

Planning Commission

July 9, 2020
6:30 PM

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

- 1) You can call in to +1 301 715 8592 or 833 548 0282 (toll free) Webinar ID # 832 6789 5780.***
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: <https://www.louisvilleco.gov/government/boards-commissions/planning-commission>***

The Planning Commission will accommodate public comments as much as possible during the meeting. Anyone may also email comments to Planning Commission prior to the meeting at: planning@louisvilleco.gov

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comment on Items Not on the Agenda
5. Adoption of Resolution 3, Series 2020 and Resolution 4, Series 2020 recommending denial of the **Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment**: A request for a comprehensive plan amendment to change the Phillips 66 special district designation from rural to suburban, change the land use mix to include multi-family residential, healthcare and lodging, and change the allowed floor area ratio and building heights; and a request for a 1st Amendment to the ConocoPhillips Campus General Development Plan to allow a mixed commercial and residential development with to 5,886,000 gross square feet of building area and 2,236 multi-family residential units on 389.1 acres located northwest of US 36 and Northwest Parkway and Southeast of S.88th Street and Campus Drive. –
 - i. Applicant: Brue Baukol Capital Partners
 - ii. Case Manager: Rob Zuccaro, Director of Planning & Building Safety

6. Continued Business – Public Hearing Items

a. Napa Auto Parts PUD Amendment: A request for approval of an amendment to the Napa Auto Parts Planned Unit Development (PUD) at 1411/1413 Hecla Way to allow construction of a new 2,500 sq. ft. commercial building and associated site improvements for a retail marijuana store. (Resolution 5, Series 2020) **Continued from June 25, 2020**

- i. Applicant: Emilia Construct, LLC
- ii. Case Manager: Harry Brennan, Planner II

b. Project 321 (Medtronic) Preliminary and Final Planned Unit Developments: A request for approval of a preliminary and final PUD to allow the construction of a 506,000 sf office building and associated site improvements on property that is part of the proposed ConocoPhillips Campus General Development Plan, 1st Amendment (Redtail Ridge), located northwest of US 36 and Northwest Parkway and southeast of S. 88th Street and Campus Drive. (Resolution 6, Series 2020) **Continued from June 25, 2020**

- i. Applicant: Ryan Companies
- ii. Case Manager: Lisa Ritchie, Senior Planner

7. Planning Commission Comments

8. Staff Comments

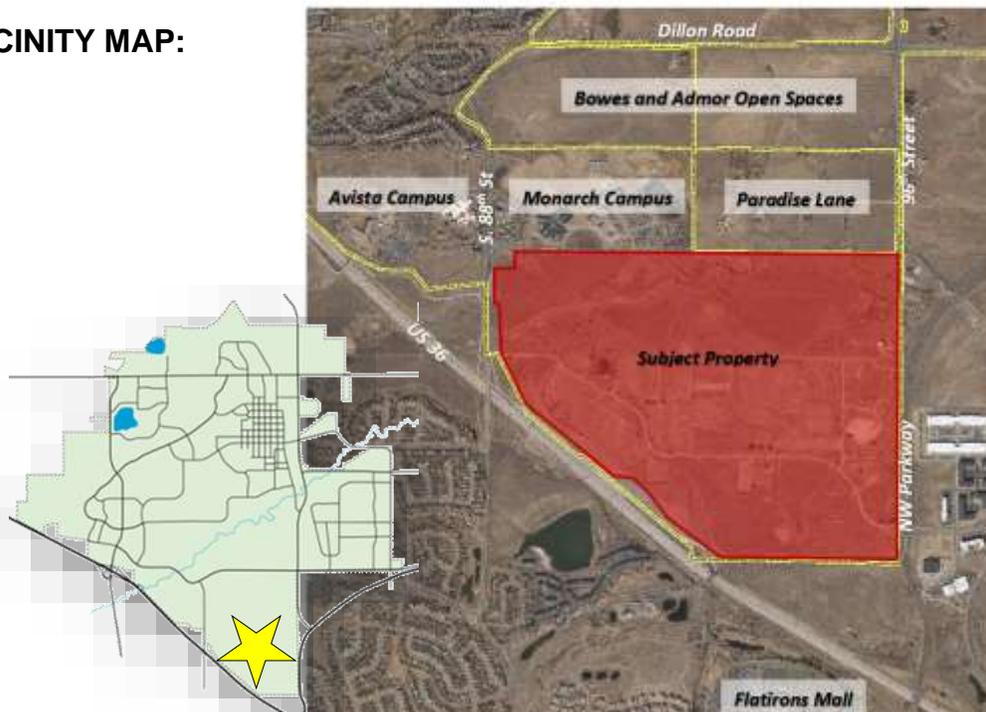
9. Items tentatively scheduled for the meeting on July 16, 2020:

