

CENTENNIAL VALLEY BUSINESS PARK FILING NO. 1, BLOCK 1,
LOTS 2 & 3 PUD, 2ND AMENDMENT
400 CENTENNIAL PARKWAY
CASE #: PUD-0008-2026

SIGNATURE BLOCKS

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS DAY OF , 20 BY THE
PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. SERIES

CITY COUNCIL CERTIFICATE

APPROVAED THIS DAY OF , 20 BY THE CITY COUCIL OF THE CITY
OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. SERIES

MAYOR CITY CLERK SEAL

OWNERSHIP SIGNATURE BLOCK

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON
BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE
PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN
AND THE LOUISVILLE MUNICIPAL CODE.

(400 CENTENNIAL)

WITNESS MY HAND(S) AND SEAL(S) THIS DAY OF , 20 .

BY:
(PROPERTY OWNER)

STATE OF
COUNTY OF

SIGNED BEFORE ME ON , 20

BY: STEPHEN D. TEO

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

NOTARY STAMP

CDDSG - LANDSCAPE DATA TABLE

	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA - LOT 2 (PRIMARY BUILDING LOT)		143,922 SF	NO CHANGE
TOTAL SITE AREA - LOT 3 (SUBJECT PROPERTY)		109,088 SF	NO CHANGE
PERIMETER LANDSCAPING	LOT 3 ALONG CENTENNIAL + CENTURY PL.		
IN TREE LAWN (ROW OR PRIV. DR.)		1	0
ON PRIVATE PROPERTY			
EVERGREEN TREES		4	0
DECIDUOUS TREES		17	0
ORNAMENTAL		16	0
		TOTAL: 38	
SHRUBS/VINES/GRASSES		NO CHANGE	NO CHANGE
		TOTAL: NO CHANGE	
ATTACHED WALK TREE LAWN	NOT APPLICABLE		
EVERGREEN TREES			
DECIDUOUS TREES			
ORNAMENTAL			
		TOTAL: XXX	
SHRUBS/VINES/GRASSES			
		TOTAL: XXX	
BOTH SIDES OF MEANDERING WALK TREE LAWN	NO CHANGE TO EXIST. TREE LAWN LANDSCAPE - SEE ABOVE PERIMETER LANDSCAPE QUANTITIES		
EVERGREEN TREES	1 PER 20' LF STREET FRONTAGE		
DECIDUOUS TREES			
ORNAMENTAL			
		TOTAL: XXX	
SHRUBS/VINES/GRASSES	8 PER 20' LF STREET FRONTAGE		
		TOTAL: XXX	
ADJACENT TO SIMILAR USE	NEW SCOPE OF WORK QUANTITIES BELOW		
EVERGREEN TREES	N/A - INTERNAL PROPERTY BOUNDARY W/I PUD	0	29
DECIDUOUS TREES		0	3
ORNAMENTAL		0	0
		TOTAL: 32	
SHRUBS/VINES/GRASSES		0	137
		TOTAL:137	
ADJACENT TO DISSIMILAR USE	NOT APPLICABLE/NO CHANGE		
EVERGREEN TREES			
DECIDUOUS TREES			
ORNAMENTAL			
		TOTAL: XXX	
SHRUBS/VINES/GRASSES			
		TOTAL: XXX	
PERKING LOT LANDSCAPING	NO CHANGE/NOT IN SCOPE		
MEDIANS			
EVERGREEN TREES			
DECIDUOUS TREES			
ORNAMENTAL			
		TOTAL: XXX	
SHRUBS/VINES/GRASSES			
		TOTAL: XXX	
LANDSCAPE ISLANDS			
EVERGREEN TREES			
DECIDUOUS TREES			
ORNAMENTAL			
		TOTAL: XXX	
SHRUBS/VINES/GRASSES			
		TOTAL: XXX	
BUILDING PERIMETER	% OF PERIMETER		
ANNUAL BEDS	AREA (SF)		

PARKING CALCULATIONS

NOTE:
1. THE PARKING OUTLINED BELOW IS AS CURRENTLY PROVIDED, AND NO CHANGE IS PROPOSED TO LAYOUT OR QUANTITY OF PARKING AS PART OF THIS WORK. THE ORIGINAL PUD PLAN REFLECTED A REDUCED PARKING COUNT BASED ON THE ORIGINAL USE (BUSINESS/RESEARCH) ACTUAL PARKING REQUIREMENT.
2. PARKING FOR THE BUILDING IS PROVIDED BOTH ON THE CURRENT BUILDING SITE (LOT 2) AND ON THE ADJACENT SITE (LOT 3) VIA A SHARED PARKING AGREEMENT WITH THE PROPERTY OWNER (TEBO PROPERTIES).
3. PER CITY OF LOUISVILLE MUNICIPAL CODE AMENDMENTS, EV PARKING SHALL ONLY BE PROVIDED FOR NEW CONSTRUCTION OR BUILDING ADDITIONS GREATER THAN 25%.

TOTAL LOT 2 BUILDING GROSS AREA: 43,212

REQUIRED PARKING RATIOS PER SEC. 2.2.1.K OF THE CDDSG:
PROFESSIONAL OFFICE INCLUDING BREAKROOM AND CONF. AREAS: (4 PER 1000 SF)
INDUSTRIAL: (2 PER 3 EMPLOYEES)
WAREHOUSE: (1 PER 1000 SF)

CURRENT PARKING RATIOS PER SEC. 2.2.1.K AND LMC 17.20.010
OFFICE/BUSINESS 30,393/250 122
CONF 1,517/250 7
BREAKROOM 2,490/250 10
LIGHT INDUSTRIAL: 12 EMPLOYEES @ 2 PER 3 8
STORAGE/WAREHOUSE: 2,478 SF/1,000 3
TOTAL REQUIRED 150 SPACES

PROVIDED PARKING = 206 SPACES
6 ACCESSIBLE
200 STANDARD INCLUDING (2) EV CHARGING STATIONS

EXISTING PARKING RATIO AVERAGE : 21 SPACES/1,000 SF

CDDSG - SITE DATA TABLE - LOT 2

	REQUIRED	EXISTING (IF REQ'D.)	PROPOSED
TOTAL SITE AREA		143,922	NO CHANGE
SITE COVERAGE - LOT 2	70% MAX/SF.		NO CHANGE
BUILDING		22,870 SF	NO CHANGE
PARKING		NO CHANGE	NO CHANGE
DRIVEWAY		NO CHANGE	NO CHANGE
TOTAL:		NO CHANGE	NO CHANGE
LANDSCAPE COVERAGE	30% MIN/SF 43,176 SF		
LANDSCAPE AREA		77,834 SF	NO CHANGE
HARDSCAPE AREA		66,068 SF	NO CHANGE
TOTAL:			NO CHANGE
BUILDING HEIGHT			
PRINCIPAL BUILDING (LOT 2)	35' MAX	NO CHANGE	NO CHANGE
SETBACKS			
NORTH	25' MIN.	NO CHANGE	NO CHANGE
WEST	25' MIN	NO CHANGE	NO CHANGE
SOUTH (COLLECTOR)	40' MIN	NO CHANGE	NO CHANGE
EAST (INTERNAL)	25' MIN	NO CHANGE	NO CHANGE
PARKING SPACES	NO CHANGE TO EXIST. PARKING CONFIG. OR QUANTITIES		
STANDARD	150	109	NO CHANGE
ACCESSIBLE	4	4	NO CHANGE
EV INSTALLED	2% 2 SPACES	2 SPACES	NO CHANGE
EV READY	N/A	0	NO CHANGE
EV CAPABLE	N/A	0	NO CHANGE
BICYCLE	15	16 (INCL. INTERIOR SPACES)	NO CHANGE
PARKING SETBACKS			
NORTH	10' MIN	10'-0"	NO CHANGE
WEST	10' MIN	10'-0"	NO CHANGE
SOUTH	40' MIN	40'-0"	NO CHANGE
EAST	10' MIN	10'-0"	NO CHANGE



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VICINITY MAP

N.T.S.



