



BOULDER COUNTY  
**HOUSING  
& HUMAN  
SERVICES**



Hope for the future, help when you need it.

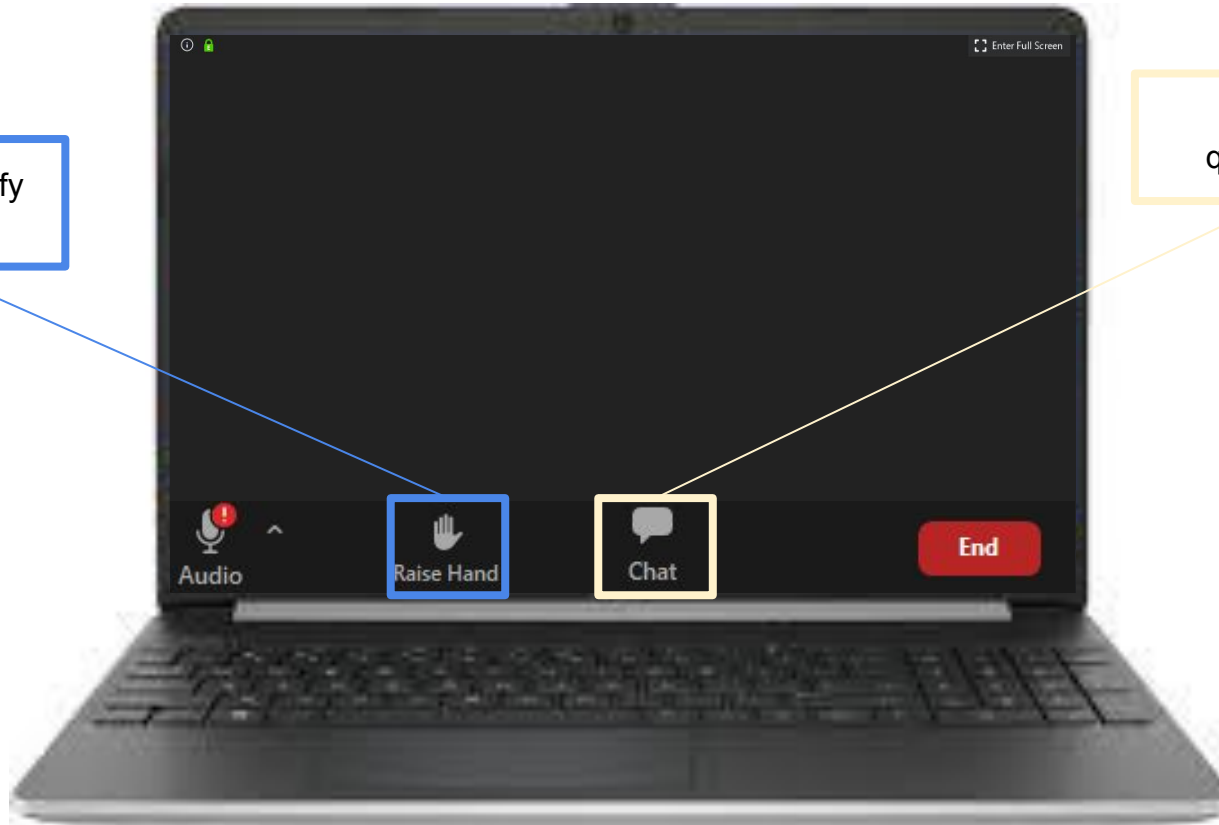


**Boulder County Housing Authority  
Willoughby Corner  
ELAC Meeting  
June 9th, 2022**

# Agenda

- 1. Introductions**
- 2. Willoughby Corner Updates**
  - a. Rezoning**
  - b. LIHTC Funding**
  - c. PUD Timeline**
  - d. Architecture**
- 3. WC Overall Timeline & Next Steps**
- 4. Community Center Usage**
- 5. Questions**

## Submitting Questions - Instructions Attendees



Click to Notify  
panelists

Submit  
questions

Raise Hand

Chat

End



WILLOUGHBY  
CORNER

HOME IN THE NEIGHBORHOOD

# BCHA UPDATES



# WILLOUGHBY CORNER UPDATES



WILLOUGHBY  
CORNER

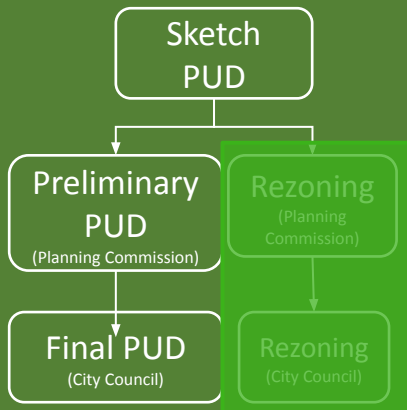
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# Process

## Entitlement Step

*Establishment of rules and standards to guide development. Preliminary design of infrastructure.*

- Planned Unit Development
- Rezoning



## Subdivision/Infrastructure Step

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

- Platting
- Civil infrastructure Construction Drawings

## Vertical Construction Step

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

- Site Plan/Architecture
- Building and Utility Permitting

# REZONING



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# Rezoning

**Planning Commission - March 9th, 2022**

*Unanimous approval*

**City Council - April 5th, 2022**

*Unanimous approval*

# Rezoning

## Existing Zoning

M1 - Industrial District



## Proposed Zoning

R4- Multifamily Residential

### Permitted Uses

- Industrial
- Commercial
- Art Gallery
- Automotive and Vehicle Service
- Brewery
- Storage Yard
- Office
- Printing
- Restaurant

### Adopted Comp Plan Designation:

- Housing Area

### Permitted Uses

- Two Family Dwelling
- Multifamily Dwelling
- Single-family Dwelling
- Park or Playground
- Church
- Accessory Uses

# Rezoning Goals

- **Adherence to community envisioned Sketch Plan**
- **Adherence to Lafayette's adopted comprehensive plan**
- **Opportunity for CHFA financing on project**
- **Contribute to Boulder County Regional Housing Partnership (BCRHP) and City of Lafayette goals to ensure 12% of housing inventory in the county permanently affordable by 2035 = over 2,200 homes in the Lafayette/Louisville/Superior/Erie area**

# Low Income Housing Tax Credits (LIHTC)



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# Willoughby Corner

## Phase 1A - Senior Apartments



BOULDER COUNTY  
HOUSING  
AUTHORITY



“

My name is Bob Magin, and my family moved to Lafayette 40 years ago in 1983. We have lived in the same home the entire time. At this stage in our lives, my wife and I are looking to downsize and move to a smaller space that is affordable for us. Willoughby Corner would be an ideal location! First, we can remain in Lafayette and continue to be near our children and grandchildren. Second, we will also be able to be around our 40 years of life-long friends. And third, it sounds like we will be able to afford to do this since our current total family income is well below the 60% AMI level for Boulder County. I hope that you will be open to funding the Willoughby Corner Development so we will be able to continue calling Lafayette our home!

Gratefully,

Liz and Bob Magin

PS: we are both in our 80's and looking forward to another 20+ years living in Lafayette!

