Agenda

01 Introductions
02 Overview of Process
03 Purpose of Meeting
04 BCHA Schedule
05 Project overview and discussion
06 How to provide feedback
07 Q&A
Plans are conceptual and subject to change with future design development.

Submitting Questions - Instructions Attendees

Click to ask a question

Call in Number: (669)900-6833
Meeting ID#: 833-0885-6818
Introductions
Meet the Willoughby Corner Team

• Boulder County Housing Authority—Norrie Boyd, Justin Lightfield, Molly Chiang

• Norris Design—Don Ryan, Kristin Dean

• The Pachner Company—Marcus Pachner

• HB&A - Tino Leone, Steven Powell

• Drexel Barrell—Cameron Knapp

• Kimley Horn—Chris Hopkins

• Pinkard Construction - Tyler Morgan, Joe Reveille
Who is Boulder County Housing Authority?

• BCHA is the affordable housing provider for Boulder County including Lafayette.
  • We also work in: Louisville, Longmont, Lyons, Nederland, Niwot, Gunbarrel, Erie and Superior.
• We have 844 housing Vouchers in the community and we own and manage 835 permanently affordable rental homes.
  ■ 257 of these are in Lafayette
• We serve all types of families, individuals, and seniors.
Partnership

2017 Intergovernmental Agreement
City of Lafayette & Boulder
County/BCHA

- **Affordable Rental:** 80% of all units will be deed-restricted units for tenants earning at or below 60% of the Area Median Income (AMI). No less than 10% of these units shall be age-restricted for occupancy by persons fifty-five years of age or older.

- **Affordable For-Sale:** 20% of all units will be deed-restricted for-sale units for households earning at or below 120% of the AMI.

- **Unrestricted Market-rate:** Not to exceed 20% of the total number of residential units.

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Community Outreach 18 + Months

- Delivered close to 5,000 flyers and postcards to nearby households and local businesses

- Hosted 25 community meetings and open houses – 3 in Spanish - with more than 500 attendees

- Established the East Lafayette Advisory Committee, and facilitated 10 ELAC meetings with representatives from:
  - Old Town
  - Flagg Drive
  - Arbordale Acres
  - Emma Street
  - Southern Edge
  - Peak to Peak School
  - Sister Carmen
  - Immaculate Conception
  - Senior Advisory Board
  - Liveable Lafayette
Inspiration
Overview of City Process
Entitlement Step

Establishment of rules and standards to guide development. Preliminary design of infrastructure.

- Planned Unit Development
- Rezoning

Subdivision/Infrastructure Step


- Platting
- Civil infrastructure Construction Drawings

Vertical Construction Step

Site specific plans and buildings. Phased by development parcel(s) Each lot requires a site plan.

- Site Plan/Architecture
- Building and Utility Permitting
Entitlement Step

- Rezoning establishes a base zone district(s) for development.
  - Permitted Uses
  - Maximum Building Height
  - Lot sizes, setbacks, lot coverage
  - Parking, landscaping requirements
- Planned Unit Development (PUD)
  - Modifications to underlying zoning standards
  - Establishment of Land Use Plan
  - Establishment of Open Space/Public Spaces
  - Street, bicycle, pedestrian facility layout and design
    - Traffic Study
  - Preliminary Trunk line Infrastructure
    - Water Study
    - Wastewater Study
    - Drainage Study
  - Streetscape and Open/Public Space landscaping
  - Design standards or guidelines for future site-specific development/buildings.
    - The PUD does not dictate final architecture of specific buildings, but sets forth elements that must be incorporated into final design.
Purpose of Meeting
Willoughby Corner

Meeting Goals

- Project Update
- Gather Neighborhood Input
Willoughby Corner Background
Concentric Approach

REGION

- Regional Housing Partnerships
- Regional Transportation

COMMUNITY

- Old Town businesses
- Local business groups
- Community non-profits
- Lafayette-based organizations
- Open Space / Trail Groups

NEIGHBORS

- Adjacent and nearby neighbors
- Adjacent commercial properties
- Historic stakeholders
- Neighborhood leaders
- Peak to Peak School
Our Community Outreach Method

LISTEN  INTEGRATE  DRAW
The East Lafayette Advisory Committee (ELAC) is a community group of citizens and others who want to help advise Boulder County Housing Authority staff in implementing an inclusive and effective community engagement plan and ensuring the creation of affordable homes at East Emma and 120th streets is a true community enhancement.

