



April 28, 2022

PROJECT NARRATIVE

APPLICANT: dcb Construction Company, Inc.
Contact: Mark Delgado
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LOCATION: 710 HWY 287
Lafayette, Colorado

LEGAL DESCRIPTION: LOT 2B, CABRINI GARDENS RPT B MINOR

PARCEL: Boulder County # R0514556

ZONE: C-1 – M-1 Regional Business District

ALLOWED USE: Self-Storage - Special Review

PROJECT NAME: HWY 287 Self-Storage Development

The Applicant proposes to develop a 2.43 acre vacant parcel which includes a ‘state-of-the-art’ approximately 91,600 GSF three-story self-service storage facility with a completely submerged basement level (for a total of 4 levels) on a 1.48 net acre lot (Lot A); the development of the future commercial pad site development on the remaining 0.95 net acre lot (Lot B) will be determined by the future owner. It is anticipated the parcel will be subdivided into two separate legal lots through a parallel minor subdivision review process.

The proposed site design strategically positions the commercial pad site on the more visible portion, and at the highest elevation of the property, adjacent to HWY 287, to help maximize visibility and views. The retail use will be determined by the future lot owner.

Visibility is a critical component for the success of the self-storage facility; the building will serve as an aesthetically pleasing visual and audio buffer between the residential community to the east and the traffic noise along HWY 287 to the west. The proposed 3-story facility is situated behind a proposed commercial pad, with the self-storage facility sitting at a lower elevation on the property to help mitigate the visual impacts to the surrounding neighborhood context.

The angled roofs at the east elevation form a dialogue with the roofs of the proposed Silver Creek condominiums across Cabrini Drive, matching them in angle and in height. The building wall

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articulation at the east elevation will help break up the building mass and conforms with the incremental increase in mass of the neighborhood buildings as they approach Highway 287. The proposed north-south dimension of the storage building is approximately 39% larger than the footprints of the two condominium buildings that are directly next to each other across Cabrini Drive. The approximate increase in footprint from the duplexes to the condominium buildings is a 50% increase in size as well. Supplemental materials are provided for a better understanding of this incremental massing and relativity to the surrounding neighborhood context.

The proposed building architecture will incorporate high quality materials consisting of primarily masonry and brick, and architectural metal paneling, with varying, massing, textures, and colors. As mentioned, these different components have been articulated in such a way to help break up the façade but also provides a retail/office aesthetic, creating a visually appealing building that is highly contrary to the traditional appearance self-storage facilities. The building's color and materials work together to also mitigate the perceived mass of the building, with the use of lighter colors at the corners of the building and glazing at the ground level conforming with City design standards. Colors of the interior storage doors and walls visible to the neighborhood will be comprised of neutral tones as well.

Light spillage from the facility will be mitigated with tinted glazing and a substantial landscape buffer on the east side of the storage building facing the residents. The proposed landscape design uses a concentrated mix of evergreens, tall shrubs, and deciduous trees to maintain this buffer throughout the year. The proposed landscaping will also provide a pleasant pedestrian experience and offer a dog waste station for neighborhood use.

The self-storage facility has been designed with a high priority on customer security and safety in mind. The self-storage facility will be monitored by interior and exterior video surveillance to mitigate vandalism and loitering activities. Security is further heightened by controlled key-pad access at the loading area to track all customers entering and exiting the facility during the operational hours of 6a-10p. On-site management will be present during the day from 9a-5p and walk the property twice a day per operational standards.

The primary vehicular point of access is proposed at Cabrini Drive. Additional access is proposed from the two adjacent sites, Discount Tire to the north and Advanced Auto Parts to the south using shared access, utilizing the existing driveways at each existing site. In general, self-storage facilities generate only minimal vehicular traffic -we expect the traffic impact to the area from the self-storage facility to be extremely low, between 15-25 vehicles per day. A professional traffic study examining the impact of the proposed facility as well as different business types is provided with this submittal.

The development's internal drive lanes and parking areas will be asphalt with the self-storage loading area and drive-up unit apron will be concrete. The drive aisles will be designed to meet fire department apparatus weight requirements and to accommodate turning radius through the dedicated fire access route. Initial coordination has been done with the Fire Department as well as with the City in providing future easement access for the proposed retail pad.

Most storage units will be accessed from the interior of the building through the loading area indicated on the site plan. An elevator will be provided at the loading area lobby for easy customer

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access to units located in upper floors of the facility. A small portion of ground floor drive-up units are proposed to meet customer demand and will be located at the west-facing elevation of the building.

In closing, the proposed site improvements and architecture of the building will provide a positive impact to the surrounding properties while offering a much needed amenity to the immediate residents, businesses as well as the surrounding community. This project addresses the neighborhood's concern of the generation of additional traffic, as well as provides an economically viable revenue source for the City between the storage facility and future retail pad business.

We look forward to hearing Staff's comments and discussing the project further at the public hearings.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Delgado'.

Mark Delgado, AIA
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