

December 14, 2021

City of Lafayette
Attn: Jana Easley and Millissa Berry
Planning Division
1290 S. Public Rd.
Lafayette, CO 80026



RE: WILLOUGHBY CORNER PUD– 1ST SUBMITTAL / REZONING - RESUBMITTAL

Dear Jana and Millissa,

On behalf of the Boulder County Housing Authority (BCHA) we are pleased to submit the Willoughby Corner PUD and re-submit the request to rezone the property to R4. As you are aware, Planning Commission reviewed the Sketch Plan for this project in September of 2019. Following, an application for a Preliminary Plan was submitted, with first review comments received in June of 2020. Unfortunately, the project was put on hold due to Covid-19. This project was then re-initiated in April of this year with the assembling of a full design team. In this time, the City has been doing work to improve the planning approvals process and adopt a new Comprehensive plan, and we have appreciated the opportunity to discuss the overall design intent of the community and more clearly understand the expectations around the PUD document.

Per the City's directive, we are no longer moving forward with a Preliminary Plan nor the Comprehensive Plan Amendment for the entire site. Rather, we are now submitting the Willoughby Corner PUD and we are still proceeding the rezoning to R4 with a PUD overlay. Following receipt of the City's first review comments on the PUD, it is our intent to submit an application for a Preliminary Plat with the second PUD submittal. It is our understanding that, following the approval of the PUD, BCHA will be able to submit for a site plan for Phase I. BCHA's funding is tied to very specific deadlines for obtaining entitlements and building permits, so time is of the essence.

The overall intent of the Willoughby Corner PUD will facilitate the vision of the community as presented in the Preliminary Plan. The neighborhood, developed by BCHA, proposes 400 permanently affordable homes in a variety of building types including 30 duplexes, 130 townhomes, and 240 apartments (63 of which are designated for senior housing). In addition to the new affordable workforce housing units, the 24-acre neighborhood will include community gardens, a community building, dog park, trails and park space. BCHA anticipates that at least 320 of the 400 homes developed will be restricted at 60% AMI, and at least 80 homes will be for-sale to households earning 120% AMI or below. These permanent affordability restriction terms meet the intent of the Intergovernmental Agreement that was signed between the City of Lafayette, Boulder County and Boulder County Housing Authority when the entities collaborated on the purchase of the property specifically to serve the affordable housing needs of the community. Willoughby Corner is a 100% permanently affordable community, going above and beyond the IGA, which allowed for up to 80 market-rate homes.

The PUD includes six Planning Areas and six outlots (additional outlots will be created with future plats). There have been no material changes to the overall development plan since the Preliminary Plan was submitted. Outlots C & E are 1.8 acres combined and include two community parks. Parcel A is comprised of 30 duplexes. Parcel B will include 128 townhomes. Community buildings with 14 residential units above are planned for Parcel C. Parcels D and F are planned for 107 multi-family units while Parcel E will include 63 senior multi-family units.

The design team is in discussion with RTD regarding the future RTD service route and bus stops. Additionally, conversations are proceeding with the City's parks staff as well as the Boulder County Open Space and Trails Department to discuss internal trails and connections with existing and future external trails. BCHA and the entire team continue to prioritize the pedestrian experience in all areas of the Willoughby neighborhood. The team will pursue a

parking ratio of an average of 1.5 parking spaces per unit to be applied across the entire site. BCHA has been trending towards developing housing with a parking ratio of .5 cars to 1 unit and which includes infrastructure for multi-modal options as public transportation alternatives become more robust throughout Boulder County. Please see the attached BCHA parking study demonstrating the adequacy of a lower parking ratio at two BCHA affordable housing communities.

In regard to community engagement, we have also held two ELAC meetings (September 15, 2021 & December 1, 2021) and are scheduled to hold a neighborhood meeting on December 15, 2021, in accordance with the City's required procedures. Because the December meeting is close to the holidays, a second neighborhood meeting is planned for January 13, 2022.

We are excited to move this project forward and appreciate City staff's time in reviewing this application. Please do not hesitate to reach out with any questions.

Best Regards,



Kristin Dean, AICP
Senior Associate - Planner