



January 24<sup>th</sup>, 2022

## **REQUEST FOR MODIFICATION TO PUD**

BOULDER COUNTY SOUTHEAST SERVICES HUB

ADDRESS: 1755 S. Public Road  
Lafayette, CO 80026

### **Height Limitation Request**

To whom it may concern,

We are asking to modify the existing PUD zoning requirement concerning the height of roof top mechanical units. The current project to build out the interior of the existing core and shell building is planning to replace the existing roof top unit.

With the County committing to this building for the long term, the team has opted to replace the existing mechanical system with a more efficient roof top unit that will reduce the building's operating costs. The selected system is also helping the project strive to reach LEED Gold status and meet Boulder County's own energy efficient building standards. The proposed unit is larger due to the size of the enthalpy wheel (heat wheel, energy recovery) needed to handle the size of the building. The proposed unit is taller than the existing unit and top of the unit will be approximately 13' feet above the existing roof membrane roof assembly. Per Section 26.14.8(c) – Height provisions, this exceeds the maximum permitted height of 10' above the highest point of the principal building on the property.

### **Secondary Request to not provide Screening at the Roof Top Units**

To whom it may concern,

We would also like to request that this project be waived from requirements to provide screening for the proposed roof top units. Our rationale for this request is as follows:

1. A screen wall placed outboard of the unit at the same 13.5' height would actually have a greater impact on the view planes from surrounding vantage points and would ultimately be more imposing than the unit itself.
2. The proposed air handler can be painted by the manufacturer to any desired color in order to help minimize the visual impact and provide a clean/uniform appearance for roof mounted mechanical equipment.
3. Screen walls are often required to be placed as close as possible to the mechanical equipment they are shielding. While this does help minimize the visual impacts at certain viewing angles, it also hinders maintenance of the units themselves making replacement of fans, coils and filters more time consuming, difficult and costly.
4. Funding constraints paired with increased procurement costs associated with the design, bidding, contracts, materials, and installation of a new screen wall system will necessitate trade-offs with other project goals for the interior buildout of the facility.
5. In addition to the upfront cost of adding an appropriately sized screen wall for the new RTUs (preliminary estimates indicate a cost of approximately \$45,000 there will be otherwise unnecessary ongoing maintenance costs to keep it serviceable and maintain the aesthetics.
6. Roofing penetrations for posts to mount a new screen wall increase the potential for roof leaks while fasteners and other attachment methods (welding) pose a similar threat of puncturing the roofing membrane.
7. Roof mounted solar panels are contemplated as a future addition for this facility. Installation of a screen wall system will restrict the potential for sustainable on-site PV power generation and make it more difficult for the County to achieve its goal of being a net-zero energy consumer.
8. We've installed similar roof top units on our facilities in both Boulder and Longmont and city planners for these jurisdictions have not required screening despite similar impacts to view planes and aesthetics.

Boulder County Jail



Boulder Justice Center



St. Vrain Community Hub in Longmont



## Attachments

- Site Plan
- Roof Plan
- Exterior Elevations
- 3D Views Exhibits
  - With Screening
  - Without Screening