

ST. LOUIS PARISH & BOLDER INNOVATION CAMPUS - LETTER OF REQUEST

INTRODUCTION

The purpose of this letter of request is to outline the proposed improvements associated with the St. Louis Parish & Bolder Innovation Campus. The St. Louis Parish and Boulder Innovation Campus lies within a portion of the Southwest Quarter of Section 16, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Louisville, County of Boulder, State of Colorado. More specifically the site is situated at the northeast corner of the South 96th Street and Dillon Road intersection. More specifically, it is located east of South 96th Street and City/County open space, north of Dillon Road, west of Burlington Northern Santa Fe (BNSF) Rail Line and the Colorado Technological Center (CTC) and south of the City of Louisville property. The project extents include three adjoining properties under three separate ownerships, comprising 51.570 acres. The Archdiocese of Denver St. Louis owns the southerly 32.749 acres bordered by Dillon Road to the south, Ascent Community Church owns the central 13.390 acres, and the northern ± 5.431 acres are owned by Adrian D. Games (the Games family). United Properties is currently under contract to purchase and develop the Ascent Church (approximately 13.37 acres) parcel.

PLAT

As part of this development the 13.37 acre parcel is proposed to be platted into four (4) lots. The proposed plat will consist of 1 (one) 9.133 acre parcel along the eastern property line known as Lot 1 and three (3) smaller lots along the 96th Street frontage ranging from 1.074 acres to 1.201 acres referred to as Lots 2, 3 and 4. Access easement are proposed at property boundary for shared private drives to be utilized for access by all proposed lots within the Ascent parcel and adjoining Archdiocese and Games parcels. In addition, utility and drainage easement are also proposed through the parcel for new required utility mains and storm infrastructure. As part of the platting process, the required Public Land Dedication will be conveyed to the City at the time of final plat approval. United properties will be responsible for paying the cash-in-lieu for the Ascent, 13.390 acre parcel at with the proposed development. The required cash-in-lieu for the Games and Archdiocese parcels will be deferred until the parcels are developed.

TRANSPORTATION AND ACCESS

The St. Louis Parish & Bolder Innovation Campus PUD plans include the development of Lot 1 as an industrial use and Lot 2 as a commercial use along with associated parking, access drives, utilities and storm infrastructure. A Traffic Impact Study (TIS) has been completed that analyzed the full 51.570 acres in the assumed developed condition. As determined by the TIS, the proposed development includes a 3/4 movement access onto 96th Street on the north side of the Ascent parcel and a signalized full movement access onto 96th Street on the south side to the Ascent parcel. The TIS also required that addition of a second north bound through lane between the two proposed accesses and additional right-turn lane south of the full movement access on 96th Street. These off-site 96th Street improvements are included in the design of the proposed St. Louis Parish & Bolder Innovation Campus PUD. The PUD submittal includes phasing for improvements that will be required as part of the Phase 1 (St. Louis Parish & Bolder Innovation Campus PUD) development and future development of the Games and Archdiocese parcels. In addition, the development will provide a 5' detached sidewalk along the entire frontage of the Ascent parcel between the access points that will be constructed. The internal private roadway system will provide 5' detached and attached sidewalks as spacing allows for pedestrians to utilize within the development. The Phasing Plan provides that Games and Archdiocese will install

sidewalks and 96th Street requirement improvements at the time of their developments to reduce the financial burden put on the Ascent parcel.

GENERAL DEVELOPMENT PLAN

The project site is part of the St. Louis Parish and Commercial Park General Development Plan (GDP). A second amendment to the GDP is currently under review with the City of Louisville and scheduled on the March 12, 2020 City Council agenda. The proposed St. Louis Parish & Bolder Innovation Campus PUD submittal assumes that the revisions proposed in with the GDP second amendment will be approved as proposed by City Council.

LOT 1 – INDUSTRIAL DEVELOPMENT

The proposed Lot 1 of the St. Louis Parish & Bolder Innovation Campus is a 9.133 acre parcel along the eastern portion of the Ascent Parcel. Lot 1 is proposed to be developed with an 99,885 square foot industrial use facility with the associated parking, drive aisles, landscaping and utilities. The industrial facility will have a four (4) tall loading dock area along the eastern building elevation away from roadway frontages. Per the GDP, the industrial building was to be designed compliant with the City of Louisville Commercial Design Guidelines (CDG). The end user(s) for the industrial facility is unknown, but typical anticipated hours of operation are normal business hours with the peak hours during morning and evening commute.