- a.** 931 Main Street PUD Amendment
- b.** Crystal Estates Replat A Rezoning

10. Adjourn

- ITEM:** ZON-00224-2019 – Redtail Ridge Comprehensive Plan and General Development Plan (GDP) Amendments
- PLANNER:** Rob Zuccaro, AICP, Planning and Building Safety Director
- APPLICANT:** Brue Baukol Capital Partners
- EXISTING ZONING:** Planned Community Zone District (PCZD)
- LOCATION:** Southeast of S. 88th Street and Campus Drive
- TOTAL SITE AREA:** 389.10 Acres
- REQUESTS:**
- 1) Comprehensive Plan Amendment to change the Phillips 66 Special Use District designation from Rural to Suburban, change the land use mix policies to include multi-family residential, healthcare and lodging and increase allowances for the floor area ratio and building height policies
 - 2) ConocoPhillips Campus General Development Plan, 1st Amendment (Redtail Ridge Master Plan) to allow a mixed commercial and residential development with up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units

VICINITY MAP:



SUMMARY:

Following the public hearings held on June 11 and 25, 2020, the Planning Commission provided staff direction to draft resolutions recommending denial of the Redtail Ridge comprehensive plan and general development plan amendment proposals. Attached for consideration are drafts of Resolution 3, Series 2020, recommending to the City Council denial of the proposed comprehensive plan amendment and Resolution 4, Series 2020, recommending to the City Council denial of the proposed general development plan amendment. The last “Whereas” clause of Resolution 4 requests that if the City Council approves the proposed comprehensive plan amendment that the Council remand the general development plan application back to the Commission so that the plan can be reviewed with consideration of the updated comprehensive plan policy.

The Commission may adopt the resolutions as written or with modifications to the text if desired.

ATTACHMENTS:

1. Resolution 3, Series 2020
2. Resolution 4, Series 2020

**RESOLUTION NO. 3
SERIES 2020**

**A RESOLUTION RECOMMENDING DENIAL OF A REQUEST FOR A
COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE PHILLIPS 66 SPECIAL
DISTRICT DESIGNATION FROM RURAL TO SUBURBAN, MODIFY THE LAND USE
MIX TO INCLUDE MULTI-FAMILY RESIDENTIAL, HEALTHCARE AND LODGING,
AND MODIFY THE ALLOWED FLOOR AREA RATIO AND BUILDING HEIGHTS;
FOR THE 389.10-ACRE CONOCOPHILLIPS CAMPUS PROPERTY, LOCATED
NORTHWEST OF US 36 AND NORTHWEST PARKWAY AND SOUTHEAST OF S
88TH STREET AND CAMPUS DRIVE**

WHEREAS, the City of Louisville is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the Louisville Home Rule Charter, and

WHEREAS, by virtue of such authority, and as further authorized by state statutes, including but not limited to C.R.S. §§ 31-23 -206 et seq. the City has broad authority to make and adopt a comprehensive plan for the physical development of the municipality; and

WHEREAS, on May 7, 2013, by Resolution 18, Series 2013, the City adopted the 2013 City of Louisville Comprehensive Plan to serve as the comprehensive development plan for the City; and

WHEREAS, the applicant, Brue Baukol Capital Partners, with authorization from the property owner, Phillips 66 Company, has submitted to the City an application for an amendment to the comprehensive development plan of the City pursuant to Chapter 17.64 of the Louisville Municipal Code; and

WHEREAS, the application for an amendment to the comprehensive development plan proposes to change the special district designation for the Conoco Phillips Campus, located within the Phillips66 Special District planning area, from rural to suburban, modify the land use mix to include multi-family residential, health care and lodging, and modify the allowed floor area ratio and building heights, and

