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Project Narrative

DATE: June 5, 2017

OWNER: David Richardson
Theodore Fitzgerald Richardson 2015 Trust
4725 S Monaco St
Denver, CO 80237

LOCATION: 5400 S Delaware Street
Littleton, Colorado 80210

ZONE: I-P & Proposed PDO

PROJECT NAME: Ted Richardson Development

Introduction:

Theodore Fitzgerald Richardson 2015 Trust (the Applicant) proposes to develop an approximately 117,600 GSF Class A Self-storage Facility on 3.74 acres of vacant land located on the NW corner of W Powers Ave and S Bannock St. The existing 8.6-acre lot, all of which is Owned by the Applicant, will be subdivided to accommodate the self-storage development with the remaining lot area allocated for future development. The subdivision of the property will be accomplished through the City's Subdivision Exemption application process.

Intent statement:

The proposed Self-storage use is considered a use-by-right in I-P zoned lots per Land Use Table 10-3-2, s. The miniwarehousing supplemental standards (Section 10-4-8(b)2) limits the height of self-storage structures to 12 feet unless otherwise established by an approved PD plan or PDO plan, whereas the building height for all other uses permitted in I-P zoned lots is unlimited. The Applicant proposes to increase maximum allowable building height from 12 feet to 38 feet using the City's Planned Development Overlay (PDO) procedure, as permitted under Section 10-9 of the Zoning Regulations. The Applicant's PDO application does not propose any additional waivers to the Zoning Regulations.

Compliance with PDO Intent, Zoning Regulations, and Consistency with the Comprehensive Plan:

The proposed Development will be in compliance with Littleton's Zoning Regulations, including supplemental miniwarehousing standards, Section 10-4-8, except for building height as described above. Paramount to the goals of the PDO guidelines, the proposed development will result in a much more efficient site design compared to a development abiding by traditional district standards, while enhancing the overall architectural character of the current I-P District. Over the past several years the self-storage industry has experienced an emergence of modern multi-story, climate controlled, and aesthetically pleasing facilities designed to better

integrate into neighborhoods and commercial centers while making more efficient use of available land. The proposed self-storage facility will provide a much needed amenity for nearby residents and businesses while utilizing much less land area compared to a project consisting of all single-story buildings as permitted by the current Zoning Regulations. A single-story facility would require an additional 1.26 Acres (5 Acres total) of land to achieve a similar usable area.

Aligning with the goals of the Comprehensive Plan, the proposed Development will enhance pedestrian connections with new streetscape improvements, preserve open space by exceeding minimum requirements by nearly 75%, embody high quality architectural design and site planning, while providing a much needed support service for nearby residents and businesses. Based on market research, approximately 30% of the user base is expected to come from nearby business users.

Compatibility with the Surrounding Neighborhood:

The development is located in the Progress Park neighborhood plan, one block west of the Broadway corridor. The development is surrounded by R5 zoned lots to the south and east, and I-P industrial zoned lots to the west and north. The immediate neighborhood context comprises of multi-family housing developments (3-5 stories each), industrial, and commercial developments built in the mid to late 1900's. The proposed 3-story development is compatible in height and scale to the surrounding neighborhood. The development has been designed with a 'fortress style' planning concept that screens the self-storage drive-up doors and loading area functions from public view using landscaping, building architecture with varying massing elements, and/or solid screen fencing. Special attention to architectural design is demonstrated by incorporating design elements found in high quality multi-family and office design, including: multiple changes in parapet height, punched window openings, sloped roofs, wall articulation, and enhanced material treatments (including masonry, architectural composite metal, and glazing).

Primary vehicular and pedestrian access is proposed along Powers Ave with a secondary/emergency access point for vehicles proposed along the north side of Bannock St. The access drive aisles interior to the site are designed to accommodate emergency vehicles where required. A supplemental attachment has been provided with the PDO submittal to demonstrate compliance with emergency vehicle access.

Design Standards:

As a requirement of the Planned Development Overlay process the proposed architecture for the building will incorporate high quality materials such as storefront, masonry and architectural metal panels with varying, massing, textures and colors creating a visually appealing building. A digital material board is shown on the PDO building elevation sheets. Additionally, the proposed building orientation, landscaping and fencing have been designed to minimize the visibility from the public right-of-way into the facility. In order to demonstrate special attention to high quality design, the PDO shall incorporate the following design standards:

- Along the two public right-of-ways, S. Bannock and W. Powers, and along the west property line, facades will predominately feature masonry of at least (2) different types.
- Along the two public right-of-ways, S. Bannock and W. Powers, and along the west property line, windows shall be provided in order to promote compatibility with surrounding residential and commercial developments.
- Along the two public right-of-ways, S. Bannock and W. Powers, and along the west property line, a "fortress style" planning concept is encouraged in order to minimize

views from the public right-of-way into the facility and to provide security against theft or vandalism.

- Material changes, roof height changes as well as steps in the building footprint shall be incorporated to visually break up the massing of the buildings.
- Exterior overhead loading doors shall be oriented internally to the site in order to minimize visibility of the doors from the public right-of-way.
- Material finishes shall feature predominantly earth tone colors that are compatible with the surrounding neighborhood. Neon and/or bright contrasting colors shall be avoided.

With the exception of the height requirement as described above, the proposed storage facility shall comply with all other requirements of Section 10-4-8, miniwarehousing. These requirements shall include, but are not limited to the following standards:

- There shall be employed on the premises of any miniwarehouse development a full time manager of the operation. Such manager may be "live in", provided that a permanent residence which meets all the requirements of the city for residential occupancy is located on the site.
- The lessee of any storage unit or space shall be provided with a document, whether a lease or other writing, which shall, at a minimum, contain clear statements of all limitations and prohibitions of these regulations. The operator shall require that the lessee acknowledge advisement of the limitations and prohibitions of these regulations.
- A copy of the regulations shall be conveniently displayed throughout the premises.
- It shall be the joint responsibility of the owner and the manager to ensure that the lessees comply with all applicable provisions of these regulations.
- The development will comply with section 10-4-8(E) which prohibits the storage of flammable materials.

In conjunction with the architectural merits of the proposed building and enhanced buffering treatments, the proposed self-storage facility will integrate well with the surrounding context and provide a much needed amenity to surrounding residences and businesses.

We thank you for your time and look forward to maintaining a strong working relationship with the City as we progress through the entitlement process.