ISSUE FOR PLANNED UNIT DEVELOPMENT NARRATIVE

CPG
ARCHITECTS

One Dock Street
Stamford, CT 06902
Tel 203 967 3456
www.cpgarch.com

LOUISVILLE PLANNING DEPARTMENT

LILLY HOMESTEAD Project #25085
769 CTC BOULEVARD, UNIT B
LOUISVILLE, CO 80027

ISSUE FOR PLANNED UNIT DEVELOPMENT **October 20, 2026**

To whom it may concern,

Please see attached drawings for the above subject project. This drawing submission is primarily for the Planning Commission & City Council review of the proposed work at 769 CTC Boulevard, Unit B.

Eli Lilly & our Team are proposing a two-story Office & Laboratory space consisting of approximately 90,000sf of interior usable space. Lilly Oncology is proposing to fit-out the existing structure at 769 CTC Boulevard Unit B Louisville, CO 80027. The proposed design for the first floor includes Biology and Chemistry research areas (designed per NFPA 45), Support Spaces, Shipping & Receiving, Facilities Space and a Meeting Space. There is a small H-2 occupancy storage space in the Northwest corner of the building in Shipping & Receiving. The second floor contains Open Work Areas, Offices, Meeting spaces, a Cafe/Pantry, IT Server and an Unoccupied Mechanical/Electrical Equipment Area are proposed. MEPT systems consistent with the overall scope of work.

Exterior alterations include New Site Utilities, Proposed Windows & Doors, Mechanical Louvers, Explosion Venting, Rooftop Equipment & Screening, Mechanical Yard & Screening, ADA upgrades, Site Upgrades, Parking Spaces, Electric Vehicle Charging Stations and Planting/Landscape additions as shown on plans.

The team is requesting a few waivers from the city. The need for these waivers is primarily being dictated by the mechanical systems/units needed for Lilly to conduct the research this facility intends to accomplish. Many of these units are large & potentially noisy at times, the Acoustic team has proposed/advised the use of Acoustic Screening as shown on drawings to mitigate sound levels on the Property & Site Boundary. Requested Waivers:

1. Equipment & Screening height on Roof (more than 40ft)
2. Rooftop Screening distance from edge of parapet (Less than 20ft)
3. Tanks & Raised Equipment platform in Mechanical Yard (more than 25ft)
4. Screen heights (more than 10ft)

The submission for Building Permit will occur Early-November of 2026. This site will be the second Lilly Oncology Facility in Louisville, CO. The first site is located around the corner at 600 Tech Court, Building C, Louisville, CO.

Best,
Joe Montalbano, AIA, LEEDAP
CPG Architects

