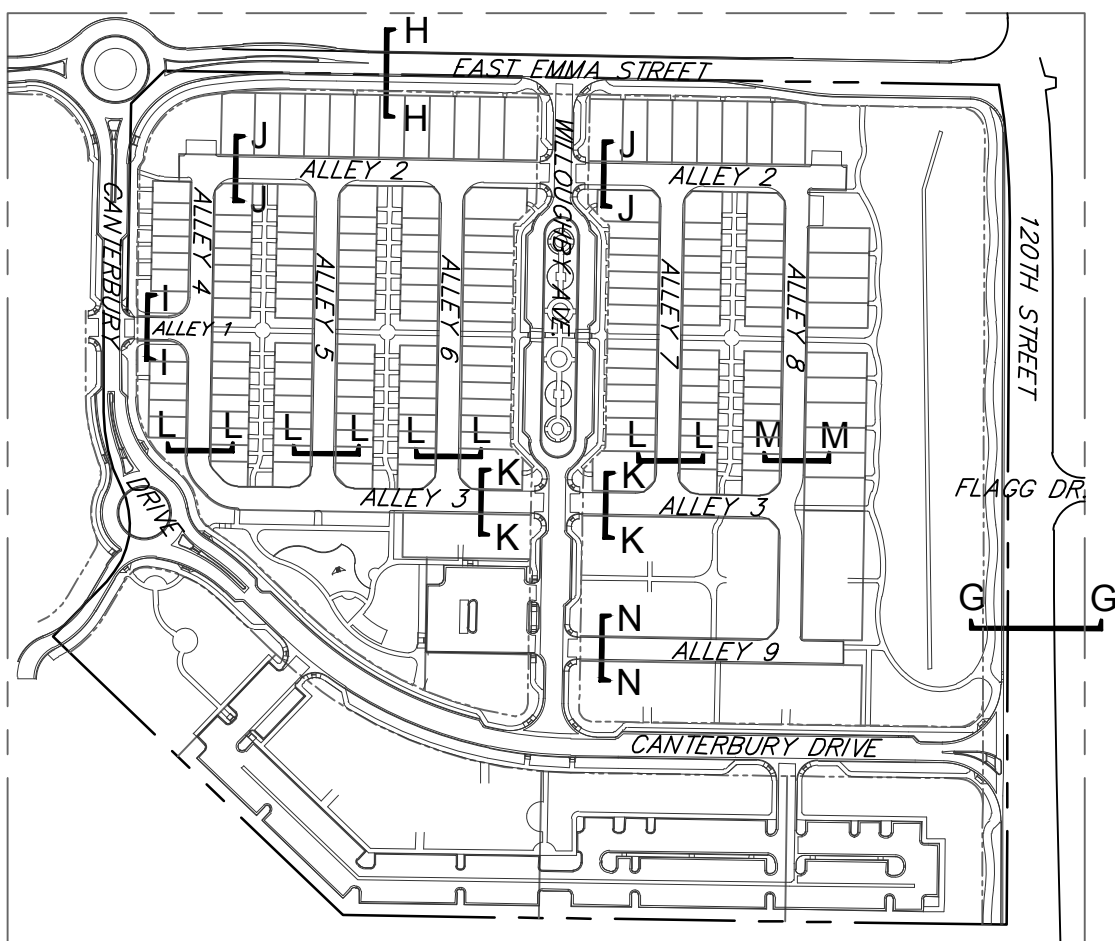
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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

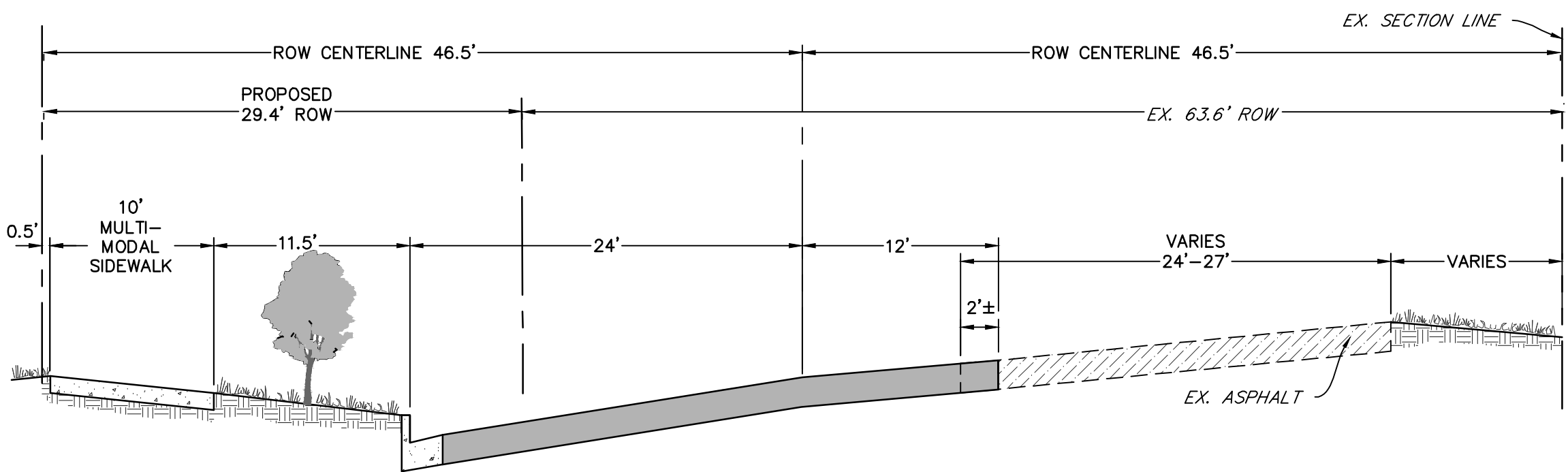
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1ST SUB: 12.14.21
2ND SUB: 03.07.22
3RD SUB: 05.04.22
4TH SUB: 07.19.22
FINAL PUD: 08.30.22

SHEET TITLE:
STREET
TYPICALS

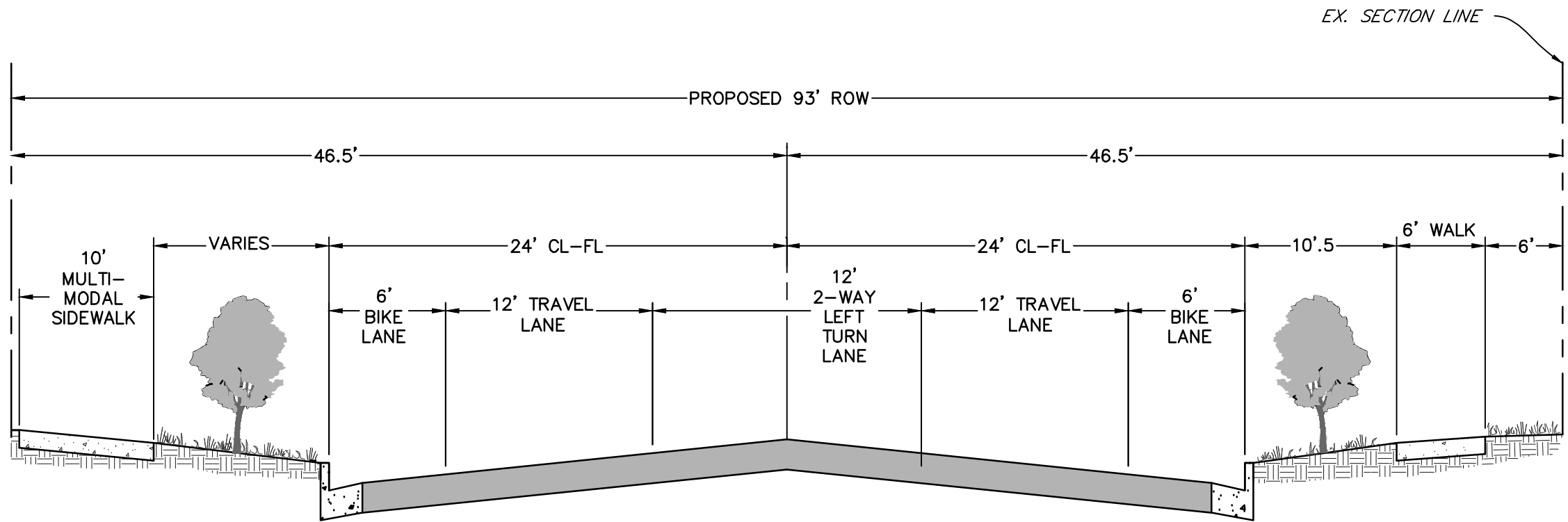
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



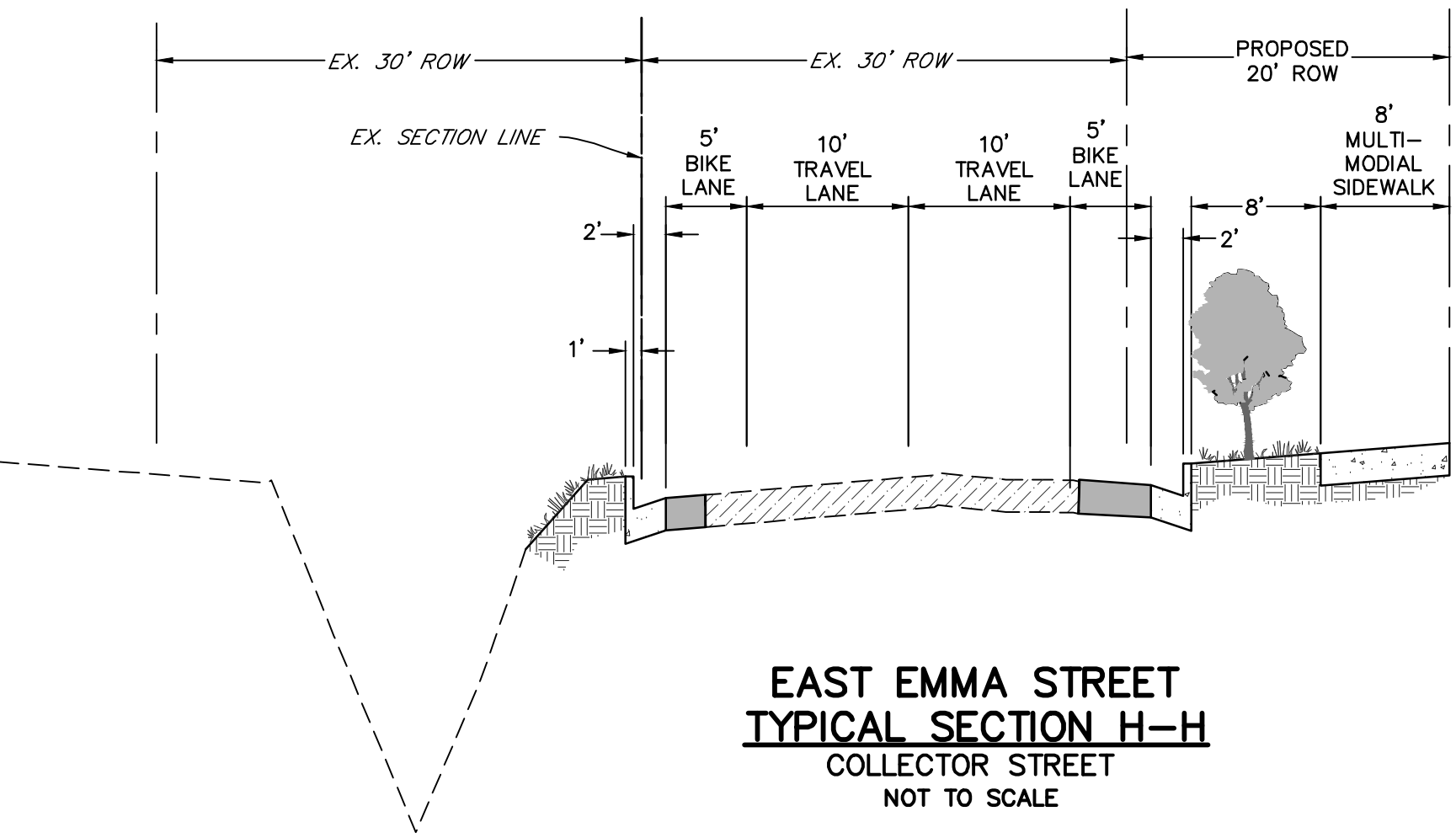
KEY MAP
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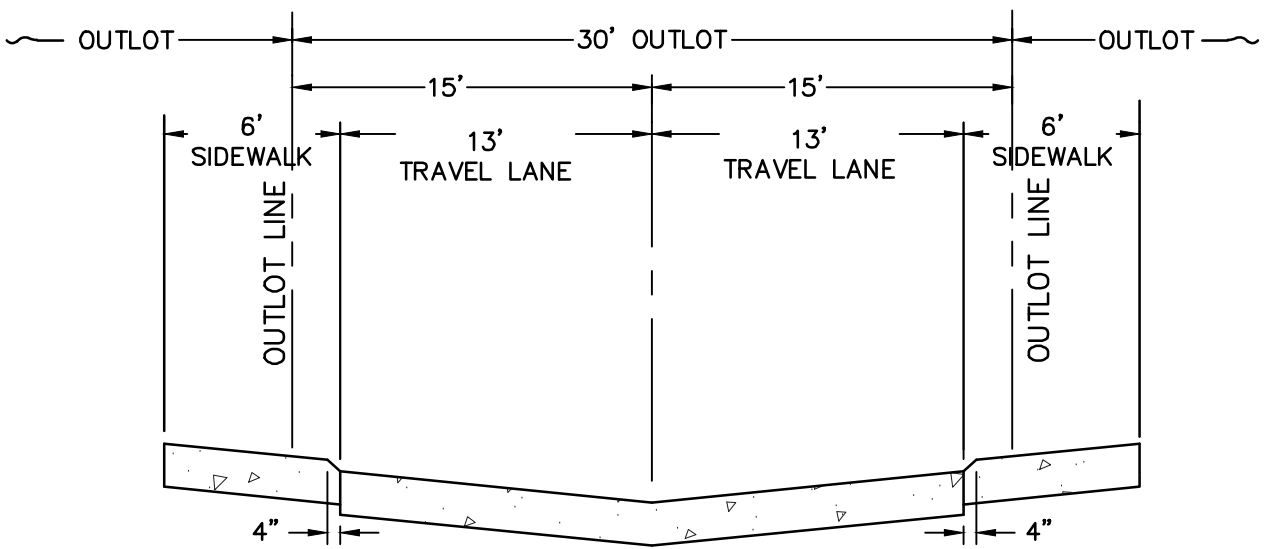
120TH STREET INTERIM
TYPICAL SECTION G-G
ARTERIAL STREET
NOT TO SCALE



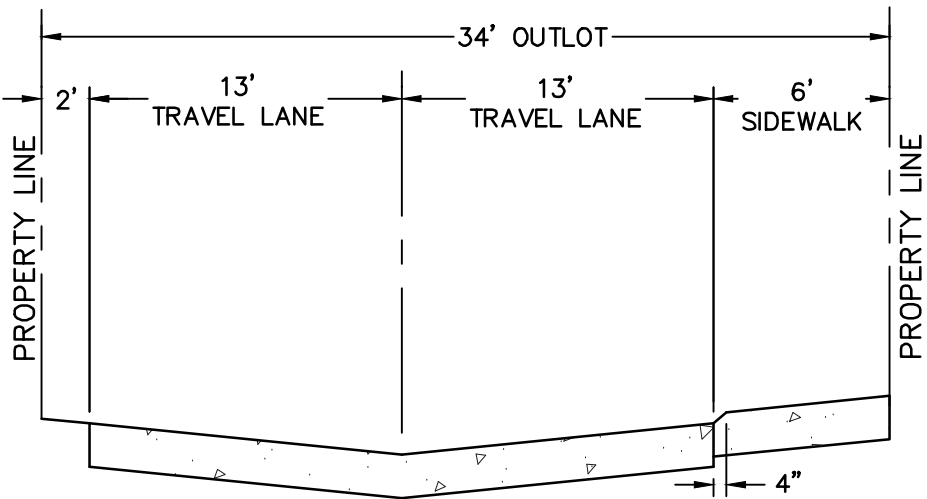
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TYPICAL SECTION G-G FUTURE
ARTERIAL STREET
NOT TO SCALE



