PENNROSE
Bricks & Mortar | Heart & Soul

0 Centennial Drive (Parcel 157505417002)
RE: Written Request for Special Review Use (SRU)

This written request is provided in accordance with pre-app comments and SRU submittal requirement.

The proposed land use is multifamily development of 52 rental apartments that are income restricted to seniors (ages 55+), who earn between 30% and 80% of the area median income (AMI). The proposed unit mix is 100% one-bedroom units with an average unit size of approximately 600 square feet. The average AMI in the development will be no greater than 60%. Residents will pay a maximum rent equal to 30% of their income. The table below highlights the income limits for 1-person and 2-person households for this development.

2026 Boulder County Income Limits		
AMI	**One Person Household**	**2 Person Household**
30%	$31,500	$36,000
40%	$42,000	$48,000
50%	$52,500	$60,000
60%	$63,000	$72,000
70%	$73,500	$84,000
80%	$84,000	$96,000

This site is zoned Commercial Community (CC). Multi-family housing is a special review use within this district.

This site will operate as a typical multi-family development with staff on site Monday through Friday, 8am to 5pm. 40 total parking spaces are provided, a 0.76 parking ratio. Pennrose typically targets a parking ration of 0.50, based on their previous experience with senior housing developments.

Below is a response to each criteria item, as listed in 14.40.100.A, addressing items 1 through 5.

1. *That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood.*
   Response: The proposed development is consistent with the spirit and intent of the Louisville Comprehensive Plan. The project will provide 52 income restricted rental apartments for seniors ages 55 and older, serving households earning between 30 percent and 80 percent of area median

income, with an average affordability level not exceeding 60 percent of area median income. Rents will be limited to 30 percent of household income.

The development directly advances the Comprehensive Plan goals of expanding housing opportunities and promoting equity, diversity, and inclusion in Louisville. Louisville has an aging population; the median age is 43.6 years, the highest among communities in Boulder and Broomfield counties, and 55% of residents are over 50. The median home value is $831,000 and the median income is $124,459. To expand housing opportunities, the Comprehensive Plan seeks to expand access to affordable housing, diversify Louisville's housing stock, and promote exceptional building and site design. The Plan also sets a goal of an additional 500-600 housing units in the South Boulder Road Corridor. This development would expand access to affordable housing by 52 units (10% of the South Boulder Road Corridor goal) and diversity the housing stock by providing smaller units designed towards seniors. The design would also positively contribute to the South Boulder Road Corridor and City at-large.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas.*
   Response: The proposed development will contribute to the economic stability of Louisville by introducing 52 income-restricted apartments that provide much needed housing for seniors while supporting nearby businesses, services, and community amenities. The Louisville Comprehensive Plan recognizes the importance of co-locating residential development with commercial areas to strengthen the local economy, increase customer activity, and support local businesses. The project will help advance these objectives by adding residents within walking and short driving distance of existing commercial destinations within the South Boulder Road Corridor.

   The development is compatible with the vision for the South Boulder Road Opportunity Area, which encourages new residential and mixed-use development that strengthens the local economy and advances the City's housing goals. The project supports Louisville's objectives to expand affordable housing opportunities and contribute to the long-term economic vitality of the corridor.

3. *That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience.*

Response: The proposed site layout provides an efficient layout, utilizing existing drive entries. Placing parking in the rear of the building would result in additional pavement and likely fewer units within the building. Utilizing existing accesses reduces impacts to existing vehicle and pedestrian movements. The site will leverage existing sanitary sewer and water infrastructure within Centennial Drive. While the ditch is no longer utilized for irrigation, flows that enter the ditch upstream will be rerouted through the proposed water quality and detention facility.

4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience.*
   Response: This development complies with this criteria in the following ways:
   - **Lighting plan to maintain safety without unnecessary light pollution**
   - **Trash shoot and a secured indoor compactor to minimize litter and deter wildlife encounters from outdoor enclosures.**
   - **Walking path around the perimeter of the site to encourage exercise for the senior population, minimize fall hazards, and connect to regional multi-use pathways**

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*
   Response: This development complies with this criteria in the following ways:
   - **Walking paths around the perimeter of the building**
   - **Landscaping between the parking lot and building to create a buffer and increase privacy**
   - **Landscaping on the sides of the building to create a barrier to our neighbors**
   - **Native plantings next to a community space to minimize water demand and**
   - **Tree plantings to create privacy from neighbors on Steel St**

Below is a discussion of how each development feature is appropriate for this site, as listed in 14.40.100.B, addressing items 1 through 7.

1. *Size and location of the site.*
   Response: The 1.22-acre site is located in the South Boulder Road Corridor, one of five identified areas that can accommodate additional housing over the next 20 years. The project's density is 42.62 DUA. The immediate location includes retail, commercial, multifamily, and single family uses. The location is also served by Louisville's Trails system, connecting residents to Centennial Park, Callahan Open Space, and North Open Space.

2. *Internal traffic circulation and access to adjoining public streets.*
   Response: This site utilizes existing, shared curb cuts at the southeast and southwest corner of the site. The site contains a simple, single drive aisle with head in parking on either side. This internal drive also serves as an aerial fire apparatus access road for the fire department. Utilizing existing curb cuts maintains existing access conditions along Centennial Drive.

3. *Location and amount of off-street parking.*
   Response: 40 total parking spaces are provided, a 0.76 parking ratio. Pennrose typically targets an 0.50 parking ratio, based on their previous experience with senior housing developments. Senior housing developments utilize less parking spaces than traditional multi-family developments. On-street, parallel parking is allowed on both sides of Centennial Drive, which can provide additional parking as needed.

4. *Fencing, screening and landscaped separations, including-open space.*
   Response: Currently, the project uses columnar and large shrub planted edges as screening and landscape separations between adjacent properties. Regarding the North edge of the site, the design intent is to use native grass seeding to enhance expansive views to the north without visually impeding them, while connecting to the existing community of native grass varieties adjacent to the site. "

5. *Building bulk and location.*
   Response: The building was located to create more private amenity space and adequate room for water quality and detention in the rear of the site. The building mass is compartmentalized into smaller, distinct massing profiles by using horizontal and vertical plane breaks, and strategic placement of key datum elements such as awnings, trim, and variations in fenestration. Furthermore, key architectural features such as gable roof profiles and shading devices were employed to create articulation around key entrances

and amenity areas; these architectural enhancements are consistent with strategies used by neighboring properties.

6. *Signs and lighting.*
   Response: Site lighting has been designed to produce even illumination of parking/paved areas, entries, and exits for safety. Care has been taken to eliminate off-site glare and minimize light trespass onto neighboring properties. A monument sign is proposed at the southeast drive entry.

7. *Noise, vibration, air pollution and other environmental influences.*
   Response: Site construction will be in accordance with current local and state stormwater standards and be enforced by Louisville staff. Long-term impacts from this site are minimal as senior residential will have far fewer noise, vibration, and air pollution impacts as compared to commercial use.