WHEREAS, the Planning Commission held a public hearing concerning the request on June 11, 2020 and June 25, 2020, at which evidence and testimony were entered into the record; and

WHEREAS, the Planning Commission has evaluated the request based on the criteria in Section 17.64.070 of the Louisville Municipal Code; and

WHEREAS, after consideration of the evidence and testimony presented at the public hearing and based on the evaluation of the criteria for an amendment to the comprehensive development plan provided in Section 17.64.070 of the Louisville Municipal Code, the Planning Commission voted to direct City staff to draft a resolution recommending the City Council deny the amendment, and to set forth findings as they relate to the criteria for amendment of the plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend denial of the application for an amendment to the comprehensive development plan and adopts the following findings in support of the recommendation for denial:

Sec. 17.64.070.A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the City.

Commission Finding: The Commission finds that the proposed changes to the comprehensive plan are not consistent with the goals, policies and intent of the comprehensive plan. The proposed changes to polices related to size, scale and land use mix are not consistent with the Vision Statement and Core Community Values of the comprehensive plan, including managing growth in a manner that results in a small-town atmosphere, distinctive neighborhoods, sustainable practices, ecological diversity and a balanced transportation system.

Sec. 17.64.070.B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the City.

Commission Finding: The Commission finds that there has not been an adequate demonstration that the policy changes would not result in adverse impacts to existing and planned services, including public safety, senior services, parks, recreation and open space, water and sewer, and transportation infrastructure due to the proposed scale of development.

Sec. 17.64.070.C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the City's comprehensive plan.

Commission Finding: The Commission finds that there is not a past error in the comprehensive plan polices and conditions related to desired development in this district have not changed. Although the Conoco Phillips Campus development plans are no longer being pursued, the City's desired development condition on the property remains similar to the type and scale of development envisioned with the ConocoPhillips Campus General Development Plan.

Sec. 17.64.070.C. The Planning Commission and/or City Council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.

Commission Finding: The Commission finds that a substantial change in development policy for the Phillips 66 Special District necessitates broad community support and that adequate demonstration of such community support was not provided with the application. Further, comprehensive plan policy encourages renewable forms of energy in new development, and the application does not adequately demonstrate how renewable energy will be incorporated into a development concept related to the proposed comprehensive plan amendment.

PASSED AND ADOPTED this 9th day of July, 2020.

By: _____
Steve Brauneis, Chairperson
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

**RESOLUTION NO. 4
SERIES 2020**

**A RESOLUTION RECOMMENDING DENIAL OF A REQUEST FOR A 1ST
AMENDMENT TO THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT
PLAN (REDTAIL RIDGE MASTER PLAN) TO ALLOW A MIXED COMMERCIAL AND
RESIDENTIAL DEVELOPMENT WITH UP TO 5,886,000 GROSS SQUARE FEET OF
BUILDING AREA AND 2,236 MULTI-FAMILY RESIDENTIAL UNITS, COVERING
APPROXIMATELY 389.10 ACRES, LOCATED NORTHWEST OF US 36 AND
NORTHWEST PARKWAY AND SOUTHEAST OF S 88TH STREET AND CAMPUS
DRIVE**

WHEREAS, on April 6, 2010, by Ordinance 1569, Series 2010 (Reception No. 03284515), the City rezoned the property known as the ConocoPhillips Campus property to Planned Community Zone District – Commercial (PCZD-C), approved the ConocoPhillips Campus General Development Plan (Reception No. 3088779) and on April 20, 2010 executed the ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement (Reception No. 03284516; and

WHEREAS, the applicant, Brue Baukol Capital Partners, with authorization from the property owner, Phillips 66 Company, has submitted to the City a proposal for amendments to the ConocoPhillips Campus General Development Plan and ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement; and

WHEREAS, the proposed 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) that generally includes changes to the development plan related to parcel layout, design requirements, the transportation network, public land dedications, and a mixed commercial and residential development with up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units, inclusive of 1,326 age-restricted units and 900 non-age-restricted units; and

