

Friday, November 15, 2019

VIA: Courier

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

RE: Written Request for Nawatny Ridge Preliminary Plat and Subdivision Filing No. 1

Dear Mr. Zuccaro,

On behalf of Brue Baukol Capital Partners (“Developer”), thank you for the opportunity to present a preliminary master plat and final plat for Nawatny Ridge. For this first submittal, we are providing a 60% set of construction documents. This letter shall serve as part of our written request as may be required or anticipated under the Louisville Municipal Code.

Master Preliminary Plat and Final Plat - Description of Request & Intent of Development

Brue Baukol Capital Partners aims to create a master-planned community on the former Storage Tek / ConocoPhillips site. Consistent with the zoning submittals provided to date (the ConocoPhillips Campus GDP 1st Amendment), the proposed master preliminary plat divides the entire property into four unique development areas which will each be home to 1) Primary Employer Corporate Campus, 2) Senior Living and Transitional Care Facilities, 3 and 4) Office, hotel and retail developments.

Primary Employer Corporate Campus. Medtronic has identified this property as a best-in-class opportunity for new office space development anticipated to be 500,000 square feet.

Senior Living and Transitional Care. To provide housing alternatives within the surrounding community, the Project contemplates a 1,500-unit facility totaling up to 2.5 million square feet.

Supporting Office, Hotel and Retail Space. In addition to the uses listed above, we have also identified a need for supporting office, hotel and retail uses to complement the aforementioned vertical developments resulting in a commercial district of 3.4 million square feet.

The objective of the Nawatny Ridge Preliminary Plat is to delineate the master development rights-of-way and super blocks. Additionally, the Preliminary Plat will demonstrate how site roadway access and public utilities are designed to interface with existing public infrastructure to adequately serve the development of the site. A supplemental exhibit being submitted with the Preliminary Plat will identify the public land dedication associated with the entire property within Louisville. The Nawatny Ridge Subdivision Filing No. 1 that is being submitted is intended to advance the subdivision efforts for the Medtronic lot alone. Revisions and subsequent final subdivision plats to dedicate the remainder of the

right-of-way indicated in the Preliminary Plat and to establish the remaining development lots will be submitted at a later date.

Description of Each Modification Request

- Street cross-sections shall be modified from the standards set forth in Section 16.16.030. to such standards as set forth in the Preliminary Master Plat.
- A final plat for a portion of the overall property is being submitted for review and processing prior to Developer receiving approval of the preliminary plat for the overall property. Developer understands that the approval of the final plat is dependent on the approval of the preliminary plat for the overall site
- Additional modifications may be included in future planned unit development applications and will be noted in such applications.

Sincerely,



Jordan Swisher
Vice President
Brue Baukol Capital Partners