—Liz and Bob Magin

Current Lafayette Residents



**50 One-Bedroom Apartments**  
**13 Two-Bedroom Apartments**  
**Great Room | Meeting Rooms**  
**Roof Patio with Flatiron Views**  
**Raised Garden Beds**

**Net-Zero Energy Home Certified**  
**Enterprise Green Communities**  
**EV Charging Stations | Geothermal**  
**and Solar Systems | On-site Property**  
**Management**

**Access to Neighborhood Amenities**  
**Including Community Building,**  
**Fitness Center, RTD Bus Service,**  
**Orchards, Recreation, Dog Park,**  
**Playground and More!**





# Planned Unit Development (PUD)



WILLOUGHBY  
CORNER

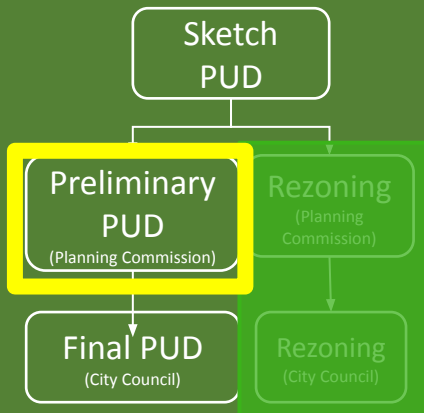
HOME IN THE NEIGHBORHOOD

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# Planned Unit Development (PUD)



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# WILLOUGHBY CORNER

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# PUD SUBMITTAL

## PUD PG. 1 - 2

- Cover Sheet and project intention.

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT LAUREL, COLORADO	
OWNER: BOULDER COUNTY BOULDER COUNTY HOUSING 3400 BROADWAY BOULDER, CO 80504 CONTACT: BOB CHAMBERS	OWNER: BOULDER COUNTY HOUSING 3400 BROADWAY BOULDER, CO 80504 CONTACT: BOB CHAMBERS
DATE: 1ST SUB: 12.16.21 2ND SUB: 01.07.22 3RD SUB: 02.08.22	DATE: 1ST SUB: 12.16.21 2ND SUB: 01.07.22 3RD SUB: 02.08.22
SHEET TITLE: COVER SHEET	SHEET TITLE: WRITTEN STATEMENTS
1	2

### SHEET INDEX

- COVER SHEET
- WRITTEN STATEMENTS
- LAND USE PLAN AND DATA
- VEHICULAR ACCESS PLAN
- PEDESTRIAN ACCESS PLAN
- 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

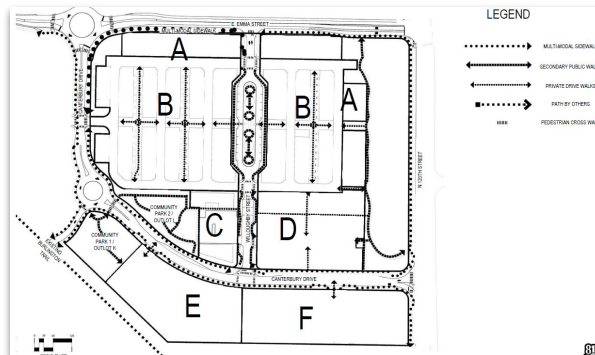
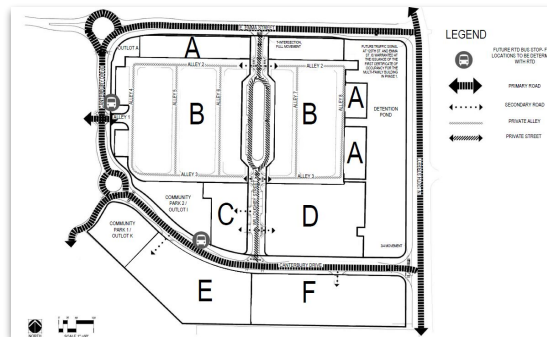
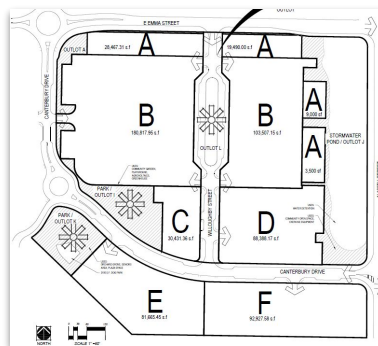


WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT LAUREL, COLORADO	
OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO 80504 CONTACT: BOB CHAMBERS	OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO 80504 CONTACT: BOB CHAMBERS
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SHEET TITLE: LAND USE PLAN AND SITE DATA	SHEET TITLE: LAND USE PLAN AND SITE DATA
3	3

# PUD SUBMITTAL

## PUD PG. 3 - 5

- Breakdown of planning areas (AC,DU, PLD) and proposed roadway/pedestrian breakdown.

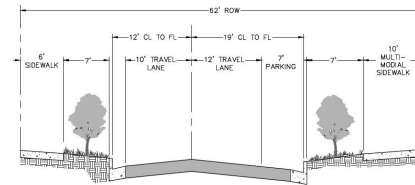


WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT LAVERETTE, COLORADO	
OWNER: BOULDER COUNTY HOUSING AUTHORITY 300 BROADWAY BOULDER, CO 80504 CONTACT: MOLLY CHING	
DATE: 1ST SUB: 12.16.21 2ND SUB: 03.07.22 3RD SUB: 05.04.22	
SHEET TITLE: STREET TYPICALS	
6	

**PUD PG. 6-11**

- Technical breakdown of cross sections of proposed roads and buffering between buildings and roadways

- [illegible]



62' ROW

6' SIDEWALK

7'

12' CL TO FL

10' TRAVEL LANE

12' CL TO FL

10' TRAVEL LANE

14'

10' MED. SIDEWALK

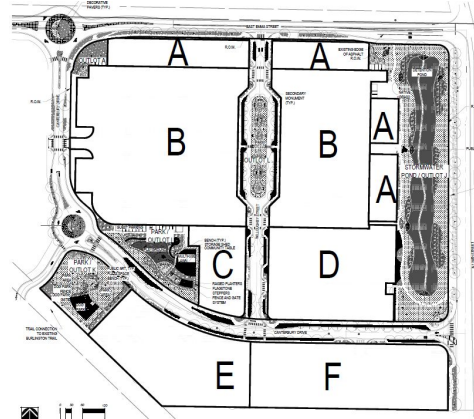
Section A-A (Cantebury Drive) shows a cross-section of a residential development. The diagram includes a 'MULTIFAMILY / SENIOR BUILDING' on the left and right, a 'TRAIL' on the left, a 'PARTIALLY COVERED PARKING SECONDARY DET ENTRANCE' in the center, a 'BALCONY' on the right, and a 'LANDSCAPED MULTISTORY PATH' on the right. Dimensions are provided for setbacks, building heights, and various zones. A note indicates that the 'ENCLOSURE INTO BALCONY MAY ENOUGH INTO SETBACK 1'.



