

October 21, 2022

Elizabeth Kay Marchetti

City of Louisville
Planning & Building Safety
749 Main Street
Louisville, CO 80027

RE: Cantilevers PUD Amendment for 1411 S. Arthur Ave

Dear Ms. Marchetti,

CTC Gateway LLC is seeking a PUD Amendment for a commercial building development at the referenced address in Colorado Technology Center. This would amend the originally approved PUD dated 11/04/2019.

The building design has been modified from an all-office design to design that accommodates a mix of light industrial and office type businesses. Changes to the original PUD application include: total building area changes, modification of the building footprint, modifications to the floor plans, change in building height, total parking count changes, parking type changes, elimination of the underground parking, the addition of a courtyard located adjacent to the common special event space ("the Grotto"). The civil engineering and landscape architecture drawings have been modified to accommodate the new building design direction.

Previously approved waivers from the original PUD, approved November 14, 2019, includes:

1. CDDSG STANDARDS SECTION 1.2 C FOR 8'-10" INTERNAL / COMMON PROPERTY BOUNDARY PARKING SETBACK AT THE NORTH BOUNDARY
2. CDDSG STANDARDS SECTION 4.2 FOR 40'-6" MAXIMUM AVERAGE BUILDING HEIGHT
3. CDDSG STANDARDS SECTION 4.5.1 H FOR PAINTED METAL & PLAIN UNFINISHED CONCRETE AS ACCEPTABLE MATERIALS
4. CDDSG STANDARDS SECTION 5.2 A FOR NO TREES IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT EASEMENT AREA

All previously approved waivers are essential to the project as stated. We are additionally applying for (2) new waivers proposed with this PUD Amendment including:

1. CDDSG 2.1.1.J ALLOW VEHICLE ACCESS TO LEAD DIRECTLY INTO 'HEAD IN' PARKING AT WEST ENTRANCE. HAVING TO MOVE THE ENTRANCE OFF ARTHUR AFFECTS DRAINAGE & DETENTION AS WELL AS OVERALL FUNCTIONALITY OF TRASH PICK UP AND TRAFFIC CALMING DESIGN OF THE PARKING AREA.
2. A WAIVER TO ELIMINATE THE REQUIRED 30' WIDE BUFFER PLANTING STRIP ALONG THE NORTH PROPERTY LINE WHICH IS TO CONTAIN A MINIMUM OF 1 TREE FOR EVERY 20 LINEAL FEET OF PROPERTY LINE AND A SCREEN HEDGE INCORPORATING BOTH DECIDUOUS AND EVERGREEN SHRUBS A MINIMUM OF 3' IN HEIGHT ALONG A MINIMUM OF 50% OF THE PERIMETER AREA AS REQUIRED PER CDDSG 5.2.B..

We are requesting a waiver to eliminate the required 30' wide buffer planting strip along the north property line which is to contain a minimum of 1 tree for every 20 lineal feet of property line and a screen hedge incorporating both deciduous and evergreen shrubs a minimum of 3' in height along a minimum of 50% of the



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perimeter area as required per CDDSG 5.2.B. The northern property line is adjacent to Boulder County land with residential use. There are two residential properties to the north of the Cantilevers property. There is a signed access easement with the northern neighbor, who shares a significant length of the Cantilevers' north property line, and that neighbor has been made aware of the nature of the Cantilevers project. The Bennett's require two access points to their property due to the nature of their northern driveway crossing the Coal Creek flood plain, and the Cantilevers project requires a fire access easement for the turning around of emergency vehicles. The signed and recorded easement provides both to both parties. In addition, the Bennett's home sits higher than the Cantilevers' north property line by about 8' and the Bennett's have made significant efforts to provide their own landscape buffer along the south of their property through the use of an extensive berm and planting of conifer trees. Any additional efforts to provide a buffer along the lower elevation Cantilevers northern property line would be ineffective in its effort to screen the two properties.

Removing the 30' wide buffer planting strip is superior for the development and property allowing emergency access and drive isle access along the northern side of the development and property. Due to the significant grade change across this property from north to south there is little opportunity for relatively level drive isle opportunities to support a flex-industrial product type. The area along the northern property line is one of the only opportunities for a continuous flex industrial building shape to occur without grade changes between units or grade changes between the front door (south side) to back door (north side). In addition, the 30' wide buffer planting strip would be directly over the existing Northern Water Conservation easement which restricts the planting of trees in such easement.