WHEREAS, the Planning Commission held a public hearing concerning the request on June 11, 2020 and June 25, 2020, where evidence and testimony were entered into the record; and

WHEREAS, at the June 11, 2020 and June 25, 2020 meetings, the Planning Commission also considered a request to amend the City's comprehensive development plan related to the ConocoPhillips Campus property and has adopted Resolution 3, Series 2020 recommending denial of the amendment to City Council; and

WHEREAS, after consideration of the evidence and testimony presented and based on the criteria for amending a general development plan in Chapter 17.72 of the Louisville Municipal Code, the Planning Commission voted to direct city staff to draft a resolution recommending to the City Council denial of the general development plan and zoning agreement amendments; and

WHEREAS, if the City Council were to approve the requested amendment to the comprehensive development plan, the Planning Commission requests that City Council remand the General Development Plan application review back to the Planning Commission so that the proposal can be reviewed by the Planning Commission with consideration of the updated comprehensive development plan policies.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby find that the proposed general development plan and zoning agreement amendments are not consistent with the adopted comprehensive development plan of the City and do not meet the purpose of a planned community zoned development that would preserve and improve the health, safety and general welfare of the people of the City, and recommends denial.

PASSED AND ADOPTED this 9th day of July, 2020.

By: _____
Steve Brauneis, Chairperson
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

ITEM: PUD-0256-2020 – Napa Auto Parts Planned Unit Development, First Amendment. A request for an amendment to the Napa Auto Parts Final Planned Unit Development for Louisville Plaza Filing No.2, Lot 4, First Amendment, Lot 4B – **CONTINUED FROM JUNE 11, 2020 and JUNE 25, 2020**

PLANNER: Harry Brennan, Planner II

APPLICANT: Jessica Gillespie, Emilia Construct LLC

EXISTING ZONING: P-C

LOCATION: 1411-1413 Hecla Way

TOTAL SITE AREA: .58 Acres

REQUEST: Approval of Resolution No 5, Series 2020, recommending approval.

VICINITY MAP:



UPDATES SINCE THE JUNE 11, 2020 and JUNE 25, 2020 PLANNING COMMISSION MEETINGS:

Staff updated the report to include public comments received since June 9, 2020. The report also acknowledges the continuance to the June 25, 2020, and then the July 9, 2020 Planning Commission meeting, with updated dates in the report and resolution.

SUMMARY:

On June 11, 2020, Planning Commission continued a public hearing for this application to the June 25, 2020, then July 9, 2020 Planning Commission meeting. Public notice was provided consistent with the municipal code to hold the public hearing at the June 11, 2020 regular Planning Commission meeting.

The owner, 6 Eyed Jack LLC, represented by Emilia Construct, requests approval of an amendment to the Napa Auto Parts Planned Unit Development (PUD) at 1411/1413 Hecla Way to allow construction of a new 2,500 sq. ft. commercial building and associated site improvements for a retail marijuana store.

BACKGROUND:

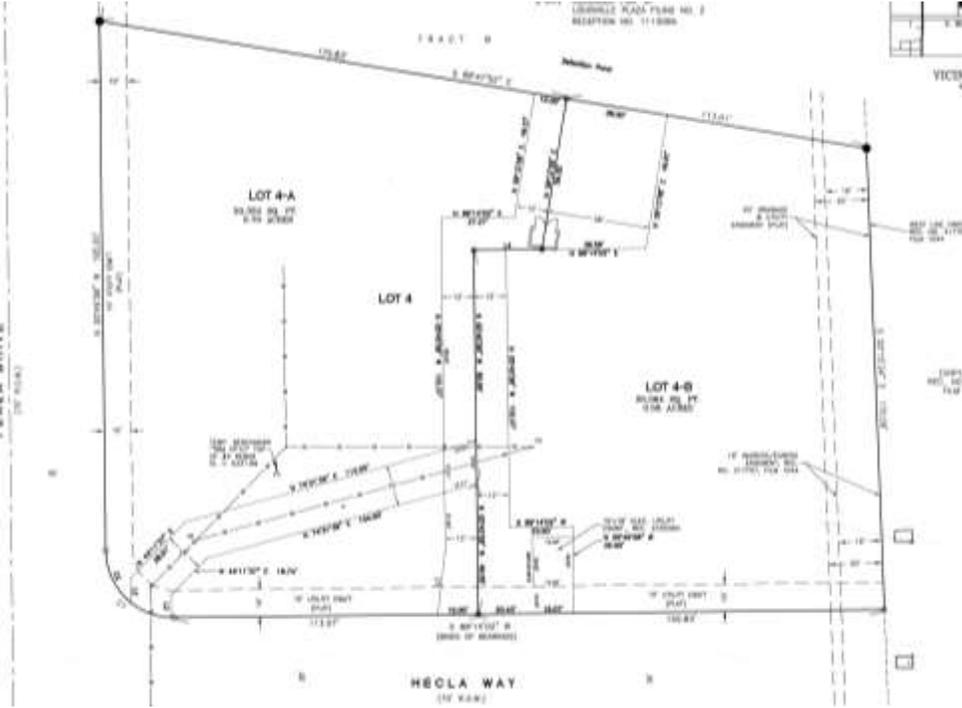
This subject property has one street frontage on its south side, along Hecla Way. The lot is bordered on the north by privately undeveloped land used for drainage conveyance, to the west by Napa Auto Parts, and to the east by City-owned open space and trail corridor and the North End Residential Neighborhood.

The property is part of the Louisville Plaza GDP, which the City approved in 1994. The Louisville Plaza GDP establishes the permitted uses and zoning standards for 53 acres north of South Boulder Road and east of Highway 42. The property covered by the GDP is developed with a mix of commercial, office and senior residential development. The GDP identified the subject property for commercial/office uses and it is one of the last undeveloped parcels within the GDP area.

The City approved the Louisville Plaza Filing No.2 plat in 1991. In 2002, the City approved the Napa Auto Parts PUD. This PUD encompassed the entirety of Lot 4, but identified no work on the eastern half of the property. A subsequent amendment to the plat in 2003 divided Lot 4 into two properties: Lot 4A (Napa Auto Parts) and Lot 4B. Lot 4B is the subject of the current proposed PUD amendment.

In 2019, Ordinance No. 1769, Series 2019, updated Title 17 to clarify in which zone districts retail marijuana stores were allowed. The resolution included PCZD (PC) zones as districts where retail marijuana was an allowed use. The owner, 6 Eyed Jack LLC, received a license from the City to operate a retail marijuana store at this location in October, 2019.