NORTH

PROJECT TEAM

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HAMPTON ARCHITECTURE
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SHEET INDEX

SHEET INDEX
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2 ARCHITECTURAL SITE PLAN
3 LANDSCAPE PLAN
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7 PERSPECTIVES & EXISTING CONDITIONS
8 PERSPECTIVES & EXISTING CONDITIONS
9 TOWER DETAILS

GENERAL NOTES

i. THE PROPOSED REVISIONS ARE TO BE COMPLETED WITHIN A SINGLE PHASE OF CONSTRUCTION
ii. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO, OR REPAIR OF, MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

PROJECT CONTEXT

ZONING -COMMERCIAL (RESEARCH/DEVELOPMENT, PROFESSIONAL)

DESIGN STANDARDS -
COMMERCIAL DEVELOPMENT DESIGN STANDARDS & GUIDELINES (IDDSG)
REVISED: JANUARY 18, 2000

SITE AREA:
LOT 2: 143,922 SF / 3.30 ACRES
LOT 3: 109,088 SF / 2.45 ACRES

BUILDING AREA - PRIMARY STRUCTURE ON LOT 2 (EXISTING, NO CHANGE):
FIRST FLOOR 11558 SF
SECOND FLOOR 9,580 SF
TOTAL - GFA 43,212 SF

PROJECT DESCRIPTION

PROPOSED RENOVATIONS TO THE SITE ARE SUMMARIZED AS FOLLOWS:

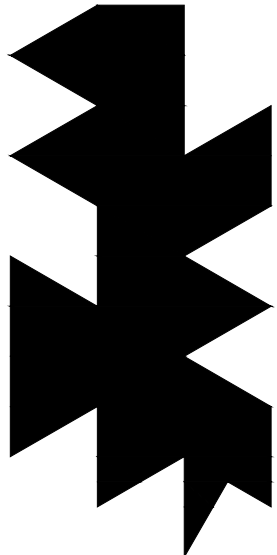
- INSTALL TOWER STRUCTURES TO SUPPORT BOULDER IMAGING CAMERAS FOR RESEARCH & DEVELOPMENT PURPOSES.
- PROVIDE 6" DECORATIVE SCREENING FENCE TO ENCLOSE TOWER STRUCTURES AND RELATED EQUIPMENT. GATES PROVIDED FOR RARE VEHICLE ACCESS, TO BE UTILIZED LESS THAN ONCE EVERY 3-5 YEARS.
- PROVIDE ADDITIONAL LANDSCAPE SCREENING AT THE PERIMETER OF THE TOWER FENCE.
- PROVIDE IRRIGATION FOR NEW LANDSCAPE SCREENING

PREVIOUS AMENDMENTS

- AMENDMENT 1 - SEPTEMBER 28, 2004 - ADDITION OF 34 PARKING SPACES, AND ASSOCIATED LANDSCAPING REVISIONS AND IMPROVEMENTS TO PORTIONS OF THE ORIGINAL CONSTRUCTION.
THE ENCLOSED AMENDMENT #2 PROPOSES TO MAKE MINOR REVISIONS TO THE APPROVED PUD AND AMENDMENT 1 AS DESCRIBED IN THE "PROJECT DESCRIPTION" ON THIS SHEET.

WAIVER REQUEST

- ALLOW MECHANICAL EQUIPMENT TO BE LOCATED BETWEEN THE PRINCIPAL STRUCTURE AND TET STREET (LMC SEC. 17.42.060.3.II)



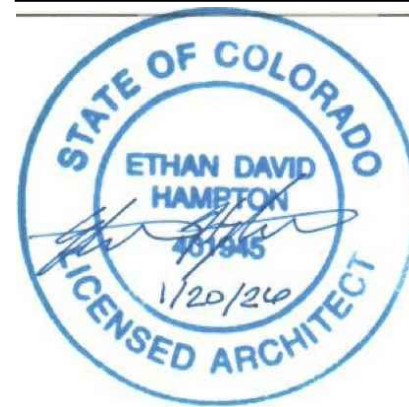
Hampton Architecture

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Lot 2 & 3, Block 1
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City of Louisville, County of Boulder, Colorado



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SHEET DESCRIPTION

COVER

SHEET NUMBER:

1 OF 9

CENTENNIAL VALLEY BUSINESS PARK FILING NO. 1, BLOCK 1, ²/₂
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ARCHITECTURAL SITE PLAN

1'-0" = 40'-0"

0 15 30 60



SITE PLAN NOTES

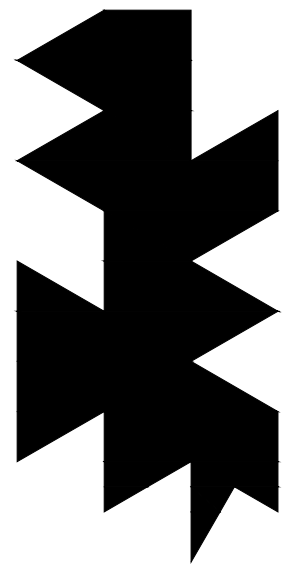
GENERAL NOTES:

1. THERE ARE NO REVISIONS TO THE EXISTING LANDSCAPING
2. EXISTING SITE LIGHTING SHALL REMAIN, NO CHANGES TO SITE LIGHTING.
3. SITE DISTURBANCE IS LESS THAN 1 ACRE. IF SITE DISTURBANCE EXCEEDS 1 ACRE WATER QUALITY IMPROVEMENTS WILL BE REQUIRED.

(X)

SITE PLAN KEYNOTES

1. EXISTING ASPHALT PARKING LOT W/ CURBED ISLANDS - NO CHANGE PROPOSED
- 1.1- EXISTING LANDSCAPING TO REMAIN - SEE LANDSCAPE PLANS.
2. EXISTING TRASH ENCLOSURES TO REMAIN, NO CHANGE
3. EXISTING EV CHARGING STATIONS TO REMAIN
4. BICYCLE PARKING IN THIS AREA - 9 SPACES
- 4.1- ADDITIONAL EMPLOYEE BIKE PARKING EXISTS WITHIN THE BUILDING
5. NEW CRUSHER FINE PAD - SEE LANDSCAPING & ENLARGED PLANS.
6. NEW DECORATIVE BLACK ALUMINUM FENCING
7. 10'-0" DRIVE GATE OPENING (2 GATES)
- 7.1- REVIEWER NOTE: DRIVE GATES ESTIMATED TO BE USED, AT MOST, ONCE PER 3-5 YEARS. EXTREMELY MINIMAL USE OF THESE GATES DOES NOT NECESSITATE PAVING/GRAVEL/ ETC.
8. 4'-0" WALK GATE OPENING
- 8.1- REVIEWER NOTE: WALK GATE ESTIMATED TO BE USED 2-3 TIMES PER YEAR BY EMPLOYEES ONLY, NOT FOR CUSTOMER OR PUBLIC USE. MINIMAL USE OF WALK GATE DOES NOT NECESSITATE PAVING/GRAVEL/ETC.
9. NEW DRY UTILITIES - POWER & DATA CONDUIT UNDERGROUND TO PAD SITE.
10. TOWER SHOWN IN LOWERED POSITION.
11. TOWER BASE - SEE ENLARGED PLAN.
12. TOWER POWER & NETWORK EQUIPMENT, TYP. OF (3) - FULLY SCREENED WITH LANDSCAPING + TREES.
13. PROPOSED LANDSCAPE BED
- 13.1- SEE LANDSCAPE & ENLARGED PLAN SHEET