The building will be made up of flex-industrial, office and common spaces. The building footprint will be 52,735 SF with a total gross square footage of 84,164. Of this, the net leasable square footage will be 43,259 on the main level and 30,352 at the upper and mezzanine levels.

The overall structure will be made up of three distinct buildings, connected by common circulation areas. The 'Flats' will be the flex industrial spaces with mezzanines sized to approximately 1/3 of the main level floor area. These spaces include a north facing garage door that allows for a parking space within the building per unit, and person-entries on both the north and south sides of the building. Adjacent to the 'Flats' is the 'Grotto' space made up of two floors with office space on the upper level and common meeting space on the main level. The main level of the 'Grotto' will allow for up to two food trucks to park temporarily on the northside of the building, and will also open up to a common courtyard. The Grotto and courtyard are amenities to the development, and are not open to the public. Attached to the upper level of the 'Grotto' will be a sky bridge attaching it to the offices spaces of 'Mountainside' and 'Terraces' sections.

The building is oriented to take advantage of the immediate and distant surrounding views. It has a unique footprint and geometry with significant surface articulation to promote a high degree of architectural interest. Materials being used on the building include: high-pressure laminate panel with a raw concrete-like pattern, wood-grained aluminum plank siding, clear glass windows and doors, glass railing and a minimal use of pre-finished flat metal panels for accents. A green roof is planned for the entry covering the main entry to the office building that is both on the exterior and interior of the lobby. There is a main entry off the courtyard that accesses the building's lobby area. There are also two secondary entries at the southeast corner and east side of the building facing the southern drive entry off Arthur Ave. An oversized elevator is planned to provide access to bike parking, and to facilitate moving furniture in and out of the building.

The waiver-approved building height, based on average grade is 40'-6". Building setbacks, easements, site coverage, water quality control, and grading are being maintained per the CDDSG guidelines and standards. The landscape design exceeds the CDDSG guidelines and standards. We are requesting a waiver of CDDSG 5.2.B, through the PUD process, to remove a 30' landscape buffer along the North in the NO CO water district easement.



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The parking goal was 2.5:1000 for the 27,544 square feet of total net flex-industrial space, and 4:1000 for the 43,066 square feet of total net office space. We are proposing a total of 205 parking spaces. This blended mix combined with the area available on site for parking yielded a 2.9:1000 ratio. Given the “new normal” of office environments due to effects of the global pandemic and flexible office-use trends by most major companies, we feel that reduced parking ratios are reasonable to consider. Additionally, a further reduction of parking required for flex-industrial makes sense given the typical light industrial use of that type of space. We are requesting a parking reduction from the required 824 spaces to 205 total spaces. We will also be providing 40 bicycle parking stalls. 20 of which will be secure, indoor spaces. Below is a table outlining the proposed parking conditions.

Required Parking Spaces (@ 4:1000)	282
Planned Parking Spaces(@ 2.9:1000), including:	205
Accessible Parking	6
EV-R, I, C Parking	67
Ride Share Parking	4
Garage Parking (Flex-Industrial)	8
Bike Parking Provided	40

The north drive isle and fire access is aligned with the previously approved 8'-10" parking setback, and is required to provide adequate parking and emergency access.

In terms of the public utility infrastructure, we would like to discuss with the City of Louisville about a potential future need to install a separate 4-inch water tap to the light industrial portion of Cantilevers called “The Flats”. The applicant is evaluating the potential of leasing to a Bio-Medical, or Pharmaceutical tenant with possible Research and Development that could require a sizable water demand. This demand is significantly more than would be typical for the rest of the building areas (The Grotto, Mountainside & Terraces) and these areas would not have a need to utilize such a sizable demand.

The cost of a 4-inch water meter is infeasible without a Bio-Medical, or Pharmaceutical tenant in need of this demand. However, the applicant is planning the site layout for the possibility of a future 4-inch water meter being required onsite. The applicant is requesting pre-approvals of the layout attached which shows installation of a 4-inch water meter connected to an onsite private water loop to avoid significant damage to the site, disruption to tenants and added costs of connecting a water tap through the site all the way into Arthur Avenue.

We understand that a sewer service upgrade would likely be needed, however, we believe that a separate 8-inch sanitary main could be extended within the 60-foot right of way for the future Arthur Avenue to South 96th Street connector road with little impact to the onsite improvements.

Please contact me if you have any questions.

Regards,

Andy Johnson, AIA