

March 24, 2021

Mr. Rob Zuccaro

Director of Planning & Building Safety

City of Louisville

749 Main Street

Louisville, CO 80027

Dear Mr. Zucarro,

As part of the 7th submittal of the GDP for the Redtail Ridge development we are excited to share our partnership with Brue Baukol and the upcoming re-development of the site in Louisville, CO.

At the HPEC, our mission is to “educate communities to become replicable ‘living laboratories’ which demonstrate restorative examples of land-stewardship, native plants and wildlife habitat”. Our engagement on this project is an excellent opportunity for us to execute on this mission for the benefit of the community, developer and future tenants of the project. We have a history of similar projects in Colorado, which are living examples of our mission in action. www.suburbitat.org

As we work with the development team at Brue Baukol, we will be implementing strategies in the following areas:

1. Eradication of any/all noxious weeds on the property
2. Develop strategy and design assistance in the following detention facilities, with the goal of increased habitat and customer enjoyment;
 - a. Existing pond in the northeast corner of the project (Parcel C of the GDP)
 - b. New detention pond to be build at the north corner of Tape Drive and the NWParkway (Parcel C of the GDP)
 - c. New detention pond at the north end of Parcel B of the GDP
3. Provide recommendations of best practices in the following areas;
 - a. Public right of way landscape choices,
 - b. Suggested building considerations for vertical project with a recommended distance of open space or habitat areas
 - c. Management plan for the existing prairie dog colonies in an effort to establish the appropriate carrying capacity of the land
 - d. Identify areas with the design team in the grading plan to establish strategies for improved water quality and drainage

We look forward to providing a plan in the near future that will outline the current status of the land, necessary weed and native plant strategies, tree recommendations (removal, maintain, relocation) and the related timeline.

Thank you,

Jim Tolstrup

Executive Director

High Plains Environmental Center