The ELAC is comprised of approximately 11 community members that represent the diverse community interests of Lafayette. Each member organization will self-select a representative and an alternate to serve on the ELAC.

**MEMBER ORGANIZATIONS**

1. Old Town
2. Flagg Drive Neighbors
3. Arbordale Acres
4. Southern Edge Neighbors
5. Emma Street Neighbors
6. Schools
7. Local Business
8. Senior Community
9. Livable Lafayette
10. Non-Profit
11. At-Large Representative
Community Engagement

**East Lafayette Advisory Committee (ELAC)**

- The ELAC is a community group of neighbors and other stakeholders who meet monthly to help advise BCHA in implementing an inclusive and effective community engagement plan. Advisory in nature, the ELAC meets regularly and provides honest constructive feedback to BCHA and their partners.
- The ELAC Committee members:
  - Help evaluate potential aspects of the development
  - Gather feedback on how best to encourage public participation throughout the planning and development processes
  - Provide structure for outreach and planning process
- The East Lafayette Advisory Committee is comprised of approximately 15 self-selected community members that represent the diverse interests of Lafayette.
## Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Timeline</th>
</tr>
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Project Overview
WILLOWBY CORNER
PLANNED UNIT DEVELOPMENT
A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT (PUD)

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, HEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THE DEVELOPMENT WILL ENDEAVOR TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE SITE AND ENHANCED PEDESTRIAN CROSSINGS OF THE PUBLIC ROADS. ENHANCEMENTS MAY INCLUDE:

1. RAISED PEDESTRIAN CROSSINGS, SPEED TABLES AND/OR COLOR PAVEMENTS TO INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS
2. CURB EXTENSIONS TO PROVIDE TRAFFIC CALMING AND REDUCE PEDESTRIAN CROSSING DISTANCES WHILE INCREASING THE VISIBILITY BETWEEN MOTORIST AND PEDESTRIANS WAITING TO CROSS THE ROADWAY
3. RECTANGULAR RAPID FLASHING BEACON (RRFB) OR OTHER HIGH VISIBILITY PEDESTRIAN CROSSING SIGNAGE FOR PEDESTRIAN CROSSINGS LOCATED AT ROUNDABOUTS/SPLITTER ISLANDS
4. DIRECTIONAL PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR VISUALLY IMPAIRED PEDESTRIANS
5. INTERSECTION CURB RETURN RAMPS 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 MULTI-USE TRAIL ALONG THE SOUTH SIDE OF EMMA STREET AND WEST SIDE OF 130TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLE PATHS
8. SHARED LANE MARKING ROADWAYS USERS TO TR...
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WILLOUGHBY CORNER
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CANTERBURY DRIVE (2-SIDED PARKING)
TYPICAL SECTION A-A
COLLECTOR STREET
NOS TO SCALE

CANTERBURY DRIVE (NO PARKING)
TYPICAL N-S SECTION D-D
PRIVATE COLLECTOR STREET
NOS TO SCALE

CANTERBURY DRIVE (NO PARKING)
TYPICAL E-W SECTION B-B
PRIVATE COLLECTOR STREET
NOS TO SCALE

CANTERBURY DRIVE (1-SIDED PARKING)
TYPICAL SECTION F-F
LOCAL STREET
NOS TO SCALE

WILLOUGHBY AVENUE
TYPICAL SECTION E-E
PRIVATE COLLECTOR STREET
NOS TO SCALE

WILLOUGHBY AVENUE (2-SIDED PARKING)
TYPICAL SECTION F-F
LOCAL STREET
NOS TO SCALE
PLANNED UNIT DEVELOPMENT (PUD)

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T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 24.096 ACRES

[Diagram of planned development with dimensions and notes for each section]
PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY CORNER
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GENERAL NOTES:
1. All elevations are NOT TO SCALE.
2. All elevations are for illustrative purposes only and may differ from the final design.

