

Housing Authority

Housing Authority Office • 3482 North Broadway • Boulder, Colorado 80304 • (303) 441-3929
TDD Colorado Relay 1-800-659-2656
<http://www.co.boulder.co.us>

City of Lafayette
Phillip R. Patterson, Planning Director
Bonnie Star, Community Development Director
1290 S. Public Road
Lafayette, CO 80026

September 27, 2006

Re: Boulder County Housing Authority development of thirteen-acre parcel adjacent to Lafayette's future "Great Park".

Dear Phillip and Bonnie,

We would like to open this letter with a word of thank you to the City of Lafayette for your patience while BCHA internally prepared for the appropriate time to move on this project. Mayor Berry's recent letter of support was an appreciated effort and good example of how together, Boulder County and the City of Lafayette can collaborate in meeting the regional housing needs of its people. This letter truly marks the day that BCHA has long awaited, and is now looking forward to building our partnership to develop the land which BCHA owns adjacent to the cities future regional park.

As we discussed last week, enclosed is a preliminary site plan schematic for BCHA's thirteen-acre parcel. You will see in the schematic that we are attempting to reflect consistencies of the existing neighborhood character and of some of the densities we discussed at your office on July 20, 2006. You will also find that the site plan illustrates a density of about 13-14 units per acre for the entire site, (and only 11.8 units per acre in Phase I). Of course before we proceed with any other efforts we understand (when ready) we will need to file a formal application for rezoning the entire site. We also anticipate asking for variances on set backs, street widths, and building heights and therefore it is expected the final site plan may end up a Planned Unit Development.

Again we would like to stress that this is only a preliminary schematic to share with you very early in the process and to collect your advanced input. We anticipate that other schematics or concepts will result from neighborhood meetings. However, if what we have developed in this early version looks like a reasonable density then at least we will have a good sense that we are on the right track with your expectations for the site. We also understand that what the neighborhood finds acceptable could be something completely different then what City staff identifies as reasonable. In the coming months we will be conducting the usual "Get to Know Us" and "What If" meetings with the surrounding neighborhood. We anticipate that as the plan progresses, we will conduct more specific meetings with neighborhood groups to keep discussion items at a more manageable scale. As we move forward on this, we could really use your assistance in making sure we don't miss any special neighborhood group(s) or specific committee that you deem necessary for us to engage.



EQUAL
HOUSING
OPPORTUNITY

As we proceed further in the development process BCHA will formally begin the task of assembling its official development team. Having said this, it is significant to share with you that on August 17, 2006 BCHA submitted a pre-development funding application with the Regional Boulder County HOME Consortium. The application requested grant assistance to BCHA for meeting expenses relating to soft costs of this project. Our application identified a potential for up to 140 units in total might occur at this site. The total amount of our request was presented in two fiscal year allocations. The first was for approximately \$269,000 in FY2007 and the second was for \$243,000 for FY 2008. As of September 26, 2006, Staff of the Regional Boulder County HOME Consortium notified BCHA that our conceptual plan (as identified in the HOME application) would be recommended for full funding for the FY2007 fund. Of course the funding commitment is subject to achieving the necessary zoning that would allow the density illustrated in the final and adopted schematic.

Assuming we are successful at achieving appropriate zoning or some combination of R-2/R-3 or even R-4 we could end up with a development offering on average anywhere from 14 units per acre or a total of 182 units for the entire site. Please recognize that when the early schematic for this site was drafted, we considered carefully the transitional qualities of the existing OTR zoning in place to the west and southwest, R-2 zoning to the south, commercial zoning to the southeast and DR zoning for the Great Park to the north and northeast.

Once you and your staff have had some time to review, we would like to make an appointment to go over your comments and suggestions. And at that time, it may be appropriate for a preliminary meeting with your Engineering, Public Works and Parks Departments. The purpose of this second meeting would be to get familiar the city's intentions as it relates to your schedule to develop the Regional Park, infrastructure, roads, sidewalks, easements, trails, and public parking etc. BCHA would like to make sure as we begin to further develop this site with our consultant (none yet hired) we will be efficient and deliberate about each step moving in the right direction.

