

January 27, 2023

City of Lafayette Planning Department
Jana Easley, Planning Manager
1290 S. Public Road
Lafayette, CO 80026

RE: Tradespace – Built by Krueger

Ms. Easley,

We are pleased to submit the application material for the Tradespace Site Plan/Architectural review as well as Civil Construction Drawings and PUD Amendment for the proposed retaining wall. The proposed Tradespace development is located at 1383 Horizon Avenue which is identified as Lot 15 Vista Business Park. The owner of the property is 1383 Horizon, LLC and the applicant is Built by Krueger, who will also be the contractor for the development.

Built by Krueger is a local Residential Building Firm that specializes in Custom New Construction and Renovations. They have been in business in Lafayette since 1999 and in the construction industry since their father, Warren A. Krueger, started building in Lafayette in 1977. Lafayette is the home of their business and the center of their Boulder County building operations. At any given time, they have 20-25 employees who are central to the company's success. Their current office is located at 1194 Diamond Circle, Unit T in Lafayette but they are outgrowing that space and it is time to build a new space.

The proposed Tradespace building consists of office space, Building Trade Co-working offices and storage. Office space within the building will be constructed in 2 phases. Built by Krueger will be relocating their business into Phase I of the building. This will consist of 8,286 SF level 1 office space, 1,476 SF Mezzanine conference area, and 2,970 SF of storage area. The northern 4,005 SF of the building will be core and shell construction until Phase II. This phase will consist of finishing the core and shell for flex office/storage space. This flex space consists of 3,451 SF of office and 554 SF of tenant storage area.

The character of the new office building is in alignment with many new developments within the City of Lafayette. This character can be described as a building with an agricultural/barn/mountain feel. The standing seam metal panel roofs, large window openings, board and batten facade, and timber accents will create an office building that feels more luxurious and hospitality-like than a typical office building. Large wraparound porches on the main building bring down the scale of the building, and they provide an intimate, more pedestrian experience for the users. The site's landscaping reinforces the building's placement by providing additional decorative planting at the entry and along the southwest corner.

Additional site features proposed with the development include a combination of covered and trailer parking within a secured gated area along the east side of the property. The covered parking will be provided by a carport allowing for up to 6 additional parking stalls. Trailer parking will be accommodated by oversized angled parking stalls. Site access will be provided for at 3 locations. Two driveway access points will be from Horizon Avenue to the west. These two points of access will align with the two access points from Stem Ciders on the west side of Horizon Ave. A third point of access will serve the Built by Krueger southern portion of the building and secured parking area. Access will be from the proposed 20-ft wide paved drive within the 50-ft ROW to the south. This proposed drive section will meet Fire access requirements and improve the existing city and oil and gas gravel access drive.

If further information is required, or if you have any questions, please contact me at (720) 684-4981.

Respectfully,

Permontes Group, Inc.



Melissa Leyba

President/Project Manager