

May 29, 2020

VIA: EMAIL

Mr. Rob Zuccaro
Planning Director
City of Louisville
749 Main Street
Louisville, CO 80027

**RE: ConocoPhillips Campus GDP 1st Amendment and Comprehensive Plan Amendment Proposal,
Fifth Submittal, "Redtail Ridge Master Plan"**

Dear Mr. Zuccaro,

Since our third submittal in late November, Brue Baukol Capital Partners ("BBCP") has diligently continued to seek public input of the proposal and evaluated land use alternatives.

Advisory Board, Community Groups and Site Tours

In December, we had the opportunity to present our GDP plan to the Open Space Advisory Board, Parks and Public Landscaping Advisory Board, as well as the Recreation Advisory Board where we gained great insight into their values and how we could modify the land use plan to align and help the City achieve its goals. Additionally, we hosted our first of six public site tours where we heard firsthand from over 100 residents about their priorities and potential concerns. On January 16th, we held our third, large community meeting, unveiling an illustrative concept plan and renderings to better demonstrate how the Redtail Ridge development could look once complete. In addition, we have had meetings with several community groups and organizations. Each opportunity with the public has enabled us to learn more about what matters most and what resonates with Louisville residents.

Virtual Tour, Webinar and Telephone Town Hall Series

In light of COVID-19, BBCP has sought to continue engaging the local community, keeping them apprised of changes/evolutions of the development program as well as answering questions from residents. To substitute for the inability to host on-site tours, a virtual tour and video was created and uploaded to the project website. Additionally, a series of five webinars as well as a telephone town hall were offered in May. Total attendance and participation for these events totaled more than 200 community members.

We have listened intently and in earnest and, as such, have incorporated a series of substantive changes to our proposal. Recurring themes or patterns that we observed during public outreach include: lowering and redistributing the density, improving circulation around and through the Project Site, prioritizing safety around the Monarch School campuses, contributing to the continuous open space and trail networks, the need for accessible and entry-level housing, support for senior living, overall integration with the rest of the City, and financial responsibility.

We believe you will find our new plan incorporates all these themes and demonstrates thoughtful revisions that improve public benefit.

Lowering & Redistributing Density

The development proposal has been revised to reduce total density by 1.2 million square feet - from 6.4 million square feet to 5.2 million square feet (excluding parking). The new maximum square footage including parking is now 5.88 million square feet. This change now aligns with a Suburban densification category under the Comprehensive Plan.

Beyond reducing overall density, the land uses have shifted to integrate seamlessly with the surrounding community fabric. For instance, and in direct response to city and community feedback, development no longer abuts 88th Street or Campus Drive adjacent to the school campuses – allowing a continued rural, open experience similar to the existing conditions.

Improving Circulation Around the Project Site

The Project Site in its entirety is 475 acres, about a mile-wide east to west. It takes 10 minutes driving to circumvent the fenced-off property. Creating the first-ever public roadway network through the property presents efficiencies for many stakeholders.

To name one, the community's largest employer and Redtail Ridge neighbor, Avista Adventist Hospital, stands to benefit from the Campus Drive extension, Tape Drive formalization, and north-south avenues within the master plan which greatly improve access to their facility for clients and service providers alike.

Prioritizing Safety for Monarch School Campuses

The community's children and their safety are top priority for all; the newly proposed Campus Drive, jointly designed with the Boulder Valley School District, incorporates wide, multi-use paths for separated bicycle and pedestrian access as well as roundabouts for traffic flow ease and speed management. The extension of the roadway to 96th Street provides a critical, secondary access point not only for parents and buses, but also emergency service vehicles for this K-12 campus.

Continuous Open Space & Trail Networks

Not only does Campus Drive present a fundamental piece to the Louisville roadway network, it is flanked by open space, parks and undeveloped green space preserving a direct Western view to the Flatirons to be enjoyed by all.

The new land program offers 39.7 acres of publicly dedicated open space that then link to adjacent open space lands off-site, safeguarding an expansive natural habitat corridor. Nestled adjacent to the open space network, a 15.6-acre publicly dedicated park area has been identified to allow for much-needed multi-use sports fields and related programming that would be the City's first, solely owned sports field complex. Linking all these recreational amenities together miles of trail ways.

Need for Housing: Entry-Level & Senior Living

Over the past year, we have repeatedly heard comments like the following:

- 1) Where are these employees going to live?

- 2) My kids cannot afford to live in the city that they grew up in.
- 3) I have lived in Louisville 20 years; I would like to downsize and stay within my community but have limited to no options.

The revised development program includes select housing product, identified to meet needs within the City that are not being adequately addressed. It also demonstrates a commitment to affordable price points for the multi-family residential and addresses the region's housing crisis.

Integration with the City & Financial Responsibility

All the while, the proposal offers a headquarters to a valued, primary employer and a strong tax base – rebounding from the greatly diminished property taxes currently generated by the Project Site. The long-term economic vitality of Louisville is essential. Redtail Ridge aims to support this exceptional community by bearing the full expense of on-site and off-site capital improvements, resulting in no incurred capital outlay to the City.

We are proud to submit this modified development program and supporting documents for your consideration and hopeful approval at the June 11th, 2020 Planning Commission Hearing.

Our team is available for any follow up questions or items that may arise upon your review of the submittal package.

Sincerely,



Jordan Swisher
Vice President
Brue Baukol Capital Partners

Enclosures:

1. Applicant Letter
 - a. Planning Commission Presentation
2. Revised GDP
 - a. GDP Sheets
 - b. Phasing Plan
3. Engineering, Market Study and Economic Reports
 - a. Revised Traffic and Mobility Study
 - b. Revised Dewberry Technical Memo 1
 - c. Revised Dewberry Technical Memo 2
 - d. Final Master Drainage Report
 - e. Revised Final Master Utility Report
 - f. Draft Dewberry Tech Memo – Water Flows (pending FINAL City Comments)
 - g. Revised EPS Market Study
 - h. Revised Erickson Economic Impact Report
4. Other Requested Exhibits
 - a. Density Analysis & 3D Model
 - b. Certification of Notice to Mineral Rights Owners
 - c. BVSD ROW Resolution
 - d. Conceptual Fire Station Layout
 - e. Alternative Grading Solution for 88th & Campus Dr.
 - f. Filing 2 Xcel Retaining Wall Example
 - g. Alternative Under Evaluation - Filing 2 Xcel Transmission Line Lowering
 - h. Sample Park Grading
 - i. Communications Tower Access Easement Drawing
5. Comprehensive Plan Letter & Proposed Redlined Amended Pages