Of course our planning for this site will include the usual due diligence and a critical path some of which is listed below but is NOT intended to be all inclusive;

- Historic relevance of site – Mining history (Name of previous mine).
- Subsidence mining map
- Thematic schemes – Historic relevance of site brought out with monuments.
- Potential solar gain and orientation of ultra violate exposure throughout the year.
- View corridors and historical reference of topography/riparian and major traffic arterials relative to the site.
- Market analysis, Feasibility and traffic studies
- Environmental Impact Statement – Phase I
- Floodplain & local wetlands
- Community workshops and neighborhood meetings.
- Implications of NIMBY
- City Public Hearings.
- Emergency vehicle access
- Street dedications
- Parking calculations
- School District impacts
- Storm water detention (please note the preliminary schematic's storm detention was an estimate and not engineered from any soils report or engineering calculation)
- Photo metrics

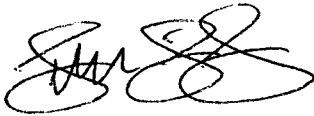
- Geo-Technical
- Utility Plans
- Permit/Tap fees
- Park/trail inter-connections
- The Great Park Comprehensive Plan
- Open space planning
- Waste removal traffic patterns
- Xeric landscape planning
- Pedestrian crosswalks and ADA accommodations
- Development phasing
- Cost sharing on specific infrastructure
- Access to public transit
- Public Hearings
- Election timelines relative to Plan submission.

Today the anticipated total development cost for this project (including soft costs) is in the neighborhood of \$25,000,000. As you know the cost for construction only continues to escalate at an alarming rate each year. Since this is going to be a multiple year endeavor, you can begin to see how we would greatly appreciate your guidance throughout the project and any assistance you may render in streamlining the review processes.

Finally, we would close on this letter reinforcing the idea that BCHA views the City of Lafayette as an important partner in this project. Therefore as we prepare to meet with you as a follow up from our first meeting in July we would ask for you and your staff's input or to identify if there are any other critical in the process items that we may have omitted.

We are available to meet at your earliest convenience to discuss this excellent community project. You may reach me directly at (303) 441-1707 if you have any questions.

Best regards,



Scott M. Simkus, Development Manager
Boulder County Housing Authority

CC: Ben Pearlman, Board Chair
Boulder County Housing Authority
Will Toor, Board member
Boulder County Housing Authority
Tom Mayer, Board member
Boulder County Housing Authority
Mayor Berry, City of Lafayette
Robin Bohannon, Director Community Services
Boulder County
Frank Alexander, Executive Director
Boulder County Housing Authority