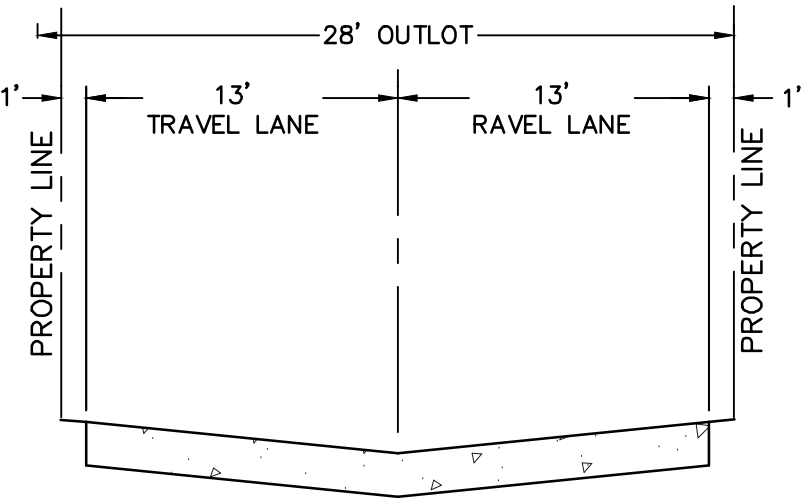
EAST EMMA STREET
TYPICAL SECTION H-H
COLLECTOR STREET
NOT TO SCALE



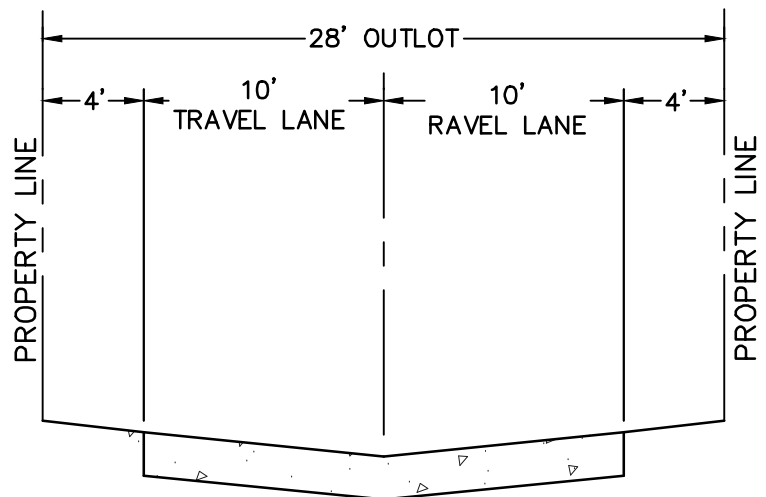
PRIVATE ALLEY 1
TYPICAL SECTION I-I
PRIVATE DRIVE
NOT TO SCALE



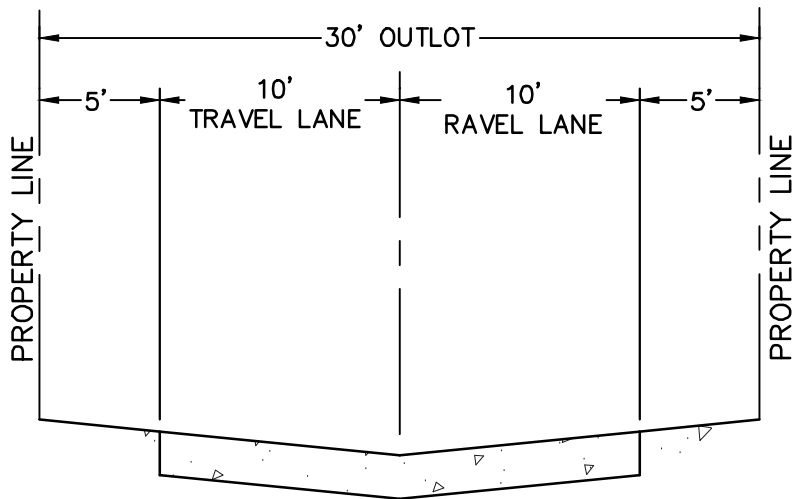
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TYPICAL SECTION J-J
PRIVATE DRIVE
NOT TO SCALE



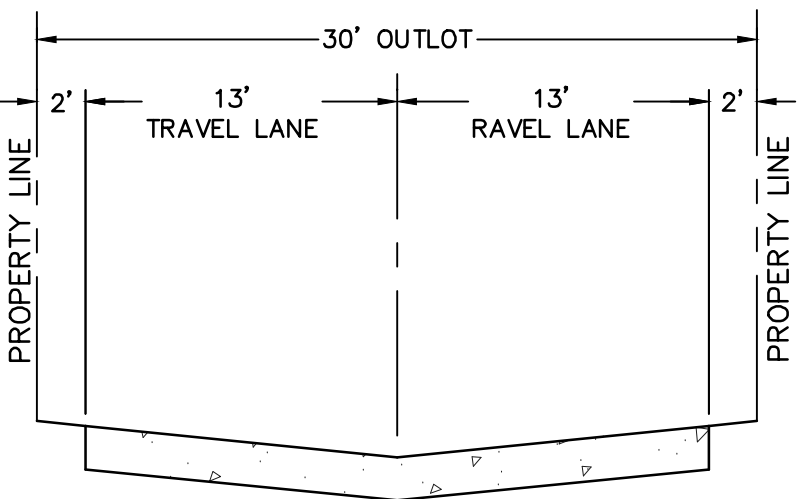
PRIVATE ALLEY 3
TYPICAL SECTION K-K
PRIVATE DRIVE
NOT TO SCALE



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

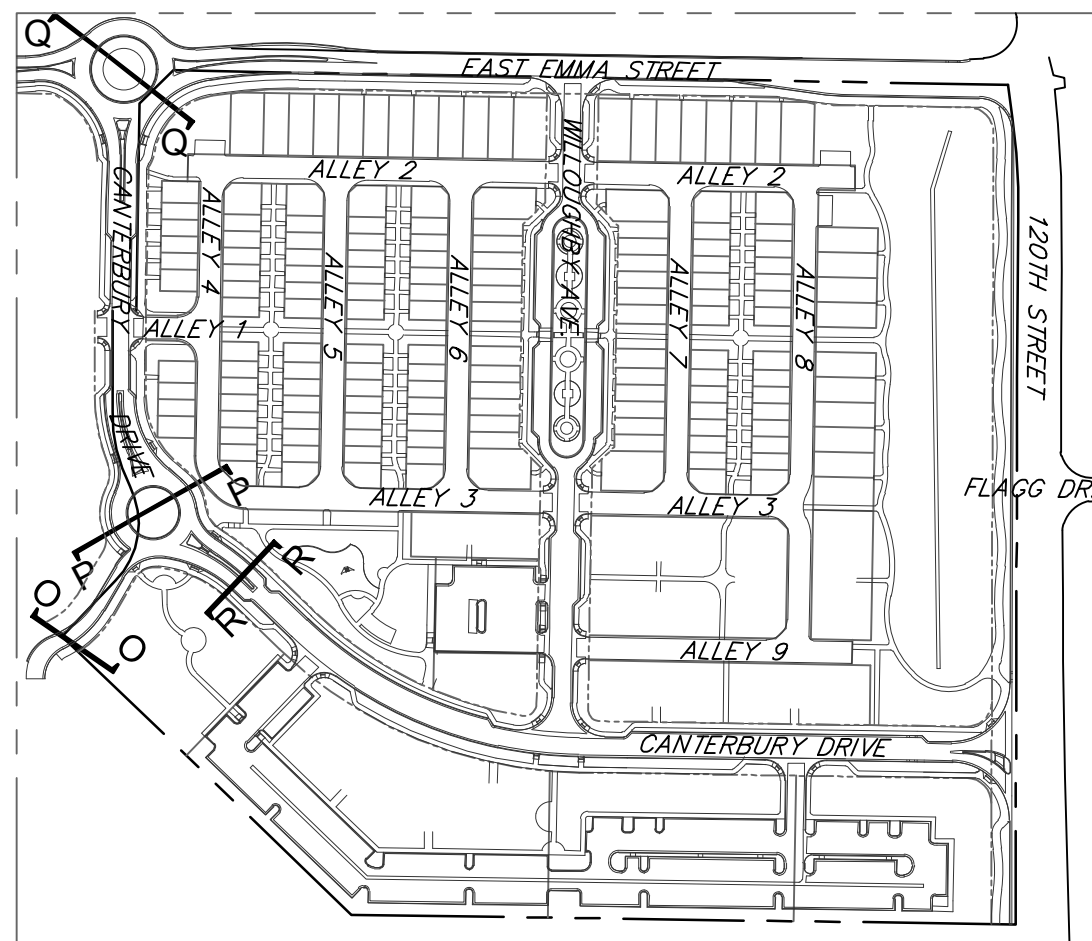


PRIVATE ALLEY 8
TYPICAL SECTION M-M
PRIVATE DRIVE
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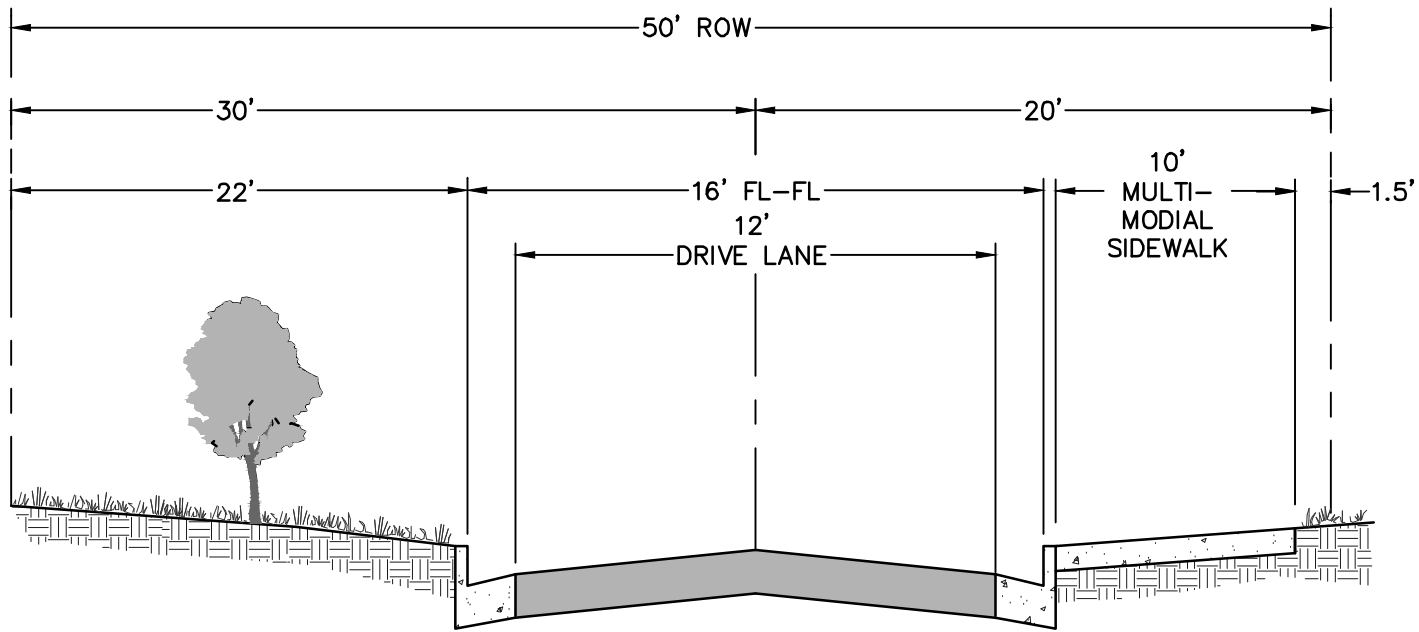


PRIVATE ALLEY 9
TYPICAL SECTION N-N
PRIVATE DRIVE
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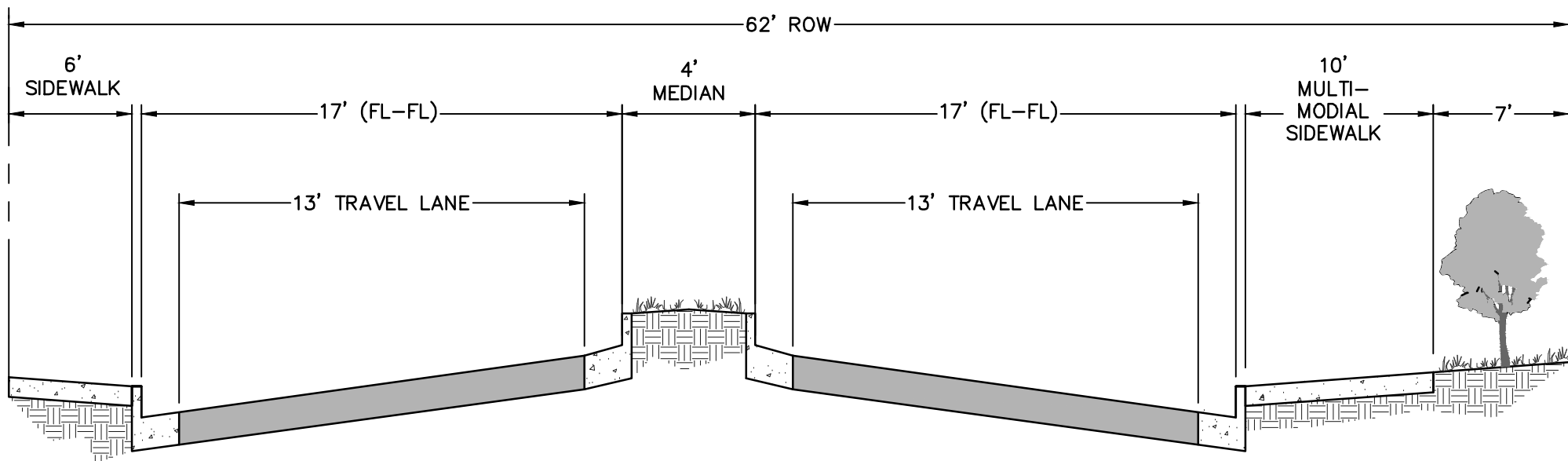
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



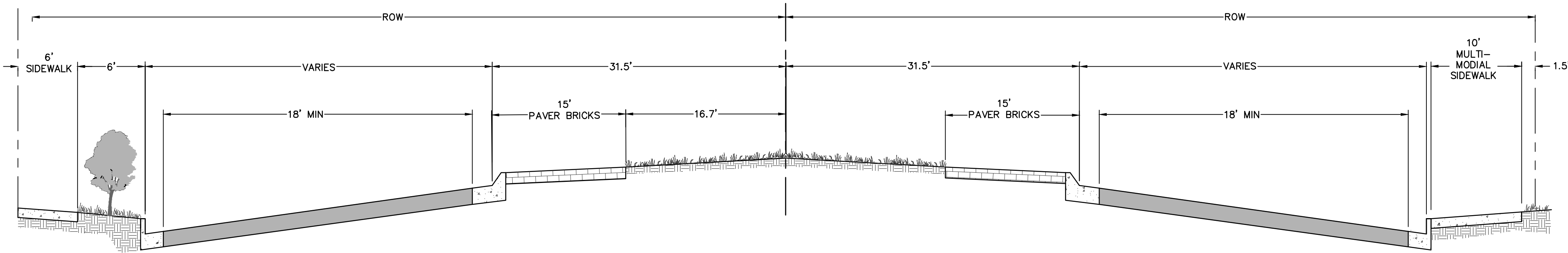
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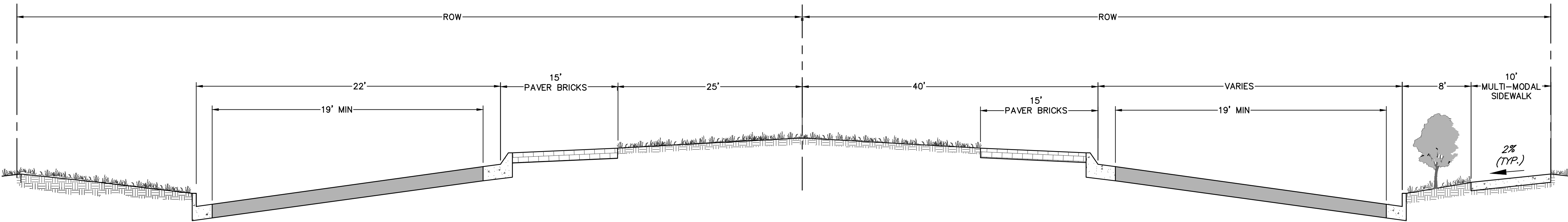
ONE-WAY STREET
TYPICAL SECTION O-O
COLLECTOR STREET
NOT TO SCALE



