



March 1st, 2021

City of Louisville

Lisa Ritchie, Senior Planner

City of Louisville

303-335-4596

lritchie@louisvilleco.gov

Re: Submittal Requirements: B. Project Narrative.

Dear Lisa,

I am writing in regards to a new 94,757 sf speculative industrial office/warehouse building to be designed and constructed at 769 CTC Boulevard. We are submitting documentation to revise the existing PUD to bring the existing design current with regards to zoning and market standards. There are a number of elements that exist in the current PUD that are outdated as well as under designed to meet the tenant demand for buildings such as this. It is also our understanding the current PUD has expired and that a formal amendment is required. The amendment will bring the PUD up to current industry standard for an industrial use as well as maintain parity within the existing context of the CTC. The project will consist onsite improvements including but not limited to the following:

- Site improvements such as landscaping, asphalt parking lot, curb/gutter, site concrete loading docks, and retainage pond (as required by code).
- Concrete tilt panel building enclosure, cast in place foundations and slab on grade, structural steel beams, columns, joist, decking, and roofing system.
- The building is being designed to accommodate up to 4 tenants including building entry enhancements to accommodate such. Glass and glazing systems will accentuate these locations creating architectural interest to the façade.

The project will be design and constructed with the local and applicable codes as recognized by City of Louisville and strictly adhered to through the course of the project. The project as submitted in the associated PUD amendment package has been designed to the standards and guidelines set forth in the IDDSG.

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The project is anticipated to begin construction this summer, upon building permit release from City of Louisville, and shall be complete by the start of Q1 2022, pending tenant leasing. Upon completion of the building, it will operate under normal business hours and as required by the tenants' business plans.

Best Regards,



Bryant Mazzetti, AIA
Principal