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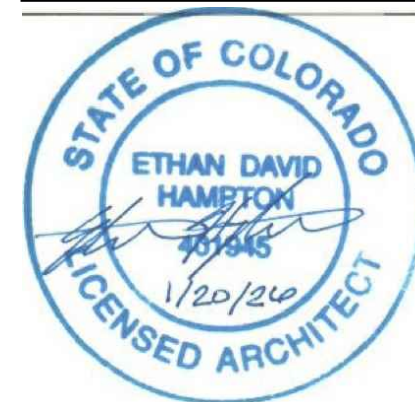
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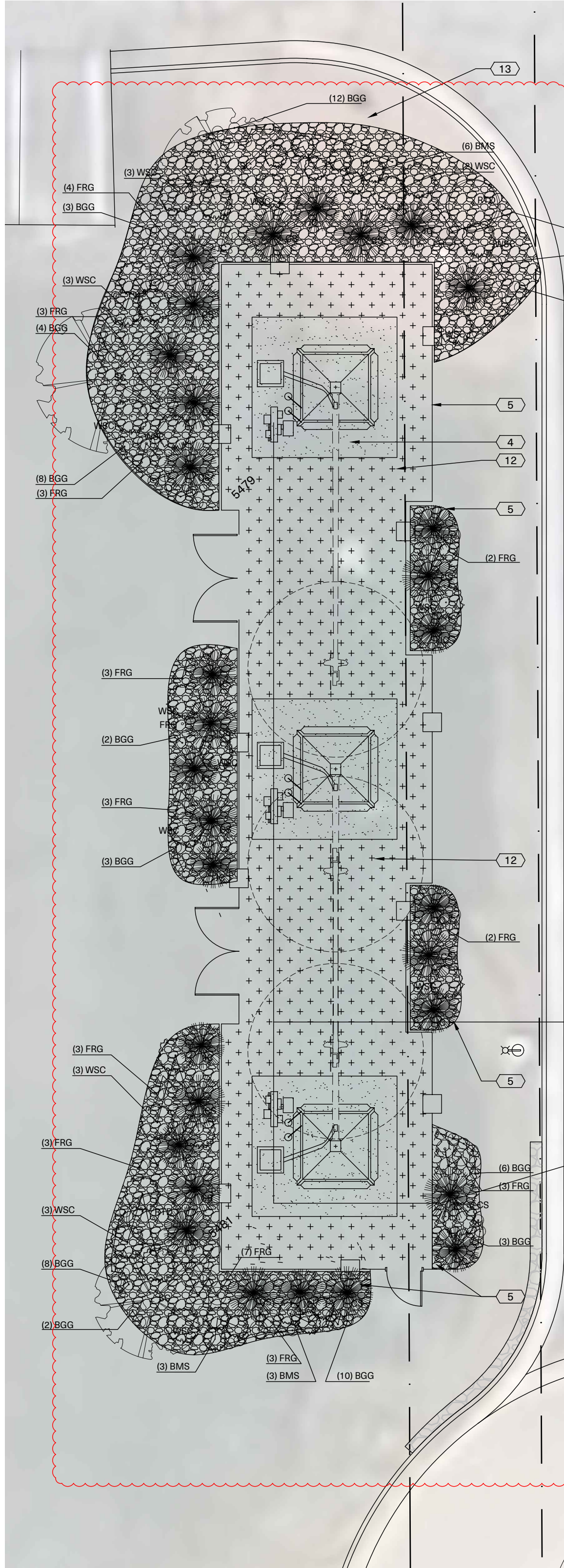
SHEET DESCRIPTION

ARCHITECTURAL
SITE PLAN

SHEET NUMBER:

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CENTENNIAL VALLEY BUSINESS PARK FILING NO. 1, BLOCK 1,
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400 CENTENNIAL PARKWAY
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LANDSCAPE & DRAINAGE PLAN KEYNOTES

1. NO MODIFICATION TO EXISTING DRAINAGE IN THIS AREA
1.1- PROTECT EXISTING PAVING, CURBS & GUTTERS DURING CONSTRUCTION
2. EXISTING PLANTINGS IN THIS AREA TO REMAIN
- 2.1- MEETS REQUIREMENTS OF FIRST AMENDED PUD
3. EXTEND EXISTING IRRIGATION SYSTEM TO NEW PLANTING BEDS
4. CRUSHER FINE PAD UNDER TOWER BASES - 4" 3/4" CRUSHER FINE OVER 4" OF 3/4" CRUSHER RUN BASE
5. PROPOSED LANDSCAPE SCREENING BED
- 5.1- NEW 4" STEEL LANDSCAPE EDGING AT PERIMETER
6. EXISTING CURB & GUTTER TO REMAIN, PROTECT DURING CONSTRUCTION.
7. NATIVE GRASS SEED AREA - SEE SCHEDULE.
8. NOT USED
9. NOT USED
10. NOT USED
11. EXISTING ASPHALT PARKING AREA TO REMAIN - NO CHANGE.
12. NOT USED
13. EXISTING MATURE SHRUBS IN THIS AREA TO REMAIN, INTEGRATE INTO NEW LANDSCAPE BED.

PLANTING LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGING (STEEL, 4")
- NATIVE GRASS SEED MIX #1
- 4" DEPTH CRUSHER FINE PAD
- 4" DEPTH ROCK MULCH

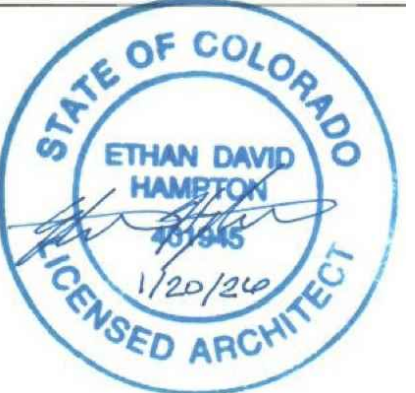
PLANT SCHEDULE

ABBREV.	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	MATURE HT. & WIDTH
TREES					
EVERGREEN TREES					
CS	Columnar Norway Spruce	Picea abies 'Cupressina'	6' ht	13	20' x 6'
JC	Columnar Scotch Pine	Pinus sylvestris 'Fastigiata'	5' ht	16	20' x 5'
ORNAMENTAL TREES					
SC	Spring Snow Crabapple	Malus spp. 'Spring Snow'	0'-2"	3	15' X 20'
SHRUBS					
Deciduous					
WSC	Western sand cherry	Prunus besseyi 'Pawnee Buttes'	1 GAL	25	18" x 5'
BMS	Blue Mist Spirea	Caryopteris x clandonensis	1 GAL	12	4' x 4'
RTD	Red Twig Dogwood	Cornus sericea	1 GAL	2	8' x 8'
PERENNIALS					
ORNAMENTAL GRASS					
FRG	Karl Forester Feather Reed Grass	Calamagrostis acutiflora 'Karl Forester'	1 GAL	37	4' x 2'
BGG	Blond Ambition Blue Grama Grass	Bouteloua gracilis 'Blond Ambition'	1 Gal	60	2.5' x 2'
SEED MIX					
	Arkansas valley low grow native seed mix		4#/ 1,000 SF		
ORGANIC MULCH					
	Shredded cedar mulch				
ROCK MULCH					
	1/2" Crusher fine, gray				



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LANDSCAPE PLAN

SHEET NUMBER:

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UTILITY & DRAINAGE PLAN

1"=0" = 40'-0"

0 20 40 80



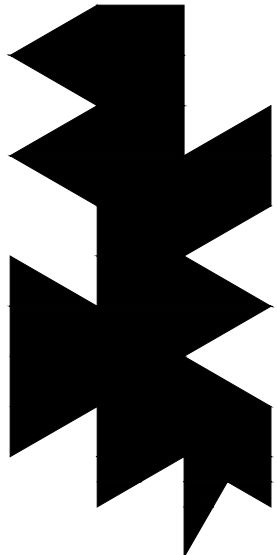
UTILITY & DRAINAGE PLAN NOTES

GENERAL NOTES:

1. THERE ARE NO REVISIONS TO THE EXISTING LANDSCAPING
2. EXISTING SITE LIGHTING SHALL REMAIN, NO CHANGES TO SITE LIGHTING.
3. SITE DISTURBANCE IS LESS THAN 1 ACRE. IF SITE DISTURBANCE EXCEEDS 1 ACRE WATER QUALITY IMPROVEMENTS WILL BE REQUIRED.

(X) UTILITY & DRAINAGE PLAN KEYNOTES

1. EXISTING ASPHALT PARKING LOT W/ CURBED ISLANDS - NO CHANGE PROPOSED.
1.1- NO CHANGE TO EXISTING DRAINAGE PATTERNS
2. EXISTING DRAINAGE INLETS TO REMAIN, NO CHANGE.
3. EXISTING EV CHARGING STATIONS TO REMAIN
4. NEW POWER & DATA CONDUIT UNDERGROUND TO PAD SITE.
5. LOCATION OF EXISTING IRRIGATION CONTROL VALVE.
6. EXISTING WATER SERVICE LINE TO REMAIN - NO CHANGE
7. EXISTING GAS LINE LOCATION - NO CHANGE.
8. EXISTING SAN. SEWER LINE LOCATION - NO CHANGE.
9. EXISTING TRANSFORMER + ELECTRICAL SERVICE - NO CHANGE.
10. EXISTING STORM DRAIN LINES - NO CHANGE.
11. EXISTING TELECOM SERVICE - NO CHANGE.
12. EXISTING GAS METER LOCATION - NO CHANGE.
13. EXISTING POND OUTFALL STRUCTURE AND DETENTION POND TO REMAIN IN THIS AREA - NO CHANGE
14. EXISTING GRATED INLET TO REMAIN - NO CHANGE
15. EXISTING CONCRETE PAN TO REMAIN - NO CHANGE
16. MINOR GRADING AT TOWER PAD BASE
16.1- NO CHANGE TO EXIST. DRAINAGE PATTERNS
17. EXISTING CURB & GUTTER TO REMAIN, PROTECT DURING CONSTRUCTION.
18. EXISTING FIBER SERVICE LINE - NO CHANGE.
19. EXISTING GRADE/LANDSCAPE & DRAINAGE PATTERNS IN THIS AREA TO REMAIN - NO CHANGE.