ROUNDBOUT MEDIAN ISLAND
TYPICAL SECTION R-R
COLLECTOR STREET
NOT TO SCALE



CANTERBURY ROUNDABOUT SECTION P-P
NOT TO SCALE



EMMA STREET ROUNDABOUT SECTION Q-Q
NOT TO SCALE

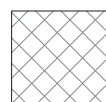
WILLOUGHBY CORNER

FINAL PLANNED UNIT DEVELOPMENT

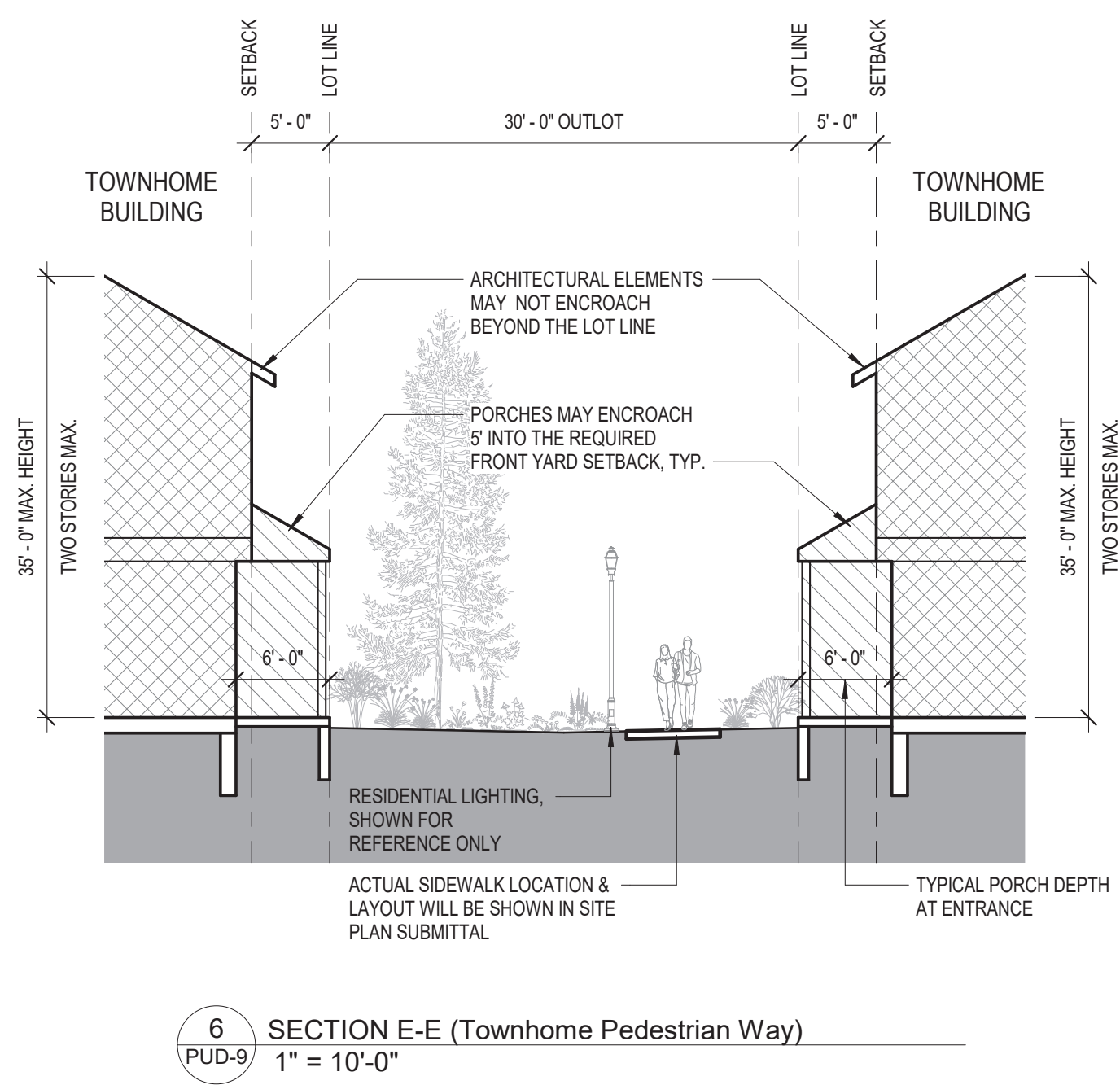
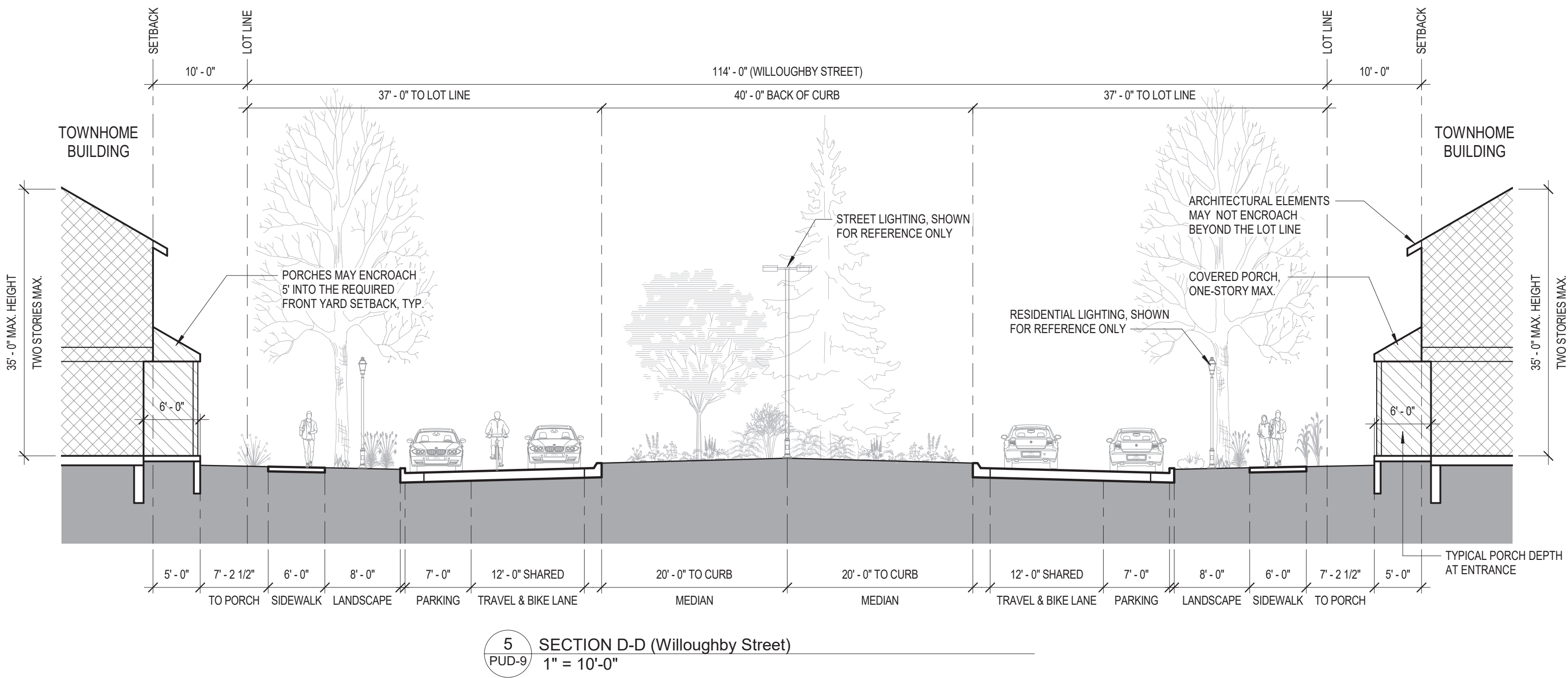
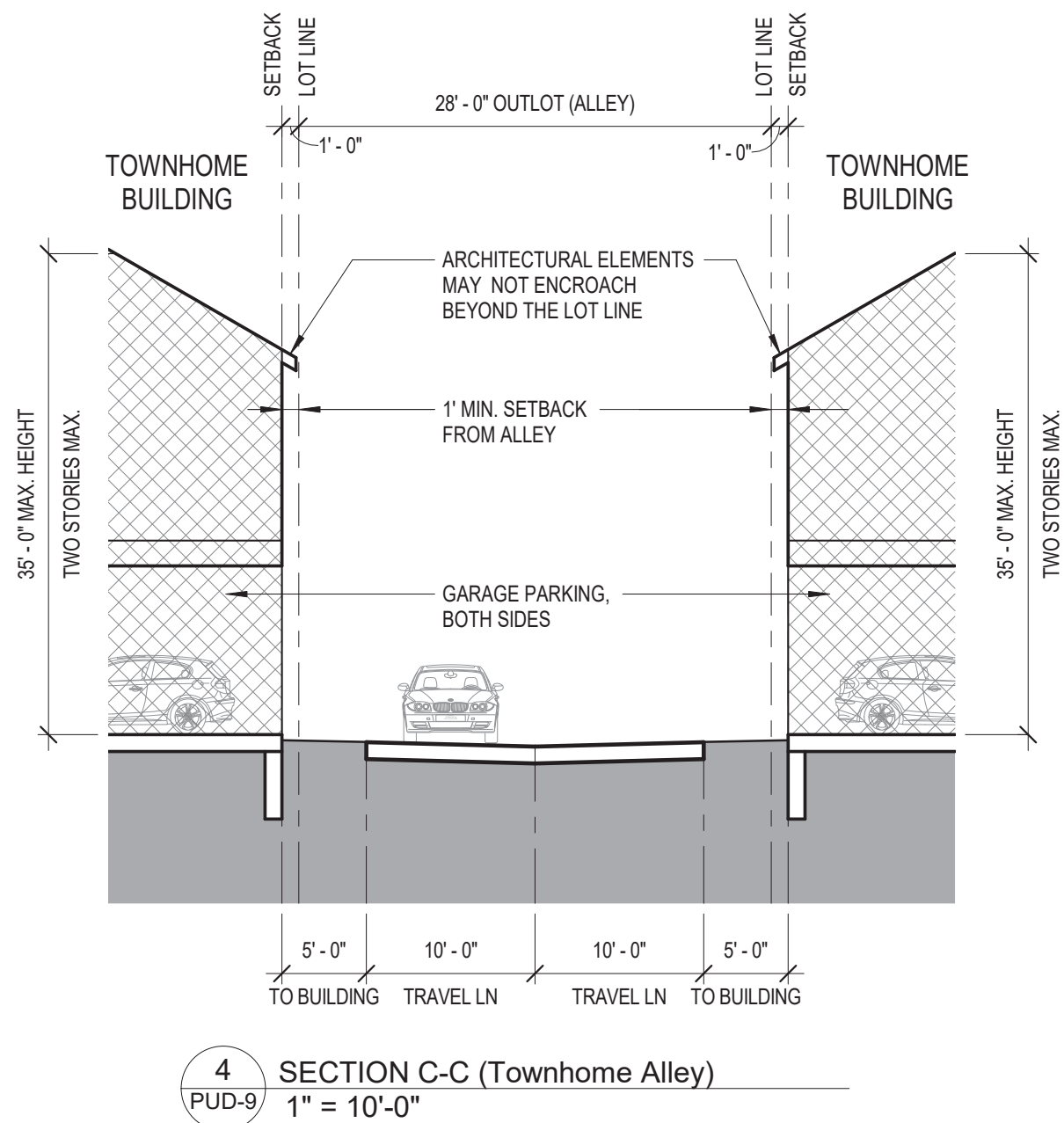
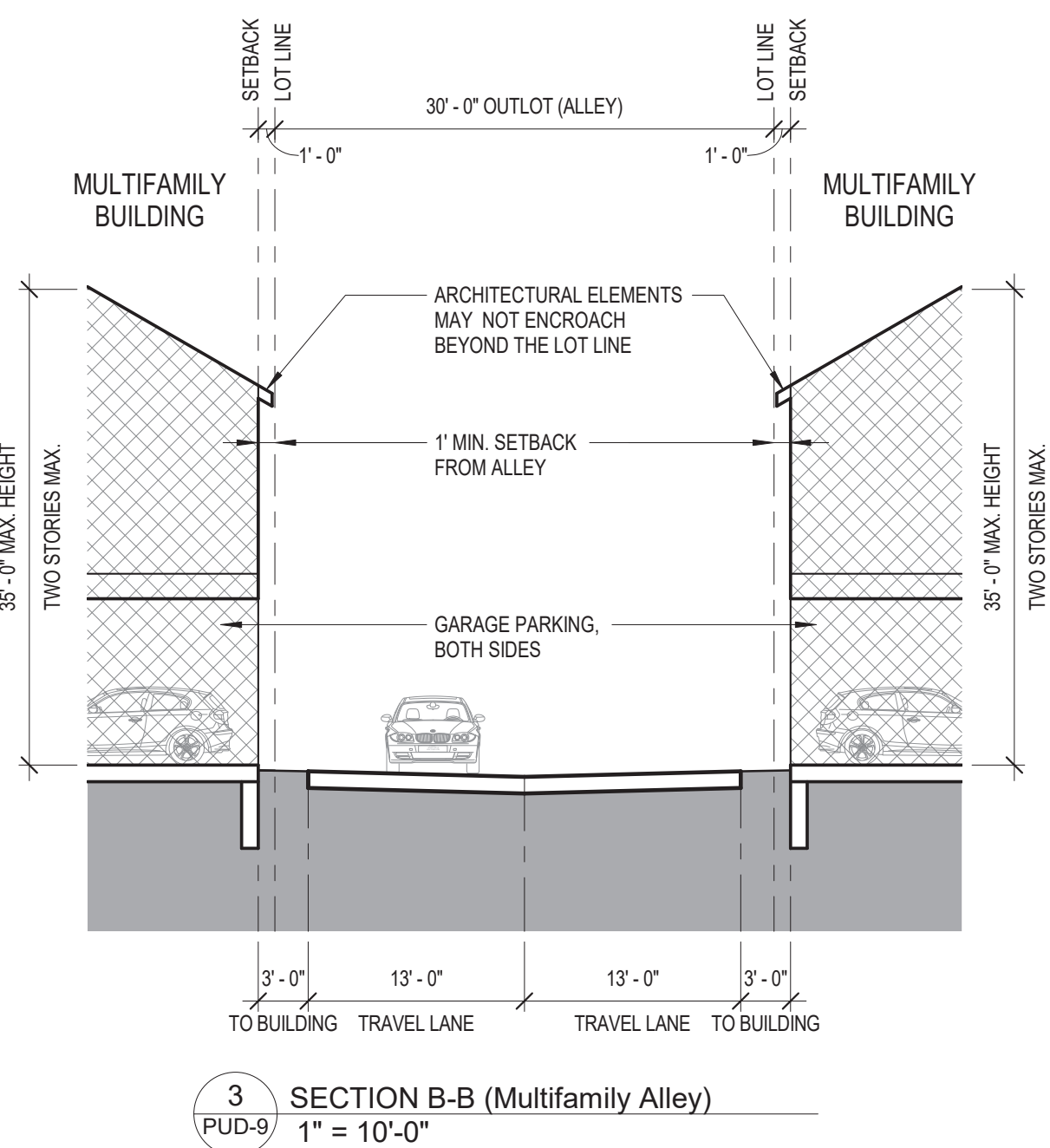
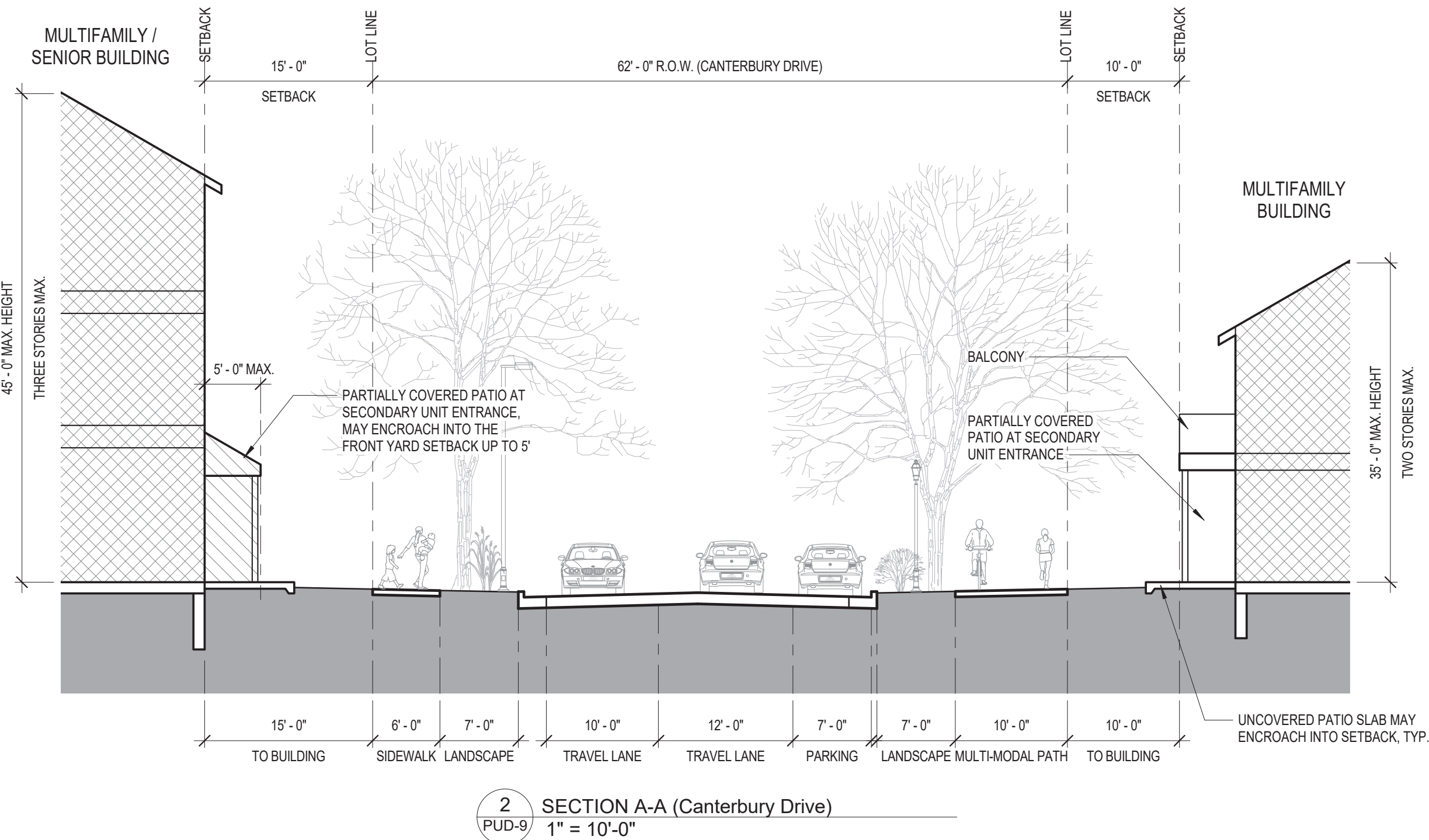
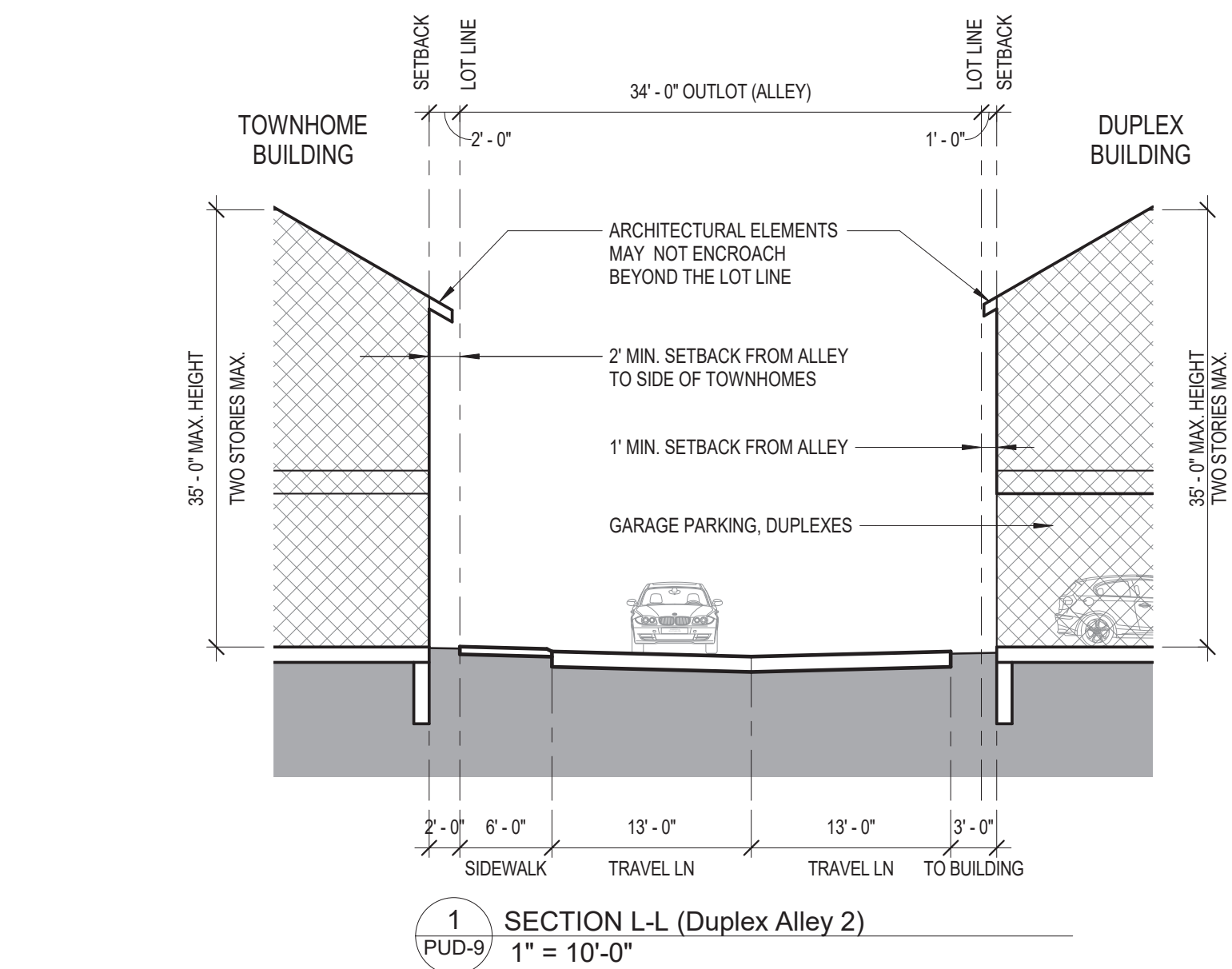
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