Figure 1: First Amendment Lot 4, Louisville Plaza Filing No.2



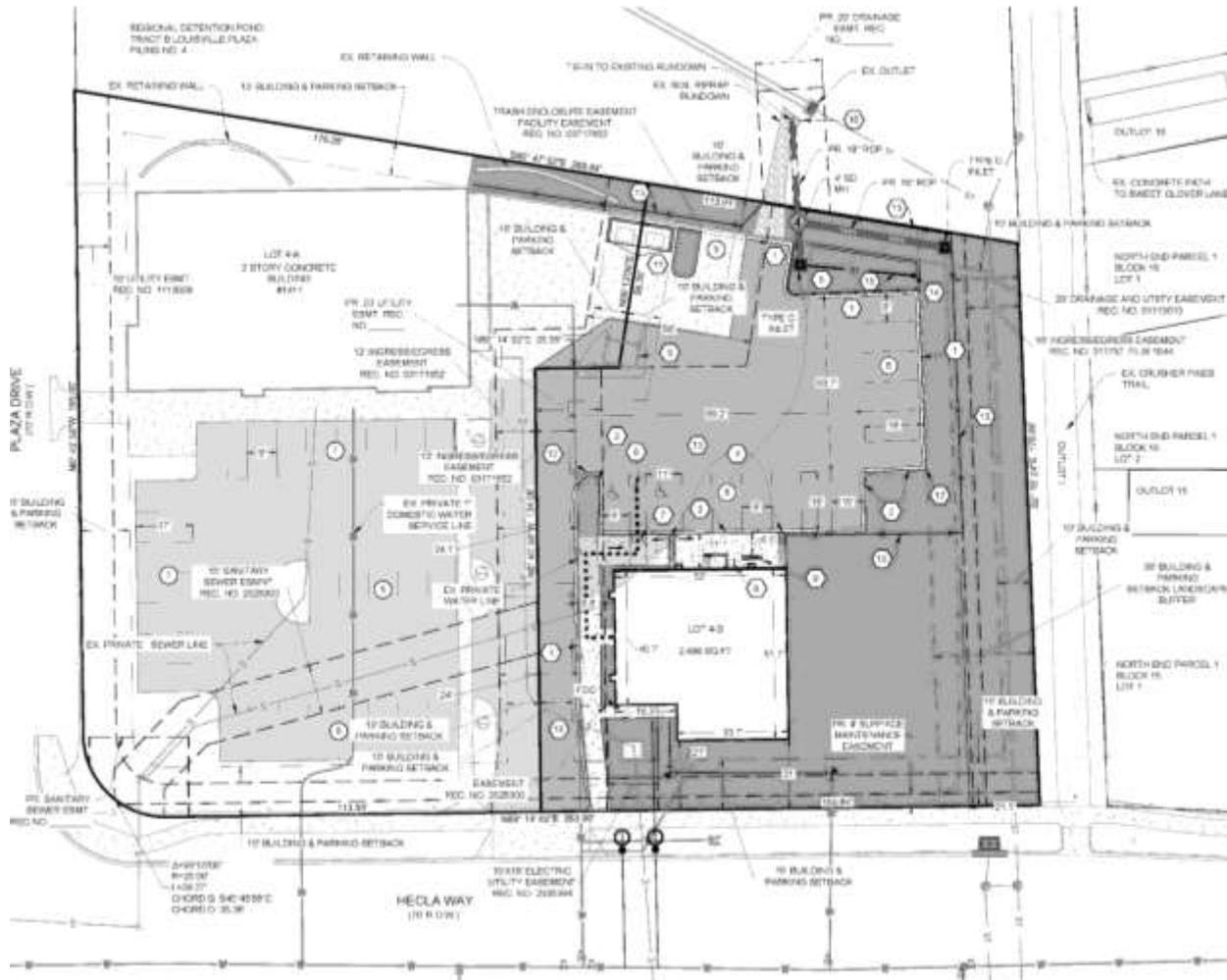
PROPOSAL:
Final PUD Amendment

Overview

The applicant proposes a one-story, roughly rectangular structure on the lot, with one ingress/egress location using the shared drive with Napa Auto Parts. The building is located along the southwest corner of the property. Parking and paved areas are located north of the building, towards the rear of the lot. The plans show landscaping around the edges of the property and the parking area, and there is a 30' landscaped buffer area on the eastern edge of the property nearest the residential neighborhood.

The building orients its façade to the west, but also includes windows and pedestrian entries on the north and south elevations. All elevations include architectural features such as window and entry fenestration, material changes, canopies, and changes in the roof plane.

Figure 2: PUD Site Plan



Site Planning

There is an existing sidewalk along Hecla Way, and the site plan includes a new pedestrian walkway into the site, and around to the north side of the building. The applicant proposes bicycle parking and a bench at the building’s north entrance. The dumpster will be relocated to the rear of the site, where it will be shared with Napa Auto Parts.

The site plan accommodates drainage with a swale around the south and east side of the property, which will direct surface flow to a rain garden at the northeast corner of the property. Water will then be conveyed northwards into the shared drainage area which accommodates much of the runoff from the Louisville Plaza shopping center.

The landscaping plan meets the standards in the CDDSG, including trees adjacent to the sidewalk along Hecla Way, and shrub and tree planting along the edges of the property and the building itself. Landscaping around the trash enclosure and around an existing utility box in front of the building help screen those elements. In compliance with Napa Auto Parts PUD 1st Amendment, Page 4 of 13
PC – July 9, 2020

the CDDSG requirement for a 30' buffer between different land uses, the plan calls for a 30' landscaped buffer along the eastern property line. Dense plantings (including evergreens) and a screen wall help to minimize potential impacts from headlights and noise on the nearby residences. In accordance with staff recommendations, the landscaping transitions into native seeding to match the existing landscape condition of the adjacent trail. Plantings frame building entrances and break-up parking lot rows.

