Meeting Agenda

- Introductions
- Recap of Pre-App Meeting with City of Lafayette
- Appropriate Density: Comparable and Analysis
- Lafayette Sketch Plan Process & Timeline
- Community Outreach update
- ELAC next steps
  - Timeline & upcoming public meetings
  - Next meeting date, time, location, agenda topics
- Public Q&A
Recap of Pre-Application meeting

The following site plans do not represent a final plan for the neighborhood but instead show several options for how the neighborhood could be designed based on input received so far and the goals and mission of the Boulder County Housing Authority in fulfilling its role in the intergovernmental agreement with the City of Lafayette. These plans will be informed based on community feedback, City requirements and input, and Boulder County Housing Authority input. Please visit www.lafayettehousing.org for the latest updates.
Recap of Pre-Application meeting
Recap of Pre-Application meeting

LEGEND

- DUPLEXES
- TOWNHOMES
- MULTIFAMILY
- SENIOR HOUSING
- COMMUNITY BUILDING / AMENITY
- OPEN SPACE
- ROADWAYS & PARKING

CONCEPT C

- 410-430 TOTAL UNITS
- 300-310 Multifamily & Senior
- 70-75 Townhomes
- 40-45 Duplexes

The site plans do not represent a final plan for the neighborhood but instead show several options for how the neighborhood could be designed based on an input received on goals and mission of the Boulder County Housing Authority in fulfilling its role in the intergovernmental agreement with the City of Lafayette. These plans will be subject to community feedback, City requirements and input, and Boulder County Housing Authority input. Please visit www.lafayettehousing.org for the latest updates.
Recap of Pre-Application meeting

- Provided the same three plans as presented to ELAC.
- Topics covered:
  - Land planning
  - Roadway connections
  - Drainage
  - Process & timeline
Land Planning items

• Project will require a PUD (Planned Unit Development)
  ▫ This is a “custom” zoning district that will determine things like building height, setbacks, parking, etc.
  ▫ The PUD will be based on an underlying zoning district from the Lafayette code.
Roadway connections

• City prefers a single access onto 120th Street.
  ▫ Supportive of not aligning with Flagg Drive.
• City is supportive of a single new access onto Emma St.
• City/BCHA will explore the potential for a round-about at the intersection of Emma St and Canterbury.
  ▫ Intent is to slow traffic heading west on Emma, provide notice that you’ve entered Old Town.
• Sidewalk and trail connections are desired for the site.
Drainage

- BCHA to strive to keep site runoff at ‘historical levels’
  - Majority of site storm water will be retained and treated on site.
Appropriate Density

• How is density calculated?
  ▫ Most zoning codes define density by dwelling units per acre
    • A dwelling unit is any type of home: Single-family, apartment, etc.

• Why is density important for affordable housing?
  ▫ Lowers cost per unit = more affordable
  ▫ Higher degree of sustainability
  ▫ Allows for better public amenities
  ▫ Allows for better transit services
Appropriate Density: Comparable & Analysis

Old Town
- Typical block of single family homes: 4-6 du/ac
- Existing housing up to 21 du/acre
- Zoning code: up to 13 du/acre

Adjacent mobile home parks
- 8 – 12 du/acre
Visualizing Density
Appropriate Density: Comparable & Analysis
Copperstone Apartments - 18 du/acre
Appropriate Density: Comparable & Analysis
Kestrel - 23.9 du/acre
Appropriate Density: Comparable & Analysis
Eagle Place - 14.3 du/acre
Appropriate Density: Comparable & Analysis
Aspinwall - 12.4 du/acre
# Sketch Plan Process & Timeline

<table>
<thead>
<tr>
<th>Task</th>
<th>Potential Date</th>
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<tbody>
<tr>
<td>BCHA posts initial proposed site plan online</td>
<td>Mid-January</td>
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<tr>
<td>10-day Public Comment period on proposed plan</td>
<td>1/30/2019 – 2/8/2019</td>
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<tr>
<td>Initial Sketch Plan submittal (revised plan)</td>
<td>2/22/2019</td>
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<tr>
<td>Neighborhood meeting w/City staff</td>
<td>First week of March</td>
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<tr>
<td>City technical review</td>
<td>2/22/2019 – 4/12/2019</td>
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<td>BCHA resubmits plan based on feedback</td>
<td>5/24/2019</td>
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<tr>
<td>City technical review – 2\textsuperscript{nd} round</td>
<td>5/24/2019 – 6/16/2019</td>
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<td>BCHA third submittal</td>
<td>7/26/2019</td>
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<td><strong>Depending on comments sketch plan would then go to Planning Commission</strong></td>
<td>Minimum of 30-days from last round of tech comments or 30-days from last BCHA submittal</td>
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Community Outreach Update
Public Q&A
Thank you