

June 6, 2019

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

RE: Final PUD, GDP Amendment, Minor Subdivision for 1411 & 1443 S. Arthur



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Dear Ms. Ritchie,

CTC Gateway LLC is seeking approval to build a 100,013 sf, two-story office building with a subterranean basement level at the referenced address in Colorado Technology Center. The intent for the building is to house 32 individual executive office condominiums that would be sold individually to separate companies. The building amenities include a lobby area, fitness area, wine bar, 14,165 sf subterranean parking garage, and landscaped property that includes patios and common courtyard. All common building amenities are intended for building occupant use only – no public access.

The ground floor will contain office condominiums, lobby, and wine bar. The second floor will contain office condominiums and fitness area. All second floor office condominiums have outdoor balconies of varying sizes. The subterranean basement will contain 34 indoor parking spaces (32 standard spaces and 2 accessible spaces) with secured entry, 1000 sf of secure bike parking (20-40 spaces planned). An oversized elevator is planned to provide access to bike parking, and to facilitate moving furniture in and out of the building. There is a main entry off the courtyard that accesses the building's lobby area, and there is a secondary entry at the southeast corner of the building adjacent to the outdoor covered parking.

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 with panel-form pattern, wood-grained aluminum plank siding (to authentically mimic wood siding), clear glass windows and doors, clear glass railings, and a minimal use of pre-finished flat metal panels for accents. Building heights range from 37'-6" at the lowest point above grade and 43'-6" at the maximum point above grade for an average height of 40'-6". The CDDSG requires a maximum height of 35'-0" and 42'-0" to the top of mechanical screening. We are requesting a waiver through the PUD process to allow a 40'-6" high building.

Green roofs are planned for the covered entry to the parking garage and for the southeast covered parking spaces. Building setbacks, easements, site coverage, water quality control, and grading are being maintained per the CDDSG guidelines and standards.

Parking for the property is split between a subterranean parking garage, as mentioned above, and 150 outdoor, surface parking spaces for a total of 184 parking spaces. The CDDSG requires a parking ratio of 4:1000. The building area used for the parking calculations is 58,079 sf after exclusions were removed, which yields 232 required parking spaces. We are requesting a waiver through the PUD process to reduce the required parking by 48 spaces for a total of 184 planned parking spaces for a ratio of 3.17:1000. Bicycle and pedestrian circulation meet the intent of the CDDSG.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

The landscape design exceeds the CDDSG guidelines and standards.

Please contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Andy Johnson'. The signature is fluid and cursive, with a large loop at the end.

Andy Johnson, AIA