Per the CDG the required parking anticipated for the proposed industrial use are ‘Warehouse’ requiring 1 parking space per 1,000 square foot gross floor area and ‘Showroom’ requiring 4.5 parking spaces per 1,000 square foot gross floor area. It is assumed that the end user(s) will consist of 15% of the total building square footage (15,000 sf) to be ‘Showroom’ use totally and the remaining 84,885 sf to be ‘Warehouse’. Based on this assumption the total required parking spaces is 153 spaces. The proposed development provides 202 parking spaces, which exceeds the required parking by 49 spaces. This additional parking allows for flexibility in the end user(s) floor plan breakdown between ‘Warehouse’ and ‘Showroom’.

A detention facility is proposed to be located near the southeast corner of Lot 1. This detention facility will serve as water quality and detention for the development of the full Ascent parcel (13.930 acres) including the proposed Lot 1, Lot 2, Lot 3, and Lot 4. The detention facility also detains for the runoff for the eastern half of 96th street along the property frontage. The outfall for the detention facility is to the south of the parcel where the allowed release will be conveyed into a drainage channel along the eastern property line of the Archdiocese parcel. This drainage channel conveys runoff south to a proposed underground storm crossing to the existing storm infrastructure on the south side of Dillon Road. An open channel will also be provided along the eastern edge of the property to receive future drainage from the Games parcel, but Games will be responsible for on-site/water quality and providing connection to this channel if/when the parcel develops.

Commercial Design Guidelines – Architectural Compliance

Below is a list of the commercial design guideline code sections and how the proposed industrial facility meets the required guidelines.

Section 4. Architectural Design

4.1 Building Relationships

- A. Building location currently does not obstruct any views of nearby buildings
- B. *n/a*

4.2 Building Heights

- A. *n/a*
- B. *n/a*
- C. Maximum Height of current building is 38'-6" (New Maximum height to be 40' per the GDP)
- D. *n/a*

4.3 Building massing, Forms, and Pedestrian Scale

- A. Due to the length of the all four facades being greater than 50' in length, significant architectural features and treatments have been implemented to diminish the building mass.
- B. Additional techniques were used to reduce building mass (see C.)
- C.1.) Variations in color and texture are used a minimum of every 20' across all four sides of the building
- C.2.) *n/a*
- C.3.) At a maximum, every 50' there is a change in parapet height by at least 1'-0" or more
- D. Window placements, Architectural reveals, Textured formliner, and paint pattern variations are used to create rhythms and patterns along the facades of each side of the building.
- E. *n/a*
- F. The ground floor level has increased articulation by adding windows, wall plane shifts, textured formliner, and paint changes on all four sides of the building
- G. Glass panels are 5' max in width to create more human proportions.
- H. Columns and canopies are utilized at the main entries, as well as a vertical paint pattern throughout to create the feel of pilasters along the facades.
- I. *n/a*

4.4 Roof Forms and Materials

- A. Roof lines change planes every 50' or less
- B. *n/a*
- C. *n/a*
- D. Parapets will be used in order to conceal rooftop mechanical units from view.
- E. The roof forms are designed and articulated to reflect key features such as the building entrances by their increase in height, accent coloring, and textured formliner.
- F. *n/a*

4.5.1 Building Materials

- A. 1) Matte textured pain is utilized as well as anodized aluminum
- A. 2) *n/a*
- A. 3) Textured concrete is utilized throughout
- A. 4) *n/a*
- B. *n/a*
- C. Materials and color match for all four building facades
- D. Anodized aluminum is utilized which has a low reflectance as well as the glazing (solarban 70xl Solargray)

- E. The concrete tilt wall panels are scored with reveals and painted to create patterns that are of a human scale across all four building facades
- F. *n/a*
- G. High quality materials are utilized throughout.
- H. *n/a*
- I. *n/a*

4.5.2 Building Colors

- A. All colors used are that of a neutral foundation. Using lower saturation colors reduces color fade over time.
- B. *n/a*
- C. Total of four paint colors used for the entire building.
- D. *n/a*
- E. *n/a*

4.6 Building Entrances

- A. 1) Accent paint is added to contrast with surrounding wall planes
- A. 2) Glazing is utilized as well as recesses to signify the entries
- A. 3) *n/a*
- A. 4) All main entries will have handicap spaces available as well as ADA accessible walkways
- B. Architectural lighting will be utilized to enhance the entries
- C. *n/a*
- D. Glass setbacks at entry create a portico to further define the entry

4.7 Service Entrances and Loading areas

- A. Service entrances, loading dock, and waste disposal area is located on the East side of the site, facing away from any collector or arterial streets.
- B. Dumpster will be concealed by a trash enclosure.
- C. *n/a*
- D. Service areas will not be readily visible by adjacent buildings and will not impact important/identified view corridors.

