



January 31, 2020

City of Louisville
Department of Planning and Building Safety
749 Main Street
Louisville, CO 80027
Attn: Mr. Rob Zuccaro

RE: Project 321 – Letter of Request Describing Proposed Use

Mr. Zuccaro:

Ryan Companies, Inc., in coordination with our design team, is pleased to submit to the City of Louisville our proposed Planned Unit Development (PUD) for Project 321 Office Campus. This development will serve to rehabilitate and activate the vacated StorageTek brownfield site. Our proposed development is consistent with the General Development Plan (GDP) and aligns with the intent of the City's Commercial Development Design Standards and Guidelines (CDDSG).

PROJECT DESCRIPTION:

The 90-acre site offers an opportunity to integrate into the natural surroundings. Site and building placement capitalize on views of the Flatirons and mountains to the west as well as the open space wetlands and raptor habitat to the north (off-site). Access circulation provided allows for safe and efficient service, vehicular, bicycle, and pedestrian connectivity. Amenities proposed on-site to allow occupants to work outdoors as well as utilize outdoor space for contemplative space and recreation. Landscaping plantings proposed are designed with water conservation and longevity in mind. Parking proposed is consistent with CDDSG standards and allows for bicycle and motorcycle parking, in addition to cars.

Three buildings are proposed on-site totaling approximately 500,000 rentable square feet of corporate office space. Buildings proposed are all five stories in height, with one and two-story "connectors" linking buildings together, forming a true campus environment. Rooftop equipment as well as service yards will be screened from adjacent properties. Building character is of a modern aesthetic and appropriate for a corporate campus. Exterior materials proposed consist primarily of precast concrete, metal panels, and glazed storefront and curtainwall systems.

Project 321 Office Campus will be available to employees 24 hours a day, seven days a week. Regular working hours will be approximately 7am to 6pm Monday thru Friday. To accommodate employees and visitors the proposed parking is four stalls per thousand square feet of building.

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ryancompanies.com

AZ LICENSE ROC212330 RES
AZ LICENSE ROC195813 COMM
Equal Opportunity Employer



WAIVER REQUESTS:

The following are proposed waiver requests to the City of Louisville's Commercial Development Design Guidelines and Standards for your consideration. Noted below is reference to city standard (IN ALL CAPS) along with narrative reasoning for request (*in italics*).

1. CDDGS 1.3 B – PEDESTRIAN AMENITIES
AGGREGATE OPEN SPACE AREAS FOR PEDESTRIAN USE DO NOT DISTRIBUTE THEM IN LOW IMPACT AREAS, SUCH AS BUILDING PERIPHERIES, AREA BEHIND STRUCTURES, OR WHERE BARELY VISIBLE.

We request a waiver to this standard due to the proposed site design and surrounding context. Our design proposes to activate the natural landscape behind the buildings for pedestrian activities. This allows for an enhanced outdoor contemplative space for occupants to enjoy. Placing more of the amenities on the west side, in lieu of the east side, capitalizes on mountain views and provides a quieter outdoor experience.

2. CDDSG 4.2 C – BUILDING HEIGHTS
THE MAXIMUM HEIGHT OF ALL COMMERCIAL BUILDINGS (AS MEASURED PURSUANT TO THE LOUISVILLE MUNICIPAL CODE) IS 35'-0" AND 42'-0" TO TOP OF THE ROOFTOP MECHANICAL SCREEN.

We request a waiver to this standard as it is not applicable to our development. For 321's office campus, we propose a series of buildings that are of greater density than what the standard addresses. By increasing our building height limitations, we are able to provide better internal circulation, limit natural site disruption, and maximize the amount of open space on site. We propose acceptance of 90' maximum height as measured per Sec. 17.08.045 of Louisville's Code of Ordinances and as contemplated/granted with prior PUD submittal on behalf of Conoco Phillips.

3. CDDSG 4.5.1 A, D, and H – BUILDING MATERIALS
EXTERIOR WALL MATERIALS MUST BE MUTED, AS SUCH:
 - 1) MATTE TEXTURES ARE ENCOURAGED.
 - 2) MASONRY, BRICK, STONE AND STUCCO, ARE STRONGLY PREFERRED.

HIGHLY REFLECTIVE MATERIALS SUCH AS BRIGHT ALUMINUM AND GLASS ARE NOT PERMITTED AS THE PRIMARY BUILDING MATERIAL, ESPECIALLY AT THE PEDESTRIAN LEVEL.

PAINTED METAL, PAINTED CONCRETE, PLAIN UNFINISHED CONCRETE BLOCK OR LARGE EXPANSES OF UNARTICULATED STUCCO ARE NOT ACCEPTABLE MATERIALS,

We request a waiver to this standard as it is not applicable to our development. We propose a palette of modern materials identified within this PUD and submitted material sample board.

4. CDDSG 5.3 C, H2, and I3 – PARKING LOT LANDSCAPING
A MINIMUM OF 1 CANOPY SHADE TREE PER 8 PARKING SPACES IS REQUIRED IN ALL PARKING LOTS, TO BE PLANTED IN ISLANDS, MEDIANS AND PERIMETER AREAS ADJACENT TO LOTS (EXCLUDING STREETScape TREE PLANTINGS).

LANDSCAPE ISLANDS – PROVIDE A MINIMUM OF 2 CANOPY SHADE TREES IN EACH ISLAND WITH THE MINIMUM MATURE CANOPY OF 20 FEET.

LANDSCAPE MEDIANS BETWEEN EVERY OTHER PARKING BAY IN LOTS FOR MORE THAN 100 CARS.



We request a waiver to these standards for sustainability, SECURITY, AND vehicular circulation reasons. We propose providing the islands, trees, and medians per this PUD. One of our sustainability goals for this development is to minimize irrigation water consumption by being conscientious of planting selections and placement. Trees have been strategically placed to allow for camera surveillance sight lines. Parking lots have been broken up by medians and islands to allow for vehicular better vehicular circulation and snow removal.

5. CDDSG 7.2 B3 – SIGN NUMBER AND AREA
OFFICE BUILDING-MOUNTED SIGNS NOT EXCEEDING 40 SQUARE FEET OF SURFACE AREA EACH, AND NOT EXCEEDING 100 SQUARE FEET TOTAL, ARE PERMITTED.

We request a waiver to this standard due to the generous building setbacks from adjacent property lines proposed as well as the desire for signage visibility from Highway 36. Providing signage that is compliant with the city standard would result in signage that is too small to be visible from adjacent streets.

We appreciate your review and consideration of our PUD submission. We are excited to be working with the City of Louisville and look forward to expanding our presence and involvement in the community. Please don't hesitate to reach out with any questions you have.

Regards,

A handwritten signature in green ink, appearing to read "Molly Ryan Carson".

Molly Ryan Carson
Senior Vice President, Market Leader