Willoughby Corner Update
East Lafayette Advisory Committee

December 1, 2021

www.willoughbycorner.org
Agenda

1. Introductions

2. Pinkard Construction Team. Background and Role

3. Willoughby Corner – Project Update
   - Lafayette Preliminary Plan Process and PUD Process

4. Future Agenda Items

5. Public Q&A
Submitting Questions - Instructions Attendees

Click to Notify panelists

Click to leave a comment
INTRODUCTION

- Willoughby Corner Team Members
- ELAC Members
- Community Updates
Introductions
### ELAC Members & Community Update

**MEMBER ORGANIZATIONS**

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<th>Organization</th>
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<td>1</td>
<td>Old Town</td>
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<tr>
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<td>Flagg Drive Neighbors</td>
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<td>3</td>
<td>Arbordale Acres</td>
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<td>4</td>
<td>Southern Edge Neighbors</td>
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<td>5</td>
<td>Emma Street Neighbors</td>
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<td>6</td>
<td>Peak to Peak</td>
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<td>7</td>
<td>Local Business</td>
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<td>Senior Advisory Board</td>
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<td>Livable Lafayette</td>
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<td>Non-Profit Representative</td>
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<td>11</td>
<td>At-Large Representative</td>
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Pinkard Construction Team

- Background
- Project Role
We are a construction company specializing in both ground-up, renovation, construction manager/general contractor (CM/GC), and design-build projects. Our experience includes many senior living, affordable housing, multi-family, recreation, municipal and commercial projects. We focus on maximizing value while providing durable, life-cycle-tested materials and construction techniques that are owner and facilities management-friendly. Pinkard’s focus is to Partner Better, Plan Better, Build Better. Our project teams are specialists in forging long-term owner/architect/contractor relationships that create life-long value.
Willoughby Corner - Project Update
Preliminary Process

Planned Unit Development
Planned Unit Development

Purpose:
The PUD Sets the Vision and development standards for future development and provide Council with opportunities to weigh in at an early stage.

- Setbacks
- Heights
- Dimensional (code) modifications
- Parameters
# PUD Timeline

<table>
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<th>Dates</th>
<th>Tasks</th>
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<tr>
<td>December 2021</td>
<td>ELAC Meeting</td>
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<tr>
<td>December 2021</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; PUD/ Rezoning Submittal</td>
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<tr>
<td>Dec 15, 2021</td>
<td>Neighborhood Meeting</td>
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<tr>
<td>Early 1&lt;sup&gt;st&lt;/sup&gt; Quarter 2022</td>
<td>ELAC Meeting</td>
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<tr>
<td>1&lt;sup&gt;st&lt;/sup&gt; Quarter 2022</td>
<td>Planning Commission Hearing</td>
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<td>Early 2&lt;sup&gt;nd&lt;/sup&gt; Quarter 2022</td>
<td>ELAC Meeting</td>
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<td>2&lt;sup&gt;nd&lt;/sup&gt; Quarter 2022</td>
<td>City Council Hearing</td>
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<tr>
<td>Early 3&lt;sup&gt;rd&lt;/sup&gt; Quarter 2022</td>
<td>ELAC Meeting</td>
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<tr>
<td>3&lt;sup&gt;rd&lt;/sup&gt; Quarter 2022</td>
<td>Permitting</td>
</tr>
<tr>
<td>Winter 2023</td>
<td>Begin Phase 1 Construction</td>
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* Timeline may be subject to change based on City Review
Planned Unit Development

Early Conceptual Plans
WC - Planned Unit Development
WC - Planned Unit Development

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1/4 OF SECTION 2, T15S, R89W OF THE 6TH P.M., CITY OF LAFFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 24.996 ACRES

KEY
- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- PEDESTRIAN SIDEWALKS
- PEDESTRIAN CROSSINGS

THE DEVELOPMENT WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE SITE AND ENHANCED PEDESTRIAN CROSSINGS OF THE PUBLIC ROADWAYS. ENHANCEMENTS MAY INCLUDE:
1. RAISED PEDESTRIAN CROSSINGS, SPEED TABLES AND/OR COLORED PAVEMENTS TO INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS
2. EXTENSIONS TO PROVIDE TRAFFIC SIGNS AND REDUCE PEDESTRIAN CROSSING DISTANCES WHILE INCREASING THE VISIBILITY TO MOTORIST AND PEDESTRIANS LOOKING TO CROSS THE ROADWAY
3. RECTANGULAR Rapid Flashing BEACON (RFBDs) OR OTHER HIGH VISIBILITY PEDESTRIAN CROSSING SIGNALS FOR PEDESTRIAN CROSSINGS LOCATED AT ROUNDABOUT OUTER ISLANDS
4. DIRECT PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR VISUALLY IMPAIRED PEDESTRIANS
5. INTERSECTION CURB RETURN RADS THAT ALLOW FOR REQUIRED VEHICULAR TURNS WHILE ENCOURAGING SLOWER TRAVEL SPEEDS
6. WHERE POSSIBLE, DETACHED SIDEWALKS THAT PROVIDE DIRECT AND CONVENIENT ACCESS THROUGH THE SITE AND PROVIDE ACCESSIBILITY
7. A MULTITUDE TRAIL ALONG THE SOUTH SIDE OF EMMA STREET AND WEST SIDE OF 120TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLISTS
8. SHARED LANE MARKINGS "SHARROWS" TO ADVISE ROADWAY USERS TO THE PRESENCE OF CYCLES

