

August 10, 2023

City of Louisville
Ellie Hassan

**Re: East St Village
421-533 Multi Family Development Proposal
Preliminary PUD Submittal 3**

Dear Ms. Hassan,

East St LLC is seeking a Planned Urban Development (PUD) for a multi-unit development on the lots currently addressed as 421-533 East St. The pre-application meeting for this project was held on March 30th 2021. The first Preliminary PUD was submitted on Aug 31st 2022 with comments received on October 12th 2022. The second Preliminary PUD was submitted on February 10th 2023 with comments received on April 17th 2023. Preliminary PUD 3 was submitted on June 6th 2023 with comments received on July 21st 2023.

The PUD proposal is for a residential only development with a mix of fee-simple residential product types within the site. There are 15 stand-alone single-family units, 9 middle Rowhome units, and 12 end Rowhome units. The proposed unit count is 36 market rate units.



Project View from SE

Existing Site Information:

Currently there are 10 structures on the East side of the parcel with a mixture of homes, detached garages, and storage buildings. The West half of the site is undeveloped at this time and sits adjacent to the railroad tracks. The topography of the site is a gentle slope down from SW to the NE with about 10' of fall across the entirety of the site.

The site comprises approximately 156,458 SF (3.6 acre) after dedication of R.O.W. for East St.

Waiver Requests/Comprehensive Plan Alignment:

The waivers we are requesting from the limitations of the RM zoning creates a development that better aligns with the goals of the 2013 Comprehensive Plan and allows for a development that is superior to what the RM zoning would allow. The lot size and setback requirements of the underlying zoning restricts the site in such a way that development would be inconsistent with the housing needs and walkability desires of the Comprehensive Plan. As noted in the 2013 Comprehensive Plan, and is even more so apparent today, the City of Louisville suffers from a lack of housing and a scarcity of developable land. While some progress has been made since 2013, the demand/desire for housing within the City has outpaced new development.

While the East St Village project is outside the boundary of the Downtown and the Highway 42 Revitalization District defined in the Comprehensive Plan, we see the project as an integral part of Downtown and an opportunity to provide an additional benefit to the Downtown core. The Project will bring much needed additional housing into the walkable core of Old Town Louisville. Market housing demands require different and new housing types from when the underlying zoning district was designed and implemented. By providing a mix of housing types and sizes, the Louisville community will benefit from the offering of a more diverse spectrum of household incomes.

The Waiver Requests necessary to elevate the development over the constraints of the underlying RM zoning include minimum lot sizes, setbacks, height and lot ratios. Waiver requests are required for both the Townhome product type and the proposed detached single-family units. By allowing for smaller lot sizes, shallower setbacks and a height exception for the townhome unit types, the waivers allow the project to provide a greater number of smaller units and a more diverse range of housing types and prices within walking distance to the downtown core.

Building Height Waiver:

We are asking for a waiver on overall building heights for the townhome units of this project. The maximum allowable building height in the underlying R-M district is 35'-0"

Refer to the Height Waiver Table on the cover sheet of the PUD submittal and Exhibit sheet EX-2 for details/dimensions of the request.

To minimize the impact on adjoining parcels, we have arranged the site so that the height compliant single-family units are located at the northern and southern boundaries of the site. The townhome units, where we are requesting a height waiver, are located in the middle portion of the site. This removes any direct adverse affect from the additional height requested on either of the parcels directly adjacent to our site. It is important to note that the northern border of our site abuts a City owned parcel that was previously a drainage ditch and creates a buffer from the Pine St Plaza property. The properties adjacent to our southern parcel line are encumbered by a 30' utility easement for the full East/West width of their parcels providing a buffer similar to the north side of the property. While the East St Village Development is near the Downtown area it is not a part of the Downtown Design Handbook and therefore not subject to the "Core" and "Transition" zones' height restrictions.

See the Site Height Exhibit included with this PUD submittal.