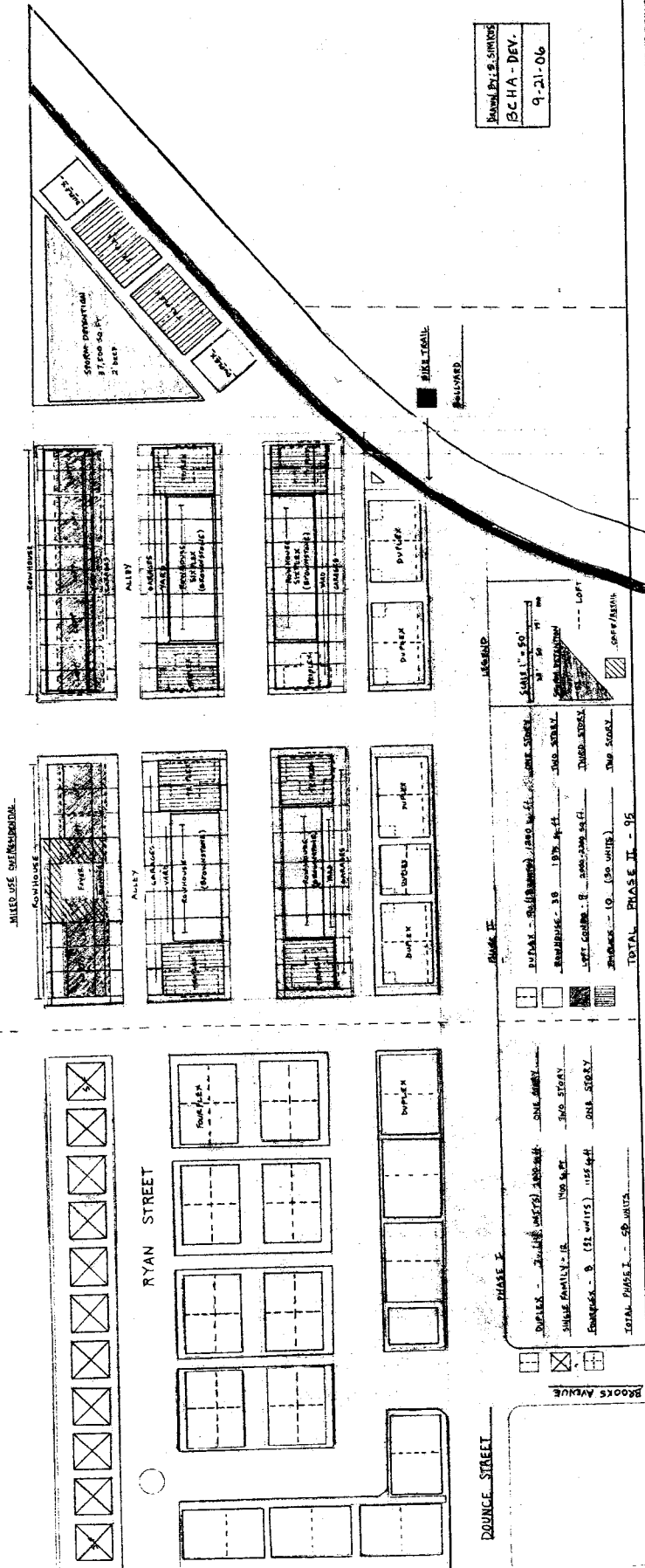
PRELIMINARY SKETCH PLAN SCHEMATIC

BOULDER COUNTY HOUSING AUTHORITY GREAT PARK SITE - PUD

153 Residential Units 1 Cafe/ 1 Retail

PHASE I - Single - 4.8 ACRES @ 11.8 PER ACRE

PHASE II - MULTIPLE FAMILY/HOM - 6.6 ACRES @ 10 UNITS PER ACRE



PAVING BY S. SIMONS
BC HA - DEV.
9-21-06

LEGEND
SCALE 1" = 50'
PHASE I - SINGLE
PHASE II - MULTIPLE FAMILY/HOM
PARKING - 30 10' x 20' FT. 100 SPACES
LEFT CORNER - 2 20' x 20' FT. 20 SPACES
PARKING - 10 10' x 20' FT. 100 SPACES
TOTAL PHASE II - 95

PHASE I
DUPLEX - 2 20' x 20' FT. 20 SPACES
SINGLE FAMILY - 12 10' x 20' FT. 120 SPACES
TOWNHOUSE - 8 10' x 20' FT. 80 SPACES
TOTAL PHASE I - 50 UNITS

PHASE II
DUPLEX - 2 20' x 20' FT. 20 SPACES
SINGLE FAMILY - 12 10' x 20' FT. 120 SPACES
TOWNHOUSE - 8 10' x 20' FT. 80 SPACES
TOTAL PHASE II - 95