GENERAL NOTES:

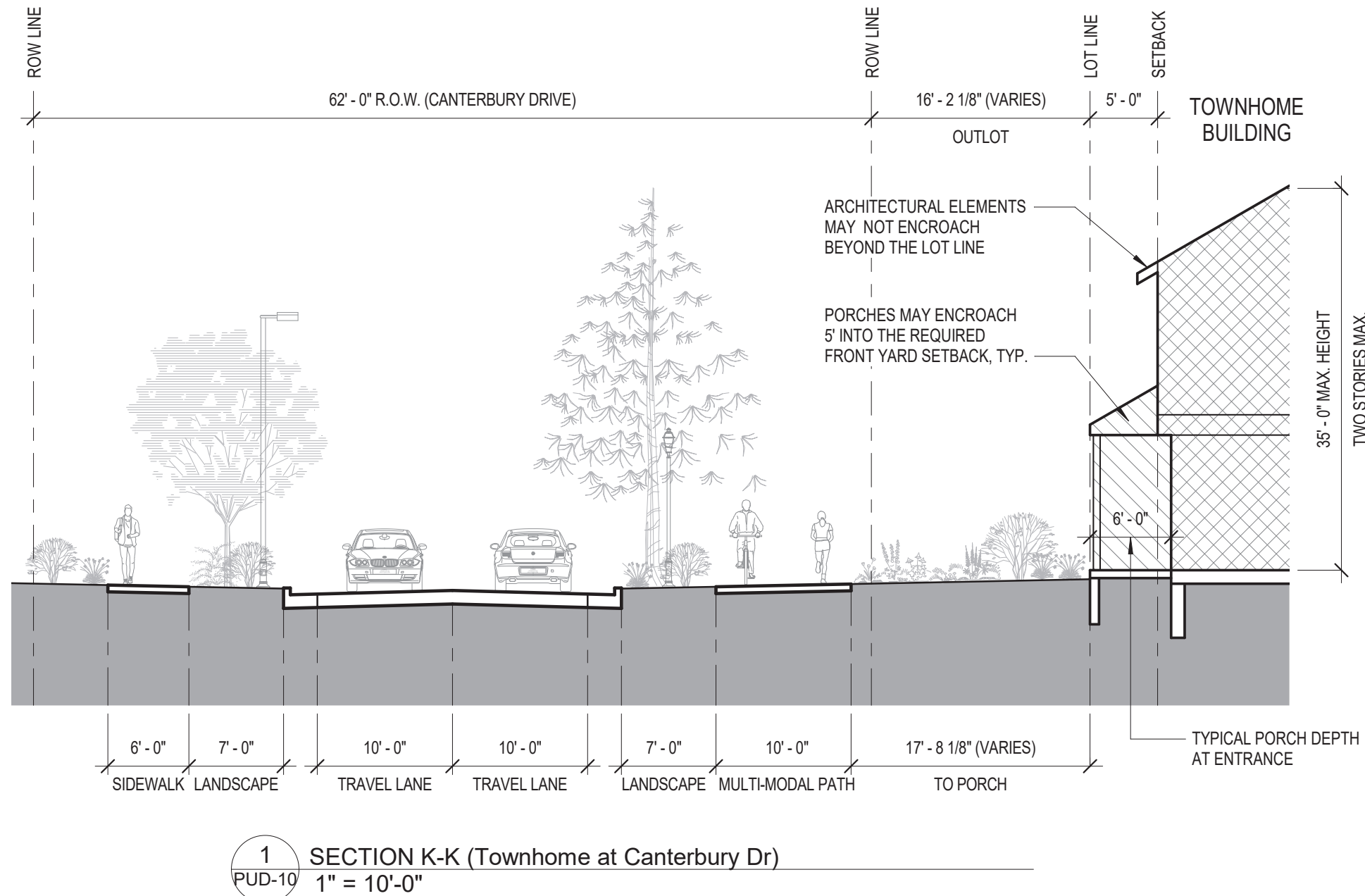
- ARCHITECTURAL DIAGRAMS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN INTENT. THESE DIAGRAMS ILLUSTRATE ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO THE PUD PLANNING AREA BOUNDARY LINES AND STREETS AND ALLEYS.
- PRIVATE DRIVEWAYS, PARKING LOTS, SIDEWALKS, PORCHES, PATIOS, ETC. ARE SUBJECT TO CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.
- EVERY PART OF A REQUIRED YARD SHALL BE UNOBSTRUCTED BY BUILDINGS FROM GROUND LEVEL UPWARD EXCEPT FOR PROJECTIONS OF ARCHITECTURAL FEATURES AS FOLLOWS:
 - (1) CORNICES, SILLS AND ORNAMENTAL FEATURES, NOT TO EXCEED TWELVE (12) INCHES;
 - (2) ROOF EAVES, NOT TO EXCEED EIGHTEEN (18) INCHES;
 - (3) UNCOVERED PORCHES, SLABS AND PATIOS; WALKS AND STEPS; ALL WHEN LESS THAN THIRTY-SIX (36) INCHES ABOVE THE GROUND;
 - (4) INDIVIDUAL BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE YARD, OR FOUR (4) FEET INTO ANY REQUIRED FRONT OR REAR YARD;
 - (5) SOLAR COLLECTION DEVICES AND EQUIPMENT, NOT TO EXCEED EIGHTEEN (18) INCHES OR TEN (10) PERCENT OF THE REQUIRED SETBACK, WHICHEVER IS GREATER.
 - (6) COVERED PORCHES AT DUPLEX AND TOWNHOME LOTS MAY PROJECT FIVE (5) FEET INTO REQUIRED FRONT YARDS, AS INDICATED IN THE LOT TYPICAL DIAGRAMS.
- ARCHITECTURAL FEATURES INCLUDING EAVES, CORNICES, PORCHES, AND SIMILAR ELEMENTS, SHALL NOT ENCROACH BEYOND THE PROPERTY LINE.
- MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM ANY POINT AT THE TOP OF A FLAT OR MANSARD ROOF OR FROM THE MIDPOINT BETWEEN THE HIGHEST EAVE LINE AND HIGHEST RIDGE LINE OF A GABLE, GAMBREL, HIP, SHED OR SIMILAR PITCHED ROOF TO THE OVER-LOT GRADE ELEVATION, WHICH SHALL BE BASED ON AN APPROVED GRADING PLAN, DIRECTLY BELOW SUCH POINT.
- SITE LIGHTING FIXTURES ARE INDICATED FOR CONCEPTUAL INTENT. ACTUAL FIXTURE SELECTIONS, FIXTURE LAYOUT, AND PHOTOMETRIC PLANS WILL BE PROVIDED AT SITE & ARCHITECTURE DESIGN SUBMITTAL.
- LANDSCAPING IS INDICATED FOR CONCEPTUAL INTENT ONLY. DETAILED LANDSCAPE PLANS WILL BE PROVIDED AT SITE & ARCHITECTURE DESIGN.