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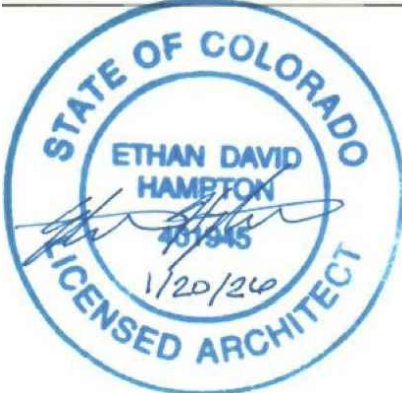
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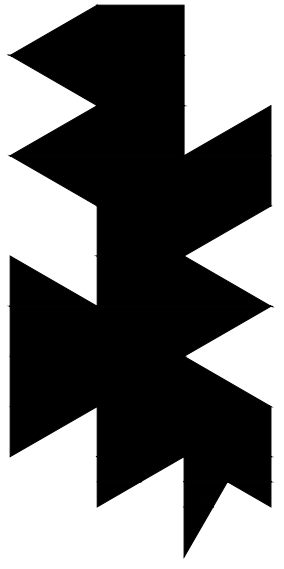
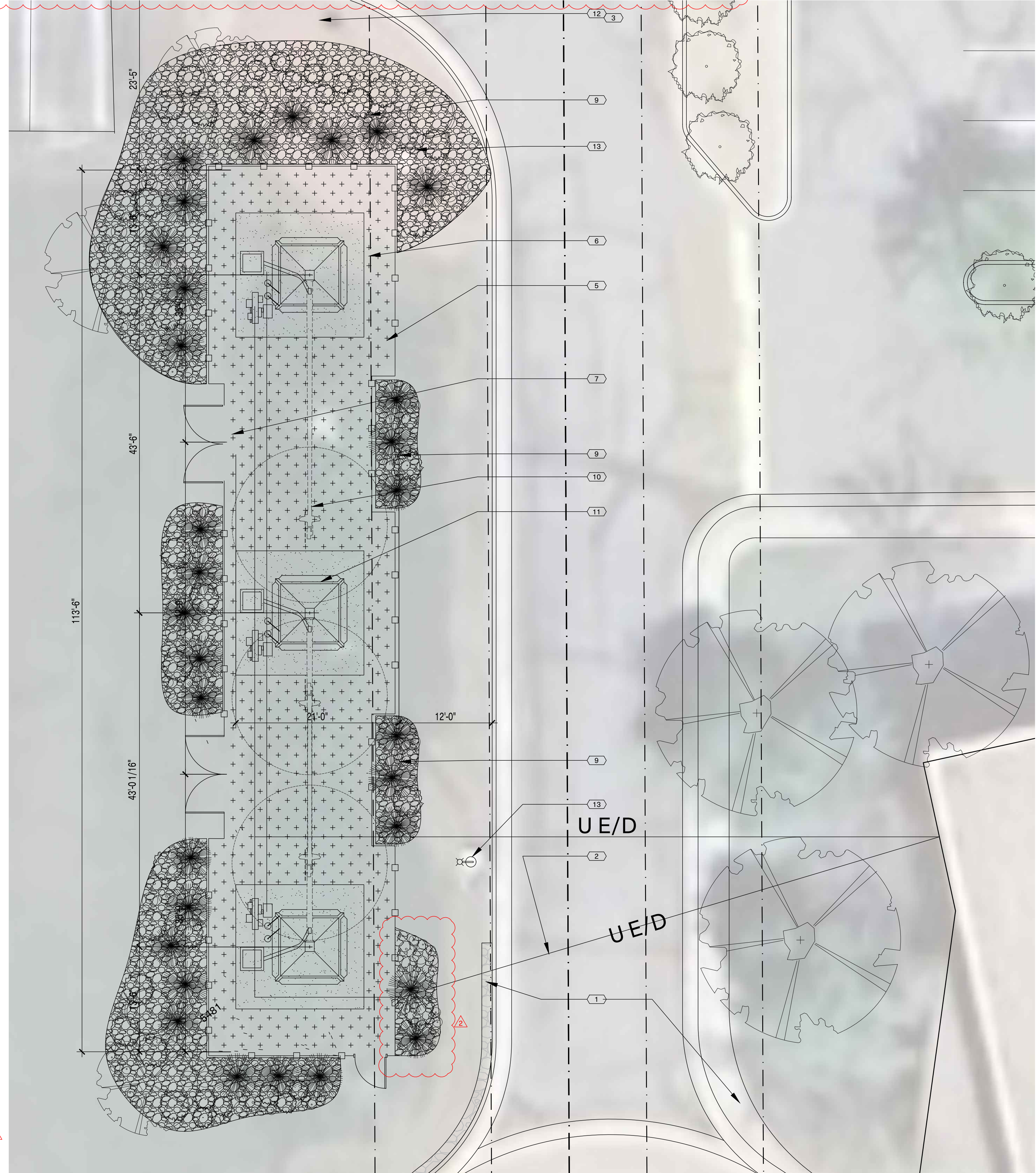
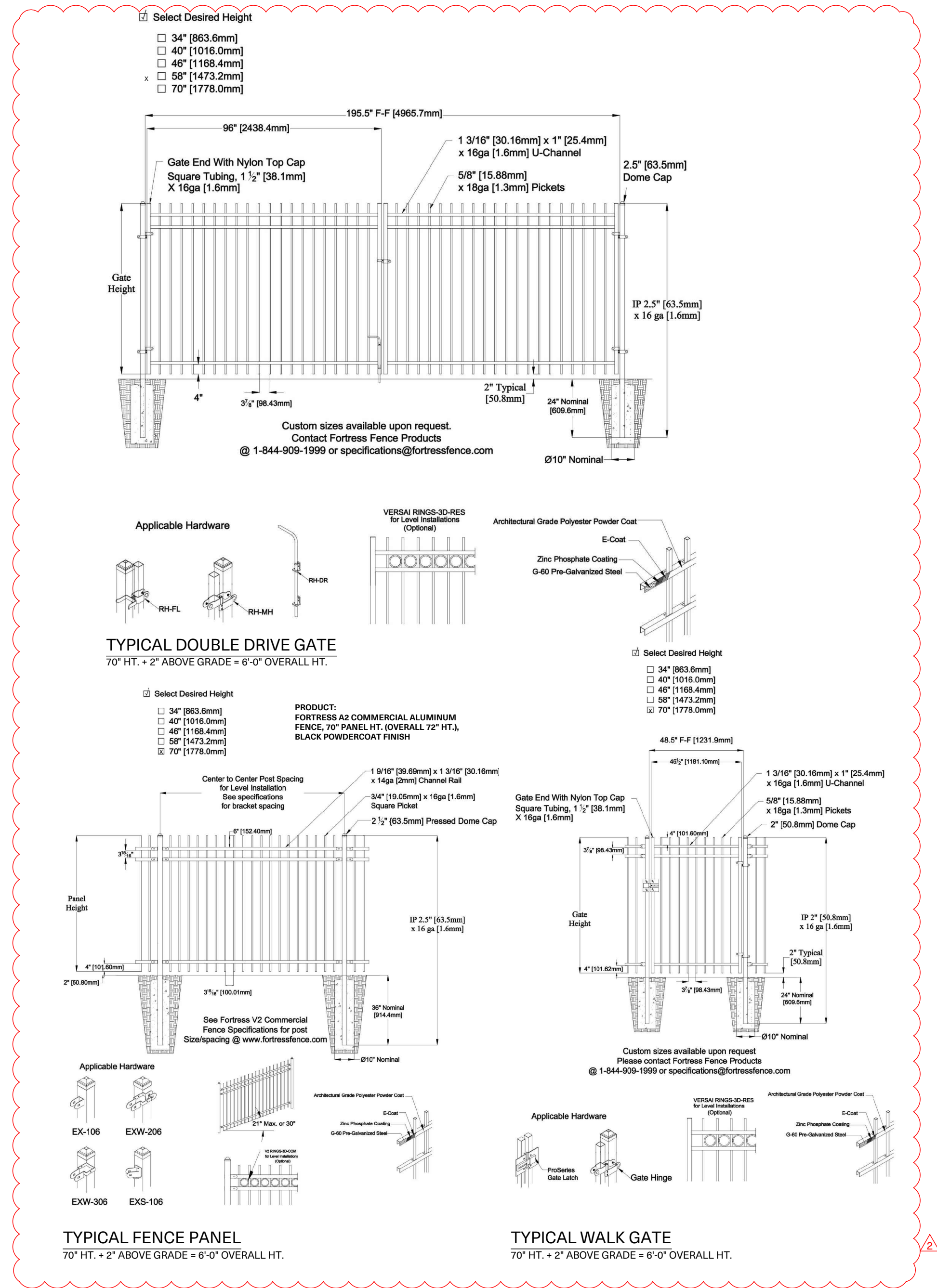
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UTILITY &
DRAINAGE

