

**East Lafayette Advisory Committee**  
January 7, 2019, 6pm  
Aspinwall at Josephine Commons, 771 Excelsior Place

**DRAFT Meeting Minutes**

**1. Introductions** - The meeting began with the introductions of meeting attendees.

**2. Conceptual Sketch Plan**

- Traffic Data
- Illustrative Plan
- Level of Service

**Traffic Data** - Traffic Engineer Troy Russ and Ian Swallow presented to the ELAC information collected relating to traffic at Emma and 120<sup>th</sup> Streets. They reviewed the existing traffic counts and the trip distribution. Questions and comments about the data and the proposed traffic improvements include:

- Have right turn only onto 120<sup>th</sup> from Emma
- Will the round-a-bout on Canterbury be on the drawings before we submit to the City?
- What are you planning on upgrading?
- The only change I am expecting, trip assignment distribution will be shifted up to Emma off of 120th.
- Can you tell us from this project how many will be turning onto Emma? 12+6 turn L onto Emma am peak and 4+1 turn R onto Emma.
- Are we far enough along to look at the program to reflect the senior portion of the project? We took the number of senior housing units and overlaid it to the trip assignment , so yes this plan does take into consideration of the senior housing program, about 30% of the units
- If we have public transportation going through the site, have you factored that into the model?

BCHA explained that in making projections and modelling for future traffic counts, there is a regional transportation model that anticipates zoning changes and population changes. right now there is 2040 base model (model shows that cars choose the fastest and easiest), we look at existing trips and then overlay it with the model. ABCCHA also explained that when we do a traffic study we have to be as conservative as possible - not taking into consideration public transportation and bike lanes at this time.

**Illustrative Plan** – BCHA then reviewed the Illustrative Plan and that they took the main points from Plan B and came up with illustrative. This plan made the alley smaller and more walkable. Also developed further is an amenity space with a playground and community room. This plan also has a connection to Canterbury, to reduce the traffic on Emma.

- How many would be for sale? No less than 20%, it would be throughout but not in multifamily. The units would be affordable, deed restrictive; 60-120% AMI for Boulder County.
- Where are the duplex and the townhouse going to park? They will park on their parcels. 1.65 spaces per units for entire project this does not include on street parking
- I really like the carports, it saves the parking for the unit. People have a tendency to store in the garage and park on the street, carports typically are only used for cars
- There doesn't seem like a lot of gardens

- It seems excessive to have 3 roads connecting to Canterbury
- I am concerned that you are backing up into campus
- Is the path encouraging kids crossing 120th, need a safe crossing
- Will there be bike lanes on 120th?
- How will the project residence access to the trails?
- Can you please change the word “Open” I think people in Lafayette consider open space something else.
- Will the sidewalk connect across our Peak to Peak property?
- My concern is the park area. Can we make an expanded park?

**Level of Service** – After looking at the traffic counts and the proposed illustrative plan, BCHA reviewed the traffic level of Service Tables that looks at existing and future conditions.

An ELAC member asked for the minimum number of units at Willoughby Corner that would trigger traffic improvements and an ELAC member expressed support for the least amount of density for the most amount of traffic improvements. Also, a comment was made about infrastructure and WiFi on Flagg Drive. Additional comments include:

- It feels like you went above and beyond addressing that issues. There are items that density brings, that seem to be incorrect. It gets people out of their cars, increases walkable and can increase property values. I would like to hear what people are concerned about density, because if we aren’t talking about them we can’t address them.
- I think everyone needs to be heard, I don’t understand about development and traffic. This is about economics, we got everything we wanted on the plan, we got a road that is going to make a big difference, I am impressed. We can afford to have a park space and road, commons space. I know it comes down to economics and their mission.
- I am not concerned about crime, I won’t be able to afford living here. I am concerned about City services. I thought we agreed to 350-370 and now we are 400 it seems like a lot. If there is any what to come down in the numbers.

### **3. Community Outreach Meeting Schedules**

BCHA anticipates coordinating community meetings for Flagg Drive and Old Town – meetings that will be notified by flyer and postcard. Marcus will touch base with the ELAC representatives on the meetings coordination and timing of notices. The City notifies all owners within 750’ of the project.

### **4. Willoughby Corner Naming Process**

Ian reviewed the name and the community process to select Willoughby Corner.

### **5. ELAC Next Steps**

The next ELAC meeting is set for February 11<sup>th</sup>.

### **6. Public Q & A**

Meeting adjourned at 9:10pm