LOT 2 – 7-ELEVEN DEVELOPMENT

The proposed Lot 2 of the St. Louis Parish & Bolder Innovation Campus is a 1.201 acre parcel along 96th Street frontage at the southwest portion of the Ascent parcel. Lot 2 is proposed to be developed with a 3,500 square foot 7-Eleven convenience store and fueling station with 5 dispensers, associated parking, drive aisles, enhanced architecture and landscaping and utilities. 7-Eleven operates 24 hours a day with the peak customer hours occurring at peak commuters' hours in the morning and evening.

Per the CDG the required parking anticipated for the proposed retail use is 4.5 parking spaces per 1,000 square foot gross floor area. The 3,500 convenience store requires 16 parking stalls. The proposed development provides 18 parking spaces, which exceeds the required parking by 2 spaces. In addition, it is anticipated that convenience store patron who use the fueling pumps will leave their vehicle parked at the pumps as they enter the convenience store.

Detention and water quality for the Lot 2 development will be provided via the detention facility located within Lot 1. Storm sewer and adequately size private drives will be utilized to convey runoff from the 7-Eleven to the proposed detention facility.

Per the St. Louis Parish and Commercial Park GDP, the fueling station use requires a use by special review. As part of the PUD submittal process, the requirements for the Special Use Review have been included to be review by City staff.

Commercial Design Guidelines – Architectural Compliance

The building employs the same material on all four sides creating 360-degree architecture. The main building materials will consist of cultured stone and stucco, and will feature a slat metal panels and metal turn buckle awning over the customer entrance, which will enhance the depth of this elevation. The overall height of the building (20'-6") will allow the parapet to completely screen the HVAC units on top of the building. Additionally, there is an architectural slant in the parapet at the front elevation – enhancing the visual appearance from the roadway (96th).

The trash enclosure is located on the north side of the site, and will be constructed of similar building materials to complement the convenience store. This enclosure will employ landscape material to assist in screening and blending the structure into the overall design.

The fuel canopy will be located internal to the site, in front of the convenience store. The canopy and will utilize a typical flat roof, or a mansard roof, which will limit the overall height to approximately seventeen feet, six inches (17'-6") or (19'-6" with a mansard roof). The canopy columns will be wrapped with cultured stone that matches the materials used on the convenience store, to tie it into the overall 7-Eleven development and compliment the immediately surrounding structures on the site.

LANDSCAPING DESIGN

South 96th street is the major road connection to the city of Louisville from US 36. This main entry point however still retains a pastoral character with open space and farmland on either side of the street. The landscape intent for the United Properties development is to provide a 40 foot landscaping buffer that creates a visual balance between the commercial space and the surrounding rural landscape. This is accomplished by a less formal approach to commercial landscape design in the right of way fronting 96th street. Street trees are planted in groups, reflecting a more natural growth habit. A drought tolerant fescue blend turf is recommended to conserve water resources. The tree and shrub species have been chosen from the City of Louisville recommended list and selected for their low water needs and native foothills appearance. Additional trees and shrubs have been added, above and beyond city requirements, throughout the site to screen hardscape and further enhance the natural feel of the overall development. The landscaping buffer is proposed to be increased to 60' feet at the entrances into the development to further soften the parking lot and create In addition, topography will also work as a natural screening buffer between the open space and the development provided that the entire development will sit 2-4 feet below the roadway.