BUILDING AREA:  ENCROACHMENT AT FRONT PORCH: 

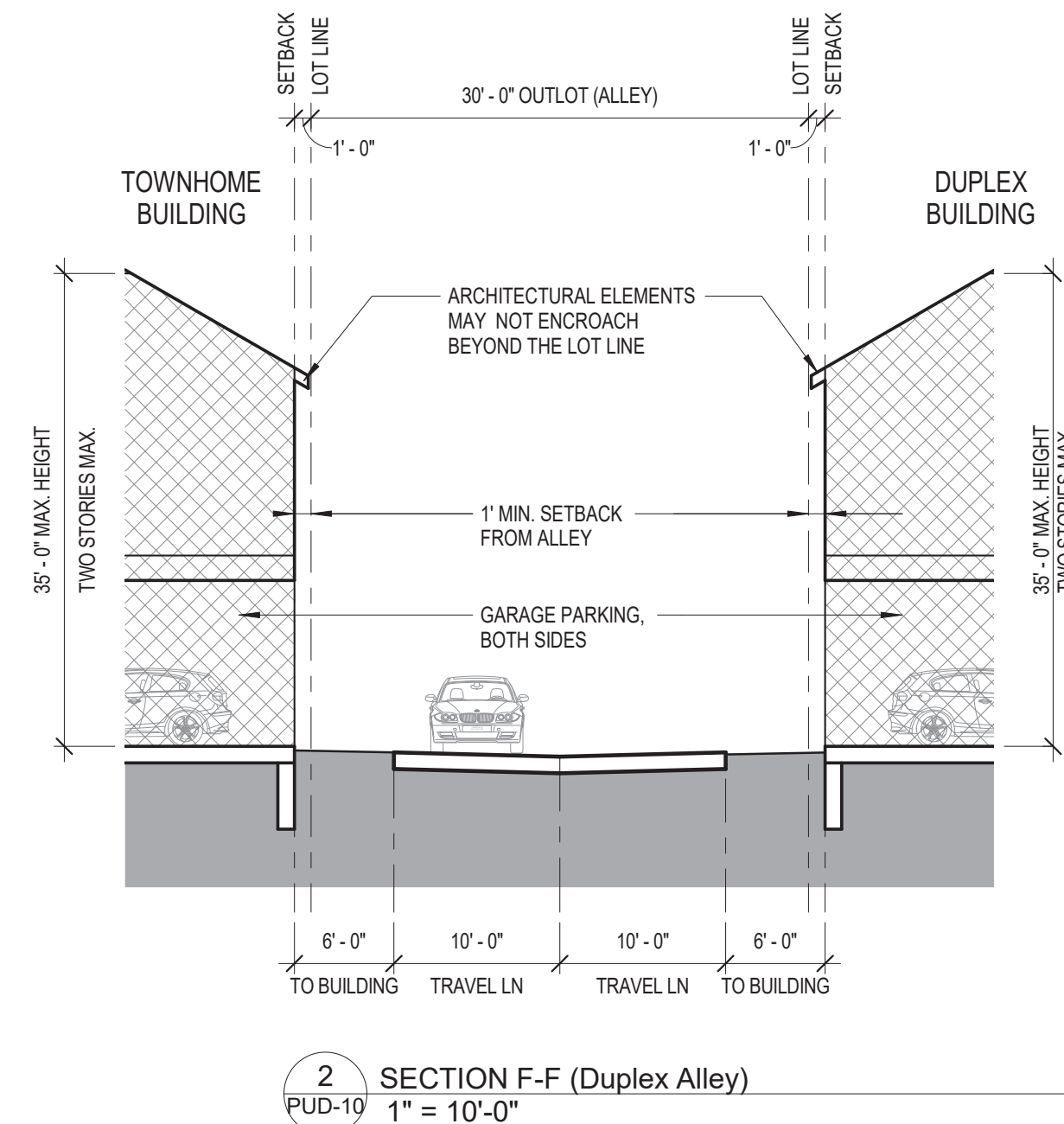
CHECKED BY: SP
DRAWN BY: TL



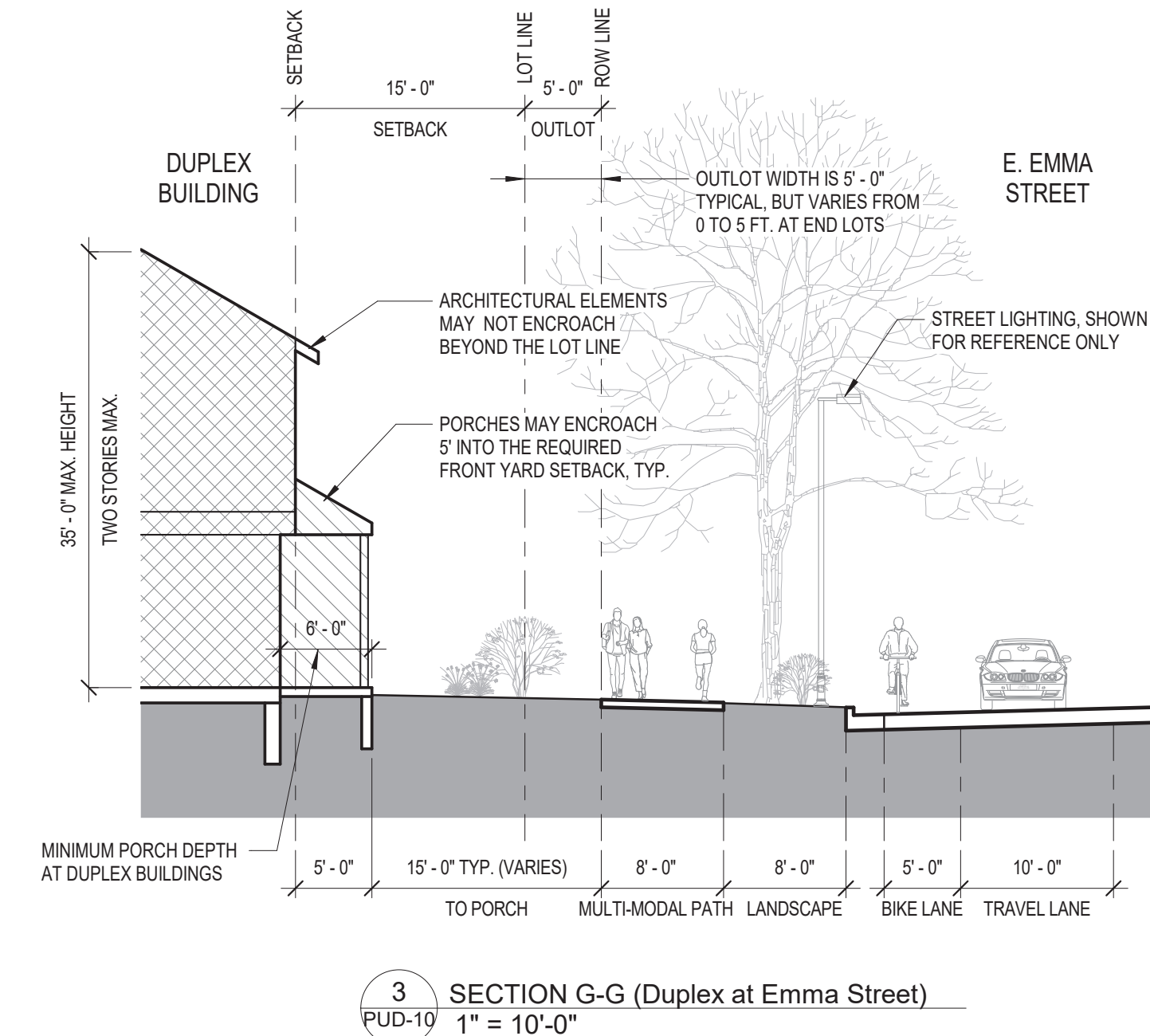
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



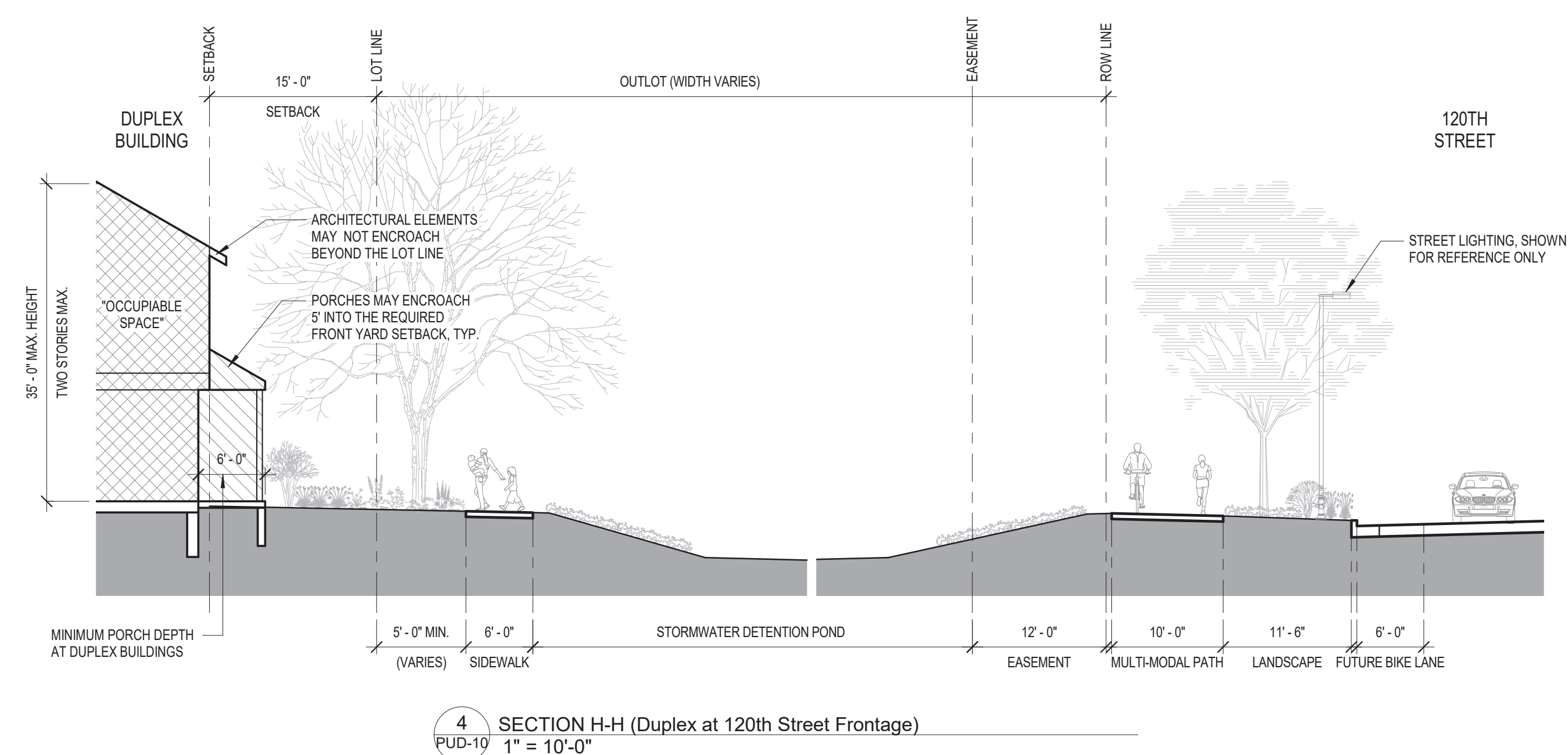
1 SECTION K-K (Townhome at Canterbury Dr)
PUD-10 1" = 10'-0"



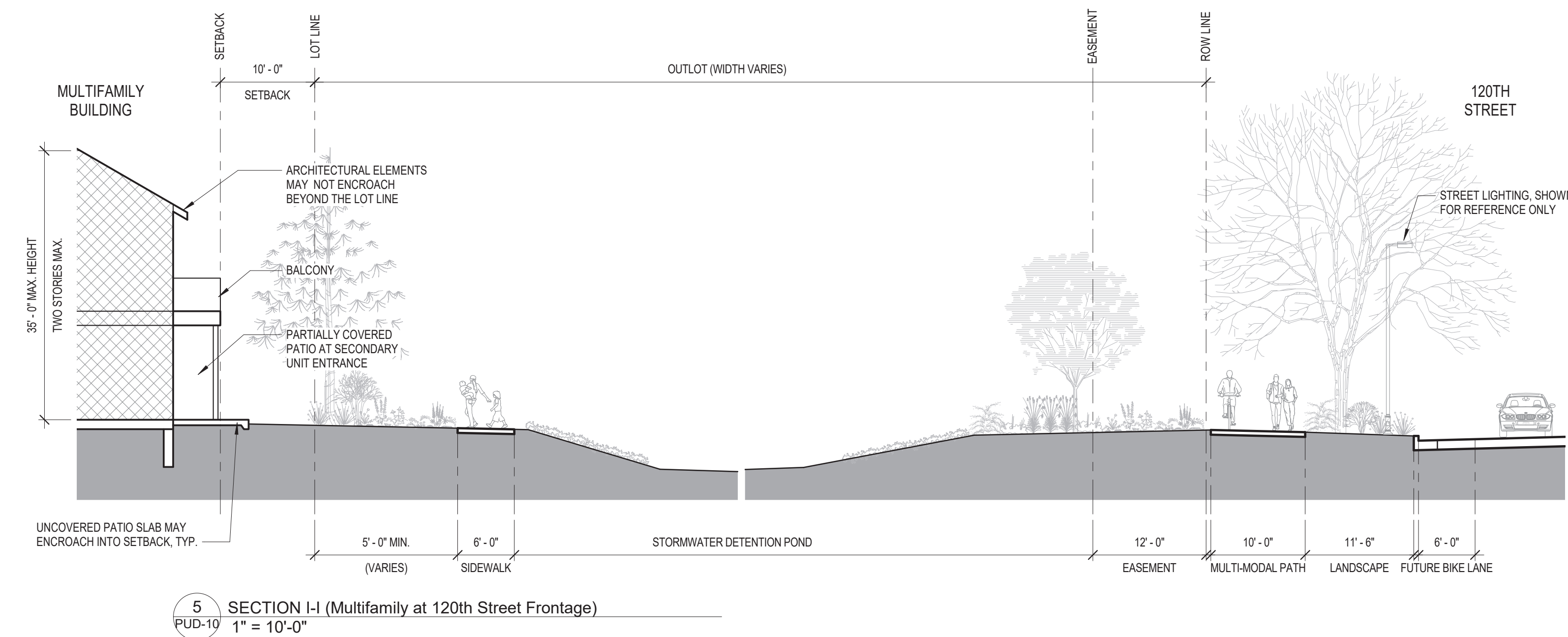
2 SECTION F-F (Duplex Alloy)
PUD-10 1" = 10'-0"



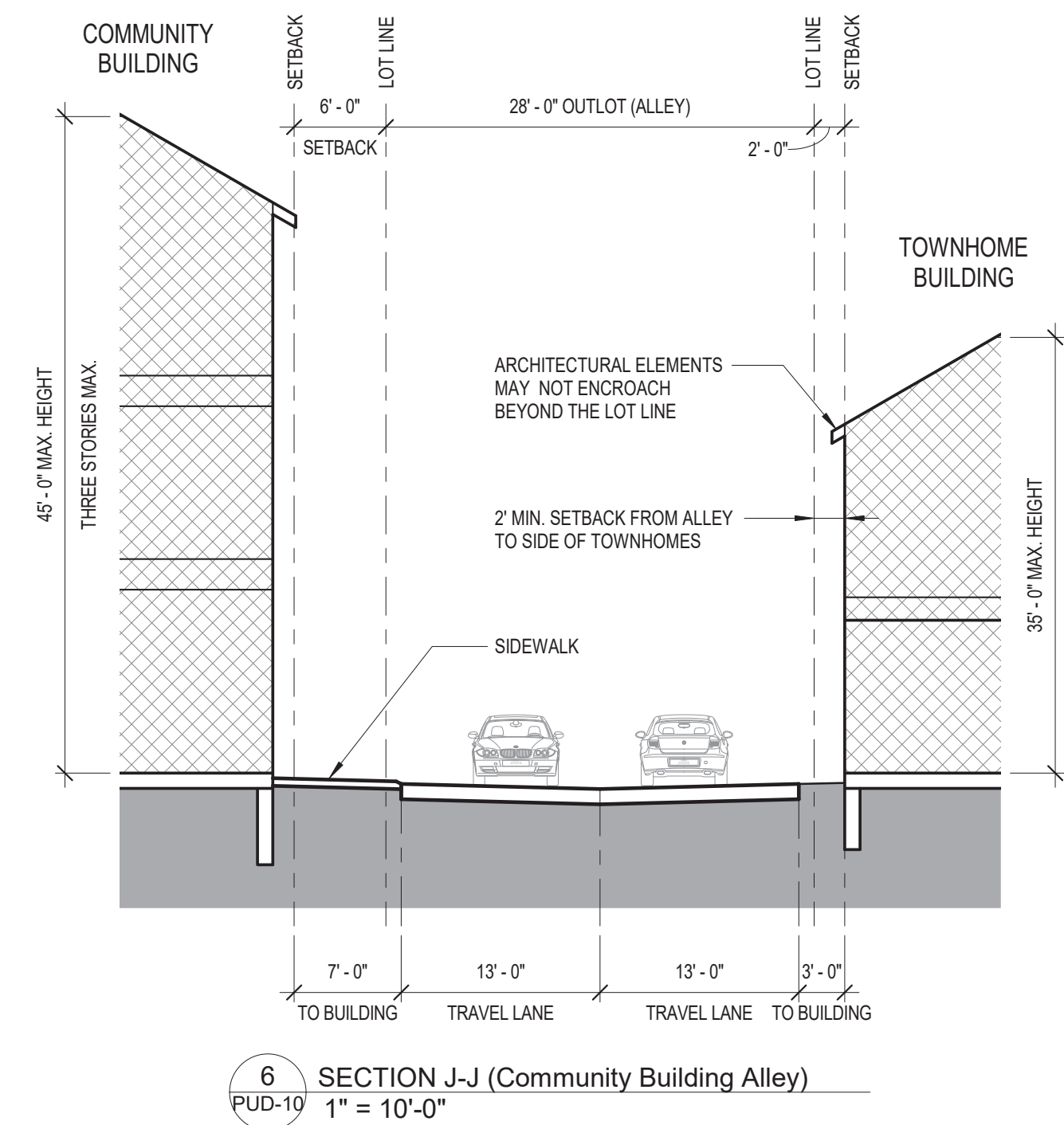
3 SECTION G-G (Duplex at Emma Street)
PUD-10 1" = 10'-0"



