

ARSENALHEALTH

Jake Rowzee
Arsenal Health
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9/30/2026

Attn: Planning Commission & City Council

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

**RE: Special Review Use Application Justification – Multi-Use
Wellness Facility & Corporate Headquarters**

Property Address: 600 South Pierce Avenue, Louisville, CO 80027

Zoning: Industrial

Dear Members of the Planning Commission and City Council,

Please accept this letter and the attached Justification Statement as our formal application for a Special Review Use at the above-referenced property. We are seeking approval to open a premier health, wellness hub that will house the flagship location of our fitness brand, including an athletic club, recovery studio, medical IV clinic, and a community coffee shop.

We intend to permit and build-out this project as follows. The first level will be the ground level gym, wellness, office space and coffee uses. We are taking this approach to get the core business generating income as soon as possible and allow us to evaluate future second level build-out based on company needs.

Our brand operates multiple successful locations across the Denver metro area. Over the past several years, our existing client base has consistently requested that we expand further north. We chose Louisville specifically because of its vibrant community, strong economic climate, and central location for our Northern Colorado market. This building allows us to anchor our business long-term by

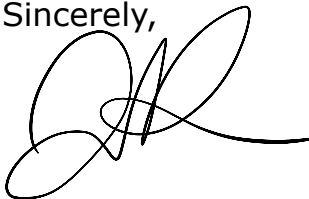
centralizing our back of the house operations, while adding another location for our public gym, coffee shop, and wellness services.

Because we are occupying a fully constructed multi-tenant building, the physical footprint, utility taps, and traffic circulation are already completed and city approved. Our proposed uses represent an exceptional, low-impact use of space in an industrial zone. We bring steady employment, premium daytime traffic to neighboring businesses, and high-value health services to Louisville residents without introducing heavy industrial nuisances, noise, or vehicular congestion.

Our operations have been carefully structured to respect the building's existing layout and utilities. The athletic club features a lean wellness footprint consisting of weights, fitness equipment, sauna, and recovery tools, all managed via high-efficiency systems. Furthermore, our dedicated, allocated parking comfortably accommodates both our staff and patrons, with peak gym hours naturally offsetting the standard 9-to-5 admin workday.

We are excited about the opportunity to invest in Louisville and become an active part of your business community. Thank you for your time, leadership, and consideration of our application. I am available at your convenience to answer any questions or provide further documentation.

Sincerely,

A handwritten signature in black ink, appearing to read 'JR' with a stylized flourish extending to the right.

Jake Rowzee, CNIM
CEO at Arsenal Health