

May 3, 2019

Jana Easley  
Planning Manager, Planning and Building  
City of Lafayette Department of Community Development  
1290 S Public Road  
Lafayette, CO 80026

**Re: Sketch Plan Submittal for the Willoughby Corner Neighborhood**

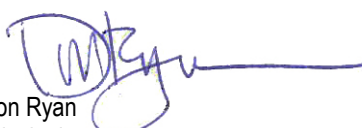
**Dear Jana:**

In anticipation of our upcoming Pre Application meeting with your team on May 9<sup>th</sup>, we are writing to clarify a few key comments we received for the first Sketch Plan submittal for Willoughby Corner.

1. Emma Street: We would like to determine the right of way width and design desired by the City. Planning comments state that Emma Street should continue the width and character of the existing Emma Street to the east in Old Town. However, Engineering suggests that the volumes on Emma may tend to classify this segment as a collector street.
2. Emma Street Roundabout: Related to above, we would like to determine the desired size / location of the proposed roundabout. Collector street volumes suggest that the roundabout may need to be larger, or a different design solution for the Canterbury intersection.
3. Although not required, the traffic study was submitted because traffic and transit were a highlight of the community engagement discussions. The traffic study backs up the widths and design of the streets interior to the site. We respectfully request that engineering please review the traffic study highlights prior to the pre-app meeting to inform engineering and planning decisions related to traffic flow and street design.
4. If the City is in negotiations with RTD, it will benefit this team from understanding the latest preference for transit access to the site, so that we may integrate access to transit into the design of sidewalks and bike paths/racks.
5. Public Green Space: There are several comments related to the public green space, PLD, the utilization of the detention pond, it's emphasis and design. We would like to determine the required public and private green space requirements and details of how they will be calculated, including the detention pond, and any usable areas around the top of slope of the detention pond.
6. Building Massing and Layout: In order to potentially increase green spaces, would the City consider taller structures throughout the site? We have been transitioning from lower 1 and 2 story homes along the perimeter and within the townhomes, with up to 3 story buildings adjacent to the industrial parcels to the south. More 3 story buildings throughout would allow for more green space. The layout is intentionally efficient to allow for the detention pond and additional perimeter buffer areas. We would like to consider more green space through a clustered design that allows for more 3-story structures that transition to the 30-foot-high industrial buildings, if the City is willing to consider such an option.

We appreciate your guidance and look forward to working with you and the City of Lafayette through this process to gain approval of this proposed affordable housing project. Please feel free to contact me with any questions or concerns.

Sincerely,  
**Norris Design**

  
Don Ryan  
Principal