

# The Framework

## SPECIAL DISTRICTS

### Centennial Valley and Coal Creek Business Park

Centennial Valley is an office park special district located between McCaslin Boulevard and the Davidson Mesa Open Space. The portion of the Centennial Valley Business Park located to the west of Centennial Parkway is suburban and consists of single use large office parcels. The portion of the Special District located to the east of Centennial Parkway is urban and consists of smaller office parcels that are interconnected and have direct bicycle and pedestrian access to the McCaslin Boulevard urban center and urban corridor. The Coal Creek Business Park is a suburban office park Special District located adjacent to Dillon Road.

### Colorado Technology Center (CTC)

The Colorado Technology Center Suburban Special District is located in the southeastern corner of the City and includes a mix of industrial, office, and research and development facilities. This Special District is a key employment center for the City and will continue to be in the future. Design standards will serve to buffer land uses of differing intensities in the special district, and maintain a high quality employment center that responds to the needs of businesses.

### 96th and Dillon

The 96th Street and Dillon Road Rural Special District serves as the rural gateway to the City of Louisville. The area will include a mix of commercial, institutional, and industrial uses. The uses in this special district will be separated and buffered from the surrounding roads to maintain the appearance of a rural entryway to the City.

### Phillips 66

The Phillips 66 Suburban Special District is located in the southern portion of the City and is currently vacant. The land in this location is a unique subarea of the City which contains vital community facilities that provide critical services to the City and also presents a unique regional development opportunity. **As such, the central portion of the district is suburban balanced by parks and open space interfacing with the balance of the city via key roadway access** and through pedestrian and bicycle trails.

### Empire Road

The Empire Road rural special district is situated adjacent to municipal recreational fields (Louisville’s baseball and Lafayette’s future soccer) and the Mayhoffer agricultural lands. The district serves as a rural gateway to downtown Louisville and provides direct access for Old Town residents to Boulder County’s open space and the Coal Creek Trail. The area includes the City’s Wastewater Treatment Plant and the Municipal Services Building. The uses and buildings in this special district should celebrate rural entryway to Downtown Louisville and facilitate recreational connections to the Coal Creek Trail.

### Land Use Mix

Each Special District’s land use mix is unique and customized to each individual area. Generally the land use mix within each area is:

**Residential:** Allowed only within the Phillips 66 Suburban Special District to provide senior living-related facilities and multi-family residential to support the commercial uses in the Phillips 66 Suburban Special District.

**Retail:** Encouraged in locations where the use can capitalize on the activity in the special district, or traffic on surrounding roads.

**Office:** Allowed as the single use on a parcel, or as part of a mixed commercial/industrial building

**Industrial:** Allowed as the single use on a parcel, or as part of a mixed commercial/industrial building

**Healthcare:** Allowed as part of the senior living-related facilities or the mix of land uses within the district

**Lodging:** Allowed as part of the senior living-related facilities or the mix of land uses within the district.

**Institutional:** Allowed

**Parking:** On-site public and private parking associated with a particular use.

**Fiscal Performance:** Land use mix demonstrates neutral fiscal benefits and positive economic benefits

### Density Range:

*Floor Area Ratio - Urban:* Up to .75 FAR

*Floor Area Ratio - Suburban:* Up to .5 FAR

*Floor Area Ratio - Rural:* Up to .25 FAR

### Building Height:

*Urban:* 2-3 Stories

*Suburban:* 2-3 Stories generally, but 1-5 stories permitted within the Phillips 66 Suburban Special District

*Rural:* 3 stories. Additional stories permitted if structures are clustered and located out of the public view shed and buffered by surrounding topography and Open Space.

### Building Form and Design

Buildings are oriented towards the property they sit on and serve the unique use requirements of the property.

### Infrastructure

Streets: Varied Speeds

### Block Length:

Urban: 300-600 Feet

Suburban: 1,000 – 2,000 Feet

Rural: No defined block structure

*Public Spaces and Trails:* Serving the periphery of the district.

### Policies

1. Articulate and define Special Districts’ specific character expectations in customized general development plans adopted by City Council.
2. Create walkable special districts that are connected to the rest of the City through sidewalks and pedestrian and bicycle paths.
3. Encourage internal services which meet the daily needs of the people working in the district.

4. Establish new design guidelines, replacing the CDDSG and IDDSG, to address building placement, block structure, landscaping, and signage requirements City-wide consistent with proposed character zones of the City.

5. Use form-based design regulations to focus on establishing a street presence along McCaslin Boulevard with both single use commercial buildings and mixed use residential buildings.