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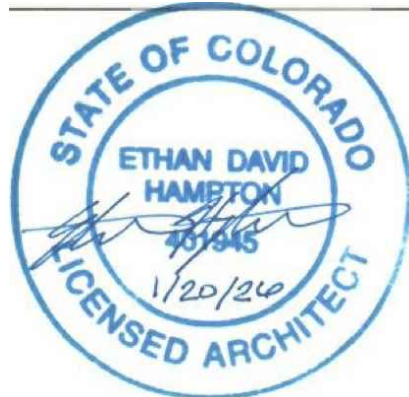
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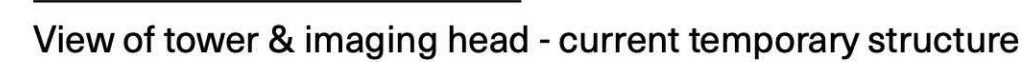
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SHEET DESCRIPTION

ENLARGED PLAN
& DETAILS

SHEET NUMBER:

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View north from Centennial Parkway



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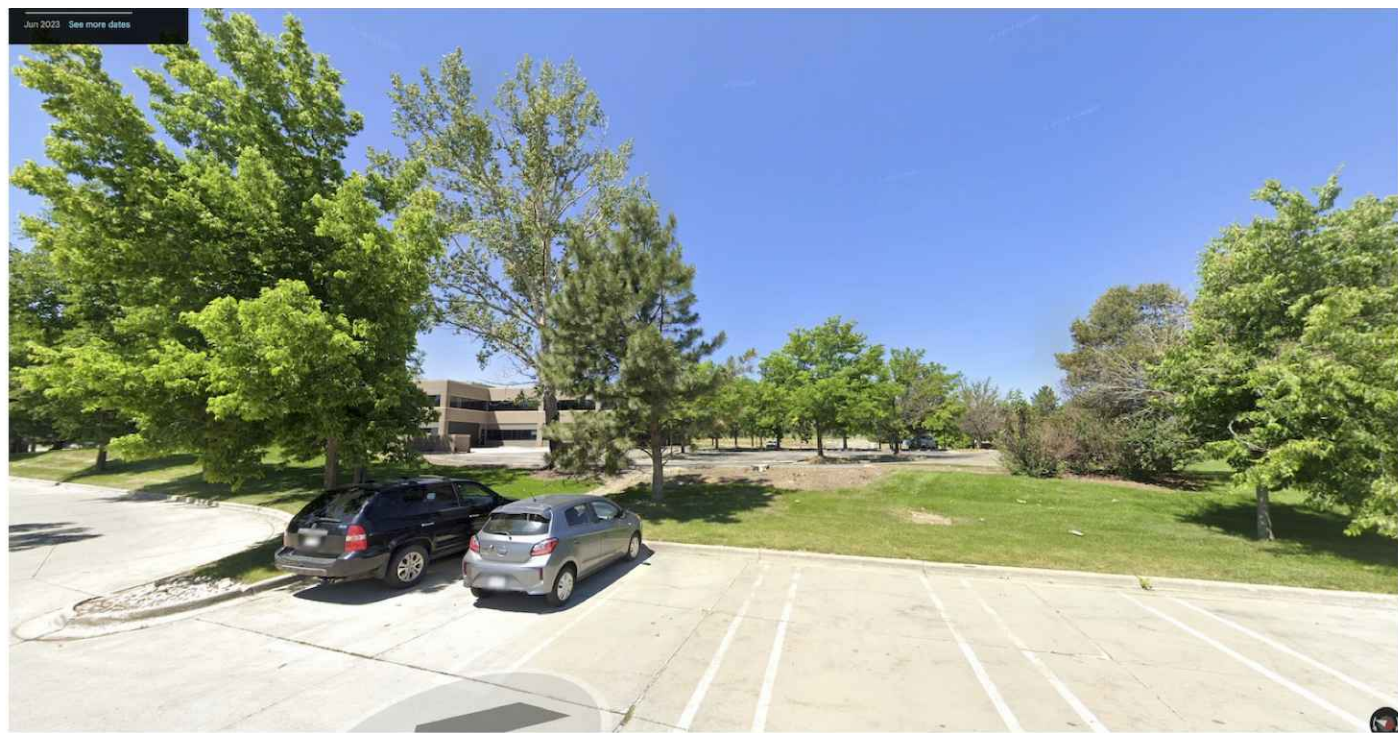
EXISTING CONDITIONS

View south from parking lot toward entry drive, view south to (rare) at-grade access to drive gates



EXISTING CONDITION

View south from adjacent parking lot north of property - image courtesy Google Earth



EXISTING CONDITION

View southwest from adjacent Lot 1/Key Bank parking lot - image courtesy Google Earth



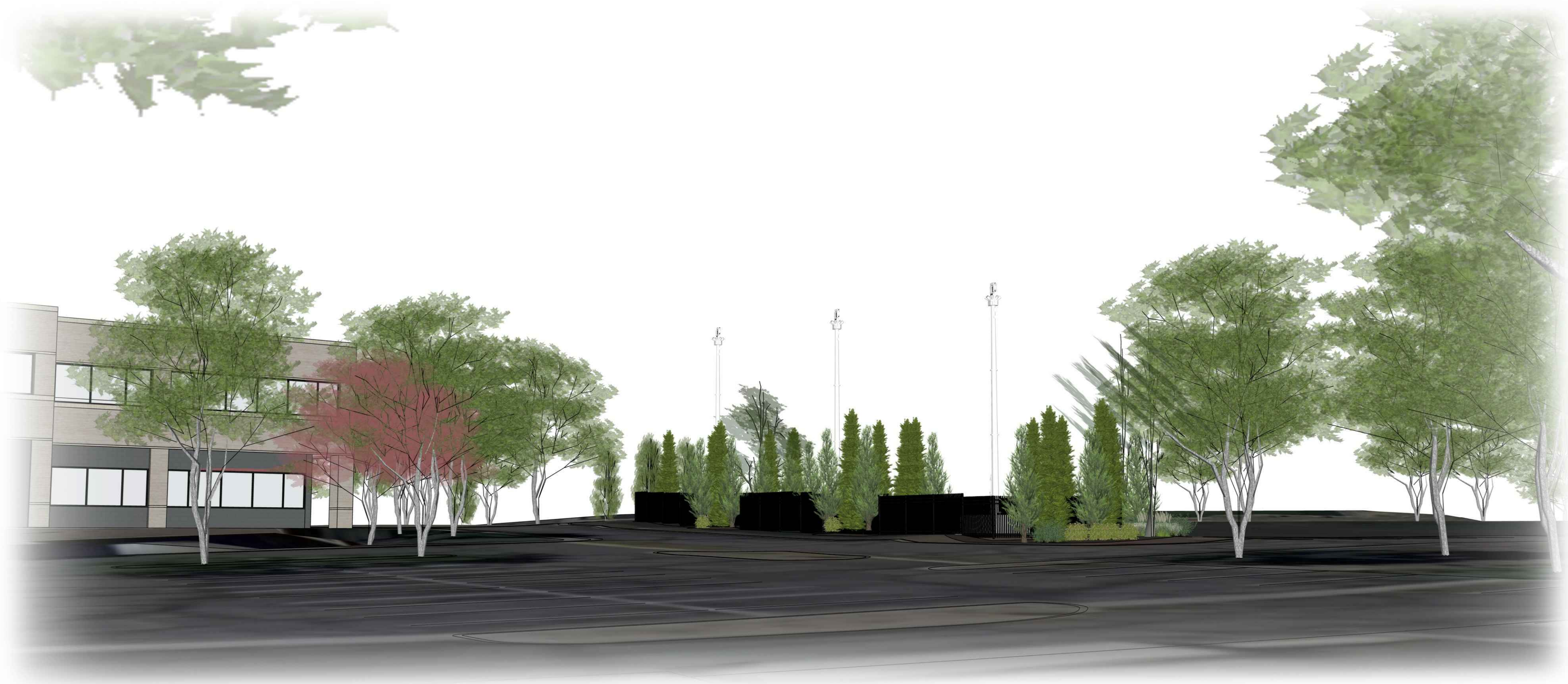
EXISTING CONDITION

View south from north end of parking lot



PROPOSED VIEW AT PROPERTY ENTRY

View south from parking lot toward entry drive



PROPOSED VIEW

View southwest across parking lot (from adjacent properties)

