

December 19, 2024

Matt Post, Senior Planner
Community Development
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 608 Main St, Voltage Concept Plan

Dear Mr. Post,

We are pleased to submit the following application for a Concept Plan review to study the potential viability of a Live-Work project at 608 Main St. There has been a long history of plans for this property, including two different concept designs and one PUD, which was approved in 2017. Below is a brief history of land use applications that have been reviewed for this property and details about decisions that have brought us to this Concept Plan request.

In 2016, a study was completed to redevelop the 608 Main property into a two-story commercial building with retail and limited office space on the main level and office space on the entire 2nd level. The 2nd story was to be built over the existing main level, reusing most of the existing structure to support the pop-top. The office space was intended to be a build-to-suit space for Voltage Ad Agency, and the retail on the main level would have been leased out to another business. Prior to finalizing the PUD application for this concept, the owner was approached by the Economic Vitality Director, at the time, and was presented with a different concept that included a land swap between the City-owned parking lot and the 608 Main lot. The City-owned parking lot had been sold to the City by the owner of the Blue Parrot Restaurant in prior years. The proposal was to swap part of the 608 Main land for frontage along Main St. This would allow Voltage to own the first 45' of land fronting Main St, and the City would own the remaining land running to the alley.

The intent for the land swap was to allow a stronger building frontage along Main St, and to allow the City more options to support public parking on the interior of the property. A new concept was designed, and version 2 of a PUD submittal was provided to the City.

The new 2017 PUD included a 10,000sf, two-story building with three leaseable commercial spaces on the main level with intended retail, food service, and office use, and the upper level was to be the Voltage Ad Agency's main office headquarters. The PUD was reviewed by staff and the Planning Commission, and it was approved in June, 2017. The land swap agreement and Replat was also approved at the same time.

In 2020, the effects of covid changed the nature of required office space for Voltage, and their business model changed from needing office space to having all employees working remotely. Voltage continues to work within that business model and currently utilizes the 608 Main building to support other business opportunities. Around the same time, Voltage began to develop a curated goods business creating and producing wearable items like socks, shirts, hats, etc., along with selling one-of-a-kind artwork, athletic gear, and home items. The front 1/3 of 608 Main has acted as Voltage's retail store, and the remaining portion of the building is used as limited Voltage office space, storage, and maker space to produce their retail items.

Voltage identified the prior PUD project as an opportunity to support Louisville's growing need for housing, and we believe that a new building utilizing the land swap and replat would provide a unique opportunity to bring residential units to downtown that can also offer a commercial aspect. We have looked at two



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options that include the following: 1) A 10-unit, mixed-use building utilizing both the replat property and the entire parking lot extending to the alley; and, 2) a 5-unit, live-work townhouse building utilizing the replat property. Option 1, the mixed-use project, would require a mechanism, like a 100-year lease from the City, to build a podium over the surface parking and create a platform to offer anywhere from 10-12 one- and two-story units. Option 2 simply utilizes the replat property originally intended for the 2017 PUD. Upon a detailed study of the two options' proformas, Option 2 was identified as the preferred option.

The Concept Plan application before is specifically addressing Option 2, the proposed Live-Work building. The building will have a number of similarities to the 2017 PUD building footprint allowing for a 5' pedestrian alley on both sides of the building. The building will have five separate units separated vertically with the "live" components on the second and third levels and the "work" component being on the main level. Each unit is planned to include 2-parking spaces in the form of a garage per unit accessed from the surface public parking lot. In studying the 2024 State bills, consideration is given to reducing the parking for each unit by only providing separate garages with only one parking space.



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The Live-Work building's concept design addresses two primary standards of the Downtown Design Handbook. The first is respecting the "Core" and "Transition" zones outlined in the Handbook. The replat property is divided between the two zones. The northern $\frac{1}{3}$ of the property is in the Core zone and the southern $\frac{2}{3}$ of the property is in the Transition zone. The line between the Core and Transition occurs through one of the units, second from the northern end of the building. In order to maximize the allowable height and area of the overall building, part of that unit is three stories high with a walkout deck facing south.

The second standard being addressed from the Handbook is maintaining a "tall 1-story building fronting Main St." The corresponding concept plan drawings illustrate the building in a simplistic diagram form, however the architecture will also provide an appropriate level of articulation to minimize the appearance of an overall long, planar building.

The accompanying drawing sets illustrate both Option 1 and Option 2. Option 1 is shown for reference, and Option 2 is the main focus of this Concept Plan. Questions we would like to address with Council include:

1. Is there an appetite to introduce five new residential units to downtown in a Live-Work format? This would require a separate SRU to allow residential in the C-C zoning district.
2. Will the City allow access to the garage parking across the public surface parking lot through an access agreement or development agreement?
3. Will Council consider a reduction in required parking to one space per dwelling unit without charging the fee-in-lieu based on the State's new 2024 House bills?
4. We are proposing to do a PUD amendment to the approved 2017 PUD, and we are assuming that the land swap agreement and replat are still valid and could be applied to a PUD amendment. Is that correct?

Attached to this document is the Replat representing the land swap agreement. Please contact me if you have any questions.

Regards,

Andy Johnson, AIA

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