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




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



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




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 UNOBSTRUCTED BY BUILDINGS FROM GROUND LEVEL UPWARD EXCEPT FOR PROJECTIONS OF ARCHITECTURAL FEATURES AS FOLLOWS:
 - (1) CORNICES, SILLS AND ORNAMENTAL FEATURES, NOT TO EXCEED TWELVE (12) INCHES;
 - (2) ROOF EAVES, NOT TO EXCEED EIGHTEEN (18) INCHES;
 - (3) UNCOVERED PORCHES, SLABS AND PATIOS; WALKS AND STEPS; ALL WHEN LESS THAN THIRTY-SIX (36) INCHES ABOVE THE GROUND;
 - (4) INDIVIDUAL BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE YARD, OR FOUR (4) FEET INTO ANY REQUIRED FRONT OR REAR YARD;
 - (5) SOLAR COLLECTION DEVICES AND EQUIPMENT, NOT TO EXCEED EIGHTEEN (18) INCHES OR TEN (10) PERCENT OF THE REQUIRED SETBACK, WHICHEVER IS GREATER.
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- 

BUILDING AREA:

ENCROACHMENT
AT FRONT PORCH:


4. ARCHITECTURAL FEATURES INCLUDING EAVES, CORNICES, PORCHES, AND SIMILAR ELEMENTS, SHALL NOT ENCR OACH BEYOND THE PROPERTY LINE.
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BUILDING AREA: 

ENCROACHMENT AT FRONT PORCH: 

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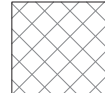

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

DATE:
ST SUB: 12.14.21
ND SUB: 03.07.22
RD SUB: 04.27.22
TH SUB: 07.19.22
NAL PUD: 08.30.22

SHEET TITLE:
BUILDING - SITE
SECTIONS

CHECKED BY: SP
DRAWN BY: TL

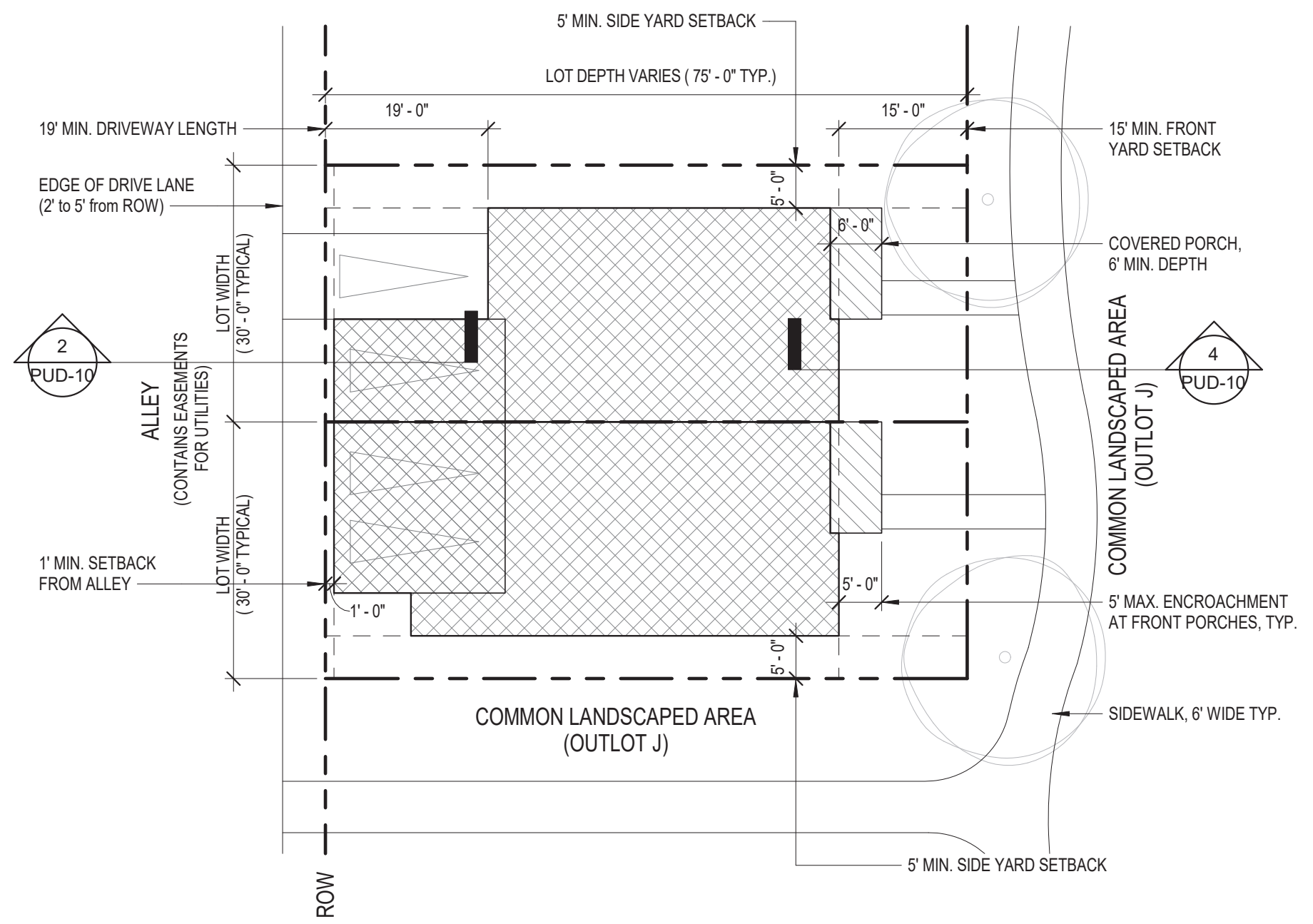
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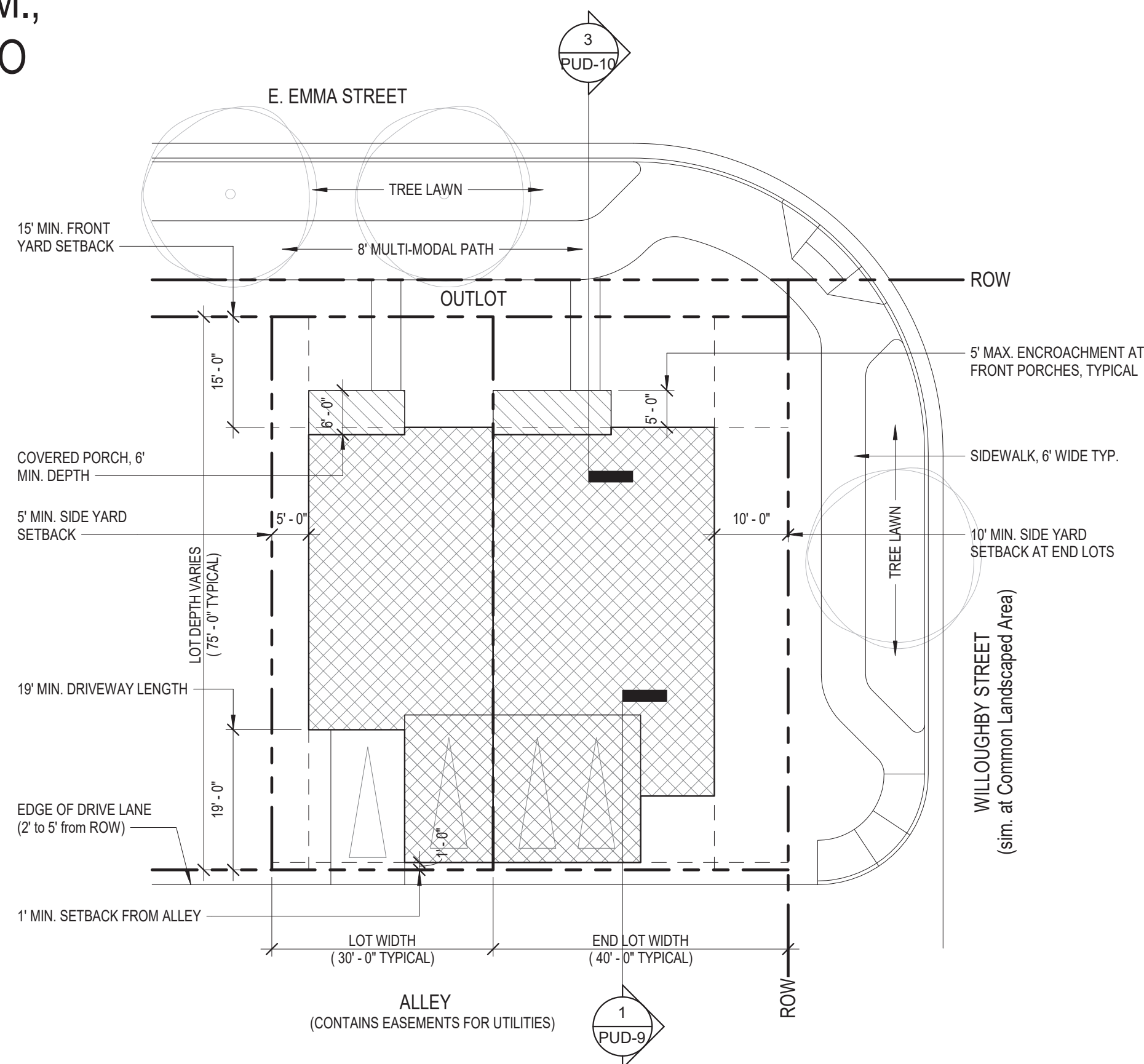
WILLOUGHBY CORNER

FINAL PLANNED UNIT DEVELOPMENT

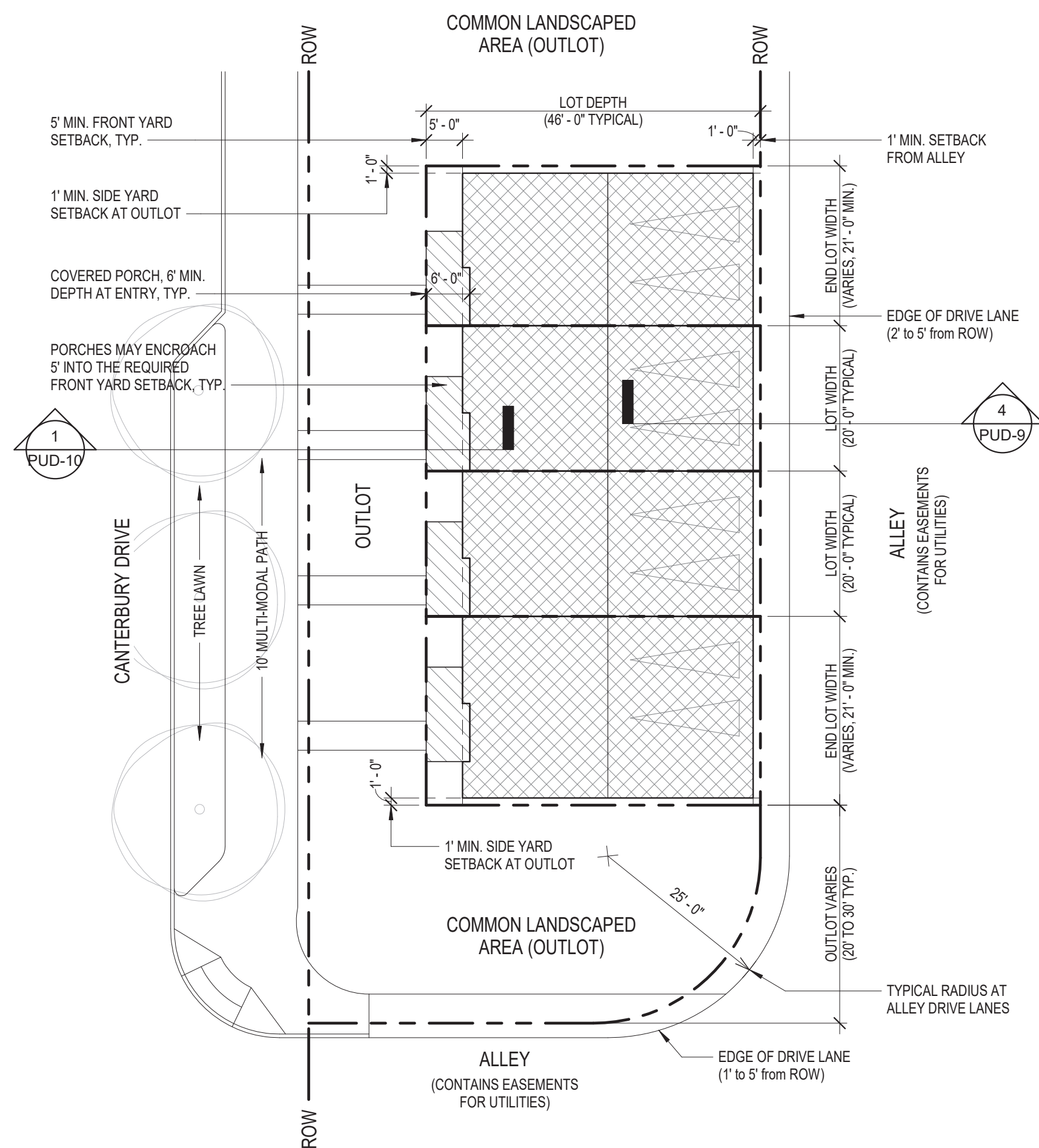
LOCATED IN THE SE 1 / 4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