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PUD MODIFICATION R2	02/20/26	3
PUD MODIFICATION R3	09/10/26	4

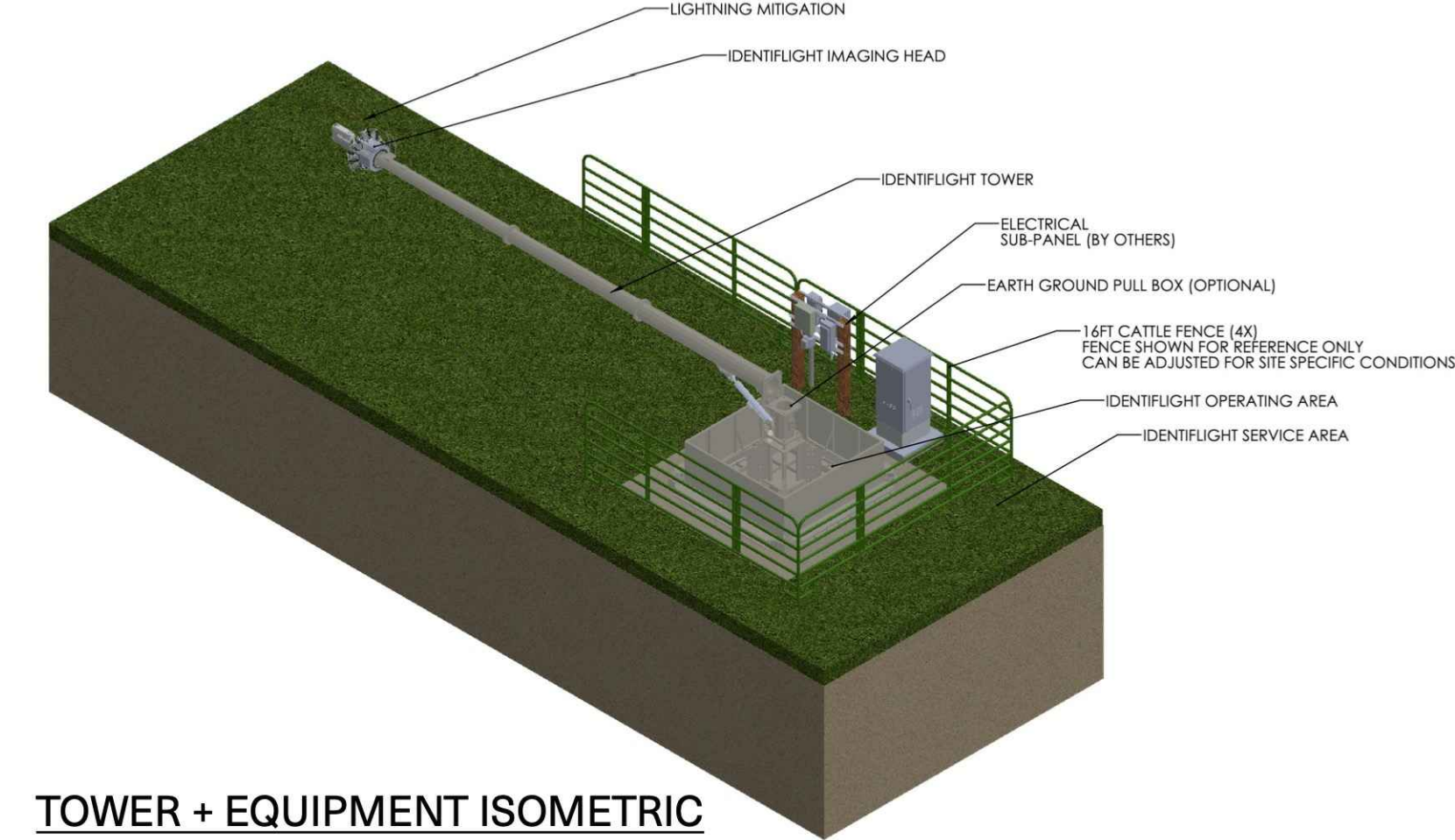
CENTENNIAL VALLEY BUSINESS PARK FILING NO. 1, BLOCK 1, ¹/₂ LOTS 2 & 3 PUD, 2ND AMENDMENT 400 CENTENNIAL PARKWAY CASE #: PUD-0008-2026



EXISTING CONDITION
View east-southeast from Century Place



EXISTING CONDITION
View southeast from building entry drive



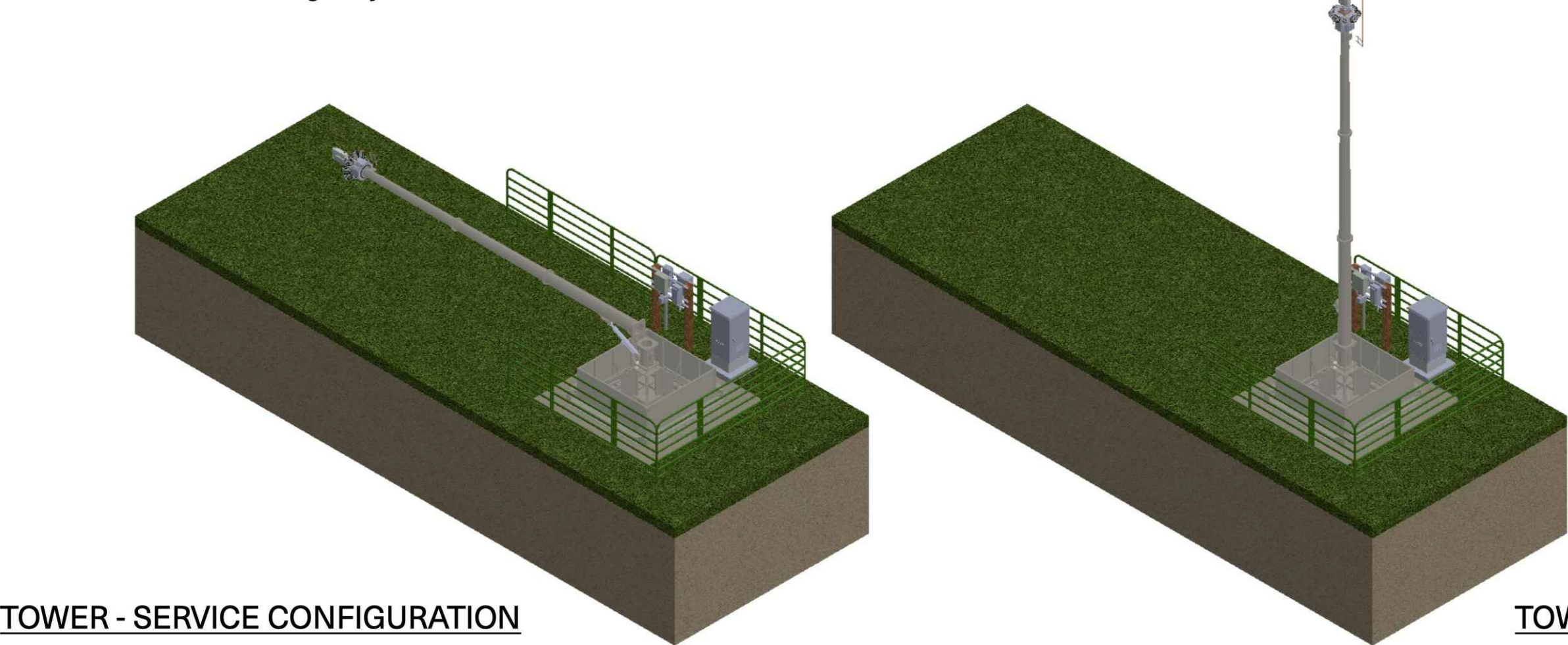
TOWER + EQUIPMENT ISOMETRIC
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PROPOSED VIEW FROM SECONDARY STREET
View southeast from Century Place



