Willoughby Corner
Community Meeting

January 13, 2022
| 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 |
Submitting Questions - Instructions Attendees

Call in Number: (669)900-6833
Meeting ID#: 849-0683-5690
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.

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
East Lafayette Advisory Committee (ELAC)

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.
BCHA Schedule
## Schedule

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Project Overview
PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY 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

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A-1, COAL PARK SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

CLerk & Recorders Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ______, A.D., IN THE COUNTY OF ______, STATE OF ______, ON ______, 20___, AND IS RECORDED UNDER RECEIPT # ______.

PEPS PAID $ ______.

COUNTY CLERK & RECORDER

DEPUTY

CORRECTED DATE OF 20___ A.D.

CERTIFICATE OF OWNERSHIP (PUD)

KNOW ALL MEN BY THESE PRESENTS, THAT THE TRACT OF LAND DESCRIBED ABOVE, OWNED BY THE COUNTY OF ______, STATE OF ______, AND HEREBY CERTIFIED TO BE THE SUM OF THE ISSUE OF THE TRACT OF LAND, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, STANDARDS, AND REGULATIONS APPROPRIATELY DESCRIBED ABOVE.

OWNER

ACKNOWLEDGMENT

STATE OF ______

COUNTY OF ______


WITNESS MY HAND AND OFFICE SEAL.

MY COMMISSION EXPIRES ______.

NOTARY PUBLIC

OWNER'S UNIT

UNIT-SIZE REQUIREMENTS ARE 20% OF TOTAL UNITS, THEREFORE REQUIRED MINIMUM UNIT SIZE.

PROJECT SUMMARY


DEVELOPMENT STANDARDS TABLE

<table>
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<tr>
<th>PARCEL</th>
<th>USE</th>
<th>FRONT</th>
<th>REAR</th>
<th>SIDE</th>
<th>MILLER</th>
<th>E. ERA</th>
<th>CANOPY/</th>
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<td>B</td>
<td>TOWNHOUSE</td>
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<td>MEDICINAL UTILITIES</td>
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MINIMUM: 1 ROOM, 1 BEDROOM

MAXIMUM: 2 ROOMS, 2 BEDROOMS

PUD COMMISSION CERTIFICATE

THE PUD COMMISSION CERTIFICATE FOR WILLOUGHBY CORNER SUBDIVISION WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION ON 20___ A.D.

CHERWERTHEH ABBREVIATION

ATTORNEY SECRETARY

CITY COUNCIL CERTIFICATE

THE CITY COUNCIL CERTIFICATE FOR WILLOUGHBY CORNER SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO, THE DAY OF 20___ A.D. FOR PUD WITH THE CIVIL RECORDS OF BOULDER COUNTY, PROVIDED THAT THIS APPROVAL IS NOT WAIVED BY THE CIVIL RECORDS OF BOULDER COUNTY FOR THE FINANCING, CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS ON PRIVATE PROPERTY OWNED OR OCCUPIED TO THE PUBLIC.

MAJOR CERTIFICATE

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE.

ATTORNEY-CITY CLERK

REVIEWS CERTIFICATE

CITY ENGINEER

CITY ADMINISTRATOR

CITY ADMINISTRATOR CERTIFICATE

I, GARY KLAPHEKE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE (COLORADO), HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL PLANS FOR WILLOUGHBY CORNER SUBDIVISION AND IT APPEARS TO BE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS OF THE CITY OF LAFAYETTE. THIS DEVELOPMENT HAS BEEN EXECUTED BY THE DEVELOPER AND ACCEPTED BY THIS CITY.

CITY ADMINISTRATOR

PROJECT TEAM

OWNER/DEVELOPER

BULLDOG CORP. W/HOLMQUIST 3080 NORTHWEST 10TH STREET, BOULDER, CO 80301 PHONE: (303) 440-7000

CONTACT WOLFGANG KEMP - SENIOR HOUSING DEVELOPMENT PROJECT MANAGER

DESIGN

LAWRENCE B. ANGEL ARCHITECT PCB 204 W. 13TH STREET, BOULDER, CO 80305 PHONE: (303) 440-7000

DESIGN

LAWRENCE B. ANGEL ARCHITECT PCB 204 W. 13TH STREET, BOULDER, CO 80305 PHONE: (303) 440-7000

TRAFFIC ENGINEER

LAWRENCE B. ANGEL ARCHITECT PCB 204 W. 13TH STREET, BOULDER, CO 80305 PHONE: (303) 440-7000

CONTACT: MS. TERRY KEMP, PRINCIPAL ENGINEER

DATE

APPROVED: 20___

SIGNED: 20___

SIGNED: 20___

SIGNED: 20___
PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
A REPLICATION 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

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 CODED PAVEMENT 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 OR SPLITTER ISLANDS
4. DIRECTIONAL PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR VISUALLY IMPAIRED PEDESTRIANS
5. INTERSECTION CURB RETURN RADIUS THAT ALLOW FOR REQUIRED VEHICULAR TURN 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 EMMAL STREET AND WEST SIDE OF 120TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLES
8. SHARED LANE MARKING ROADWAY USERS TO THE
PLANNED UNIT DEVELOPMENT (PUD)

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT

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AREA = 24.096 ACRES
WILLOUGHBY CORNER
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WILLOUGHBY 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.
Next Steps and Feedback
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How to Provide Feedback

Boulder County Housing Authority

Visit [www.willoughbycorner.org](http://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.lafayettedco.gov/2333/Emma-120th-St](http://www.lafayettedco.gov/2333/Emma-120th-St) to review documents

- Jana Easley | jana.easley@lafayettedco.gov | (303) 661-1271
- Email - Planning@lafayettedco.gov
- Mail or hand deliver comments to 1290 S Public Rd, Lafayette, CO 80026
Questions?
Thank You