

June 17, 2022

City of Lafayette
Millissa Berry – Senior Planner
1290 S. Public Road
Lafayette, Colorado 80026

Re: Willoughby Corner PUD – Phase 1 Site Plan Submittal

Dear Ms. Berry,

We are pleased to submit the application materials for the first review of the Willoughby Corner PUD Phase 1 Site Plan. Phase 1 encompasses Lots 160, 161, 164, 165, 166 & 167, Outlots F, I, J, and K of the Willoughby Corner Subdivision (in review and to be recorded at a future date). The development associated with this site plan consists of a total of 192 affordable multi-family housing units. Specifically, the site plan includes 63 Senior multi-family units on Lot 165 (Parcel E), 18 multi-family units on Lot 164 (Parcel D), and 111 multi-family units on Lots 166 & 167 (Parcel F). Additionally, the park areas on Outlots I and K are included in this site plan along with the Community building on Lot 161. Public improvements, including detention, landscaping and multi-modal paths on Outlots J are included in this site plan. All ROW improvements for Canterbury, Emma St., 120th St., both round-a-about and the southern portion of Willoughby Dr. are designed under this site plan as well.

With the community building serving at the primary multi-modal hub for Willoughby Corner, the location of the RTD bus stop is identified on the plans. The design for the bus shelter along with the bike shelters will be provided at building permit. Ample parking is provided with this phase and it is in compliance with the parking provisions of the Willoughby Corner PUD including the code modification reductions and shared parking which is permitted under the PUD. EV charging stations will be constructed in the parking lots associated with the multi-family development on Lots 166-167.

The design of the buildings reflects the intent as described on the PUD. An additional architectural intent statement is included on the cover sheet of the site plan. The final design for the park on Outlot I includes a plaza area near the covered portion of the community center, community gardens, playground equipment. The park amenities on Outlot K include a dog park, community gardens specifically designated for seniors and seating areas.

Please feel free to reach out at any time to discuss this application. We look forward to making this community a success with the City of Lafayette.

Sincerely,
Norris Design



Kristin Dean, AICP
Senior Associate