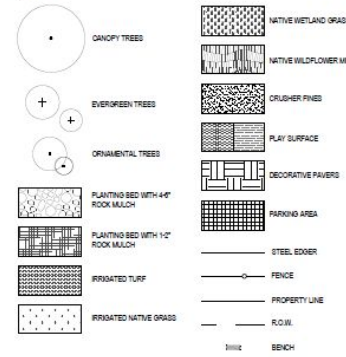
# PUD SUBMITTAL

## PUD PG. 12-13

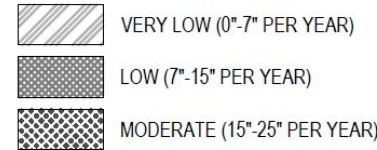
- Landscape planning and irrigation



### LEGEND



### IRRIGATION ZONES



WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT		WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT	
OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO 80504 CONTACT: MARY CHAPMAN	DATE: 1ST SUB. 12.14.21 2ND SUB. 03.07.22 3RD SUB. 06.08.22	OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO 80504 CONTACT: MARY CHAPMAN	DATE: 1ST SUB. 12.14.21 2ND SUB. 03.07.22 3RD SUB. 06.08.22
SHEET TITLE: OVERALL LANDSCAPE		SHEET TITLE: OVERALL LANDSCAPE	
11		13	

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT		WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT	
OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO 80504 CONTACT: MARY CHAPMAN	DATE: 1ST SUB. 12.14.21 2ND SUB. 03.07.22 3RD SUB. 06.08.22	OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO 80504 CONTACT: MARY CHAPMAN	DATE: 1ST SUB. 12.14.21 2ND SUB. 03.07.22 3RD SUB. 06.08.22
SHEET TITLE: OVERALL GRADING PLAN		SHEET TITLE: OVERALL GRADING PLAN	
14		14	



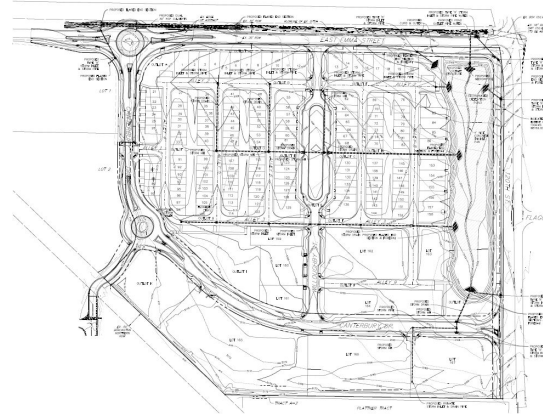
# PUD SUBMITTAL

## PUD PG. 14-15

- Utility planning

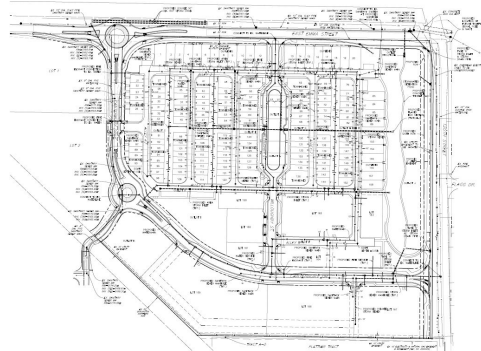
### LEGEND

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	■



### 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	---OJ---
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	■

**NORRIS DESIGN**  
1101 Denmore Street  
Denver, Colorado 80204  
P: 303.552.1188  
www.norris-design.com

**WILLOUGHBY CORNER**  
PLANNED UNIT DEVELOPMENT  
LAVARETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3401 BRADWAY  
BOULDER, CO 80504  
303.441.1891  
CONTACT: MOLLY CHENG

DATE:  
1ST SUB. 12.14.21  
2ND SUB. 03.07.22  
3RD SUB. 05.04.22

SHEET TITLE:  
WATER USE PLAN

13

DATE:  
1ST SUB. 12.14.21  
2ND SUB. 03.07.22  
3RD SUB. 05.04.22

SHEET TITLE:  
OVERALL UTILITY PLAN

15

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1101 Denmore Street  
Denver, Colorado 80204  
P: 303.552.1188  
www.norris-design.com

**WILLOUGHBY CORNER**  
PLANNED UNIT DEVELOPMENT  
LAVARETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3401 BRADWAY  
BOULDER, CO 80504  
303.441.1891  
CONTACT: MOLLY CHENG

DATE:  
1ST SUB. 12.14.21  
2ND SUB. 03.07.22  
3RD SUB. 05.04.22

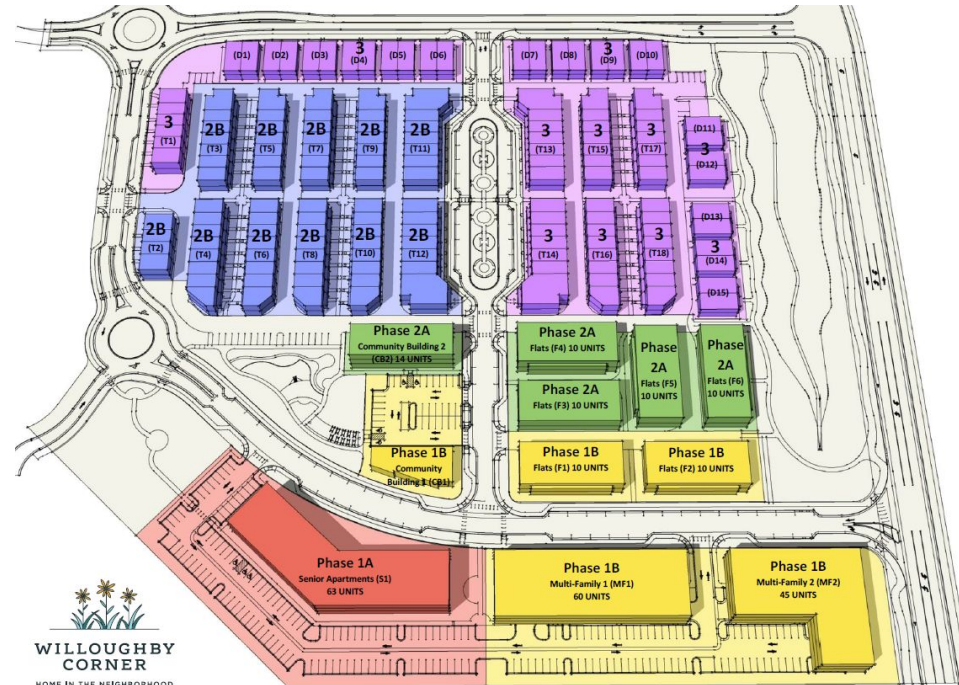
SHEET TITLE:  
PHASING PLAN

16

# PUD SUBMITTAL

## PUD PG. 16

- Project Phasing Plan



**NORRIS DESIGN**  
1101 Denmark Street  
Denver, Colorado 80202  
303.862.1180  
www.norris-design.com

**WILLOUGHBY CORNER**  
PLANNED UNIT DEVELOPMENT  
GARFIELD COUNTY, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3402 BROADWAY  
BOULDER, CO 80504  
TOMMY JAMES  
CONTACT: WILLY CHENG

DATE:  
1ST SUB: 12.14.21  
2ND SUB: 03.07.22  
3RD SUB: 05.04.22

DATE:  
1ST SUB: 12.14.21  
2ND SUB: 03.07.22  
3RD SUB: 05.04.22

SHEET TITLE:  
OVERALL  
UTILITY PLAN

SHEET TITLE:  
PHASING PLAN

15

16

# PUD Timeline

- *PUD submitted to the city on 4/6/2022*
- *Comments received 4/14/2022*
- *PUD Submittal to the City on 5/2/2022*
- ***PUD to Planning Commission on 7/13/2022***

