



HIGH PLAINS ENVIRONMENTAL CENTER



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 throughout northern Colorado, including Centerra in Loveland, which are living examples of our mission in action.

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

1. Control and, where possible, eradication of noxious weeds on the property
2. Provide feedback on designs and develop short- and long-term management strategies in the following detention facilities, with the goal of improving wildlife habitat, and aesthetic/recreational experience
 - 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 design choices
 - b. Suggested building considerations for vertical projects with a recommended setback from , and orientation to open space or habitat areas
 - c. Management plan for the existing prairie dog colonies in an effort to restore native vegetation, and establish the appropriate carrying capacity of the land
 - d. Coordinate with design team to establish strategies for improved water quality and drainage in detention facility grading plans

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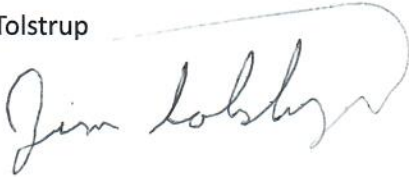
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We look forward to providing a plan in the near future that will outline the current status of the land, necessary weed and native plant strategies, tree recommendations (removal, maintain, relocation) and the related timeline.

Thank you,

Jim Tolstrup

A handwritten signature in cursive script that reads "Jim Tolstrup". The signature is written in dark ink and is positioned to the right of the printed name "Jim Tolstrup".

Executive Director

High Plains Environmental Center