



August 14, 2024

Planning Department
City of Louisville
749 Main St
Louisville, CO 80027

Re: Land Use Application / Approval Process, Planned Unit Development (PUD) Amendment for Lot 9, Block 1, Colorado Technology Center (CTC), First Filing, 517 S Arthur Ave, Louisville, CO.

Louisville Planning Team,

We are excited to submit this Planned Unit Development (PUD) Amendment for the Colorado Technology Center development located on 517 S Arthur Ave. The property at hand is a 36,051 square foot (0.828 acre) site where a proposed single story 17,500 flexible office building (core & shell only) will be constructed, and the remainder of the property improved with access drive lanes, parking, sidewalks, and landscaping. The project will follow the Industrial Development Design Standards & Guidelines (IDDSG) and will pursue waiver requests as described in the subsequent pages.

The flexible office building contains approximately 15,000 square feet of warehouse area and 2,000 square feet of office space with additional area for support spaces such as future tenant restrooms and a water entry room. The building is 26'-0" high (to top of exterior wall) and the primary structural system will be constructed of concrete tilt-up wall panel construction at all exterior walls with structural steel joists supporting the roof. The concrete tilt-up wall panels have been designed with differentiated patterns, form liner, and accent wall paint colors to provide the necessary design articulation as required by the IDDSG. The main aluminum storefront entrance into the office area is covered by an open sunshade structure above and clerestory punched openings are located at the perimeter of the building at 14'-6" above finished floor. This building is a core & shell only, interior tenant finish-out is not in contract and will be permitted separately by tenant.

Public utilities (underground electrical, sewer, and water) are located along S Arthur Ave and will enter the southernmost point of the site along the existing sewer easement to feed the building along the south. Storm drainage will be mitigated with a storm water detention pond constructed on the eastern-most edge of the property. HVAC systems will be supplying the building through rooftop units located at least 20'-0" from the exterior wall face as required by the IDDSG installed at a later time by tenant.

Below is an outline of waiver requests with Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines, or Louisville Municipal Code Section(s) identified and justification for hardship or betterment for each request.

WAIVER REQUEST #1: PARKING REDUCTION

IDDSG §2.2.1.L Surface parking lot requirements indicate a minimum parking of 4 spaces/1000 SF (1:250) for Office space and 1 space/1000 SF (1:1000) for warehouse space. We believe the use of the building and property can be satisfied with 2 spaces/1000 SF for Office space and 0.5 space/1000 SF. These minimum parking ratios requested are based on neighboring jurisdictions (such as Denver) parking requirements and more than satisfy the parking needs of similar developments (light industrial/warehouse/office). The requests emerged from the hardship of site constraints due to the multiple existing easements on site that restrict the placement and layout of the building towards the north which further constraints the amount of parking that can be designed on the site. Furthermore, the site drainage requires a detention pond which limits the available open space for parking placement.

WAIVER REQUEST #2: PARKING SPACE MINIMUM SIZE REDUCTION

IDDSG §2.2.1.i Surface parking lot requirements indicate to provide standard parking spaces at a minimum of 9'-0" wide x 19'-0" deep. We believe the design of a 8'-6" wide x 17'-6" deep standard parking space will satisfy the minimum parking dimensions. These minimum parking dimension sizes are based on neighboring jurisdictions and more than satisfy the parking size needs of similar developments. We believe this waiver request is a betterment to the development since smaller parking spaces allow for reduced hardscape area and increased landscape area to the site. Additionally, a 9'-0" wide x 19'-0" deep parking space is excessive and typical vehicles can comfortably be parked in 8'-6" x 17'-6" spaces.

WAIVER REQUEST #3: DRIVE ASILE WIDTH REDUCTION

IDDSG §2.2.1.C Vehicular access requirements indicate a minimum two-way access drive of 28'-0" wide. We believe the design of a 24'-0" wide access drive will satisfy the minimum vehicular access into the site. This minimum vehicular access drive width is based on neighboring jurisdictions minimum requirements and can more than satisfy the parking needs of similar developments. This requests emerged from the hardship of site constraints due to the multiple existing easements on site that restrict the placement and layout of the building towards the north which further constraints the location and width of the vehicular access that can be provided on-site.

WAIVER REQUEST #4: BUFFER ZONE REDUCTION

IDDSG §5.2 Perimeter Landscaping Adjacent to Abutting Property requirement indicates a minimum buffer zone of 10'-0". The southwest corner of the site is designed with an extended drive in order to provide sufficient fire apparatus reach, this reduces the size of the buffer zone down to 4'-0". Additionally the south side of the site's buffer zone is reduced to 9'-6" due to the multiple easement restrictions. We believe 10'-0" buffer zones abutting similar properties is excessive and reduction of these buffer zones would better complement developments with similar uses. The remainder of the site will provide a minimum of a 10'-0".



WAIVER REQUEST #5: REAR SETBACK ENCROACHMENT

IDDSG §1.2 Building and parking setback requirement indicates a 15'-0" rear yard setback and currently the building encroaches into the setback by at most 5'-0" at the southwest corner of the building. This encroachment is due to the pinching point at the end of the site where the property tapers towards the south, if the building did not extend and encroach into the setback, the access to the garage doors would be prohibitive. This encroachment does not extend the entire setback length but reduces toward the north of the site across the length of the building.

WAIVER REQUEST #6: MINIMUM LANDSCAPE REQUIREMENT REDUCTION

IDDSG §1.4.B Site Coverage Requirements indicates a 25% minimum landscape coverage on-site. We believe the use of the building and property can be satisfied with 15% minimum landscape coverage. The minimum landscape requirements waiver request is based on neighboring jurisdictions (such as Denver) which require landscaping coverage closer to 5% the area of the development in Industrial Zones and 15% minimum landscape requirements will more than satisfy the landscaping needs of similar developments (light industrial/warehouse/office). The requests emerged from the hardship of site constraints due to the multiple existing easements on site that restrict the placement and layout of the building towards the north which further constraints the amount of landscaping that can be designed on the site.

WAIVER REQUEST #7: SITE AND DRIVEWAY ACCESS MINIMUM

IDDSG §2.1.1.F require new driveways to be 75'-0" minimum from a neighboring driveway. We believe the use of 20'-0" minimum driveway separation can satisfy the vehicular flow into the site relative to adjacent properties. The site along S Arthur Ave is 184.88' and the adjacent properties have driveway entrances immediately next to the site (north and south), this constrains the location of a new driveway to the center of the property and due to the sewer easement on the south, this further restricts location of driveway access, building placement, and overall site layout.

WAIVER REQUEST #8: PERIMETER LANDSCAPING ADJUTING PROPERTY

IDDSG §5.2.A.1 Requires 1 tree for every 30 linear feet of property line. We currently have designed 1 tree for every 30 linear feet of property line along the western property (street facing side). Due to the minimal amount of buffer on north and south sides, only planting is being provided and no trees are planned. For fire department access, we have omitted any plantings on the westside to provide a clear "hose pull" pathway for fire department personnel to access the western and northern sides of the building.



CONCLUSION

We are confident that the Louisville Flex Office project will be a valuable addition to the Colorado Technology Center community, providing flexible workspaces and adhering to the highest design standards. In addition, we are convinced our waiver requests do not undermine the intent of the planned development goals and design spirit and the proposed improvements to the property provide a complementary design to the community.

Sincerely,

Douglas A. Spuler, AIA
Managing Principal, Beck Architecture, LLC