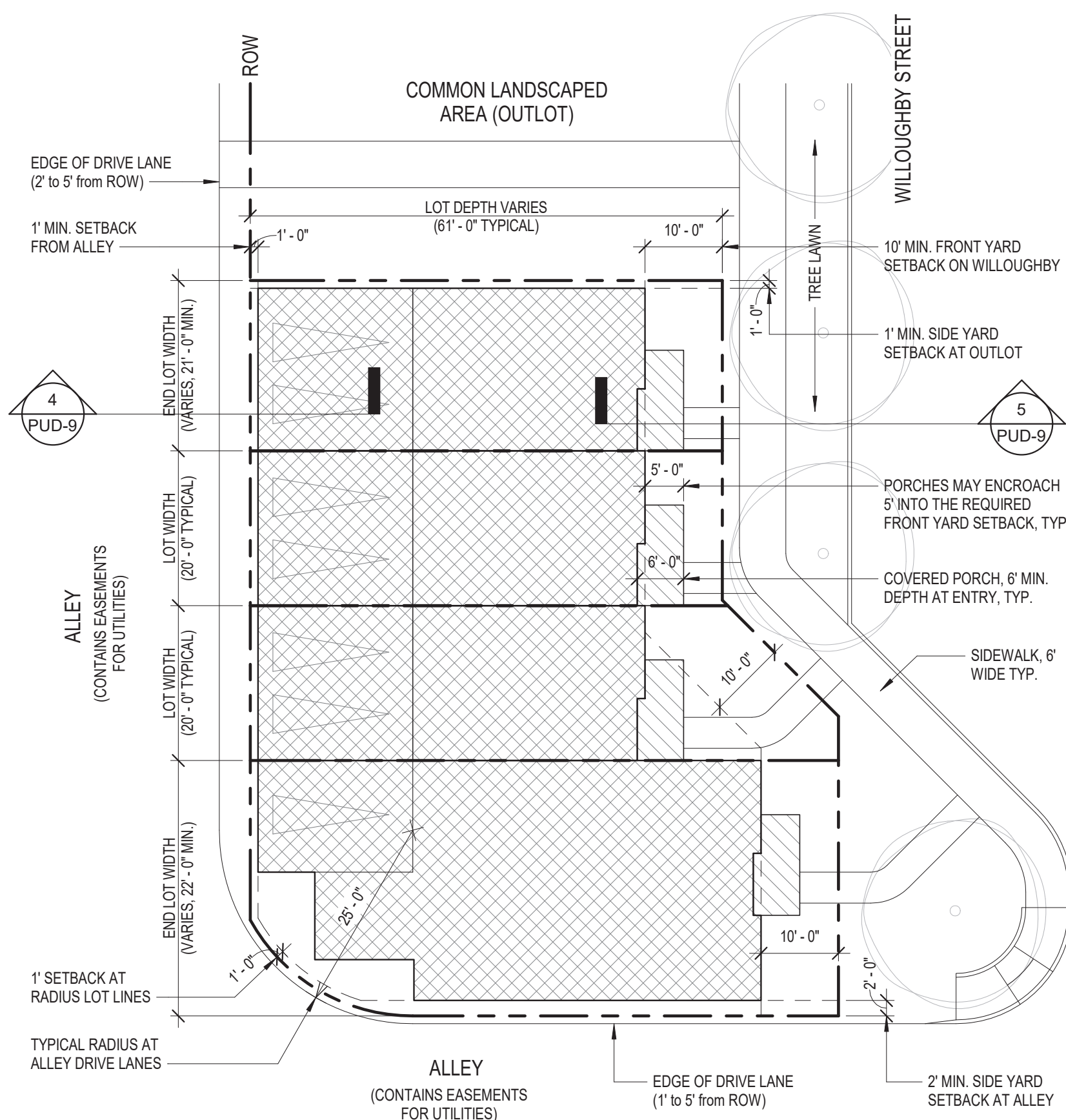
2 LOT TYPICAL PLANS (Duplexes along Common Area)
1/16" = 1'-0"



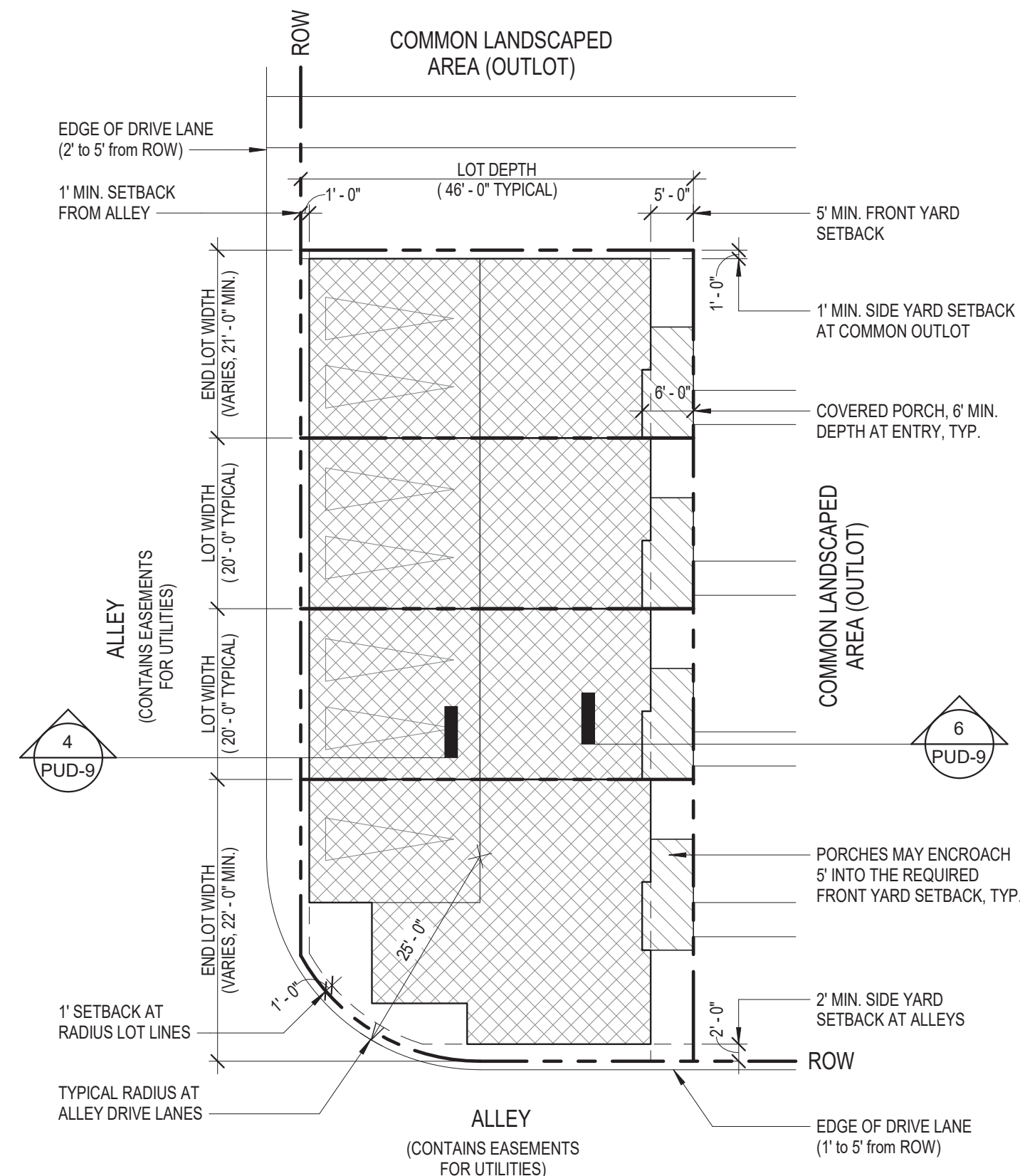
1 LOT TYPICAL PLANS (Duplexes along Emma Street)
1/16" = 1'-0"



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

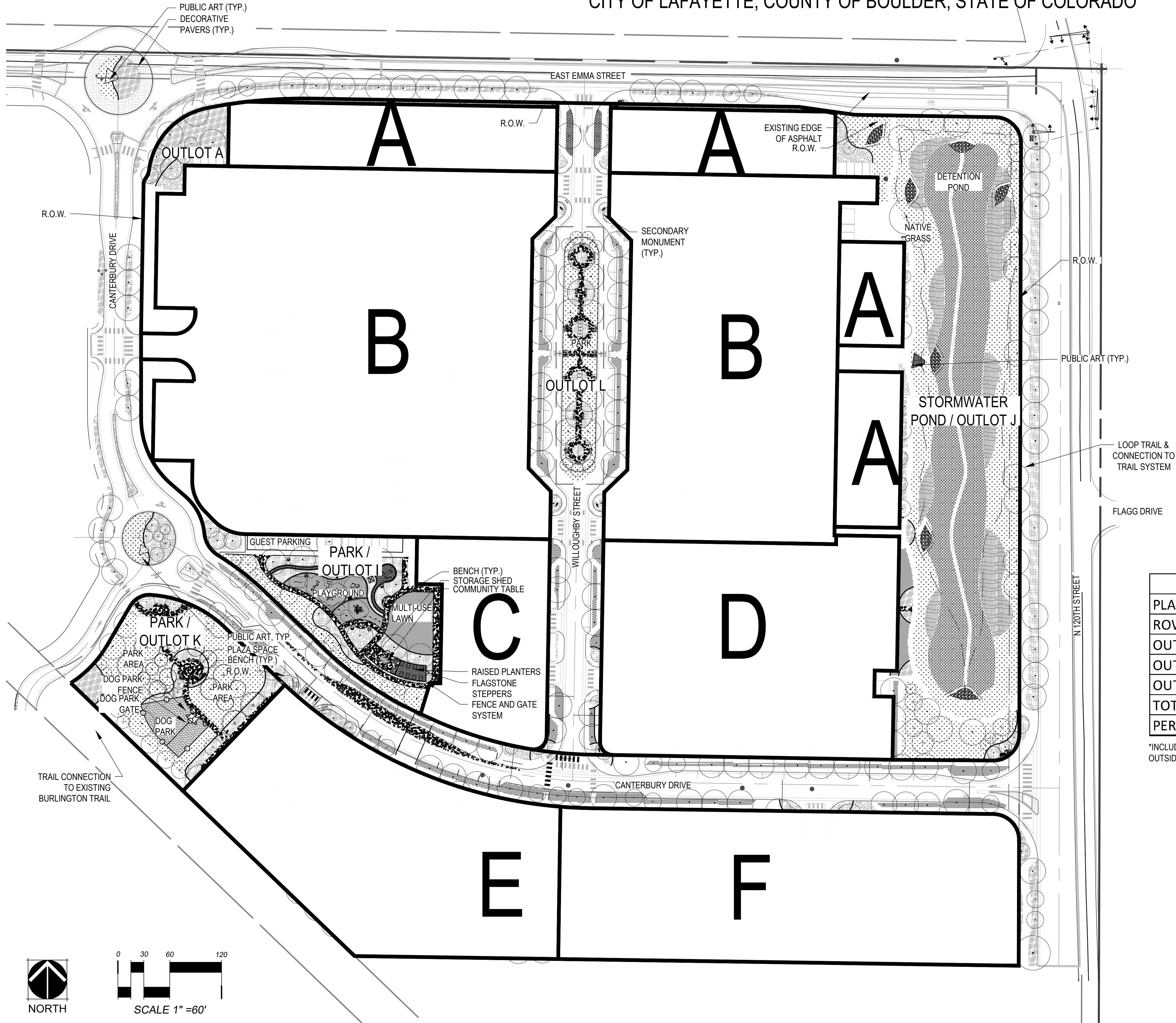


4 LOT TYPICAL PLANS (Townhomes at Willoughby)
1/16" = 1'-0"



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

WILLOUGHBY CORNER
FINAL 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

PUBLIC LAND DEDICATION	
PLANNING AREA	ACREAGE
ROW (1/2 OF TOTAL)	1.6
OUTLOT I	0.818
OUTLOT K (WITHOUT DOG PARK)	0.608
OUTLOT J (AREA WITH LOOP TRAIL)	1.374
TOTAL PLD	4.4
PERCENT OF TOTAL LAND AREA	18%

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

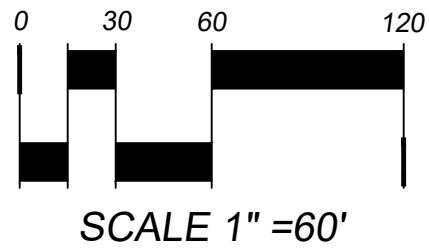
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
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BOULDER, CO - 80304
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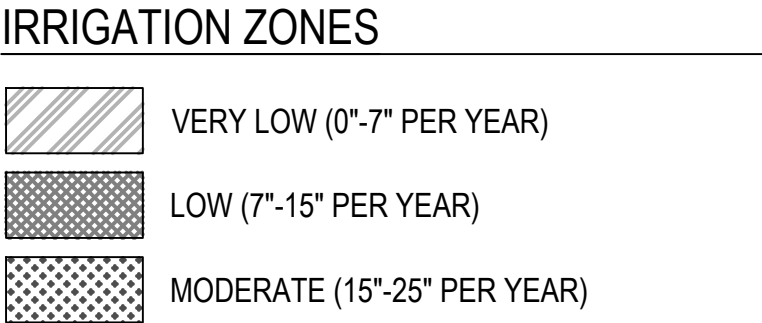
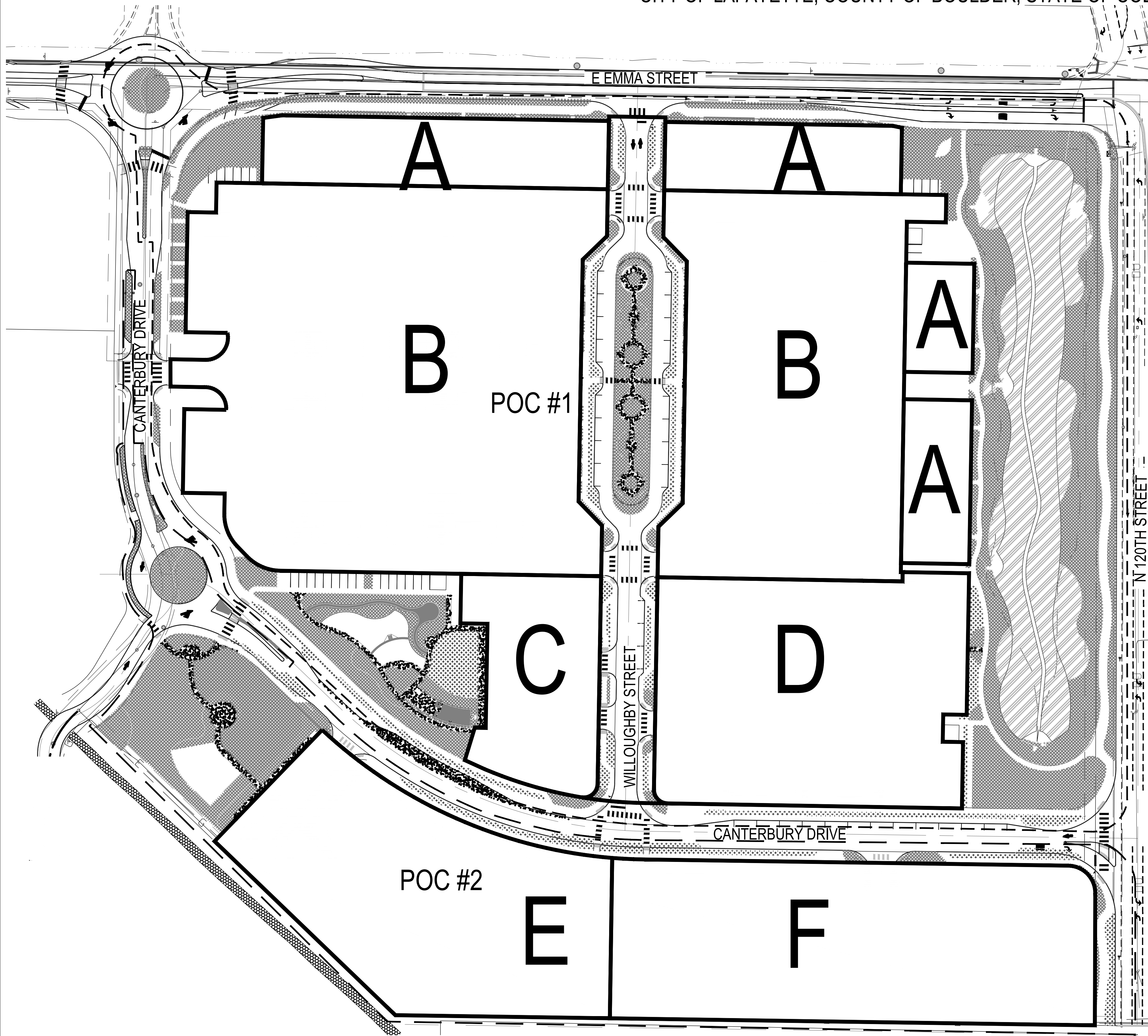
DATE:
1ST SUB: 12.14.21
2ND SUB: 03.07.22
3RD SUB: 05.04.22
4TH SUB: 07.19.22
FINAL PUD: 08.30.22

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

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



WILLOUGHBY CORNER
FINAL 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 TABLE

