

August 4, 2023

Amelia Brackett Hogstad
Historic Preservation Planner
City of Louisville
749 Main Street
Louisville, CO 80027



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RE: 1303 EMPIRE RD PLANNED UNIT DEVELOPMENT APPLICATION

Dear Ms. Brackett Hogstad,

The following narrative is provided in support of the PUD application for the Empire Road Subdivision, Lot 1. Below is a list of documents and drawings in support of this application:

1. Project Cover Sheet, by DAJ Design
2. Development and Utility Sheets, by The Sanitas Group
3. Grading/Drainage and Access Plan Sheets, by The Sanitas Group
4. Landscape Plan Sheets, by Outside L.A.
5. Photometric Plan Sheets, by JCAA
6. Building Elevation Sheets, by DAJ Design
7. Civil Engineering Narrative Letter, by The Sanitas Group
8. Floor Plan Exhibits, completed by DAJ Design

The owner is Basecamp Louisville LLC dba Ironton Distillery & Crafthouse which currently operates in the River North district of Denver. Ironton recently purchased the 1303 Empire Road property in Louisville, and the intent is to entirely relocate their production facility, tasting room, and event center business to Louisville. DAJ Design is acting as architect for the project and is the applicant for this PUD and amended Plat applications.

1303 Empire is a 115,775sf property currently zoned Industrial. The project primarily follows the Industrial Development Design Standards & Guidelines for the site layout, landscape design, and building design. Due to the nature of the project's mixed-use with uses typically not found in the Industrial zoning district (restaurant and event space), the parking is calculated using a combination of the IDDSG, CDDSG, and the Design Handbook for Downtown Louisville. The project will include a tasting room with events space in support of the manufacturing component of the project, the distillery. The overall building is modulated into two distinct masses connected as one building by a covered walkway and entry canopy. The northern portion of the building houses the distillery, dry storage, "barrel room" long-term product storage, and office space. The southern portion of the building houses a tasting room, commercial kitchen, and events space. There will be an additional special event space on the upper level of the tasting room that will open to a 'green' rooftop deck. The north building's uses are labeled in our area calculations table on our Cover Sheet drawing as Manufacturing and Warehouse, and the Tasting Room and Event Space will be combined under the label Restaurant. There is common space located throughout the building and is labeled and

calculated separately along with other support areas of the building. The commercial kitchen and bar areas are also called out separately on our area calculation table.

The tasting room and events spaces open onto a large, community-focused common multi-use outdoor area. This outdoor space will be used for seating, dining, games, and special events. The main entrance to the facility will be facing south towards Empire Road, as well as the improved trail.

The building is oriented to take advantage of the immediate and distant surrounding views, and has a unique building footprint and shape with significant surface articulation to promote a high degree of architectural interest. Materials being used on the building include: exposed natural gray concrete, concrete board, vertical metal siding, exposed steel and timber, perforated metal panel, and clear glass windows and doors. The production side of the building will have a height of 32'-6" above average grade and the tasting room events roof 30'-6". This proposal is intentionally trying to maintain a scale significantly lower than the IDDSG allowance of a 40'-0" maximum height. There are a number of large wall surfaces on the building, and all have been identified as potential areas for murals to be painted on the building's siding material. Murals will be completed under a separate permitting process.



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This proposed development locates the structures in roughly the middle of the property. The parking lot is designed to be located on the eastern portion of the property, and an open "green space" on the western portion of the property. It is Ironton's intent is to use the western portion of the property as garden space to grow essential ingredients for their products, as well as create outdoor space to support their event center activities (weddings, corporate functions, private parties, concerts, etc.). The green space or open area is also intended to act as a minimally developed landscape buffer between the proposed building and Hwy 42 to maintain the rural character of the area. Further, it is the intention of Ironton to landscape and maintain the City-owned parcel between 1303 Empire and Hwy 42. This will help beautify the intersection of Pine-Empire-Hwy 42, creating an improved gateway between the site and downtown along Hwy 42 onto Empire Rd. The development will improve and connect the 'trail' that parallels Empire Rd. in support of pedestrian and bicycle interaction, and that trail is intended to connect to the improved Hwy 42 corridor, once those improvements have been completed.

We are requesting a parking reduction from the required 93 to the provided 82 total parking spaces. Ironton requires two staff members to be on the distillery floor during production time. There are 6 staff members projected to use the offices, and one of those staff members will also be on the distillery floor part time. According to the parking count derived from the different use areas, there 19 required parking spaces to support the Manufacturing use type. Ironton only needs 8 total parking spaces to support their distillery production. We propose to remove the 9 extra parking spaces from the total parking count, and we proposed temporary parking of an additional two spaces to accommodate in the loading dock area during off-production and delivery hours. The total provided 82 parking spaces supports the building's use ($93-9-2 = 82$).

