

REVIEW COMMENTS

WILLOUGHBY CORNER (SKETCH)



Please address the following comments with your resubmittal.

GENERAL COMMENTS

1. Instead of focusing on density, the public space (whether privately owned or not) needs to be emphasized and fit well into the community.
2. We would like to see a more creative layout, even if it means losing a few units. The current layout – especially of the townhomes – is very barracks-like.
3. It is unclear if PLD is required for this project. Staff will provide an update as soon as some further research has been done.
4. What community amenity(ies) is this providing for Lafayette?
5. Emma St should be an extension of its current local status including streetscape, etc. that allows it to transition (as seamlessly as possible) into the Old Town Emma St streetscape. While bike lanes and turn lanes may be nice, slower speeds and on-street parking would be appropriate with the existing Emma St streetscape. The round-about will help. We would like to see parallel parking on Emma, at least to Public St #2. On the east side of Public St #2, land will be needed for a turn lane. Work with Engineering on these changes and amount of needed right-of-way.
6. The City has funds that were escrowed for the Peak to Peak sidewalk from Canterbury to Merlin Dr that will need to be completed as part of this project. However, there are some drainage improvements that the City needs to do first, so it may be that you will need to escrow funds also.
7. Consider entering into a license agreement with the City for snow plowing.
8. Consider placing public art in the round-about.
9. Will you incorporate shuttle service to public transportation hubs?
10. For right-of-way needed for the round-about at Emma St, the City will need fee title to any land needed, not just by easements.

Fire Department

1. Depending on building mass (sq footage) and fire flows additional hydrants may be required particularly for townhomes and multi-family senior housing.
2. The townhomes may need to be sprinklered to reduce the fire flow requirement to accommodate the water currently available.
3. The senior/multi-family housing units may need additional site hydrants to accommodate FDC placement within 100' of the truck.
4. Run a truck simulation for turn radii in particular alleys around townhomes, NE multi-family senior building Tract K and community building.
5. No parking signage for roads without on street/alley parking.
6. Timing of road construction in the areas with concrete instead of asphalt, ensuring fire truck access prior to combustibles being brought on site.

City Engineer

7. Please see attached memo.

LOSAC (Lafayette Open Space Advisory Committee)

8. LOSAC is reviewing the Public Land Dedication requirement. They met on April 4 and will meet again on May 2 to discuss. Please provide, by no later than April 26, the following:
 - a. LOSAC would like more information on the exact open land acreage of the existing parks, and potentially including the community building as a public-use facility.
 - b. LOSAC would like further details on trails within the community and how connections will be made to adjacent open space trails.
9. In general, LOSAC sees reason to be more open-minded and creative about PLD in this case, given the nature of the development, which is targeted for affordable housing.

Open Space – Staff comments

10. Show clear crossing plan and connections to Open Space BNSF trail system.
11. Applicant will construct the trail connection for the neighborhood.
12. Pedestrian crossings should be removed from planned cul-de-sac's, and relocated to the street straight a-ways, with protected raised/crossings or monolithic alternative.
13. Staff recommends shelters be added to Tract J and the Southern edge of the detention area along 120th street.
14. The end of the alley on tract B does not allow for snow removal, removing or relocating lot #1 would be recommended.

Boulder County Transportation and Land Use

15. Please see attached memo.

Boulder Valley School District

16. Please see attached letter.

ALL SHEETS, as applicable

17. Margins – 1" left, 1/2" all others

SKETCH PLAN

Sheet 1 – COVER SHEET

18. Title needs to read:

WILLOUGHBY CORNER
SKETCH PLAN
Tract A-1...
(remove the date)

19. Vicinity map
 - a. Remove owner names
 - b. Change Tract A-2 to "Plattner Tract"
20. Change Tracts A-L to Outlots A-L.
21. You will need an outlet around the community building.
22. Multi-family buildings will need to be on their own lots (building envelopes). Continue lot numbering (161-165) or decide a different way to number (i.e. Lot 1A, 2A, etc.).
23. Show Outlot and Lot lines more clearly.

