

Coal Creek Village PUD

Project Narrative

Introduction

Coal Creek Village, (formerly called Coal Creek Station) is a proposed mixed-use development located southwest of the intersection of South Boulder Road (SBR) and Highway 42. The proposed development plan is supported by the City's goals for the Highway 42 revitalization area and is consistent with the intent and purposes of the Mixed-Use Development Design Standards and Guidelines (MUDDSG) as well as the requirements contained in Section 17.14 of the Municipal Code created for mixed-use development.

Site Description

Commercial development exists at the southwest corner of the SBR and Highway 42 intersection. The Coal Creek Village PUD is proposed on vacant property located south and west of the commercial area. The Precision Coffee and Bake Shop exists near the northwest corner on a separate lot. The BNSF Railroad borders the site on the west and the existing "Little Italy" residential neighborhood is located to the south. The Louisville Sports Complex is located to the east on the other side of Highway 42. The Goodhue Ditch cuts through the property diagonally at the northwest corner and the site slopes to the south with thickets of unmaintained vegetation. No significant trees or natural features exist on the site.

Project Description

The Applicant proposes to develop a vibrant mixed-use project including 13,510 square feet of commercial use adjacent to South Boulder Road along with a unique mix of medium to high density residential development. With over 19,000 vehicle trips per day along South Boulder Road the commercial is expected to do well. The small-scale commercial uses expected to include retail, restaurants, offices and personal service shops would benefit from drive-by traffic and be supported by neighborhood residents.

The site is also well suited to residential development for the following reasons:

- Shopping and Restaurants
There is existing retail and service shops located at the intersection corner. In addition, historic downtown Louisville, with its many restaurants, shops and breweries is located one half mile to the south, easily accessible by car, bicycle or on foot.
- Recreation
Just west of the railroad tracks residents will have trail access to Pirates Park, Lawrence Enrietto Park, Lake Park and eventually the Coyote Run Open Space. The Louisville Sports Complex is located to the west along with acres of open space and an interconnected trail system.
- Schools

Louisville Middle School is located to the west of the railroad tracks within easy walking distance. Centaurus High School is located to the east and is accessible by car or bicycle via trails east of the Louisville Sports Complex.

The Applicant is proposing a wide a variety of housing choices that are architecturally exciting, energy efficient and most of all attainable. Specific product types are described as follows:

- Two 3-story **mixed-use buildings** are proposed to be located along South Boulder Road. Commercial space occupies the 1st floor, with residential units on the 2nd and 3rd floors. The commercial spaces face South Boulder Road and to the interior of the site, creating attractive and inviting architectural space on both sides. Each building contains twenty-four studios, 1- and 2-bedroom units ranging in size from 500-800 square feet. The residential units are served by an elevator that provides for many accessible units. Parking for the commercial uses and residents is provided south of the buildings.
- Two 3-story **multi-family buildings** face Front Street and create an attractive pedestrian-oriented streetscape at the entrance to the neighborhood. These buildings each have twenty-four residential units ranging in size from 500-900 square feet.
- Further south along Front Street **alley-loaded townhomes** continue the architecturally dominant streetscape. The townhomes are 3-stories with a garage on the first level accessed from the alley. Living and bedroom spaces are located above the garage.
- Duplex and tri-plex **front-loaded townhomes** on fee simple lots are centrally located in the neighborhood.
- The **micro townhome condominiums** located south of the existing commercial area form an ideal transition between the existing commercial uses and the existing “Little Italy” residential neighborhood to the south. These unique townhome dwelling units organized as duplexes and triplexes are located on a shared lot and share common amenities including a central park space, benches, dog waste station, bicycle parking and landscaping. These homes at 300-400 square feet are the most attainable homes in the neighborhood.

The proposed street pattern is logical and conforms to the street pattern proposed in the Highway 42 Revitalization Framework Plan. It is designed to be convenient and safe for both motorists and pedestrians. Front Street connects to the existing Front Street located to the south, providing neighborhood continuity. Streets and curb-cuts are aligned where possible and pedestrian crosswalks prioritize the pedestrian.

All the public streets have detached sidewalks and street trees that provide an attractive interconnected pedestrian system throughout the neighborhood. Wherever possible, buildings are located along the streetscape making the walking experience more interesting and comfortable. Parking lots are located behind buildings where possible and attractively screened with a variety of trees, shrubs and ornamental grasses.

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Parks, open space and a variety of site amenities are provided throughout the project. A plaza space between the mixed-use buildings along South Boulder Road provides shade, benches and opportunities for outdoor dining. The Applicant plans to pipe the Goodhue Ditch which runs diagonally through the northwest corner allowing the area to be seeded, enhanced with additional plant material and utilized as a passive recreation space. A sidewalk will provide access to the existing coffee shop. There is a centrally located park with a play structure, benches and bicycle parking that will be open to the public. In addition, there are smaller pocket parks that serve the individual housing types located within those specific areas.

Small families, young professionals, singles and older adults that prefer urban living will welcome this innovative community in Louisville. All the housing types are energy efficient utilizing heat pumps, tankless hot water heaters and tight construction. The dwelling units are small making them more energy efficient, easy to maintain and most importantly attainable. The Applicant expects the proposed micro townhome condominiums to be especially popular because they will allow first time buyers to own their own home, an important step in gaining long term financial stability.

The project is planned to be constructed in one phase. While the design of the project adheres to the majority of the standards and design guidelines contained in the MUDDSG and the Municipal Code, there are a few specific instances where waivers are requested. Narratives detailing the waivers along with justifications are included in this Submittal package.

Conclusion

The design of the project is supported by the Purpose and Intent of the Highway 42 Revitalization Plan and the MUDDSG. As the last major development in the Highway 42 Revitalization Area the project will implement the goals and objectives of the Plan in the following ways:

- Mixed-use development that includes commercial uses and a variety of housing types.
- Provides medium to high density residential development within walking distance of historic downtown Louisville.
- Creates pedestrian connections that are safe, comfortable and interesting.
- Establishes streetscapes that enhance adjacent architecture with detached sidewalks, street trees, and attractive parkways.
- Provides dynamic and sustainable architecture that will complement existing development within the Revitalization Plan area.
- Offers diverse product choices that are attractive, energy efficient and attainable for both buyers and renters.

- Provides publicly accessible parks, natural areas and urban plaza space that include seating, shade, seasonal plantings, outdoor dining opportunities, and doggie stations.
- Provides a comfortable land use transition between the existing Little Italy neighborhood and the commercial area to the north.

In conclusion, we believe the commercial uses proposed along South Boulder Road are consistent with the commercial use proposed in the original Revitalization Plan. The urban-style housing offered in this project at 16.3 DU/AC is well above the minimum density requirement of 12 DU/AC. The medium to high density proposed will ensure the success of the commercial uses and provide residents with a variety of housing choices to rent or to buy. It is the kind of housing described in the Revitalization Plan for this area and is needed in Louisville now more than ever.