ACCESS PLAN
WC - Planned Unit Development

Images are conceptual
WC - Planned Unit Development

Images are conceptual
WC - Planned Unit Development

Images are conceptual
WC - Planned Unit Development

Images are conceptual
Next Steps
FOR IMMEDIATE RELEASE
November 30, 2021

Design and Pre-Construction Team Selected for New Lafayette Neighborhood of Affordable Homes

More community input being collected for Willoughby Corner

(Boulder County, Colo.) – The Boulder County Housing Authority’s plans for creating a new neighborhood of affordable homes in Lafayette are advancing as they include the selection of a design and construction team and opportunities for additional community input for the 24-acre site. Once completed, Willoughby Corner will feature 400 affordable rental and for-sale homes at the intersection of 120th and Emma Streets. Affordable apartments, townhomes and duplexes will be available to families and individuals who qualify.

“We are excited to move things forward for this important new neighborhood of affordable homes in east Lafayette,” said Norrie Boyd, Executive Director of the Boulder County Housing Authority (BCHA).

“The Willoughby Corner site includes a variety of architectural styles to meet the needs of singles, families, and seniors. The design is squarely focused on sustainability, including solar photovoltaics and electric vehicle charging stations, a network of community gardens, pedestrian and bike trails, and access to transit. The below-market rate rental and for-sale options at Willoughby Corner will provide the community with affordable living in Lafayette, where the median home price is well over $600 thousand and climbing.”

BCHA has hired Colorado Springs-based design firm HB&A to complete the architectural design for Willoughby Corner, joining master planning and landscape architecture from Norris Design and civil engineer Drexel-Barrier. HB&A has previously provided architectural design for BCHA’s Josephine Commons and Aspavall neighborhoods of affordable homes, developed in 2011 and 2013 and also located in the city of Lafayette. Pinkard Construction was recently retained for preconstruction services and brings expertise in cost estimating and constructing affordable housing. These firms were selected through extensive request for proposals processes and BCHA is honored to have such talented design and construction partners for this multi-year project. The team is currently pursuing entitlements with the City of Lafayette Planning Commission and City Council. Upcoming opportunities for the public to hear updates and engage with the team include a neighborhood meeting on December 15. Details will be listed at www.WilloughbyCorner.org. BCHA expects to complete the Willoughby Corner design process by summer 2022 and receive permits later in the year to begin construction in 2023.

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PARA DIVULGACIÓN INMEDIATA
30 de noviembre de 2021
Contacto: Jim Williams, 303-579-6971

Se ha seleccionado al equipo de diseño y preconstrucción del nuevo vecindario de viviendas asequibles en Lafayette

Se está recaudando más información de la comunidad para Willoughby Corner

(Conduad de Boulder, Colo.) Los planes de la Autoridad de Vivienda del Condado de Boulder para crear un nuevo vecindario de viviendas asequibles en Lafayette están avanzando para incluir la selección de un equipo de diseño y construcción y ofrecer oportunidades para recibir más comentarios de la comunidad sobre el sitio de 24 acres. Una vez terminado, Willoughby Corner contará con 400 viviendas asequibles de alquiler y venta en la intersección de las calles 120 y Emma. Habrá apartamentos, casas adosadas y dúplex asequibles para las familias y personas que reúnan los requisitos.

“No nos entusiasma el avance de este importante nuevo vecindario de viviendas asequibles en el este de Lafayette”, comentó Norrie Boyd, Directora Ejecutiva de la Autoridad de Vivienda del Condado de Boulder (BCHA). “El emplazamiento de Willoughby Corner incluye una variedad de estilos arquitectónicos para satisfacer las necesidades de solteros, familias y adultos mayores. El diseño se centra directamente en la sostenibilidad y en proyectos de energía solar fotovoltaica y estaciones de carga de vehículos eléctricos, una red de jardines comunitarios, senderos para peatones y bicicletas y acceso al transporte público. Las opciones de alquiler y venta por debajo del precio de mercado en Willoughby Corner ofrecerán a la comunidad un lugar asequible para vivir en Lafayette, donde el precio medio de la vivienda supera ampliamente los 600,000 dólares y va en aumento”.

BCHA ha contratado a la empresa de diseño HB&A, con sede en Colorado Springs, para realizar el diseño arquitectónico de Willoughby Corner, uniéndose así a la empresa de planificación general y arquitectura paisajística Norris Design y a la de ingeniería civil Drexel-Barrier. HB&A realizó anteriormente el diseño arquitectónico de los vecindarios de viviendas asequibles Josephine Commons y Aspavall de BCHA, construidos en 2011 y 2013 y también ubicados en la ciudad de Lafayette. La empresa Pinkard Construction fue contratada recientemente para los servicios de preconstrucción y aporta su experiencia en estimación de costos y construcción de viviendas asequibles. Estas empresas fueron
Future Agenda Items

www.willoughbycorner.org
Thank You

www.willoughbycorner.org