UTILITIES AND DRAINAGE

There is currently no outfall connection extended to the project site for sanitary sewer. The location of the City's wastewater treatment plant is such that gravity connection of this parcel is

not available. The adjacent parcels to the east have obtained sewer connection by a municipal lift station in the Colorado Technological Center (CTC). While the lift stations exist, the BNSF railroad blocks the ability to connect to the existing City sanitary sewer system in the CTC. As part of this project, it will be coordinated to transfer approval from BNSF to route under the railroad to the east and an easement granted by Ascent Church to cross their property to connect into an existing main located east of the site within S. Arthur Avenue. Along with the outfall crossing, sanitary sewer mains will be constructed within the shared private drives to provide a main outfall and service to the proposed developments within Lots 1, 2, 3 and 4. The proposed main will also allow for the sanitary sewer connection for future development from the Games and Archdiocese parcels.

There is existing water main infrastructure surrounding the development within Dillon Road and on the west side of the BNSF railway. The proposed development design will loop a 12" water main through the site and connect to the main on the west side of the BNSF railway. Required fire hydrants will be placed for fire protection for Lots 1, 2, 3 and 4. As shown in the provided Phasing Plans, further development of the Games parcel or Archdiocese parcel will require additional main to be looped to the main with Dillon Road and the main within City property north of the site. United Properties is proposing to bring on their development with completing the loop at the southeast corner of their site only. The connection to Dillon road will be provided during Phase II of the development as it is likely a direct route through the Archdiocese property will be more cost effective and eliminate additional looping/linear footage costs during their development.

The primary challenge for this development is the hardship of the offsite drainage from the west that has been directed to the project site via culvers under 96th Street. The project site is located within the City of Louisville Outfall System Plan (see references in *Appendix D*). In 2006, an update was made to Drainageway 'G' (DWG) of the Outfall Plan and construction completed in 2009. Current drainage outfalls through an existing culvert under the BNSF Railway and into the Colorado Tech Center. The overall direct tributary drainage basin required for detention as part of this development extends to the center of South 96th Street and is approximately 13.860 acres.

There are two (2) culverts crossing under 96th Street, which carry flow from the western open space areas and to the adjacent Archdiocese property (Parcel 1) to the south, including a 42" elliptical pipe, and an 18" CMP pipe. As a result of the Phase 1 development, the existing 42" elliptical pipe will need to be extended, and an outfall channel provided for the offsite runoff from the open space to the west of the site. The ultimate site outfall for the 51.57 acres is located at the southeast corner of the Archdiocese parcel, where the runoff is to be conveyed underground to the existing storm infrastructure on the south side of Dillon Road. This underground connection was to be made by the City, however due to the depth of a high-pressure gas line located in Dillon Road, the City's design was not feasible and not constructed. United Properties has acquired potholes of the existing utilities at this crossing location and a revised design have been provided as part of this development that is not in conflict with the high-pressure gas line.

As discussed above, onsite water quality and detention will be provided for the developments of Lots 1, 2, 3 and 4 within Lot 1. A conveyance channel will be constructed along a portion of the eastern boundary of Lot 1 to convey the future outfall for a developed Games parcel. Any future development of the Games parcel and Archdiocese parcel will require onsite detention and water quality once development plans are known and is not provided as part of this proposed design.

SIGNAGE

United Properties would like to propose a uniformed signage plan for the development that allows each tenant to effectively market themselves the customer, identifies the overall center and aesthetically ties into the quality enhanced design they will provide through the entire center. Instead of allowing each retail lot to have individual freestanding signs per code, two (2) multi-tenant signs are being proposed at each entrance. This also provide street frontage visibility for the Industrial tenants that the signage code would not otherwise allow. The sign heights are slightly higher than code allows given the topography of the site sitting 2-4 feet below the roadway and to effectively provide adequate/visible panels for each tenant.

WAIVERS

Identification monument signs for Lots 1-4 are proposed to be placed on Lots 2 and 4 within monument sign easement as shown in the PUD. Monument signs are to be waived from Louisville Municipal Code Section 17.24.040, Section 17.24.110, and Section 17.24.120.

FAR REQUIREMENTS

The FAR requirements proposed for the Ascent parcel per the second amendment of the GDP is 0.25. Based on the 0.25 FAR, 137,223 square foot of proposed retail/industrial building is allowed on the 13.390 acre parcel. The proposed floor area within Lot 1 and Lot 2 are a combined 103,385 square feet. An additional 33,838 square foot of floor area will be allowed with the future Lot 3 and 4 developments.

CLOSING

Thank you for your consideration on this proposed development. We look forward to the City's review of this project and the continuation of the movement towards a positive development benefitting the City and residents.