



July 2, 2019

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

**Letter of Request – Final PUD, Lots 18 & 19, The Business Center at CTC  
(1875 Taylor Avenue)**

CTC FCM-II, LLC is seeking PUD approval for a new building on the above referenced lots in the Business Center at CTC. Concurrent with the PUD a replat will be processed to combine the two lots into one single one. This LLC was formed to purchase the land and get PUD approval for a flex building with the intent to build it once they have a tenant or tenants identified. They feel the market remains strong for large users in the distribution, manufacturing and high-tech industries. The property recently went through a GDP amendment to allow for industrial uses. Like the lots along Highway 42 to the west, these two are subject to the City of Louisville Commercial Development Design Standards and Guidelines (CDDSG).

Final PUD approval is being sought for a single story 83,441 square foot building. It is bordered on the north by Highway 42, the east by CTC Boulevard, and the south by Taylor Avenue. 175 parking spaces will be provided initially (a ratio of 2 spaces per 1,000 s.f.), with the ability to add spaces in lieu of truck access for up to 297 spaces total (3.5 spaces/1,000 s.f.). 3 ingress/egress locations are being proposed; two off of Taylor and one off of CTC.

The building is oriented with the pedestrian entrance and potential office side facing Highway 42, and the truck docks facing Taylor. This orientation was discussed with the planning staff, as the challenge with this site is that it has three street frontages. It was felt that facing the front of the building to Highway 42 was preferable from a visual standpoint and to optimize the views of the occupants. It also works well with the natural grades sloping northwest to southeast and allows for the truck docks to be on the south/sunny side of the building. The building will be 32 feet tall at its highest point. Construction is to be primarily tilt up concrete panels with interior steel columns and bar joists. The building will have an automatic fire sprinkler system throughout.

Major areas of conformance with the architectural requirements of the CDDSG are as follows:

- Walls along north west and east sides are broken up by building offsets to diminish the building mass.
- Variations in color and texture are used to reduce scale and mass.
- Variations in roof height are used on all facades of the building.
- Windows are patterned and replicated in a consistent and balanced way.
- Awnings and canopies are being utilized.
- Roof lines do not run in planes of more than 50 feet.
- Roof parapets are being used to screen roof top equipment. In addition, all roof top

3223 Arapahoe Avenue, Suite 220  
Boulder, Colorado 80303

(303) 443-5355  
rvparchitecture.com

- equipment will be set back a minimum of 25 feet from the edge of the building.
- Roof forms relate to adjacent buildings and the CTC in general.
  - Building materials and colors will be compatible with nearby structures.
  - Exterior wall materials will be muted. There will be areas of metal architectural panels and stucco which will complement the scored concrete panels.
  - The northwest and northeast corners have extensive storefront glazing to add additional variation to the other materials as well as create building entrances that are identifiable, relate to the human scale, and contrast with the surrounding wall planes.
  - Dumpster areas and utilities will be screened with the same materials as used elsewhere on the building.

Landscaping will play a major role in the screening of the truck area along Taylor. There will be a 25' buffer as required by the CDDSG. The building itself is set back 129' from the Taylor Avenue property line. Screen walls will shield the truck docks from the west and east side, which will greatly eliminate truck visibility from CTC Boulevard. The detention pond is on the southeast corner of the site, so there will also be a landscape buffer between CTC Boulevard and the building. Two employee break areas are provided, on the west and east sides of the building. just west of this entry. The site layout meets the setback and bulk requirements of the CDDSG adopted by the City, with the exception that the northeast corner of the parking lot has a 24-foot setback off of CTC for the first approximate 2 feet of the row of 13 parking spaces. By the end of the row, the setback is at 36 feet. As outlined above, we also believe the site and building design meets the other design criteria set forth in that document.

If you have any questions, please feel free to contact me.

Sincerely,



Robert Van Pelt  
Architect