Details of the landscaped open space are shown in the Landscape Sheets contained in this application. The proposed landscape design exceeds the IDDSG guidelines and standards, however are applying for two landscape waivers with this application, which include:



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1. IDDSG 2.2.1.R, Surface Parking Lots; "Provide landscaped islands at the ends of all rows of parking." We are asking to eliminate this standard due to the site constraints to maximize on-site parking, allow for fire and rescue vehicles to access and easily maneuver on site, and to provide both box truck and semi truck delivery access to the loading dock. The irregular site shape, grading changes from the east side of the parking lot to the west side to allow for property site drainage, and no access ability from the north side of the property limits design possibilities that create limitations for the parking lot layout.
2. IDDSG 5.4.C, Building Site Landscaping; "Loading dock areas shall incorporate evergreen trees and shrubs for screening intermixed with deciduous shrubs for seasonal color." We are asking to eliminate this standard for the project due to the parking lot layout constraints mentioned above in waiver request #1.
3. IDDSG 5.4.D, Building Site Landscaping; "Provide a minimum planting width of 10-feet adjacent to a minimum of 50 percent of the building, with emphasis given to portions of the building visible to the street, or with public entries. These planting areas shall contain the following: deciduous trees at a ratio of one tree per 30 linear feet of building frontage, along with appropriate shrubs, perennial flowers, and ground cover." We are requesting to eliminate this standard for the project due to limitations imposed by the irrigation ditch to the north, parking lot layout constraints mentioned above in waiver request #1, and the programmatic use of the outdoor areas by the event space component of the business.

Additionally, an opportunity to relocate a historic Louisville building, Joe's Steel Shop, to the west edge of the property is being proposed. This renovated 960 sf building would function as a special event structure and would serve as an introduction to Ironton from those traveling from the west to the site. The relocation of Joe's Steel Shop will be done through a separate process utilizing the historic preservation program through a landmark application, alteration certificate request, and a request for grant funding to restore and preserve the building.

Amended Plat

There are no boundary line changes being proposed to the current plat. The amended plat provides a 9' wide Drainage Easement that extends from the south property line north to the top of the proposed ditch bank. The drainage easement width is reduced 9' to include just the site elements (ie. ditch) that will convey storm drainage. The easement width is sufficient to provide stormwater conveyance for either an open ditch with freeboard or a future piped storm sewer main. The proposed 10' wide Trail and Utility easement that is located north of the Drainage Easement provides for an 8' trail with 1' shoulders on either side of the trail. The trail can provide maintenance access to the adjacent ditch.

Several existing mature trees are located north of the existing roadside ditch. The property owner desires to save seven (7) of these trees. The proposed trail will be routed further north around to trees to avoid adverse impacts to the trees and future trail users. An additional trail easement is provided where the trail shifts north away from the existing trees. Please refer to the site development plan to see the existing trees that are desired to remain and the trail routing configuration.

The Existing 10' wide Exclusive Utility and Irrigation Easement will be vacated by a separate instrument. In consultation with Public Works staff, the existing easement will be replaced with a 5' wide Utility and Irrigation Easement and recorded on the amended plat.

The amended plat retains the Existing 15' Exclusive Utility and Irrigation Easement that parallels the north property line and retains the Existing Utility Easements along the east and west property lines.

The original Empire Road Subdivision established a "No Building Zone" on the western portion of the property. This no build zone roughly aligns with the western edge of the existing building currently located on the property. The "No Building Zone" was established in the mid-1980's when the property was first annexed into the City of Louisville, and the entire property was 5.63 acres, and the actual "No Building Zone" area was a significantly smaller percentage of the overall property. In 2005, the property subdivided into two separate lots, and the "No Building Zone" was not modified and remains on the western lot of the Empire Road Subdivision. Below are site plan diagrams showing the subdivision; the first one is from when it was originally platted as one property, and the second shows it subdivided into two lots. The "No Building Zone" is indicated on both diagrams.



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One can see from the above diagrams that the "No Building Zone" severely restricts reasonable redevelopment of Lot 1, western most lot. Due to the topography of the property sloping from west

downwards to the east and the current access points to Empire Road, surface parking and stormwater management areas need to be located adjacent to the west property line which is the downslope end of the property. Once a parking lot is created with drive aisles to allow fire access and vehicular circulation little room is left between the western parking lot limits and the "No Building Zone" line for a building of any reasonable size. We are requesting a complete elimination of the "No Building Zone" without conditions.

Please contact me if you have any questions or concerns at 303-527-1100 or andy@dajdesign.com.
Thank you for your consideration.



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Warm regards,

Andy Johnson, AIA

A fluid, handwritten signature in black ink, appearing to read 'Andy Johnson', written over the printed name.