PROPOSED VIEW
View southeast from building entry drive



TOWER - SERVICE CONFIGURATION
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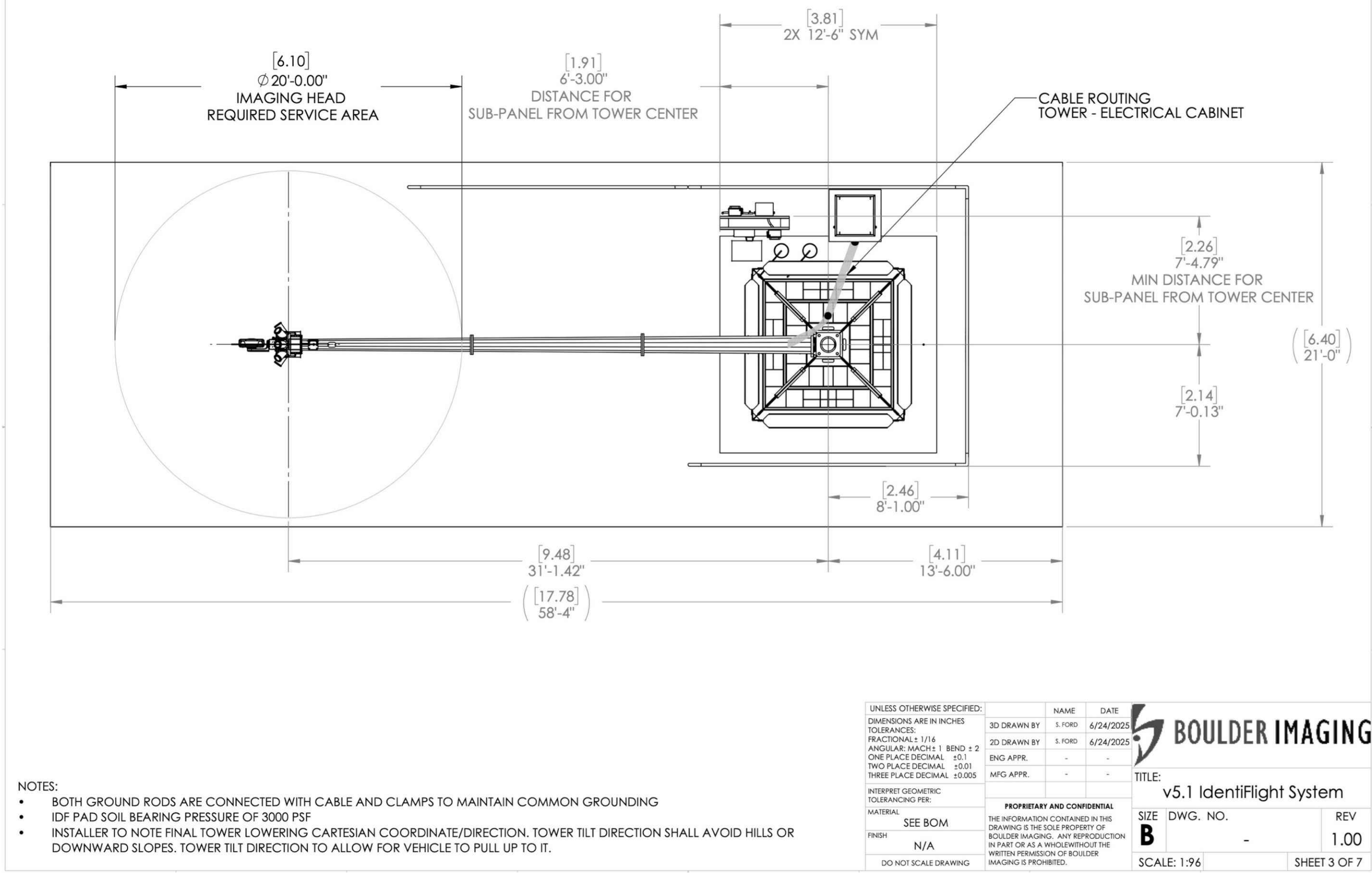
TOWER - OPERATIONAL CONFIGURATION
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ISSUE/REVISION		
	DATE	#
PUD MODIFICATION	09/19/25	1
PUD MODIFICATION R1	01/20/26	2
PUD MODIFICATION R2	02/20/26	3
PUD MODIFICATION R3	09/10/26	4

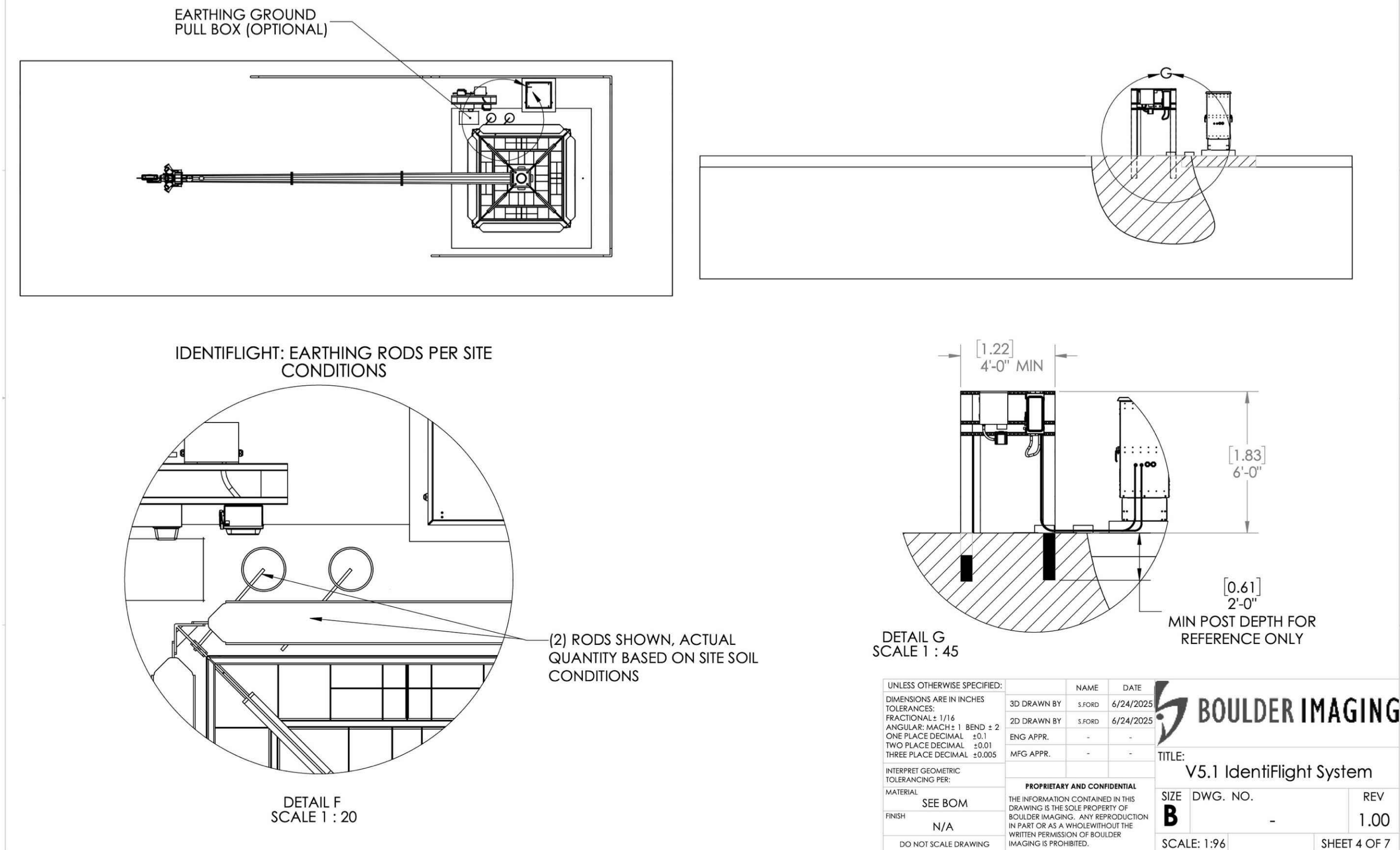
**CENTENNIAL VALLEY BUSINESS PARK FILING NO. 1, BLOCK 1, **
LOTS 2 & 3 PUD, 2ND AMENDMENT
400 CENTENNIAL PARKWAY
CASE #: PUD-0008-2026