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LEGEND
- VERY LOW (0'-7'/YEAR)
- LOW (7'-17'/YEAR)
- MODERATE (17'-40'/YEAR)

IRRIGATION TABLE

<table>
<thead>
<tr>
<th>AREA NAME</th>
<th>BROADCAST %</th>
<th>Drip/LOW</th>
<th>Rotor/ROTOR</th>
<th>ROTOR/ROTOR</th>
<th>Drip/LOW</th>
<th>ANNUAL WATER USE</th>
<th>ANNUAL WATER USE</th>
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<td>ACRES</td>
<td>ACRES</td>
<td>ACRES</td>
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DATE: 12/12/2021 SUBMITTED
Next Steps and Feedback
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How to Provide Feedback

Boulder County Housing Authority

Visit www.willoughbycorner.org to stay updated and join our interest list
- Molly Chiang | mchiang@bouldercounty.org | (303) 825 -1671
- Jim Williams| jcwilliams@bouldercounty.org | (303)441-1260

East Lafayette Advisory Committee

- Jasper Vue | jasper@thepachnercompany.com | (303) 825 -1671
- Marcus Pachner| marcus@thepachnercompany.com | (303)825-1671

Lafayette City Staff

Visit www.lafayettco.gov/2333/Emma-120th-St to review documents
- Jana Easley | jana.easley@lafayettco.gov | (303) 661-1271
- writing - Planning@lafayettco.gov
- Mail or hand deliver comments to
  1290 S Public Rd, Lafayette, CO 80026
Questions?
Thank You
Components of the Plan
Circulation and Connectivity

- Street Grid
- Canterbury Drive
- Roundabouts
- Willoughby Ave.
- Emma Street
- 120th Street
- 10’ Multi-Use Path
- Sidewalks
- Mobility Hub
  - Bus Pad
  - Bike Racks / Lockers
  - Ride Hailing zone
  - Car Share / Bike Share
  - EV Charger
  - Signage / Wayfinding
LISTEN, INTEGRATE, DRAW

• Emma Street Roundabout
• 120th Street Section, Pedestrian Crossing
• 120th Street Multifamily Building
• RTD
Public Engagement Plan

**IMMERSION OUTREACH**

- Concentric Approach
  - Neighborhood
  - Community
  - Regional

**COMMUNITY-WIDE OUTREACH**

- Community Wide Engagement
  - Lafayette Open Houses
  - Community Meetings—coffee, backyard, organizations

- Community Planning & Design Engagement
  - East Lafayette Advisory Committee (ELAC)
  - Design Workshop Open House
  - Mobility Open House

**CONCURRENT OUTREACH**

- Continued Neighborhood Outreach
- Continued Organizational Outreach
- Monthly ELAC Meetings
- Community Board Presentations
- Non-Profit Presentations
- Presentations to Communities of Faith
- Site Walks & Tours

**SKETCH PLAN SUBMITTAL**

- Inclusive Planning Process
  - City of Lafayette Planning Process
  - Implementation of Public Engagement Plan
  - Sketch Plan Submittal
  - Following Sketch Plan then Preliminary Plan Submittal
## Traffic & Transportation