Lots Size/Setback Waivers:

We are requesting waivers that alter the Minimum Lot Area, Minimum Lot Width, Minimum Lot Area Per Dwelling (density) Maximum Lot Coverage, Minimum Front Yard Setback, Minimum Side Yard Setback from Interior Lot Line and Minimum Rear Yard Setback. As stated above, the limitation of the underlying RM zoning district would only allow for fewer and larger units on the site, which is inconsistent with the goals of the Comprehensive Plan.

Waiver table is included at the end of this document in addition to the Cover Sheet of the PUD.

Block Width Waiver:

We are asking for a waiver from section 16.16.040 for a minimum block width of 400' between the two entrances to the site. The proposed width between entrances is 192' - 7 3/8". This is necessary to create through access circulation on the site and enhanced emergency vehicle access.

Lot Depth to Width Ratio Waiver:

We are asking for a waiver from section 16.16.050 Subsection C for a maximum depth of a residential lot not to exceed 2 ½ times the lot width. The lots for the Townhome units, with their narrow form, all exceed this lot depth to width ratio. The long narrow lots are necessary to allow for the detached garages and private open space on these units.

Additional Zoning Related Items:**Parking:**

Each of the units includes an attached or detached 2-car garage, depending on the type of unit. The proposal accommodates 24 surface guest parking spaces within the site.

Open Space:

East St Village distributes open space almost equally in regards to public Open Space versus Private Yards. The nature of the detached single-family type and the townhome type, allows for each unit to have an individual private outdoor yard space. The public open space is located at the entries of the townhome units both at East St and in the common open space in the middle of the site. We see this common outdoor space as a more reflective space, with permanent seating at the north and south ends and a small tree covered grass space in the center. While there is additional open space in the landscaped rain gardens on the East St side of the project, we see these functioning as open space buffers from the street to the homes. The proximity of the site gives walkable access to multiple public open space options. The Coal Creek Trail access is less than ¼ mile to the South which provides easy access to Community Park, Miners Field is less than ½ mile north and the proposal for the Hwy 42 revitalization will bring a new pedestrian connection to the east side of East St. We also see an opportunity to create a pedestrian connection to downtown via Pine St Plaza with a multi-use path running in the city owned space between our project and Pine St Plaza and would love to work with the city on a possible pedestrian underpass under the railroad R.O.W. to connect to Elm St to the West.

See Open Space exhibit on sheet EX-16.

Land Dedication:

In reference to the Louisville Municipal Code, Section 16.16.060.3, our proposal is to provide housing types that allow for individual owners to each have private yard space. In doing so, we are able to provide smaller standalone single family units in proximity to both the downtown business district and the already established neighborhood parks in the area. Likewise, by separating the garages from the main structure of our townhome units, we are able to provide each townhome unit with a private outdoor yard. To make the project economically viable, we need to keep our unit count as proposed. With stormwater detention required to stay onsite, this then limits the amount of common outdoor space available within the project boundaries. Under this proposal, we propose paying a fee-in-lieu of the public land dedication.

Inclusionary Housing:

The project proposes paying the Fee in Lieu for inclusionary housing referenced in Section 17.76.050. of the Louisville Municipal Code. Constructing like-kind for-sale affordable housing is not economically viable for this project. With the allowable density under the RM zoning, the development requires a certain size, quality and price point be met. The project is designed to provide mid-size townhome units and small to mid-sized single family units at a price point that standard lot infill new construction could not attain. Yet these price points will still be well above what would be required by the income standards set forth by the city. To provide 12% of the units as affordable would mean 5 of the 36 units would be required to be deed restricted and sold at a significant loss to the construction cost of those units. The

project owners have looked at the proforma under this scenario with the conclusion that this would kill the project. The value of the fee in lieu dollars being used by an affordable housing developer will have a much larger impact than what could be provided on site for this project and is the smarter alternative for the owner and the city.

Adjacent Parcel Impact:

The layout of East St Village is designed to minimize the impact on neighboring properties. By placing our detached single family lots along the North and South property lines, we reduce the massing facing the adjacent parcels. The spacing between these units allows for more light to filter through the edges of the site, reducing the visual impact of the project and creating visual pathways both into and out of the site. A townhome building type along the north and south property lines would create a much larger massing, visually closing off the site from the adjacent parcels. See the diagrams below for the proposed “skyline” as viewed from the north and south.