# CONCEPTUAL ARCHITECTURE

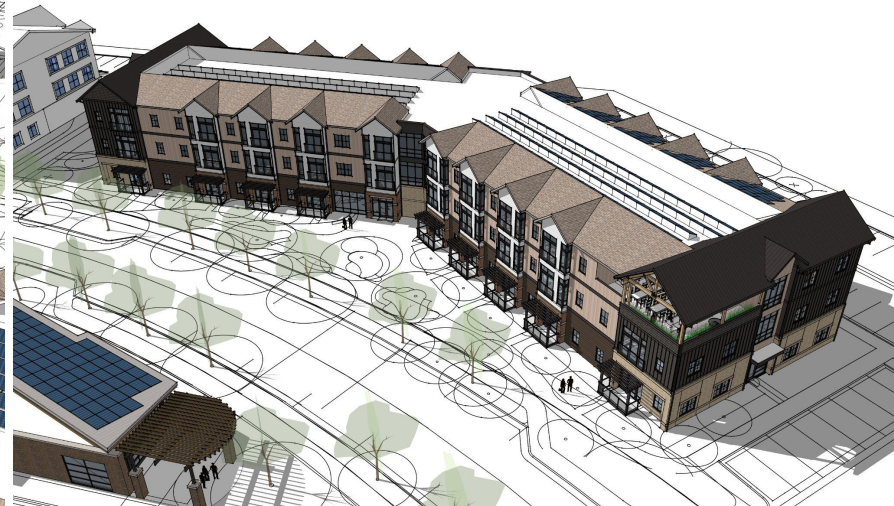
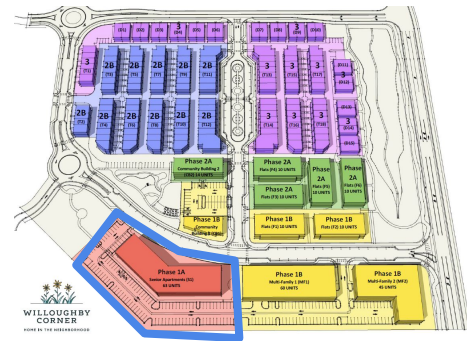


WILLOUGHBY  
CORNER

HOME IN THE NEIGHBORHOOD



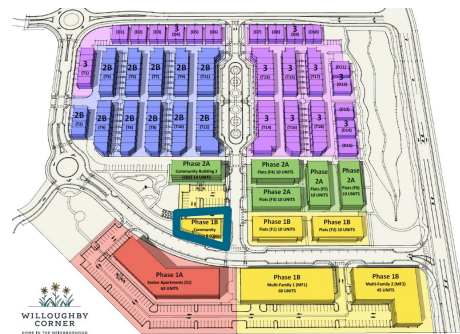
# Conceptual Architecture



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# Conceptual Architecture



# WILLOUGHBY CORNER TIMELINE



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CORNER

HOME IN THE NEIGHBORHOOD

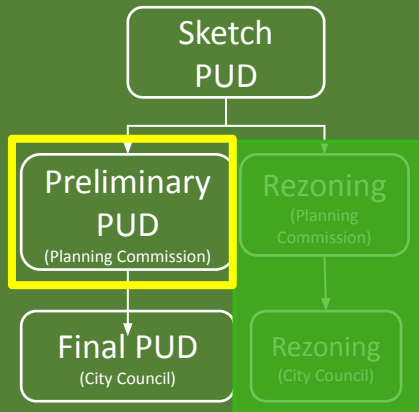


# Lafayette Process

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# Timeline – completed efforts

Milestone	Timeline	Milestone	Timeline	Milestone	Timeline
Initial Sketch Plan Submittal	Feb. 2019	9% LIHTC – LOI & Concept Meeting	Dec. 1, 2021	Rezoning - Planning Commission Public Hearing	March 9th, 2022
Sketch Plan Neighborhood Meeting	March 2019	PUD + Rezoning Application Submittal	Dec. 14, 2021	Rezoning - City Council Public Hearing	April 5th, 2022
Sketch Plan 2 <sup>nd</sup> Submittal	May 2019	PUD 1 <sup>st</sup> Neighborhood Meeting	Dec. 15, 2021	ELAC Meeting	April 15, 2022
Sketch Plan 3 <sup>rd</sup> Submittal	July 2019	2nd Preliminary plan Submission	Jan. 2022	9% LIHTC - Project Interview	April 29th 2022
Sketch Plan 4 <sup>th</sup> Submittal	Sept. 2019	Neighborhood Meeting 2 [virtual]	Jan. 13, 2022	9% LIHTC Awarded	May 5th 2022
Planning Commission Public Hearing	Sept. 19, 2019	9% LIHTC Application	Feb. 1, 2022	ELAC Meeting	June 9th, 2022
Initial Preliminary Plan Submission	March 27, 2020	4% LIHTC - Letter of Intent	Feb. 15, 2022		
Rezoning Application Submission	March 27, 2020	PUD 2 <sup>nd</sup> Neighborhood Meeting	Dec. 15, 2021		
Covid-19		Architectural Building Design	Ongoing		
Vertical Design Kickoff	July 2021	ELAC meeting	Feb. 24, 2022		
Pre-Application Meeting with City	Aug. 2021	PUD technical review with City Staff	Feb. 28, 2022		
ELAC Meeting	Sept.15, 2021	PUD + Preliminary Plat - 2nd Submittal	March 8th, 2022		
ELAC Meeting	Dec. 1, 2021				

# Timeline - Future Milestones

Milestone	Timeline
<b>PUD - Planning Commission Public Hearing</b>	<b>July 13, 2022</b>
PUD - City Council Public Hearing	TBD
Site Plan Applications	Summer 2022
Entitlements Approvals	Summer 2022
Phase 1A Senior Apartments Building Permit Application	Aug., 2022
4% LIHTC Application	Aug. 2022
4% LIHTC Award	Nov., 2022
Phase 1 Construction Start	Q1 2023

# QUESTIONS

Would BCHA be able to share any ideas they have with ELAC regarding the Community Center activation?

# QUESTIONS



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CORNER

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# Thank you!

## **Boulder County Housing Authority**

Visit [www.willoughbycorner.org](http://www.willoughbycorner.org) to stay updated and join our interest list

Molly Chiang | [mchiang@bouldercounty.org](mailto:mchiang@bouldercounty.org) | (303) 441-3861

Jim Williams | [jcwilliams@bouldercounty.org](mailto:jcwilliams@bouldercounty.org) | (303)441-1260

## **The Pachner Company**

Jasper Vue | [jasper@thepachnercompany.com](mailto:jasper@thepachnercompany.com) | (303) 825 -1671

Marcus Pachner | [marcus@thepachnercompany.com](mailto:marcus@thepachnercompany.com) | (303)825-1671





## *City Referral Comments Technical Highlights*

- *Technical Review (Setback, Parking, Street activation, Measurements)*
- *PUD language revisions*
- *ROW Improvements*
- *Sustainability (water usage recalculations)*
- *RTD*
- *Safe Routes to Schools*



# PUD Next steps

1. *Respond to city comments*
2. *Final Submittal to the city*
3. *Schedule Planning Commission Hearing*