### Table 3 – Existing Intersection LOS Results

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Control</th>
<th>Movement</th>
<th>2018 Existing Without School Traffic Volumes AM Peak Hour LOS (Delay)</th>
<th>2018 Existing Without School Traffic Volumes PM Peak Hour LOS (Delay)</th>
<th>2018 Existing With School Traffic Volumes AM Peak Hour LOS (Delay)</th>
<th>2018 Existing With School Traffic Volumes PM Peak Hour LOS (Delay)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline Rd &amp; 119th St (#1)</td>
<td></td>
<td>Overall</td>
<td>47.7 D</td>
<td>69.7 E</td>
<td>83.9 F</td>
<td>97.8 F</td>
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<tr>
<td>Emma St &amp; Canterbury Dr (#2)</td>
<td>STOP</td>
<td>Northbound Approach</td>
<td>0.0 A</td>
<td>9.1 A</td>
<td>50.8 F</td>
<td>11.1 B</td>
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<tr>
<td>Emma St &amp; 120th St (#3)</td>
<td>STOP</td>
<td>Northbound Left</td>
<td>8.8 A</td>
<td>8.1 A</td>
<td>13.2 B</td>
<td>8.5 A</td>
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<tr>
<td></td>
<td>STOP</td>
<td>Eastbound Approach</td>
<td>19.2 C</td>
<td>27.7 D</td>
<td>799.3 F</td>
<td>89.8 F</td>
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<td>Emma St &amp; 120th St (#3)</td>
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<td>Westbound Approach</td>
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<td>Westbound Approach</td>
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<td>16.2 C</td>
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<td>7.8 A</td>
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<td>8.3 A</td>
<td>9.2 A</td>
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<td>S Boulder Rd &amp; 120th St (#5)</td>
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<td>31.9 D</td>
<td>65.9 F</td>
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### Traffic & Transportation

#### 2020 Total Intersection LOS Results

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<th>Movement</th>
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<th>2020 Background and Project Volume</th>
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<tr>
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<td>AM Peak Hour LOS (Delay)</td>
<td>PM Peak Hour LOS (Delay)</td>
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<td></td>
<td>AM Peak Hour LOS (Delay)</td>
<td>PM Peak Hour LOS (Delay)</td>
</tr>
<tr>
<td>Baseline Rd &amp; 119th St (#1)</td>
<td>-Two EB and WB through lanes -EB+WB channelized right turn lane -WB &amp; SB dual left turn lanes -NB+SB channelized right turn lane</td>
<td></td>
<td>Overall</td>
<td>40.3 D</td>
<td>31.7 C</td>
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<td></td>
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<td></td>
<td>40.3 D</td>
<td>32.6 C</td>
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<tr>
<td>Emma St &amp; Canterbury Dr (#2)</td>
<td>-Access allowed southbound on Canterbury Drive -NB left turn lane</td>
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<td>Northbound Left</td>
<td>35.5 E</td>
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<td>7.4 A</td>
<td>7.5 A</td>
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<td>Single Lane Roundabout</td>
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<td>10.6 B</td>
</tr>
<tr>
<td>Flagg Dr &amp; 120th St (#4)</td>
<td>-SB left turn lane</td>
<td></td>
<td>Westbound Approach</td>
<td>14.2 B</td>
<td>14.4 B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>14.2 B</td>
<td>14.6 B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Southbound Left</td>
<td>8.3 A</td>
<td>9.3 A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8.3 A</td>
<td>9.3 A</td>
</tr>
<tr>
<td>S Boulder Rd &amp; 120th St (#5)</td>
<td>Signalized -EB dual left turn lanes -EB channelized free right turn lane -NB left turn lane -SB left turn lane -SB right turn lane</td>
<td></td>
<td>Overall</td>
<td>7.6 A</td>
<td>16.9 B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.8 A</td>
<td>18.8 B</td>
</tr>
<tr>
<td>Emma Street Access (#6)</td>
<td>-EB shared through/right turn lane -WB shared through/right turn lane -NB shared all movement lane -Stop controlled NB approach</td>
<td></td>
<td>Northbound Approach</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Westbound Left</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10.3 B</td>
<td>9.6 A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Eastbound Right</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8.9 A</td>
<td>8.1 A</td>
</tr>
<tr>
<td>120th Street Access (#7)</td>
<td>-EB left and right turn lanes -Stop controlled EB approach -SB shared through/right turn lane -NB left turn lane</td>
<td></td>
<td>Northbound Left</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Eastbound Right</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>14.5 B</td>
<td>10.7 B</td>
</tr>
</tbody>
</table>
Project Purpose & Need

- Provide affordable housing opportunities that are safe, secure, and permanent.
- Create a community where seniors, people with special needs, and families thrive.
- Provide housing that spans a wide range of incomes.
- Provide services that promote residents’ stability and self-sufficiency.

Who Needs a Below-Market-Rate Rental Home in Lafayette?