24. Change 'open space' to 'open area' or 'green space'.
25. Legal – Parcel B is not platted; it is an easement. No need to include it.
26. Proposed Code modifications will include:
 - a. Zero lot lines;
 - b.

Sheet 2 –SITE PLAN

27. Lots 1, 2 and 3 are too close to the corner.
28. Change all Tracts to Outlots (A-L)
29. Change Tract A-2 to Plattner Tract
30. Tract A-2 is the skinny stretch above the Plattner Tract containing 0.182 acres. Please label.
31. Label the same area as the new Tract A-2 with a 10-ft electricity and natural gas easement and agreement, Rec No 2255539
32. The southwest 10' electricity and natural gas easement and agreement is actually a utility easement – please relabel.
33. Add owner's names on Lots 1 and 2 (Prairie View, LLC) and add Coal Park Subdivision below lot number. At such time the preliminary plat comes in, it will need to include new plats for Lots 1 and 2 that Prairie View, LLC owns.
34. Move label for Tract (Outlot) K to be within the outlot area, not under the building.
35. Canterbury Dr should be the name for Public Street #1. We suggest Willoughby Ave for Public St #2.
36. Work with Peak to Peak and BNSF on a trail connection; extend south of your site at Canterbury Dr round-about.
37. There cannot be a sidewalk connection through the detention pond.
38. Sidewalk and related improvements will need to be shown along 120th St, per the widening specs.
39. A lot of sidewalk connections just end – is this the intent?
40. Raised pedestrian connections in public streets are not permitted.
41. Provide pedestrian connections across Public Street #1 to multi-family building.
42. Sidewalks need to be 6 feet in width.
43. The pork chop island at 120th St needs to be reconfigured to ensure no left turn out.
44. Provide easements across Tracts (Outlots) B, C and L for water/sewer main line extensions.
- 45.

Sheet 3 – CONCEPT UTILITY PLAN

46. Amend per site plan comments, as relevant
- 47.

Sheet 4 – CONCEPT GRADING PLAN

48. Amend per site plan comments, as relevant

Sheet 5 – PHASING PLAN

49. Amend per site plan comments, as relevant
50. All public improvements, such as Public Street #2, Emma St improvements and 120th St improvements will need to be completed with Phase 1.
51. Are future bike land/travel lane detailed on plan accurate?

Sheet 6 – LANDSCAPE PLAN

52. Amend per site plan comments, as relevant

53. Change Spaulding St to Public Street #1. Label Public Street #2.
54. The dog park area on the southwest is shown on the east – which is it? Both?
55. The detention pond provides no usable green space. Could there be a loop trail around it for jogging/walking/biking?
56. Suggest providing evergreens and shade trees along south/southwest border due to screen adjacent use and provide shade for parking.

Sheet 7 – WATER USE PLAN

57. Calculate water usage and show on this sheet.
58. Show sidewalk across detention.
59. Address one/two dog parks.
60. Street names...
61. Suggest using hatched lines rather than grey scale.

Sheet 8 – TYPICAL STREET SECTIONS & LOT DIMENSIONS

62. Street minimum lane sizes are not being met
63. Typical duplex and townhome lots – measurements are wrong
64. Side street is the same as Side, so 15' in R4.
65. For preliminary PUD you will be asking for Code modifications for setbacks, lot size and street widths.
66. MF lots will be larger – correct when you figure out the size of those

Sorenson Engineering, Inc.



1169 Aspen Street, Broomfield, CO 80020
Phone: 303-439-0381 Fax: 303-438-8681

PROJECT TECHNICAL MEMORANDUM

To: Jana Easley Proj. # 19-100 ~ Willoughby
From: Pat Sorenson, City Interim Plan Review Engineer
Project: **Willoughby Corner Sketch Plan**
Date: 04.12.19

Jana,

I have the following comments on the 02/22/19 SKETCH 01 7 sheet drawing set.

Cover sheet

The tables appear to be in order effectively identifying this 24.10-acre site is planned for 400 residential units which will have significant impacts to the City infrastructure including sanitary sewer, water, storm drainage and street system. Without having specific utility and transportation impact studies at this stage, these matters will need to be closely reviewed in the future and such studies, even if provided in letter format with brief levels of analysis, i.e., " cursory " in nature should be provided as conditions of any formal sketch plan action.