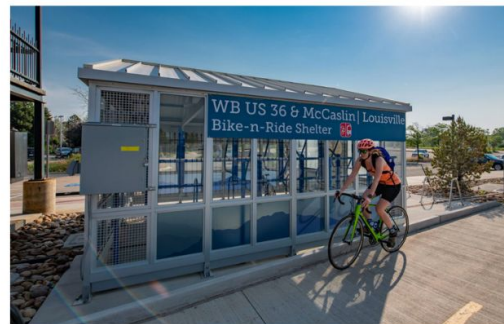
WILLOUGHBY  
CORNER

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# Partnerships



# Bike Storage & Book Kiosks





# Mail & Bulletin Kiosks

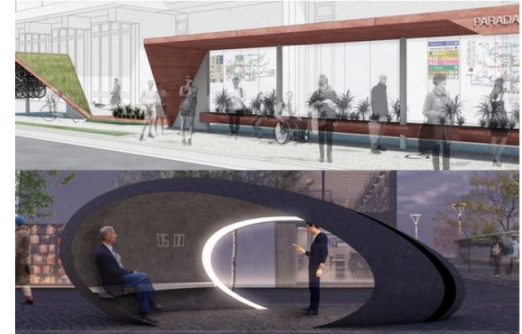
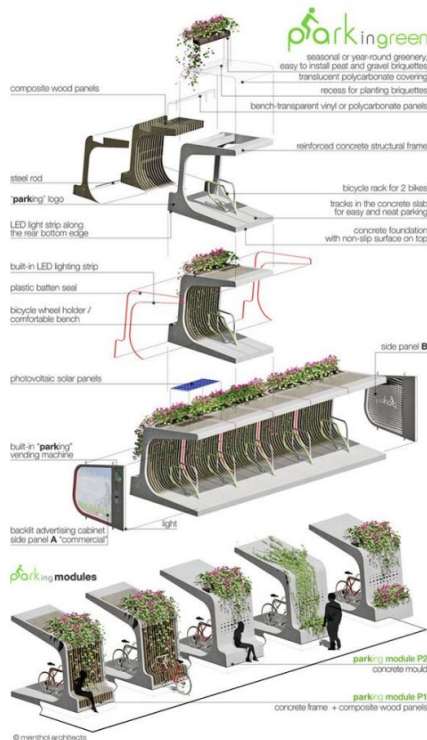




**WILLOUGHBY  
CORNER**

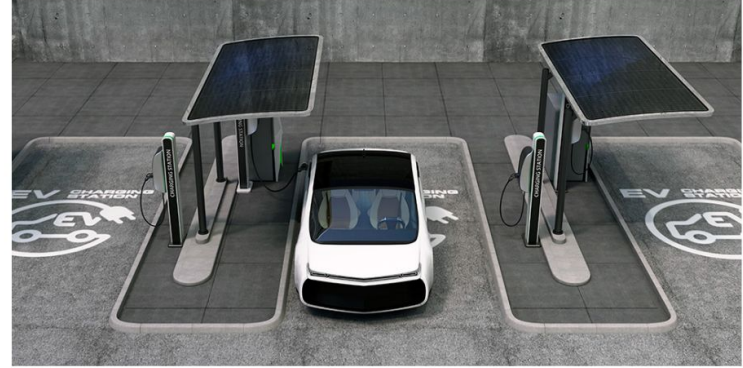
HOME IN THE NEIGHBORHOOD

# Bus Stop Infrastructure

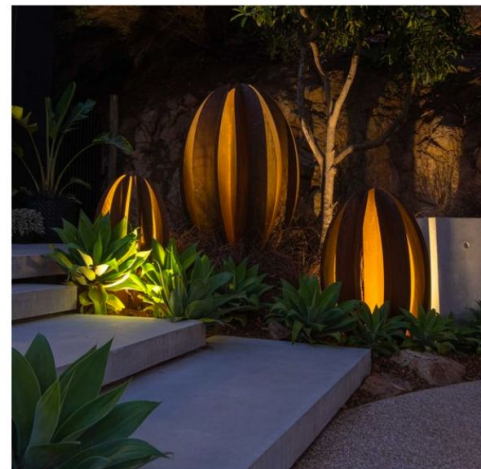
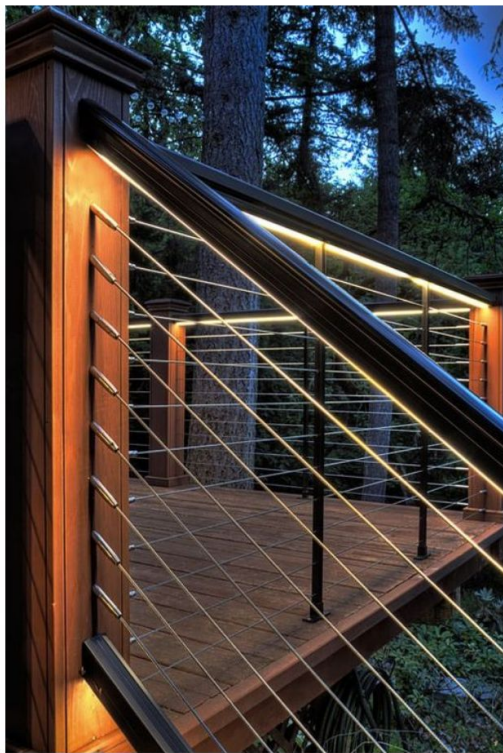
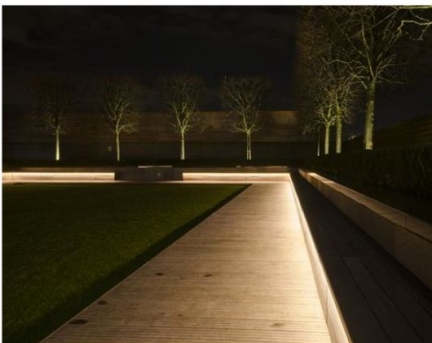




## EV Charging Stations

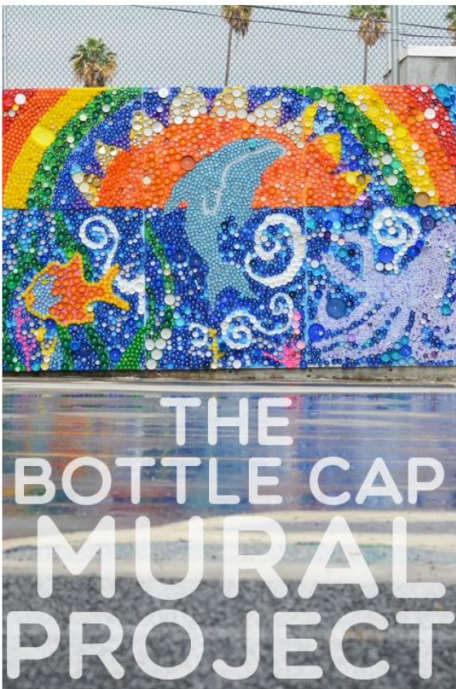


## Outdoor Site Lighting





## Art Installations



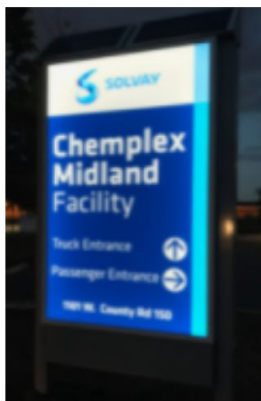




## Art Installations, Boulder Commons



## Site Signage





# Landscaping and Community Gardens

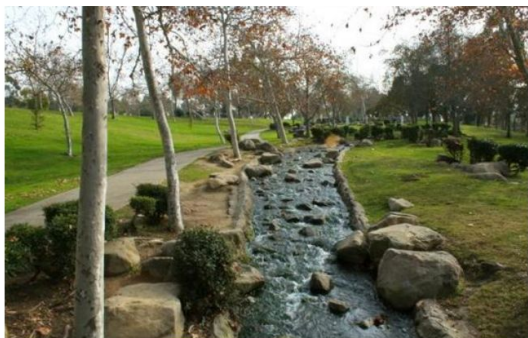
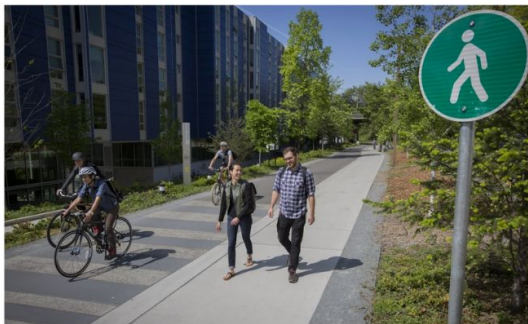


