



February 21, 2024

PUD NARRATIVE FOR DELO BOOM

This letter is to describe in detail the planned development of the 4.386-acre property located at the southeast corner of the intersection of Cannon Street and Griffith Street within the City of Louisville, County of Boulder, State of Colorado. The property consists of Lots 1 through 9, Block 1, and Tracts A, B, C, D, and E, DELO Lofts Subdivision

Currently, the property consists of 6 existing commercial/industrial building with paved parking areas. Existing access to the property is from Cannon Street, Griffith Street, and Courtesy Road (Colorado State Highway 42).

The proposed development includes the construction of a 3-story, 104-unit apartment building with an included retail space, 6 – 6-unit townhome buildings, a fitness center, pool, amenity spaces, and associated sidewalks, driveways, and parking. The development also includes the construction of public sidewalk along the site frontage on Cannon and Griffith streets, and utilities including public water and sewer mains and a storm drainage collection system that outfalls to the public storm system. The proposed site will be accessed from Cannon Street and Courtesy Road.

Once constructed, this development will be consolidated into one lot and serve as a for-rent community that will include affordable housing. The site will aim to be low impact, utilizing solar panels, green spaces, and energy efficient building methods. No phasing is planned with the project and is anticipated to have an opening start date in 2025.

This development requests the following waivers:

1. Density - a waiver is requested for the maximum residential density of 20 units/Ac. as outlined in Section 17.14.060 of the LMC to provide a proposed residential density of 25.74 units/ac.
2. Building height - a waiver is requested for the maximum building height of 45' as outlined in Section 17.14.060 of the LMC to provide a proposed building height of 48'.
3. Building coverage - a waiver is requested for the minimum building coverage of 40% as outline in Section 17.14.060 of the LMC to provide a proposed site building coverage of 29.50%.
4. Parking setback - a waiver is requested for the minimum 5' required parking setback as outlined in the MUDSG Section 7.1.B.1 to provide a proposed parking setback of 0' along Cannon street.