Meet Joe, Kate, and Charlie

Joe is a new teacher and makes $44,500 per year
Kate is looking for part-time work
Family would be spending 50% of their income on market rate rent

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>2 Bedroom Market Rate (includes utilities)</th>
<th>2 Bedroom Below-Market-Rate (includes utilities)</th>
<th>Annual Savings (for stabilization or a down payment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$44,500</td>
<td>$1,854</td>
<td>$1,467</td>
<td>$4,644</td>
</tr>
</tbody>
</table>

Meet Sasha, Brent, Zoe, and Toby

Sasha is a Licensed Practical Nurse and makes $54,144 per year
Family would be spending 50% of their income on market rate rent

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>3 Bedroom Market Rate (includes utilities)</th>
<th>3 Bedroom Below-Market-Rate (includes utilities)</th>
<th>Annual Savings (for stabilization or a down payment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$54,144</td>
<td>$2,256</td>
<td>$1,694</td>
<td>$6,744</td>
</tr>
</tbody>
</table>
### What is Below-Market-Rate Housing?

2018 CHFA Maximum Rents* for Boulder County, CO

*Rent Price Includes Utilities

<table>
<thead>
<tr>
<th>AMI</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>$2,037</td>
<td>$2,445</td>
<td>$2,823</td>
<td>$3,150</td>
</tr>
<tr>
<td>60%</td>
<td>$1,222</td>
<td>$1,467</td>
<td>$1,694</td>
<td>$1,890</td>
</tr>
<tr>
<td>30%</td>
<td>$611</td>
<td>$733</td>
<td>$847</td>
<td>$945</td>
</tr>
</tbody>
</table>

### 2018 HUD Income Limits for Boulder County, CO

<table>
<thead>
<tr>
<th>AMI</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
<th>5 Person</th>
<th>6 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>$76,100</td>
<td>$86,900</td>
<td>$97,800</td>
<td>$108,600</td>
<td>$117,300</td>
<td>$126,000</td>
</tr>
<tr>
<td>60%</td>
<td>$45,660</td>
<td>$52,140</td>
<td>$58,680</td>
<td>$65,160</td>
<td>$70,380</td>
<td>$75,600</td>
</tr>
<tr>
<td>30%</td>
<td>$22,830</td>
<td>$26,070</td>
<td>$29,340</td>
<td>$32,580</td>
<td>$35,190</td>
<td>$37,800</td>
</tr>
</tbody>
</table>

### BCHA Below-Market-Rate Rents vs. Market Rate Rents** in Lafayette, CO

*Rent Price Includes Utilities

<table>
<thead>
<tr>
<th>Home Size</th>
<th>Potential Monthly Rent @ 60% AMI</th>
<th>Average Monthly Lafayette Rent</th>
<th>Potential Savings per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$1,222 (includes $161 in utilities)</td>
<td>$1,553</td>
<td>$3,972</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,467 (includes $191 in utilities)</td>
<td>$1,854</td>
<td>$4,644</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$1,694 (includes $221 in utilities)</td>
<td>$2,256</td>
<td>$6,744</td>
</tr>
</tbody>
</table>

*Utility Averages Determined by HUD

LISTEN

• Feedback: Look and feel of Old Town

• Density: Old Town density, lower intensity should occur along Emma Street

• Transportation: Peak to Peak traffic concerns, existing traffic and cut-through before project.
INTEGRATE AND DRAW

- Feedback: Duplicate Old Town Residential Character

- Density: Duplexes along Emma. Height transition with lower intensity.

- Transportation: Canterbury connection to 120th for P2P traffic, Roundabout, Traffic signal/turn lanes
Community Response: Flagg Drive

LISTEN

- Feedback: No connection to Flagg Drive

- Density: Buffer along 120th from new development, homes away from existing rural area

- Transportation: Infrastructure completed before more residential homes. Focus on 120th, Flagg and existing east Lafayette transportation challenges
Community Response: Flagg Drive

INTEGRATE AND DRAW

• Feedback: Duplicate Old Town Residential Character

• Density: Duplexes along Emma. Height transition with lower intensity.