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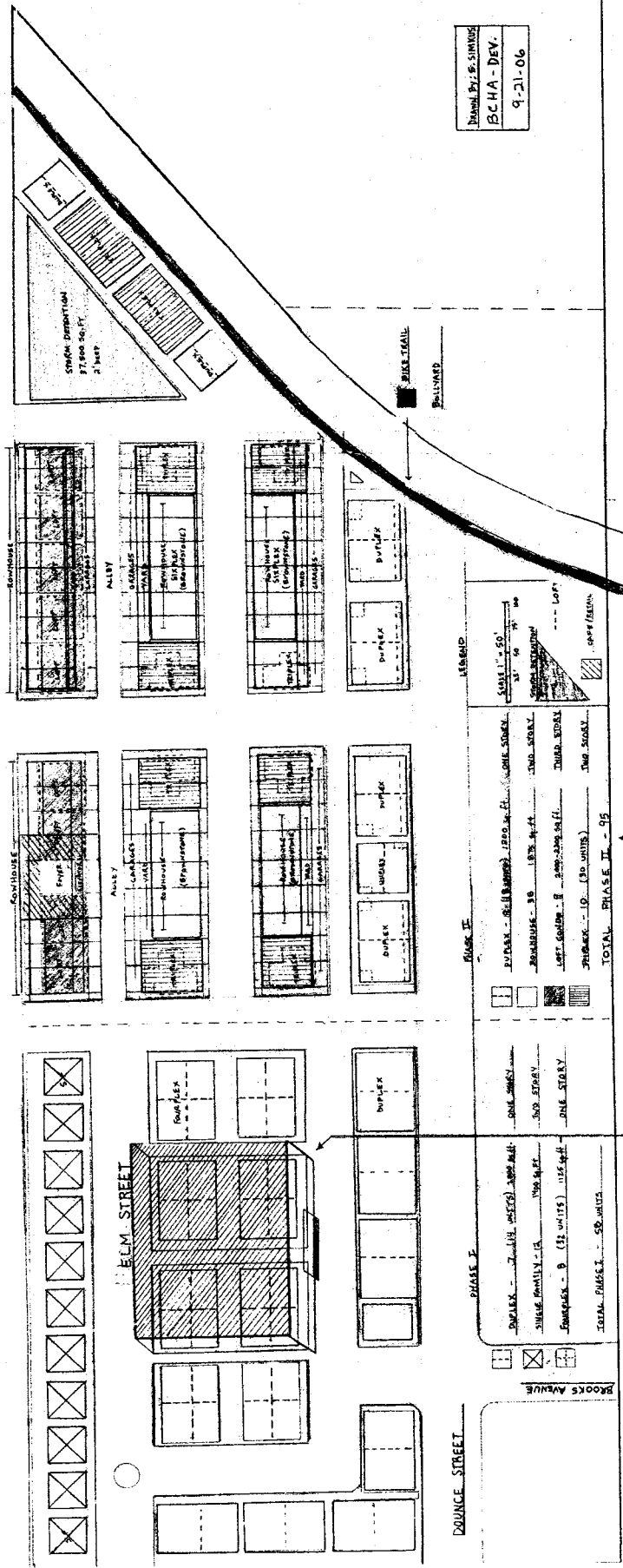
10 UNITS PER ACRE

PHASE I - SENIOR - 1/4 ACRE @ 118 PER ACRE

PHASE II - MULTIFAMILY/ADU - 1/4 ACRES @ 10 UNITS PER ACRE

PHASE I - SENIOR - 1/4 ACRE @ 118 PER ACRE

MIXED USE ONE/FAMILY/ADU



Drawn by: S. SIMONS
BCHA - DEV.
9-21-06

LEGEND

[Pattern]	PHASE I - SENIOR	100 SQ. FT. (ONE STORY)
[Pattern]	PHASE II - MULTIFAMILY/ADU	100 SQ. FT. (ONE STORY)
[Pattern]	PHASE III - DUPLEX	100 SQ. FT. (ONE STORY)
[Pattern]	PHASE III - TRIPLEX	100 SQ. FT. (ONE STORY)
[Pattern]	PHASE III - FOURPLEX	100 SQ. FT. (ONE STORY)

3 STORY SENIOR (48-72 UNITS)
- SUBGRADE PARKING
- ROOFTOP SOLAR ARRAY
REVISED TOTAL PHASE I (10-107)

* MAX UNITS TOTAL - (185-202) - NOT REVIEWED BY CITY OF LAFAYETTE