View from N-NW



View from S-SW

Proposed Project Information

Unit Sizes:

The proposed unit sizes as currently shown are as follows:

Townhouse Unit Type ‘A’

- Townhouse – 913 SF (Garden Level)
- 2372 SF (Above Grade)
- 2-Car Detached Garage – 400 SF

Townhouse Unit Type ‘B’

- Townhouse – 919 SF (Garden Level)
- 1928 SF (Above Grade)
- 2-Car Detached Garage – 400 SF

Single Family Unit Type 1 – Detached Single Family

Basement – 909 SF

Above Grade – 2453 SF

Total Conditioned – 3366 SF

2-Car Attached Garage – 538 SF

Single Family Unit Type 2 – Detached Single Family

Basement (Unfinished) – 1384 SF

Above Grade – 2441 SF

Total Conditioned – 3825 SF

2-Car Attached Garage – 493 SF

Materials:

The siding material palette to be used on the project include horizontal and vertical Vesta Steel Plank siding, smooth face cementitious lap siding, cementitious shingle siding, select cedar wood accent siding, and standing seam metal accent siding. The windows will be a composite window system, Anderson 100 series or similar. Roofing material is to be a 30 year dimensional shingle product on pitched roofs and membrane roofing on low sloped roofs.

Refer to the material board Exhibit included with the PUD drawing package

Synopsis:

The East St Village Development is designed to provide a variety of housing types in close proximity to Downtown Louisville. Through the waivers from the underlying RM zoning, we see this as an opportunity to provide superior walkable living options and needed additional density within the city center. The benefits the community are multiple, including diversification in housing type, socio-economic diversity and reduced congestion. Our vision is that the East St Village project will bring a real benefit to the community of Louisville.

Sincerely,



**Paul Norquist
Design Practice Inc
303.561.3000**

LOT SIZE AND SETBACK WAIVERS

	LOT	1	2	3	4	5	6	7	8
Lot Area		3726	3698	3692	3691	3673	3658	3646	3519
Lot Width		41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"
Lot Coverage		40.6%	53.5%	41.0%	53.6%	41.2%	54.1%	41.5%	56.2%

PRIMARY BUILDING SETBACKS

Front									
To Front PL in Private Drive		7'-3 1/8"	8'-2 5/8"	7'-3 1/8"	8'-2 5/8"	7'-3 1/8"	8'-2 5/8"	7'-3 1/8"	8'-2 5/8"
To Common Open Space		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Public ROW		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear									
To North PL		N/A	13'-11"	N/A	13'-10 1/4"	N/A	13'-1 1/4"	N/A	5'-1 7/8"
To Private Drive		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side									
Internal		5'	5'	5'	5'	5'	5'	5'	5'
Between Units		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	LOT	9	10	11	12	13	14	15
Lot Area		3174	3227	3279	3331	3383	3436	3488
Lot Width		41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"
Lot Coverage		47.7%	46.9%	46.2%	45.5%	44.8%	44.1%	43.4%

PRIMARY BUILDING SETBACKS

Front								
To Private Drive		8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	9'-0"
To Common Open Space		N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Public ROW		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear								
To South PL		13'-11 3/8"	15'-2 3/8"	16'-5 5/8"	17'-8 7/8"	19'-0 1/8"	20'-3 3/8"	21'-5 7/8"
To Private Drive		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side								
Internal		5'	5'	5'	5'	5'	5'	5'
Between Units		N/A	N/A	N/A	N/A	N/A	N/A	N/A

LOT SIZE AND SETBACK WAIVERS - ROWHOUSE LOTS

	LOT	16	17	18	19	20	21	22
Lot Area		2398	1879	1878	2436	2439	1873	2324
Lot Width		24'-2 3/4"	19'-0"	19'-0"	24'-8"	24'-8 3/4"	19'-0"	25'-7 1/8"
Lot Coverage		63.6%	76.7%	76.7%	62.6%	62.5%	76.9%	65.6%