• Transportation: Canterbury connection to 120th for P2P traffic, Roundabout, Traffic signal/turn lanes
Community Response: Southern Edge

LISTEN

- Feedback: Burlington Trail and industrial edge

- Density: Higher intensity of uses should occur along the southern industrial edge

- Transportation: Pedestrian connection to Burlington Trail. No Roadway connection
Community Response: Southern Edge

INTEGRATE AND DRAW

- Feedback: Trail connection to Burlington and future connection to Inspire. Orchard, gardens and green space buffers/transition.

- Density: Scale and context for senior and multi-family buildings. Parking adjacent to existing buildings.

- Transportation: Pedestrian connectivity. Multi-family corridor appropriate for Canterbury connection.
Community Response: Peak to Peak

LISTEN

- Feedback: Flourishing campus, shares property edge with Willoughby Corner

- Density: Understand future plans for P2P and existing uses, buildings

- Transportation: Existing peak traffic flows, predictable cycle
INTEGRATE AND DRAW

• Feedback: Focused collaborative planning. Shared edge. Residential design, pedestrian connections and limited roadway crossings.

• Density: Matching intensity: townhomes to multi-family with significant buffering of open space.

• Transportation: New roadways unlocked the entire site. Canterbury to 120th was a requirement and changes the transportation system for surrounding neighborhoods.
Appropriate Density

• How is density calculated?
  ▫ Most zoning codes define density by dwelling units per acre
    ● A dwelling unit is any type of home: Single-family, apartment, etc.

• Why is density important for affordable housing?
  ▫ Land and Infrastructure costs in Boulder County are high, and we must conserve land and utilize resources efficiently to maintain affordability.
  ▫ Clustered development lowers cost per unit = more affordable = more shared green space
  ▫ Higher degree of sustainability
  ▫ Allows for better public amenities
  ▫ Allows for better transit services and road improvements
  ▫ Being able to afford to live where you work reduces commutes and congestion.
Appropriate Density: Comparable & Analysis

Aspinwall - 12.4 du/acre

Copperstone - 18 du/acre

Kestrel - 23.9 du/acre
Traffic & Transportation

SH 7 & 119th intersection

Emma & 120th intersection

S. Bldr Rd & 120th Roadway

119th/120th Roadway

Project site

Trail improvements

S. Bldr Rd & 120th Roadway

SH 7 Roadway
Initial Sketch Plan
Refined Sketch

WILLOUGHBY CORNER
PEDESTRIAN CONNECTIONS

- 10' Multimodal Trail
- 5' Ped. Connection Path
- 6' Public Sidewalk
- Future Trail
- Multi-Use Soft Trail

PEAK TO PEAK
CHARTER SCHOOL
## Components of the Plan
### Code Modifications

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Setback at Collector</td>
<td>35'</td>
<td>14'</td>
</tr>
<tr>
<td>Front Yard Setback at Local</td>
<td>30'</td>
<td>14'</td>
</tr>
<tr>
<td>Duplex Side Yard Setback</td>
<td>5' - 15'</td>
<td>0'</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>30'</td>
<td>5'</td>
</tr>
<tr>
<td>Townhome Rear Setback</td>
<td>5'</td>
<td>0'</td>
</tr>
<tr>
<td>Duplex Minimum Lot Size</td>
<td>6,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Maximum Lot Coverage (Net)</td>
<td>30%</td>
<td>90% (Townhomes)</td>
</tr>
<tr>
<td>Maximum Lot Coverage (Gross)</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35'</td>
<td>35'</td>
</tr>
<tr>
<td>Maximum Building Floors</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Local Street Cross-Section</td>
<td>39' FL TO FL</td>
<td>38' FL TO FL</td>
</tr>
<tr>
<td>1 BR Multi-Family Parking Per Unit</td>
<td>1.5</td>
<td>1.2</td>
</tr>
<tr>
<td>1 BR Senior Parking Per Unit</td>
<td>1.5</td>
<td>1.0</td>
</tr>
<tr>
<td>2 BR Senior Parking Per Unit</td>
<td>2.0</td>
<td>1.7</td>
</tr>
</tbody>
</table>