## Plaza Features





## Gardens & Recreation Trails

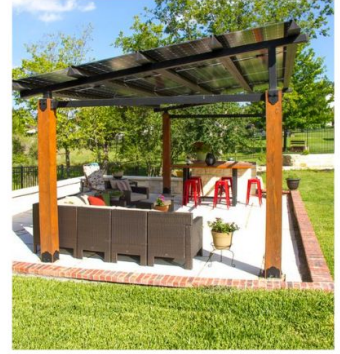


# Playground & Dog Park





# Solar







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# Agrivoltaics



# Sustainable Materials



## **Certifications & Documentations**

- Cradle to Cradle Silver or Gold
- ANSI/NSC 373: Sustainable Production of Natural Dimension Stone
- Greenguard Gold
- Forest Stewardship Council Certification
- HPD
- Declare

## **Solid Surfaces**

- Meet CDPH Standard Method emissions requirements
- Made from natural stone and are certified to ANSI/NSC 373 and/or C2C Silver or higher
- Composite surfaces that contain 100% post-consumer-recycled content or FSC-certified content
- Glass composite surfaces with high recycled content and no epoxy
- Engineered stone/quartz that have NSF/ANSI 51 food contact safety certification and contain post-consumer recycled materials or have other environmental benefits
- FSC-certified wood, sustainably reclaimed wood, or made of rapidly renewable bamboo

# Boulder County Housing Authority

- BCHA is the affordable housing provider for Lafayette.
- We also work in: Louisville, Longmont, Lyons, Nederland, Gunbarrel, Niwot, Superior.
- 896 housing Vouchers in the community, plus we own and manage 903 permanently affordable rental homes.
- 257 of these are in Lafayette
- We serve all types of families, individuals, and seniors.
- We are connected to the community!





# Partnership

## 2017 Intergovernmental Agreement (IGA) City of Lafayette & Boulder County/BCHA

- **Affordable Rental:** **80%** of all units will be deed-restricted units for tenants earning **at or below 60% of the Area Median Income** (AMI). No less than 10% of these units shall be age-restricted for occupancy by persons fifty-five years of age or older.  
**Willoughby Corner provides 320 rental apartments and townhomes, including 63 apartments (15.75%) age-restricted to 55+.**
- **Affordable For-Sale:** **20%** of all units will be deed-restricted **for-sale** units for households earning **at or below 120% of the AMI**.  
**Willoughby provides 80 for-sale townhomes and duplexes.**
- **Unrestricted Market-rate:** Not to exceed 20% of the total number of residential units.  
**Willoughby is 100% affordable!**

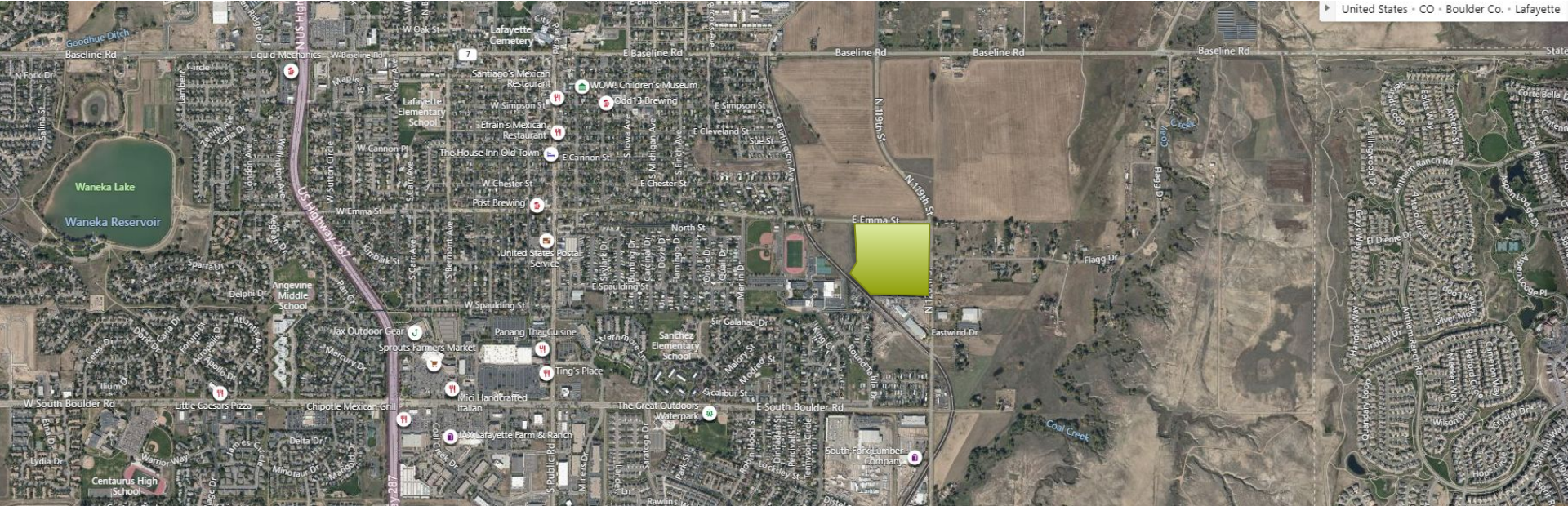


WILLOUGHBY  
CORNER

HOME IN THE NEIGHBORHOOD

# PROJECT BACKGROUND

# Project Site



24-acre parcel located at the SW corner of  
120<sup>th</sup> and E. Emma Streets in Lafayette, CO

# Community Outreach

**THE PACHNER COMPANY**

**PUBLIC ENGAGEMENT PLAN**

Boulder County Housing Authority (BCHA) is committed to engaging with neighbors and others with an interest in this community of affordable homes in a productive conversation around how to meet the community's broader needs around diverse housing, environmental sustainability, transportation, infrastructure, and more.

During the Sketch Plan process, we have spent the several months immersed in the community and getting to know the land, neighbors and active community members in the area. This has shaped and prioritized community outreach engagement opportunities, including neighborhood planning, open space and trail connections, roadway connectivity, and mobility issues.

To continue to gain a true appreciation of community dynamics, The Pachner Company proposes the following community outreach engagement opportunities, to ensure an inclusive engagement process is implemented:

**EAST LAFAYETTE ADVISORY COMMITTEE**

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

The ELAC will meet monthly on a date and time chosen by the Committee. All meeting decisions, agendas, and minutes meeting minutes will be posted on the Boulder County Housing Authority website ([www.bouldercountyhousingauthority.org](http://www.bouldercountyhousingauthority.org)).

**BI-WEEKLY VIRTUAL OFFICE HOURS**

We are proud of listening to feedback that takes genuine consideration into collective community needs. These bi-weekly meetings and conversations will provide additional opportunities for community members and stakeholders to learn more about the project and get their questions answered.