POC #1	HYDROZONE CHART			
	Zone	Area (sq. ft.)	Rate (gals/s.f.)	Total (gals/season)
<div></div>	HIGH WATER ZONE	0	18	0 gals/season
	MODERATE WATER ZONE	17,424	14	243936 gals/season
	LOW WATER ZONE	28,749	8	229992 gals/season
	VERY LOW WATER ZONE	28,750	3	86250 gals/season
	TOTAL GALLONS NEEDED BY ALL ZONES:			560178 gals/season
	TOTAL SQUARE FEET S.F. ALL ZONES:			74923 s.f.
	* AVERAGE GALS/S.F./SEASON ALL ZONES:			7.5 gals/season
** The average shall be a maximum of 15 gals/s.f./season.**				
POC #2	HYDROZONE CHART			
	Zone	Area (sq. ft.)	Rate (gals/s.f.)	Total (gals/season)
<div></div>	HIGH WATER ZONE	0	18	0 gals/season
	MODERATE WATER ZONE	11,326	14	158564 gals/season
	LOW WATER ZONE	13,068	8	104544 gals/season
	VERY LOW WATER ZONE	13,068	3	39204 gals/season
	TOTAL GALLONS NEEDED BY ALL ZONES:			302312 gals/season
	TOTAL SQUARE FEET S.F. ALL ZONES:			37462 s.f.
	* AVERAGE GALS/S.F./SEASON ALL ZONES:			8.1 gals/season
** The average shall be a maximum of 15 gals/s.f./season.**				

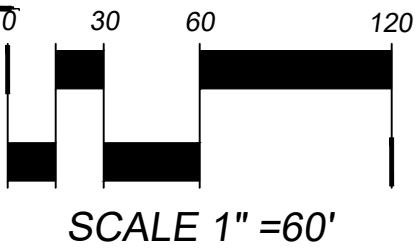
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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

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SHEET TITLE:
WATER USE PLAN

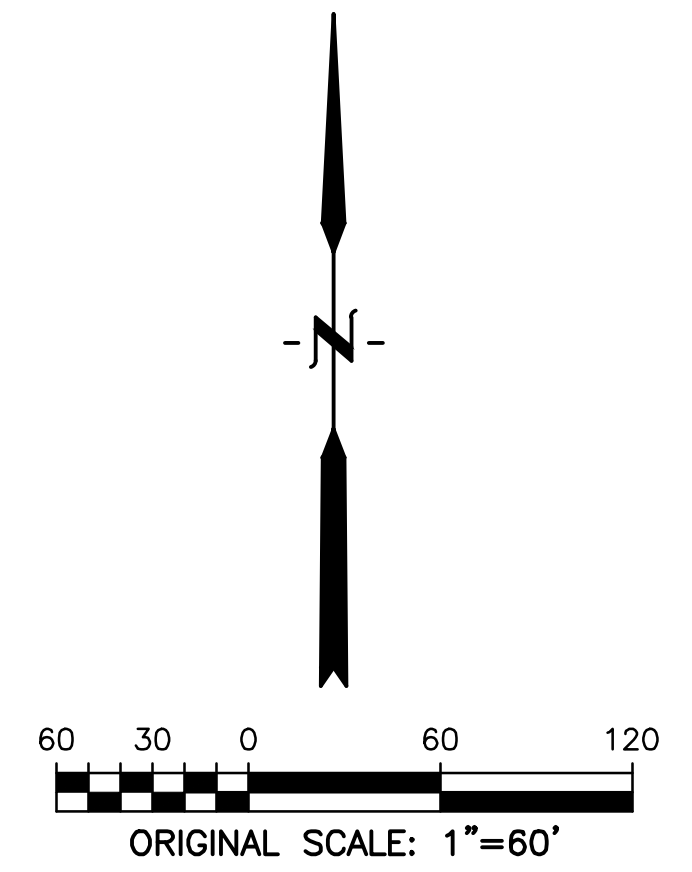
CHECKED BY: KO, DR
DRAWN BY: RN, JR



WILLOUGHBY CORNER

FINAL 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
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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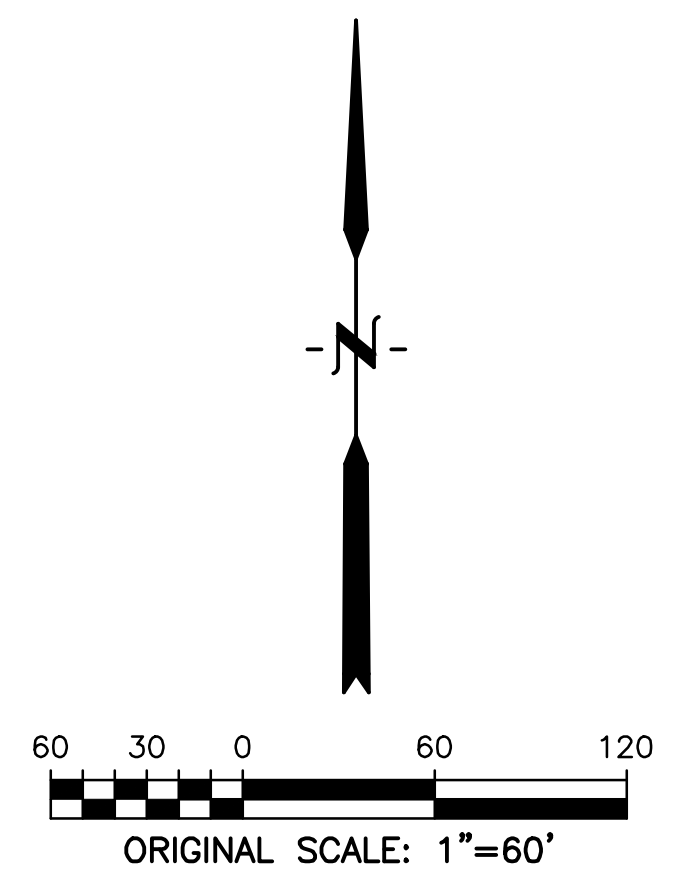
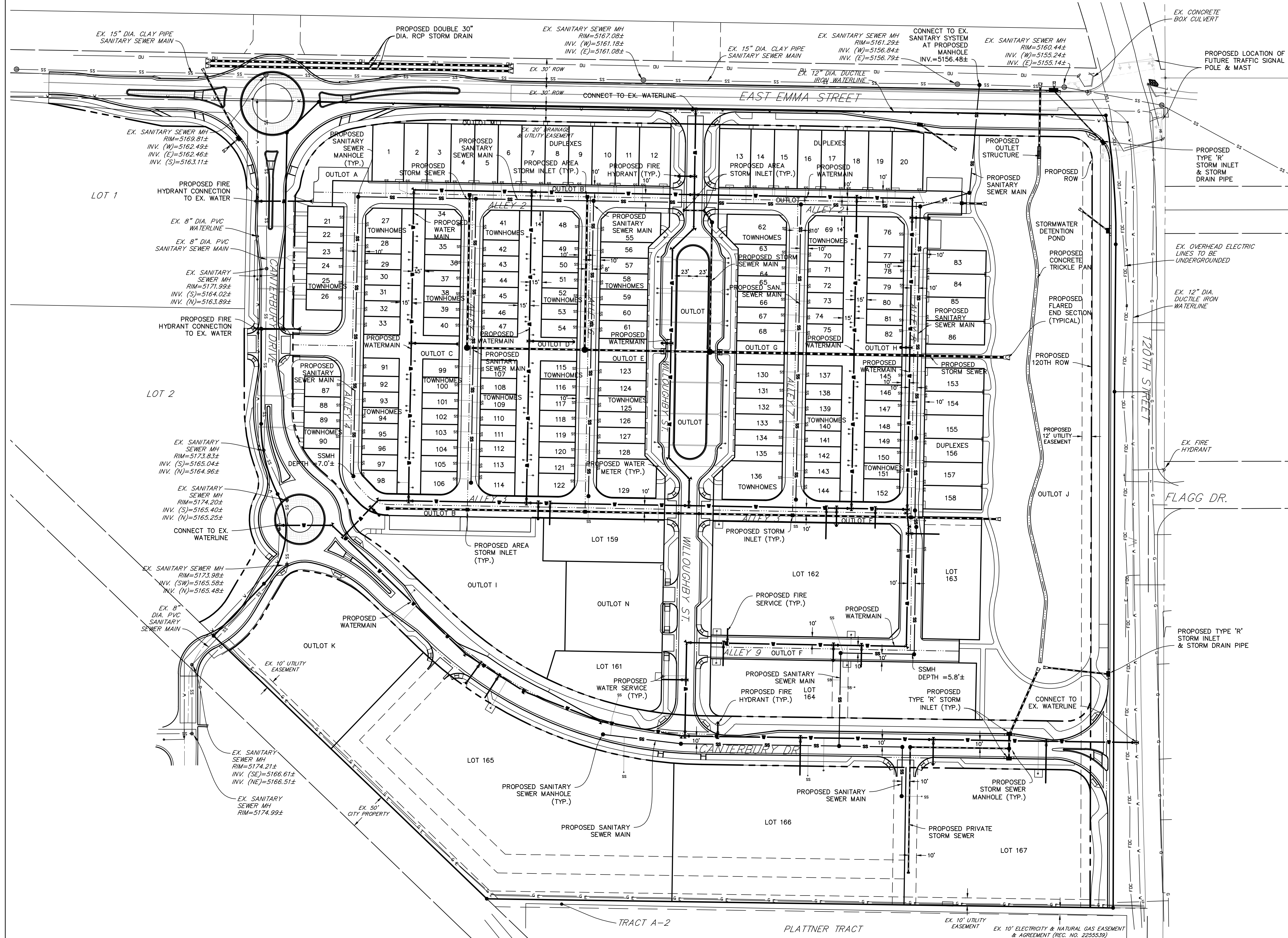
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SHEET TITLE:
OVERALL
GRADING PLAN

WILLOUGHBY CORNER

FINAL 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	W
PROPOSED FIRE HYDRANT	⦿
PROPOSED WATER VALVE	⦿
PROPOSED METER	⦿
PROPOSED MANHOLE	⦿
PROPOSED STORM INLET	⦿

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WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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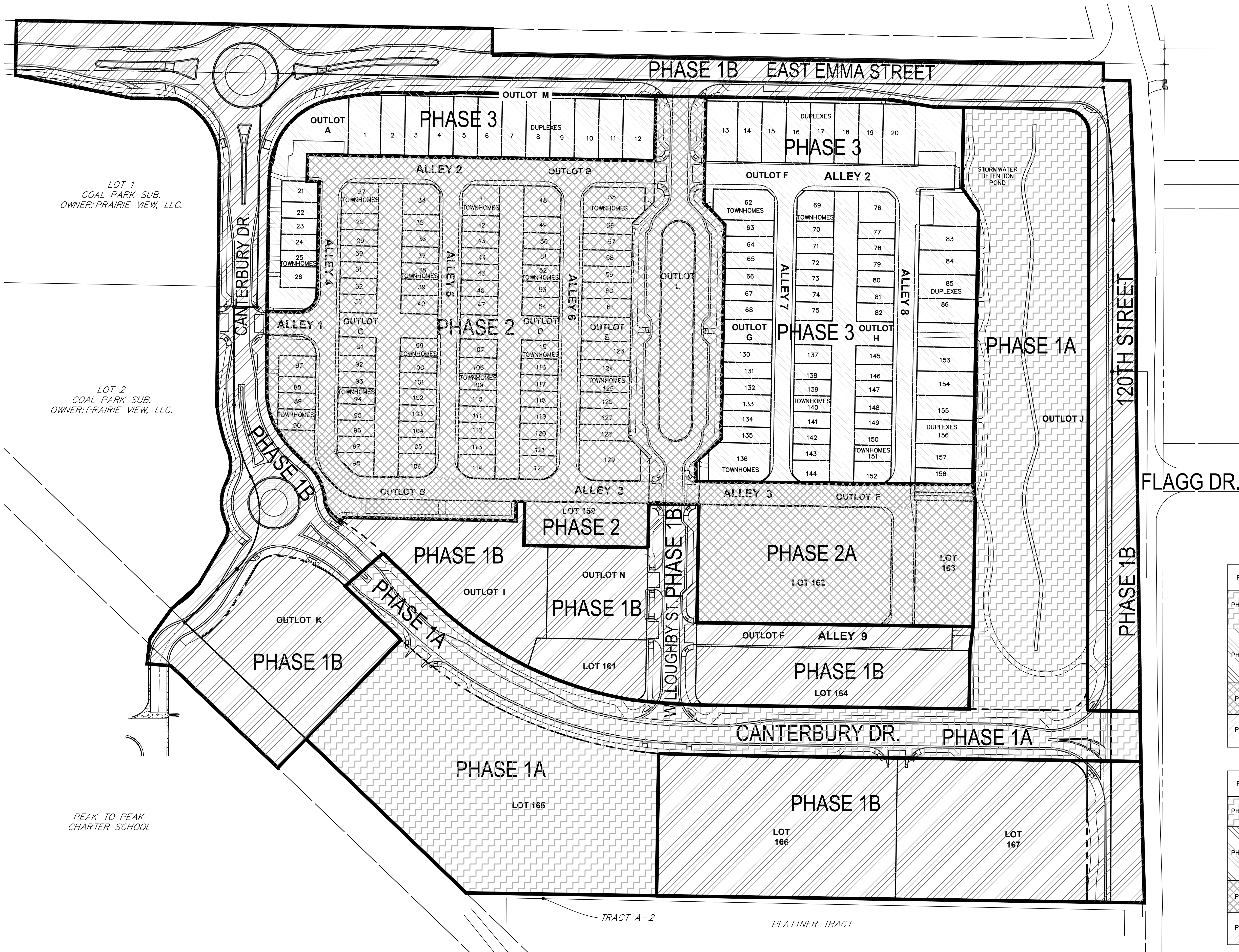
SHEET TITLE:
OVERALL
UTILITY PLAN



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

WILLOUGHBY CORNER FINAL 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



NOTE:
1. A TRAFFIC SIGNAL AT EMMA ST. & 120TH ST.
WILL BE WARRANTED/CONSTRUCTED WHEN
BUILDING PERMITS FOR PHASE 1B ARE
ISSUED.

WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

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LEGEND & PHASING TABLE

PHASE	BUILDINGS	TOTAL UNITS	SITE IMPROVEMENTS
PHASE 1A	SENIOR APARTMENT BUILDING	63	CANTERBURY FROM 120TH TO A TEMPORARY FIRE TURN AROUND/AT/BEFORE ROUNDABOUT; OUTLOT J
PHASE 1B	2 MULTI-FAMILY APARTMENT BUILDINGS, 1 COMMUNITY BUILDING, 2 MULTI-FAMILY FLATS	129	EMMA ST & 120TH ST RIGHT-OF-WAY IMPROVEMENTS; RTD BUS STOP; TRAFFIC SIGNAL; CANTERBURY ST. BETWEEN & INCLUDING THE 2 ROUNDABOUTS, WILLOUGHBY ST FROM CANTERBURY TO ALLEY 3; ALLEY 9; OUTLOTS F,I,K,N
PHASE 2	4 MULTI-FAMILY FLATS, 1 COMMUNITY BUILDING, TOWNHOMES	128	WILLOUGHBY ST. FROM ALLEY 3 ALLEYS 2,3,4,5,6; OUTLOT L
PHASE 3	FOR-SALE DUPLEXES, TOWNHOUSES	80	ALLEYS 2,3,7,8; OUTLOTS A & M

PHASE	APPLICATION	TARGET GROUND-BREAKING	TARGET CONSTRUCTION COMPLETED
PHASE 1A	FEBRUARY 1, 2022	JAN. 2023 (SITE WORK) MARCH 2023 (S1)	AUGUST, 2024 MARCH, 2024 (12 MOS)
PHASE 1B	AUGUST 1, 2022	MAY. 2023 (MF1) JUNE, 2023 (MF2) AUGUST, 2023 (CB1) SEPTEMBER, 2023 (MP1) OCTOBER, 2023 (MP2)	APRIL, 2024 (11 MOS) APRIL, 2024 (10 MOS) MAY, 2024 (9 MOS) MAY, 2024 (8.5 MOS) JULY, 2024 (8.5 MOS)
PHASE 2		MAY, 2024	AUGUST, 2025 (18 MOS)
PHASE 3	FOR-SALE COMPONENT DEVELOPMENT TIMELINE TBD		

SHEET TITLE:
PHASING PLAN