PRIMARY BUILDING SETBACKS

Front

To Private Drive	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Common Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Public ROW	11'-9 1/2"	11'-2 1/2"	11'-1 3/4"	11'-6 7/8"	11'-5 5/8"	10'-10 3/4"	11'-3 3/4"

Rear

Unit To Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage To Private Alley	0'	0'	0'	0'	0'	0'	0'

Side

Internal (Non Shared Wall)	5'-1 1/2"	N/A	N/A	5'-7 5/8"	5'-7 5/8"	N/A	4'-1 1/8"
Between Units (Shared Wall)	0'	0'	0'	0'	0'	0'	0'
Garage Internal	5'-1 1/2"	1'-6 3/4"	1'-6 3/4"	5'-7 5/8"	5'-7 3/8"	1'-6 1/8"	2'-10 3/8"

	LOT	23	24	25	26	27	28	29
Lot Area		2296	1805	1805	2508	2338	1805	2456
Lot Width		24'-1 7/8"	19'-0"	19'-0"	26'-4 7/8"	24'-7 1/2"	19'-0"	27'-5 1/8"
Lot Coverage		66.4%	79.8%	79.8%	60.8%	65.2%	79.8%	62.1%

PRIMARY BUILDING SETBACKS

Front

To Private Drive	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Common Open Space	7'-9 1/2"	7'-3 1/2"	7'-3 1/2"	7'-9 1/2"	7'-9 1/2"	7'-3 1/2"	7'-9 1/2"

Rear

Unit To Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage To Private Alley	0'	0'	0'	0'	0'	0'	0'

Side

Internal (Non Shared Wall)	5'-0 3/4"	N/A	N/A	6'-4 7/8"	6'-4 7/8"	N/A	5'-11 1/8"
Between Units (Shared Wall)	0'	0'	0'	0'	0'	0'	0'
Garage Internal	5'-0 3/4"	1'-6 3/4"	1'-6 3/4"	6'-4 7/8"	6'-4 7/8"	1'-6"	8'-1"

	LOT	30	31	32	33	34	35	36
Lot Area		2296	1805	1805	2338	2338	1805	2220
Lot Width		24'-1 7/8"	19'-0"	19'-0"	24'-7 1/2"	24'-7 1/2"	19'-0"	24'-11 1/2"
Lot Coverage		66.4%	79.8%	79.8%	65.2%	65.2%	79.8%	68.7%

PRIMARY BUILDING SETBACKS

Front

To Private Drive	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Common Open Space	7'-9 1/2"	7'-3 1/2"	7'-3 1/2"	7'-9 1/2"	7'-9 1/2"	7'-3 1/2"	7'-9 1/2"

Rear

Unit To Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage To Private Alley	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"

Side

Internal (Non Shared Wall)	5'-0 3/4"	N/A	N/A	5'-6 1/8"	5'-6 1/8"	N/A	4'-5"
Between Units (Shared Wall)	0'	0'	0'	0'	0'	0'	0'
Garage Internal	5'-0 3/4"	1'-6 3/4"	1'-6 3/4"	5'-6 1/8"	5'-6 1/8"	1'-6"	3'-2 1/4"

Adjacent Property Owners List

417 East St
Jeffery and Emily Chiles
417 East St
Louisville CO 80027

415 East St
Definitely Dave Capital LLC
415 East St
Louisville CO 80027

1150 Pine St
Walter Rhoades American Legion
C/O Bob Ross
1150 Pine St
Louisville CO 80027

419 East St
Bernard Lombardi
419 East St
Louisville CO 80027

401 East St
Bould County Housing Authority
2525 13th St
Boulder CO 80304

1130 Pine – Pine St Plaza
Amterre Pine LLC
2318 Dennison Ln
Boulder CO 80305

1120 Pine – Pine St Plaza
Amterre Pine LLC
2318 Dennison Ln
Boulder CO 80305