The Bi-weekly Virtual Office Hours will occur after the first ELAC meeting and will be determined by BCHA association.

**COMMUNITY SMALL GROUP MEETINGS**

Small group and targeted community roundtables are an effective method to garner support for strategic plans. By conducting small group meetings in each targeted area, we engage the stakeholders who are most committed to contribute their voices in shaping the community landscape.

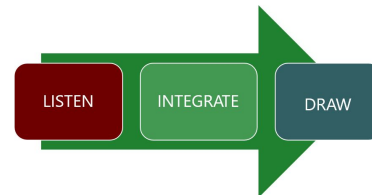
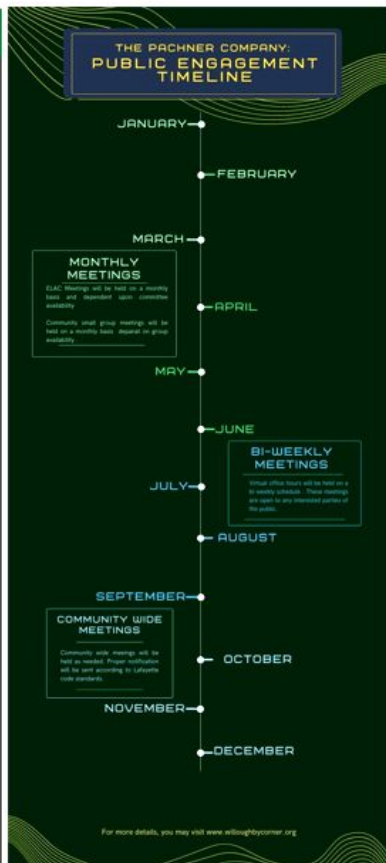
The Pachner Company will identify how to set up monthly meetings with targeted stakeholders community groups to provide updates and gather feedback.

**COMMUNITY WIDE ENGAGEMENTS**

For all community wide engagements such as presentations, open houses and the planning charrette, BCHA will provide advance notice on our website [www.willoughbycorner.org](http://www.willoughbycorner.org), via Nextdoor (and any other recommended social media platforms) and provide written notice to adjacent neighbors. All meeting summaries, handouts and project information is available on the website. BCHA remains available to present to community groups or business associations at any point in the engagement and submittal process.

Find more information:  
[www.willoughbycorner.org](http://www.willoughbycorner.org)

**TPC**  
THE PACHNER COMPANY



## Community Outreach

- Established the **East Lafayette Advisory Committee**, and facilitated **12** ELAC meetings with representatives from:
  - Old Town
  - Flagg Drive
  - Arbordale Acres
  - Emma Street
  - Southern Edge
  - Peak to Peak School
  - Sister Carmen
  - Immaculate Conception
  - Senior Advisory Board
  - Liveable Lafayette
- Delivered over **7,000** flyers and postcards to nearby households and local businesses
- Hosted **27** community meetings and open houses – **3** in Spanish - with more than **500** attendees



# Sketch Plan

## Appropriate Density: Comparable & Analysis

Aspinwall- 12.4 du/acre

Copperstone- 18 du/acre

Kestrel- 23.9 du/acre



## Traffic & Transportation

2020 Total Intersection LOS Results

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

## Components of the Plan

## Green Spaces and Landscape

- Willoughby Ave.
- Playground
- Orchard & Gardens
- East-West Spine
- North-South Mews
- Buffers & Trails



## Components of the Plan Land Uses

- Residential
  - Duplex
  - Townhomes
  - Multifamily up to 3 Floors
- Community
  - City-wide & Community space
- Green Space
  - 9.25 Acres
  - 38.8 %
- Infrastructure
  - 7.66 Acres



# Sketch Plan

## Components of the Plan Land Uses

- Residential
  - Duplex
  - Townhomes
  - Multifamily up to 3 Floors
- Community
  - City-wide & Community space
- Green Space
  - 9 Acres
  - ~ 40%
- Infrastructure
  - ~ 7 Acres



# Sketch Plan Community Design

**WILLOUGHBY CORNER**  
PEDESTRIAN CONNECTIONS

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



## Proposed Neighborhood

- **~400 homes - 100% affordable**, serving rental residents at 30-60% AMI and for-sale residents up to 120% AMI
- **20% for-sale** (80-units)
- 2 community buildings
- Parks, gardens, recreation trails



# Neighborhood Features & Goals

- **Sustainability:** Enterprise Green Communities; PV-ready, EV-ready, electric-only buildings; considering Net-zero construction and onsite geothermal heating & cooling
- **Green Space:** More than 9 acres of green space and more than 38% of site with ample landscaping, extra trees, recreational trails, community gardens, dog park, play areas
- **Mobility Hub:** Supports multiple transportation modes, partnership with RTD
- **Visitable Homes:** Exceeds City's 25% requirement
- **Traffic Flow:** Improved intersections and roadways in collaboration with City
- **Food Resiliency and Agriculture:** Onsite programming and partnerships
- **Paving the way for more Affordable Housing:** Assisting with streamlining entitlements processes and standards for affordable housing projects; helping Boulder County achieve Regional Housing Initiative goals





**WILLOUGHBY  
CORNER**

HOME IN THE NEIGHBORHOOD

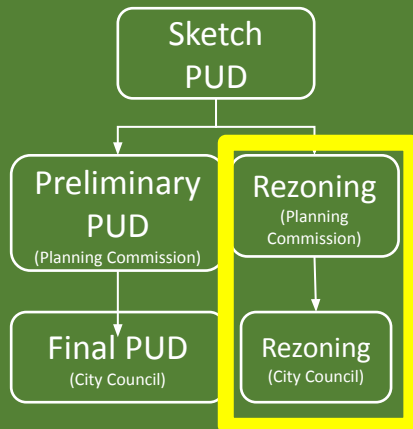
# REZONING

# Rezoning Process

## Entitlement Step

*Establishment of rules and standards to guide development. Preliminary design of infrastructure.*

- Planned Unit Development
- Rezoning



## Subdivision/Infrastructure Step

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

- Platting
- Civil infrastructure Construction Drawings

## Vertical Construction Step

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

- Site Plan/Architecture
- Building and Utility Permitting

# Rezoning Goals

- **Adherence to community envisioned Sketch Plan**
- **Adherence to Lafayette's adopted comprehensive plan**
- **Opportunity for CHFA financing on project**
- **Contribute to Boulder County Regional Housing Partnership (BCRHP) and City of Lafayette goals to ensure 12% of housing inventory in the county permanently affordable by 2035 = over 2,200 homes in the Lafayette/Louisville/Superior/Erie area**



# Comparable Density

## Appropriate Density: Comparable & Analysis

**Aspinwall-** 12.4 du/acre

**Copperstone-** 18 du/acre

**Kestrel-** 23.9 du/acre



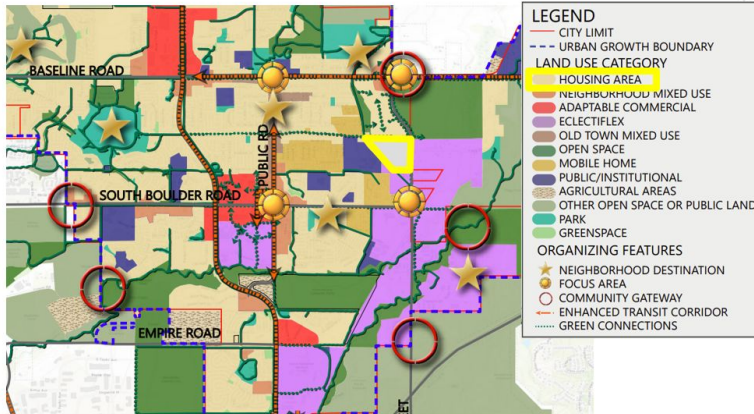
## **Willoughby Corner**

~16 du/acre



# Rezoning - Context

- Initial Willoughby Corner Rezoning Application submittal on **March 27, 2020**
- Complies with and supports goals in **2021 Lafayette's Comprehensive Plan**
  - Create a housing plan with strategies to address gaps and opportunities identified in the housing needs assessment
  - Monitor and evaluate the effects of regulations, ordinances, codes, and standards on development costs to ensure that policies do not hinder the availability and affordability of needed housing or accessibility to housing programs



