

LOT 3 – WATER MILL AUTO & PET WASH – LETTER OF REQUEST

INTRODUCTION

The purpose of this letter of request is to outline the proposed improvements associated with the Lot 3 – Water Mill Auto & Pet Wash. This lot lies within a portion of the Southwest Quarter of Section 16, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Louisville, County of Boulder, State of Colorado. More specifically, it is located east of S. 96th St. and City / County open space, north of Dillon Rd., west of Burlington Northern Santa Fe (BNSF) Rail Line and the Colorado Technological Center (CTC) and south of the City of Louisville property.

GENERAL DEVELOPMENT PLAN

The project site is part of the St. Louis Parish and Commercial Park General Development Plan (GDP). A second amendment to the GDP was conditionally approved by City Council on September 15, 2020. The conditions for approval require the incorporation of supplemental dark sky provisions.

- The applicant shall be in compliance with dark sky lighting standards and best practices beyond the minimum standards of the City's current commercial design standards, including but not limited to use of warmer light colors, low lumen output per light, and the use of back shields where appropriate, in addition to full cutoff light fixtures.

The proposed Water Mill Auto and Pet Wash PUD meets the 96th Street 55' building and 30' parking setback, provides enhanced landscaping and intentional design along 96th Street to maintain the rural entryway appearance and provides pitched roof elements and enhanced architecture to employ a ranch style feel.

TRANSPORTATION AND ACCESS

The PUD plan includes the development of Lot 3 as a commercial use along with associated parking, access drives, and utilities. A Traffic Impact Study (TIS) that analyzed the full 51.570 acres in the assumed a car wash use in the developed condition has been completed and approved by the developer.

To ensure safe and efficient access for all the lots within the development, Lot 3 will be accessed by a shared drive on the south side that will serve the 7-Eleven and car wash and one on the north side of the lot that will serve the car wash and future retail lot user. The retail developments are also set up to encourage safe and efficient cross access throughout each of their developments. Those mutual access drives will connect to the private common access drive located between the retail lots and the Industrial development that will ultimately routes them to the approved 96th Street access points.

OVERALL DEVELOPMENT – PEDESTRIAN CONNECTIVITY

In keeping with the standards set by the overall development, Lot 3 will be providing pedestrian connectivity to the 8-foot detached sidewalk along the entire S. 96th St as well as the attached sidewalk located along the Eastern edge of the Lot 3 at the private drive. Pedestrian striped connections will also be provided between the retail lots and bike parking will be provided.

OVERALL LANDSCAPING DESIGN

The landscape intent for Lot 3 will mimic the overall development ideal and create a visual balance between the rural landscape and commercial space that transitions from S. 96th St. into the development as you move from west to east. This will be accomplished by a less formal approach to commercial landscape design in the right of way fronting S. 96th St by utilizing the following techniques:

- Providing an 8-foot tree lawn along S. 96th St.
- Street trees planted in groups, reflecting a more natural growth habit.
- Selection of ornamental grasses and shrubs typically found in open space will be placed in tree lawn and on western edge of the development as we transition to a more commercialized design into the site.
- Specifying a drought tolerant fescue blend turf to conserve water and have a more native appearance

Lot 3 is the middle retail lot and has access drives on three (3) sides in order to ensure adequate, safe and logical access throughout the development. The access requirements create a landscaping hardship on this lot. The overall development is off-setting this by enhancing the landscaping around the signs and entrances into the development on both Lot 2 and 4 to help off-set the hardship put on Lot 3.

LOT 3: WATER MILL AUTO & PET WASH - DEVELOPMENT

The proposed Lot 3 of the St. Louis Parish and Bolder Innovation Campus is a 1.074-acre parcel along S. 96th St. frontage at the middle portion of the Ascent parcel. Lot 3 is proposed to be developed with a 4,487 square foot 3 bay Autowash and 3 bay self-serve wash facility with 2 dog wash stations, associated parking, drive aisles, enhanced architecture and landscaping and utilities. Water Mill Auto & Pet Wash operates for 24 hours a day, 7 days a week, with the peak customer hours occurring in the late afternoon and early evenings. The underlying PCZD zoning allows for this type of use with Special Use Review. As part of the PUD submittal process, the requirements for the Special Review Use have been included to be review by City staff. Given the site is located along a major commercial corridor, with limited density surrounding the site, this is a logical location for the wash facility and relies significantly on pass-thru traffic and densities as secondary, it is predicted that it will prosper in this location.

Detention and water quality for the Lot 3 development will be provided via Pond A located within the developments Lot 1. Storm sewer and adequately size private drives will be utilized to convey runoff from the wash facility to Pond A.

LOT 3: WATER MILL AUTO & PET WASH - ARCHITECTURAL COMPLIANCE

The building employs the same material on all four sides creating 360-degree architecture. The main building materials will consist of split faced and ground faced cmu, a faux wood metal panel, parapets and gabled roof extensions that will enhance the depth of this elevation. The maximum height of the pitched feature of the building is 25'-0" (allowed by approved GDP) and standard overall building

height is 22'-0". This height will allow the parapet to completely screen the HVAC unit on top of the building. Additionally, the architectural gables at the front and rear elevation – provides for a more rustic character, while enhancing the visual appearance from the roadway and complies with language in the GDP.

The trash enclosure is located on the East side of the site and will be constructed of similar building materials (cmu) to complement the wash facility. This enclosure will employ the same materials to assist in screening and blending the structure into the overall design.

LOT 3: WATER MILL AUTO & PET WASH - LIGHTING

The proposed lighting plan meets City of Louisville standards and complies with IDA dark sky recommendations. The photometric plan includes the below calculation summary indicating average foot candles proposed across the site.

The fixture design is set to ensure that we are lighting only the areas needed for operational and safety purposes and that all lighting remains within the property boundaries. The proposed area lighting fixtures are 3000K color, LED energy efficient focused lighting with full cut off and are IDA certified. They are intended to light only the area it is focused and not wash into other areas to effectively reduce light pollution as well as impacts to neighboring properties.

In addition, the photometric plans do not take into consideration the landscaping proposed. The lighting levels will be further reduced, minimized, and controlled with the enhanced trees and tall shrubs provided in the development than depicted on the photometric plan. Light levels at the pedestrian walk ways will be maintained for safety and security.

LOT 3: WATER MILL AUTO & PET WASH - LANDSCAPING

The landscaping plan proposes sixty one (61) shrubs and one (1) tree more than required by code along 96th Street to meet the enhanced landscaping technique requirements. To ensure year-round and adequate screening of the vacuums and vehicle queuing, careful attention was provided to the material selection to ensure a mix of ornamental, evergreen and shrubs that will grow taller and fuller. Also, these materials were strategically placed to limit their visibility as you drive north into the City and upon the site.

LOT 3: WATER MILL AUTO & PET WASH – SUSTAINABILITY

- Reclaim water tanks
- Low flow fixtures
- Energy efficient lighting
- Recycled content materials
- Low VOC producing finishes
- Sand/oil separator,
- Native vegetation

CLOSING

Thank you for your consideration on this proposed development submittal. We look forward to the City's review of this project and the continuation of the movement towards a positive development benefitting the City and residents.