Site Plan

Regarding the interior street system, the following should be considered:

- Parking spaces at all intersections should be pulled back one length to allow for travelling vehicle stacking and improve intersection visibility.
- The roundabouts conceptually appear to be acceptable, subject to further engineering design work by a qualified transportation engineer and review by staff. The interior of the circles is labelled for landscape. Such will need to be pulled back approx. 5' from the curbing, cannot hinder visibility and should be low water demand.
- Parking along the north south segment of Canterbury is discouraged. The low number of 11 spaces seems to have little benefit to the community at this location. Also, this more highly travelled street could create unsafe pedestrian and travelling conditions with this parking scenario in place.
- The narrowing of the south lag of the southerly roundabout to a one-way condition may be too restrictive for long term uses. The sidewalk connections from the open areas on each side to the southeast of this roundabout need to align with the cross walk.
- The Public Streets need to be named. The street width for Public street #2 needs to be 24' and the same applies to Public Street #1 as it approached 120th (not labelled on plan)
- These public street connections at Emma and 120th may or may not work for full movement or $\frac{3}{4}$ movement and need to be further reviewed by a transportation engineer

at the time of the transportation impact “letter” study indicated above also subject to review by City staff.

- The alley T connections need to be designed for Emergency Vehicle movement. All alleys should be privately owned and maintained.
- Townhome garage accesses at alley corners need to be located away from the corner to allow for safe and clear turning movement for both the alley travelling vehicles and the end townhome entering and exiting vehicles.
- The parking in the Senior Living areas show rows in excess of 20 cars that should be broken up with more landscape peninsulas.
- Regarding the major existing streets, Emma Street will need to be centered into the City standard local or collector street section. Curb, gutter and sidewalk are needed along both sides; however, the northerly side could be delayed until development of that site. The 120th Street section falls at the northerly end of the 120th Street and South Boulder Road Master plan. The applicant will need to meet with staff to review and implement right of way and possibly improvements following this plan. The pending changes to 120th Street, at this point, do not appear to impact any internal site plan work.
- With this site trip generation combined with background traffic on East Emma, this segment of Emma will likely carry collector street volumes. Emma will need to be widened on both sides to accommodate the collector street section criteria. The roundabout on Emma will require even more right of way taking from the property to the north.
- Signage and striping for stop signs, speed limits, crossings, etc. will need to be reviewed with the preparation of the transportation impact analysis letter.

Concept Utility Plan

- Generally, the layouts of the sanitary sewer mains, watermains and storm sewer mains appear to be adequately engineered at this stage and doable internally.
- The line depths on the sanitary sewer (to be determined), may require wider easement widths. Certain storm sewer lines will need to be considered as private, such as the system in the senior living building area and possibly lines in the private alleys.
- The detention pond may appear to be large, but this surface area also allows for a shallower system and a good buffer.

Concept Grading Plan

- The bottom slopes of the pond should be reviewed for possible grades in the 3 to 5 percent sideslope which can provide for ease of maintenance, and possibly passive recreation uses. The path across the pond can work but its connection to Flagg Drive does not “seem” like a good fit. The detention pond will need to be privately owned and maintained.

Phasing Plan

- Overall, the timing and phasing break down appears that such will not adversely affect availability of City services, but staff needs to review the water demand scheduling more closely and due to current limited resources in Public Works department, we have not been able to look at this, but may have further information and likely confirmation within the next couple weeks.

Landscape Plan

- Sight triangles need to be identified at all intersection for confirmation of safe visibility for travelling vehicles, cyclists and pedestrians.

Water Use Plan

- The high zone strips along streets should be eliminated or relocated. The overspray onto pavement and the long-term impacts to saturating subgrade are problematic.

Typical Street Sections and Lot Dimensions

- See above comments with respect to street widths, etc. The lot dimensions have typos.