## Housing

Housing areas represent the residential core of the city. The city seeks to encourage reinvestment in existing neighborhoods, including preservation of affordable housing, the introduction of "soft-density" (including housing styles such as accessory dwelling units), and investment in neighborhood connectivity. New housing areas are envisioned as complete, walkable neighborhoods with a mixture of housing types and price points. New housing areas are oriented around community amenities and public and open spaces, and enjoy easy access to basic goods and services located nearby.

# Comprehensive Plan

## Element 12 Housing

**Objective** – Lafayette will promote a diversity of housing that meets the incomes and evolving needs of all Lafayette residents.

### Background

A majority of respondents in the initial Community Survey conducted during the Comprehensive Plan (57 percent) indicated that expanding the housing options available to a wide range of income levels for households that live or work in Boulder County was either the "most critical problem" or "one of the more serious problems" facing Lafayette and Boulder County. A plurality of respondents in the same initial survey indicated that Lafayette had "too little" housing in the categories of Accessory Dwelling Units (ADUs), co-housing opportunities, and tiny homes.

### POLICY (Partnerships for Housing)

**12.1** The city will participate in the formulation and implementation of regional housing strategies that help to address the lack of affordable housing, at various price points, across the Front Range region.

### 12.1 STRATEGIES

- 1 Participate in discussions with Boulder County and surrounding jurisdictions to identify housing strategies and programs geared to improve the affordability and availability of housing in the local area.
- 2 Participate in discussions and initiatives with DRCOG and the State of Colorado to implement policies and programs designed to increase housing choice and availability across the Front Range region.

- 1 Work with housing organizations and developers to increase the number of affordable units for low- to middle income households supplied in the city.

### POLICIES (Housing Diversity and Affordability)

- 12.2** The city will encourage residential development that supports the needs of a full spectrum of users including, but not limited to, older adults, individuals of all abilities and backgrounds, first-time house buyers, entry-to mid-level employees, move-up buyers, and cultural creatives through the provision of a variety of housing types, prices, styles, and sizes.
- 12.3** The city will support new affordable housing development that will be healthy and safe for the long term and located near childcare, transit, health services, and grocery stores.

## Element 12: Housing

**12.4** The city will support housing diversity, in terms of unit mix, size, bedroom configurations, and overall density, in appropriate areas.

**12.5** The city will support efforts to maintain the "naturally occurring" affordable housing stock in Lafayette, including the supporting existing mobile home communities.

**12.6** The city will maintain programs to encourage the maintenance and enhancement of the existing housing stock and neighborhoods to preserve Lafayette's reputation as a great place to live.

### 12.2 - 12.6 STRATEGIES

- 1 Support or incentivize new housing developments that offer a variety of housing types and/or differing price points.
- 2 Identify redevelopment sites that could provide a variety of housing types to an existing area.
- 3 Explore potential state, federal, and other appropriate grant funding for the construction, rehabilitation, preservation, or improvement of housing that is affordable for low- to moderate-income households.
- 4 Identify partnerships with entities involved with homebuyer training to provide services to Lafayette residents.
- 5 Pursue opportunities to land bank (purchase parcels for future construction of residential units) for affordable housing.

- 6 Create a separate zoning category for mobile home communities to help preserve this specific use category of housing in Lafayette.
- 7 Update the Development Code to ensure that mobile home communities are developed and maintained in accordance with design standards applicable to neighborhoods throughout the city as well as the regulations pertaining to mobile homes established by the state and the federal government.
- 8 Partner with community land trusts to provide affordable home ownership opportunities.
- 9 Explore opportunities to develop studio or live-work units for "cultural creative" workers.
- 10 Update the city's design standards and development codes to allow development designed to accommodate the unique needs of residents with different intellectual, developmental, and physical abilities. Such regulations should allow for the development of autonomous, complete neighborhoods that contemplate a broad mix of on-site support systems, building types and land uses.

### POLICY (Housing Needs and Assessment)

**12.7** Evaluate housing needs regularly to determine strengths, gaps, and opportunities

### 12.7 STRATEGIES



- 1 Perform a housing needs assessment in collaboration with Boulder County or specifically for Lafayette every five years to understand the balance of housing.

Credit: City of Lafayette



# Rezoning Approval Criteria

For the purpose of establishing and maintaining sound, stable and desirable development within the city, the zone district map may be amended with respect to the uses allowed within a certain area of land if **one (1) or more** of the following criteria is met:

	<i>The land to be rezoned was initially zoned in error or the rezoning is of a technical or corrective nature in order to conform zone district boundaries with lot lines;</i>
	<i>Because of changed or changing conditions in a particular area or in the city generally, it is in the public interest and reasonably necessary in promotion of the public health, safety or welfare to rezone a property to encourage development or redevelopment;</i>
	<i>The rezoning is necessary to conform to the Lafayette Comprehensive Plan; or</i>
	<i>The rezoning is necessary to provide land for a community related use that was not anticipated at the time of adoption of the Lafayette Comprehensive Plan, but which use is generally consistent with the policies and goals of said plan, is in the public interest and is reasonably necessary in promotion of the public health, safety or welfare.</i>



# LIHTC – CHFA Timeline



The Colorado Housing Finance Authority (CHFA) provides funding for permanently affordable housing through federal and state tax credits. Tax credits are allocated through a competitive process to developers and housing authorities to deliver homes and ensure people are spending no more than 30% of their income on housing.

## Threshold Criteria (2022 Qualified Allocation Plan)

- *Market Conditions*
- *Proximity to Existing Housing Credit Projects*
- *Project Readiness (**Zoning**)*
- *Overall Financial Feasibility and Viability*
- *Experience and Track Record of the Development and Management Team*
- *Project Costs*
- *Site Suitability*

## Phases 1A & 1B

9% Senior Apartments anticipated award – May 2022 - \$12.4 in tax credit equity

4% LIHTC application submission – August 2022 - \$25M

# Rezoning

## **R2- Single-Family and Two-Family residential**

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### **Permitted Uses**

- Single Family Dwelling
- Two-family Dwelling
- Park or Playground
- Church
- Accessory Uses

## **R3- Multifamily residential**

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### **Permitted Uses**

- Single-family Dwelling
- Two Family Dwelling
- Multifamily Dwelling
- Park or Playground
- Church
- Accessory Uses

Restrictions on Spatial Requirements

## **Proposed Zoning R4- Multifamily Residential**

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### **Adopted Comp Plan Designation:**

- Housing Area

### **Permitted Uses**

- Two Family Dwelling
- Multifamily Dwelling
- Single-family Dwelling
- Park or Playground
- Church
- Accessory Uses