

studio 268 architect

Anthony James Ries, AIA

**Studio268architect
215 S Wadsworth Blvd
#300
Lakewood, CO 80226**

**720.939.279
Anthony@studio268architect.com**

9/30/2026

Attn: Planning Commission & City Council

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

Location: 600 S Pierce Avenue, Louisville, CO 80027

Applicable Code Section: Sec. 17.12.030 (Uses 29, 31, and 59)

Project: Arsenal Health Wellness Club

Special Review Use (SRU) Request: Project & Operational Description

Project Overview

This application requests a Special Review Use (SRU) under Section 17.12.030 of the Louisville Municipal Code to permit an interior tenant finish for Arsenal Health Wellness club within an existing multi-tenant building. The full build out integrates office space (Use 29), a neighborhood coffee shop (Use 31), and a premium health and athletic club (Use 59).

- Public athletic club and recovery area (consisting of one sauna and recovery tools)
- Medical IV hydration clinic, and a walk-in community coffee shop.
- Top floor not being used at this time.

We have included plans for the intended full build-out in order to obtain assurances the space can be used as desired.

Hours of Operation

The varying components of the business feature staggered operating hours, which naturally distributes building utility usage and minimizes peak traffic loads on the surrounding area:

- **Athletic Club & Recovery Area:**
 - 5:00 AM – 9:00 PM (Monday – Friday)
 - 7:00 AM – 7:00 PM (Saturday – Sunday)
- **Community Coffee Shop:**
 - 6:00 AM – 3:00 PM (Daily)
- **Medical IV Clinic:**
 - 9:00 AM – 4:30 PM (Daily)

Expected Parking Needs & Traffic Management

The property benefits from an existing, fully constructed parking lot with ample dedicated stalls explicitly allocated to this tenancy. Because of the hybrid nature of the business, parking demand is balanced and will not overburden the site or surrounding public infrastructure:

- **Off-Peak Offsets:** Peak member traffic for the athletic club occurs during early mornings (5:00 AM – 8:00 AM) and evenings (5:00 PM – 8:00 PM). This offsets the standard 9-to-5 workday of the administrative staff.
- **Transient Use:** Patrons utilizing the community coffee shop and medical IV clinic generally represent short-duration, transient parking stays (15 to 45 minutes), ensuring a high turnover rate and continuous availability of spaces throughout mid-day operations.

Special Review Use – Justification Statement

1. Consistency with the Comprehensive Plan and General Welfare

The proposed design utilizes an existing industrial multi-tenant shell to house a highly integrated commercial ecosystem. This project brings Arsenal, an established, multi-location Denver metro fitness brand, into Louisville as a direct response to market demand from their existing client base requesting a Northern Colorado location. By establishing Arsenal's footprint in the Louisville area, the public gym, a community coffee shop, and a medical IV clinic, the design maximizes

the spatial and functional utility of the building. This use supports the City of Louisville's Comprehensive Plan by introducing a highly stable, multi-faceted business that delivers premium health services and steady daytime economic activity to the area.

2. Economic Stability and Compatibility with the Character of the Area

Anchoring Arsenal in the Louisville area provides long-term economic stability and regular administrative employment within the building. The hybrid program—combining coffee shop, recovery, and a fitness and wellness club—creates a highly resilient tenant structure. Because all operations are fully self-contained within an already constructed building envelope, the project is inherently compatible with neighboring industrial and commercial uses. It introduces zero heavy industrial impacts, keeping the immediate neighborhood quiet, professional, and focused on community health.

3. Internal Efficiency and Adequate Infrastructure

The architectural layout leverages the building's physical structure to create excellent internal efficiency and ensure public safety. Uses are strictly segregated by floor: active, customer-facing programs (the public gym floor, the community coffee shop, and the medical IV clinic) occupy the ground level, while the upper is reserved for future build-out.

Because the building is completed, primary infrastructure—including storm drainage, grading, and main utility taps—is already in place and built to code. The specialized wellness footprint consists of gym space with weights and various exercise equipment, one sauna, and recovery tools.

4. Control of External Effects

Potential external impacts have been factored into the design and are naturally mitigated by the building's construction and the operator's business model:

- **Traffic & Parking:** The property is already fully constructed, and all vehicular traffic circulation has been previously approved by the City. Ample dedicated parking is allocated specifically to this tenancy. Furthermore, the peak operational hours for Arsenal's athletic members (early mornings and evenings)

naturally offset the standard 9-to-430 workday of the clinic staff, preventing parking lot congestion and optimizing traffic flow.

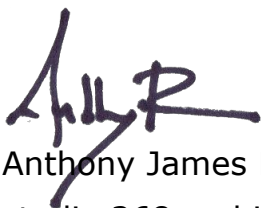
- **Nuisances:** All exterior signage and lighting will strictly adhere to Louisville's municipal codes, utilizing downward-focused, low-glare commercial fixtures.
- **Trash & Operations:** The ground-floor coffee shop and athletic areas will operate under strict internal waste management protocols, utilizing dedicated internal containment zones to ensure no trash or debris accumulates outside the facility.

5. Pedestrian Accessibility and Safety

Because the project occupies a recently constructed multi-tenant complex, all pedestrian walkways, sidewalks, and traffic corridors are already constructed and city approved. The ground-floor entrances for the community coffee shop and gym connect directly to these existing pedestrian pathways.

This site layout allows Arsenal's staff, gym members, and coffee shop patrons to walk safely from their dedicated parking stalls directly to the facility doors without needing to cross or navigate active driving lanes or vehicular circulation facilities.

Respectfully,



Anthony James Ries, AIA
studio 268 architect