

Tuesday, March 3, 2020

VIA: EMAIL AND HAND DELIVERY

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, Fourth Submittal, "Redtail Ridge Master Plan"

Dear Mr. Zuccaro,

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

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 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.

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 students, 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 33 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 15.7-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 are miles of trail ways.

Need for Housing: Entry-Level & Senior Living

Over the past eight months, 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 accessible 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 April 9th, 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,

A handwritten signature in blue ink, appearing to read 'jswisher', is centered below the text 'Sincerely,'.

Jordan Swisher
Vice President
Brue Baukol Capital Partners

Enclosures:

1. Cover Letter
2. 3rd Round Comment Responses
3. Revised GDP Sheets
4. Phasing Plan
5. Revised Traffic and Mobility Study and Transportation Demand Management Memorandum
6. Revised Dewberry Technical Memorandums
7. Final Master Drainage Report
8. Final Master Utility Report
9. Density Analysis
10. Certification of Notice to Mineral Rights Owners
11. Off-Site Right of Way Analysis
12. Ownership & Maintenance Table and Exhibit
13. Revised EPS Market Study
14. Erickson Economic Impact Report
15. Other Fiscal Analysis Support
16. Revised Comprehensive Plan – Phillips 66 Special District and Corresponding Maps
17. Revised Development Agreement