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

TO: Jana Easley, Planning Manager, City of Lafayette
FROM: Christy Wiseman, Nicole Wobus, and Dale Case, Boulder County Land Use
RE: Willoughby Corner Sketch Plan (File Number SPR-1-19)
DATE: April 10, 2019

Boulder County Land Use staff received a referral letter for the Willoughby Corner Sketch Plan on March 28, 2019. The Willoughby Corner project includes 400 affordable homes on 24.10 acres within the City of Lafayette. The county does not have jurisdiction of the land proposed for development, but staff has reviewed the materials and would like to provide the following comments.

The Boulder County Comprehensive Plan supports the utilization of public housing programs and the construction of new units to meet the housing needs of low and moderate income families and senior citizens. Integrating low and moderate income housing across the community and improving the diversity of the region's housing stock will help make incremental progress toward addressing the region's affordable housing challenges. Willoughby Corner would help offer housing solutions to meet the wide ranging and evolving needs of the Boulder County community. Boulder County Land Use encourages Willoughby Corner, and all future development in communities across the county, to contribute to county-wide goals related to housing to the extent feasible. Those goals are articulated in the [Regional Affordable Housing Strategic Plan](#).

The Boulder County Comprehensive Plan also encourages new residential development to be located such that residents have access to water and sewer service, fire protection, public transportation, employment, shopping, schools, social services, and recreational activities. Due to the project's location within the incorporated City of Lafayette, these services will be available.

The Boulder County Transportation Department has also reviewed the proposed Sketch Plan. The Transportation Department's comments are attached to this memo.

This concludes our comments at this time.



Transportation Department

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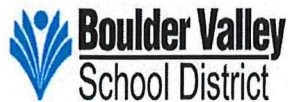
April 3rd, 2019

TO: Christy Wiseman – Long Range Planner; Land Use Department
FROM: Hélène Levaufre, Development Review Coordinator
SUBJECT: City of Lafayette – Willoughby Corner Project

The Transportation Department has reviewed the above referenced project and has the following comments:

1. The Transportation Department recommends that the City of Lafayette annex the Northern half of the Emma Street right-of-way and the Eastern half of the 120th Street right-of-way along the edges of the proposed development.
2. This development will put more pressure on the Emma / 120th Street intersection. The Transportation Department recommends creating turn lanes and moving the intersection to the North.
3. The Transportation Department recommends including a sidewalk along the south side of Emma Street, and extend the sidewalks along the North-South through street up to Emma Street. Future development plans for a large commercial center east of the 120th Street / Emma intersection is expected to generate a large amount of pedestrian demand.
4. The development plan shows the future 120th Street right-of-way but the proposed improvements don't match up to that alignment. The Transportation Department recommends constructing the new access to align with the final condition. The access should be pulled back to the future edge of the pavement and incorporate the crossing of the future multiuse path, as well as acceleration and deceleration lanes and bike lanes.

This concludes our comments at this time.



Planning Office
 303-245-5794
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6500 East Arapahoe, PO Box 9011
 Boulder, CO 80301

April 10, 2019

City of Lafayette
 Planning and Building
 Attn: Jana Easley
 1290 Public Rd.
 Lafayette, CO 80026

RE: Willoughby Corner Sketch Plan SPR-1-19

Dear Jana:

Thank you for submitting the Willoughby Corner Sketch Plan application materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities. This development application proposes to construct 120 multi-family, 114 townhome, and 46 duplex units with an expected impact of 63 new students on the Sanchez Elementary, Angevine Middle, and Centaurus High school feeder system. The current capacity status including this project's impacts are noted below.

School	Current Capacity Status Oct. 2018				Project Impact		
	Resident Students*	Program Capacity	School Enrollment	Perc. Capacity	Student Impact	New Enrollment	New % Capacity
Elementary	639	418	331	79.2%	31	362	86.6%
Middle School	972	926	693	74.8%	14	707	76.3%
High School	1703	1843	1308	71.0%	18	1326	71.9%
Total	3314		2332		63		

*represents the number of BVSD students for the given grade level living within the attendance area.

BVSD can serve this development at all levels with existing or planned capacity. In addition, Lafayette is still expected to generate additional programming needs for BVSD in the coming years and BVSD requests that the school site north of Baseline Road be retained for future school use.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

Glen Segrue A.I.C.P.
 Senior Planner