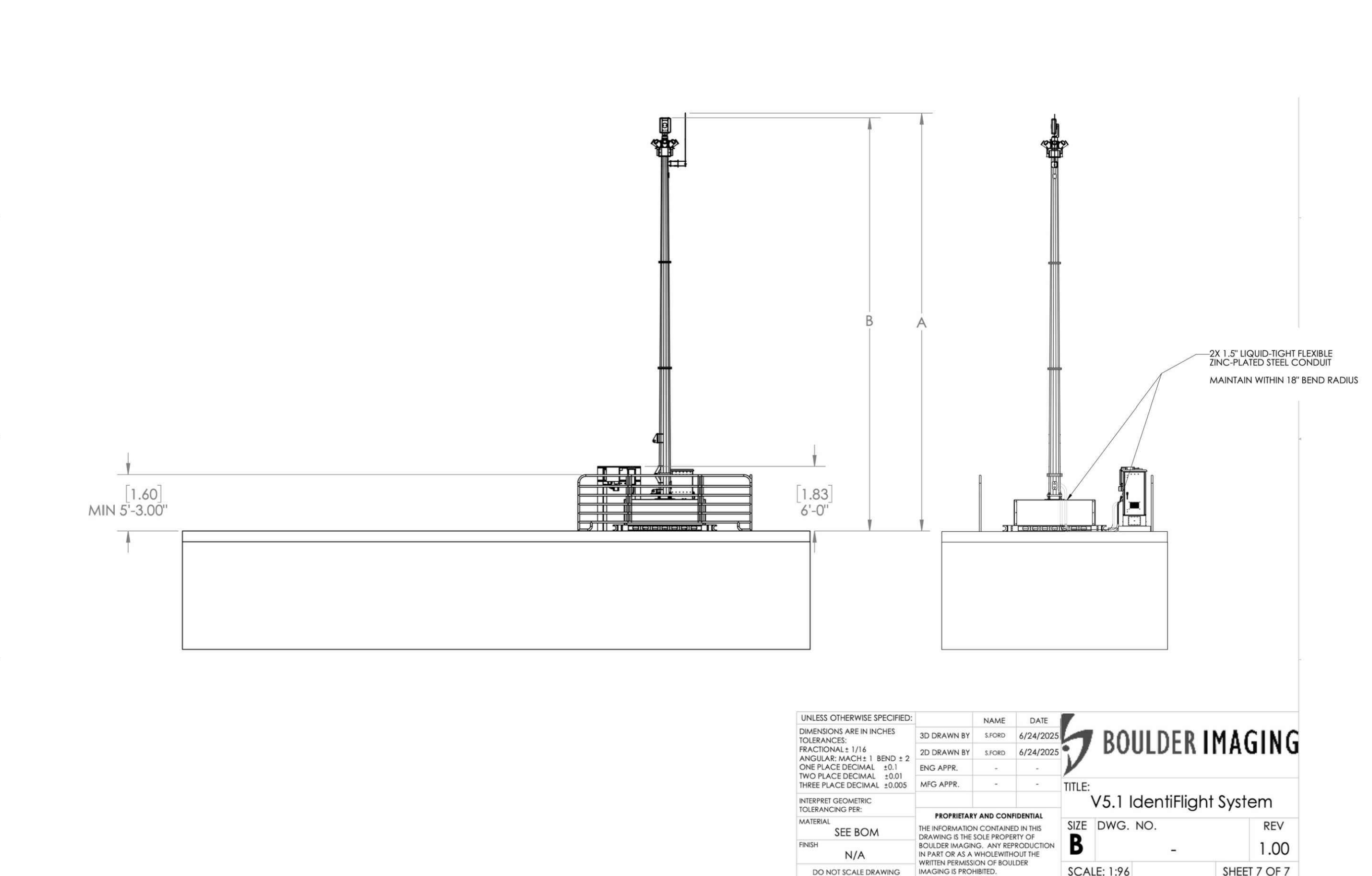
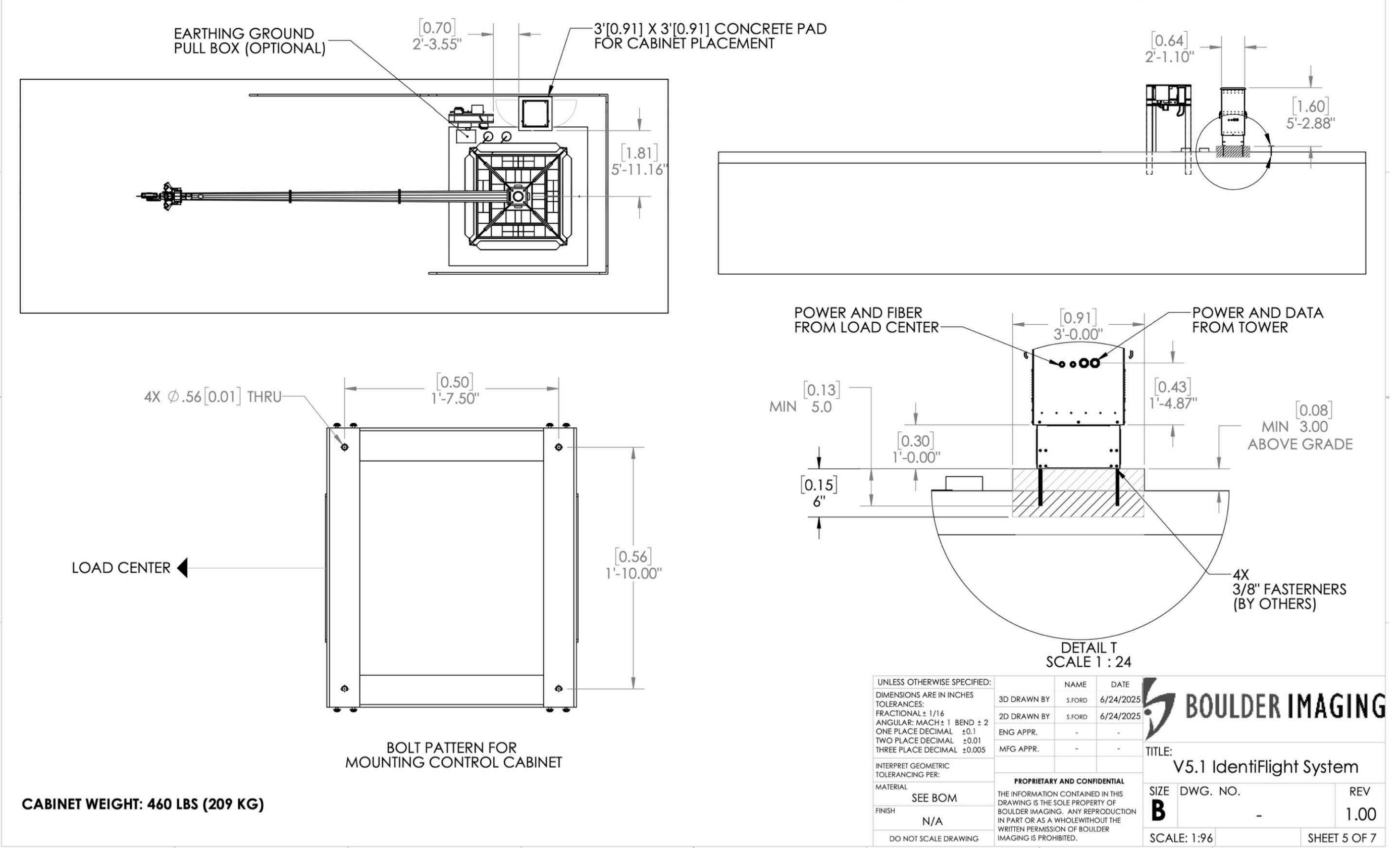
1017 10th Street, Suite B
Boulder, CO 80302
303.440.2022



ELECTRICAL SUB-PANEL (BY OTHERS)



ELECTRICAL CABINET INSTALLATION



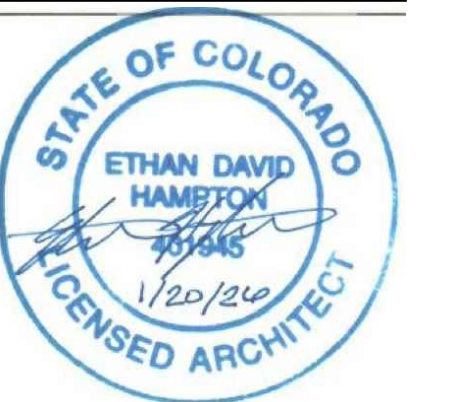
Boulder Imaging
400 Centennial
Louisville, CO 80027

Louisville, CO 80027

Lot 2 & 3, Block 1
Centennial Business

City of Louisville, County of Jefferson

City of Louisville, County of Louisville



ISSUE/REVISION

DATE	#
PUD MODIFICATION 09/19/25	1
PUD MODIFICATION R1 01/20/26	2
PUD MODIFICATION R2 02/20/26	3
PUD MODIFICATION R3 09/10/26	4

SHEET DESCRIPTION

TOWER DETAILS

SHEET NUMBER:

9 OF 9