The proposal includes a six-foot tall screen wall on the north, east and south sides of the property. The screen wall has a faux stone façade and columns at 15-foot intervals. The wall is intended to assist with the screening of the parking from the surrounding residential neighborhoods.

Figure 3: Screen Wall



The development provides 18 parking spaces, above the required 12 that are required at 4.5 spaces/1000 sf. The proposal locates the parking behind the building, on the north side. This helps screen the parking from Hecla Way. The parking lot includes three cobra-head lights with backlighting controls. There are two wall mounted lights on the west side of the building providing additional lighting for the shared driveway and pedestrian areas on this side of the building.

The building and parking areas meet all setback requirements in the CDDSG, including the required 30' buffer on the east side of the property.

The applicant does not request any waivers from the CDDSG.

Emergency access meets the requirements.

ANALYSIS:

Planned Unit Development

The PUD is subject to the CDDSG and the review criteria outlined in Section 17.28.120 of the Louisville Municipal Code.

CDDSG: 1. Site Planning

This application complies with the standards in this section, including all minimum setbacks and building and site orientation standards. The proposal includes a new pedestrian connection from Hecla Way. It also includes site amenities such as a bench and bike locks. The trash enclosure is located at the rear of the site, to minimize visibility from the public realm. The proposal meets the site standards for site grading and drainage in the CDDSG.

CDDSG: 2. Vehicular Circulation and Parking

Access is accommodated through the shared drive with Napa Auto Parts. The drive aisles can accommodate access for fire and service needs on the property. The parking lot meets design requirements, and locates spaces behind the building to minimize visibility from the public realm. Where parking spaces abut sidewalks, a sidewalk width of 11' is provided to accommodate vehicle overhang.

CDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes pedestrian connections and bicycle parking consistent with the standards of the CDDSG. The application includes bicycle parking that is located on the north side of the building near a pedestrian entrance and a new pedestrian sidewalk with access from Hecla Way is provided. The layout of the parking lot minimizes pedestrian crossings to avoid pedestrian/vehicle conflicts.

CDDSG: 4. Architectural Design

The PUD properly locates entries and service areas. Building height is in character with the area, and at 17', is well below the maximum allowed height of 35'. The building incorporates architectural features to reduce the apparent massing of the building including material changes, roofline variation, framing of windows and doors, and canopies. The orientation of the building maximizes architectural interest from the public realm, with pedestrian entries highlighted by three-dimensional projections and material changes. The dumpster is located at the rear of the property, and is screened by an enclosure.

CDDSG: 5. Landscape Design

The application complies with standards in the CDDSG for perimeter landscaping adjacent to abutting property, parking lot landscaping, and loading and service area screening. The plan also accommodates the 30' landscaped buffer on the east side of the property to help minimize impacts on the adjacent residential neighborhood.

CDDSG: 6. Screen Walls and Fences

The application includes a 6' screen wall located in the landscaping buffer on the east side of the property. This wall is textured to provide visual interest, and is flanked by landscaping to soften its appearance. The wall, along with evergreen plantings, will help reduce the impact of headlights and noise on the residential neighborhood.

CDDSG: 8. Exterior Site Lighting

The application includes wall mounted and pole mounted full cut-off LED light fixtures that will reduce light glare and safely light the property. The light fixtures include back light controls.

Waiver Compliance with 17.28.110

No waivers are required for this PUD.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 4, Series 2020 recommending approval of an amendment to the Final Planned Unit Development.

ATTACHMENTS:

1. Resolution No.5, Series 2020
2. Application Materials
3. Louisville Plaza General Development Plan
4. First Amendment Lot 4, Louisville Plaza Filing No.2
5. Final Planned Unit Development
6. Public Comments on the 2nd Submittal of the PUD
7. Public Comments on the 4th Submittal of the PUD, Received Prior to June 6th

NEW ATTACHMENTS FOR THE JUNE 25, 2020 PACKET:

8. Public Comments on the 4th Submittal of the PUD, Received After the Packet for June 11th was Published (After June 6th)
9. Public Comments on the 4th Submittal of the PUD, Received Between June 11th and June 17th

NEW ATTACHMENTS FOR THE JULY 9, 2020 PACKET:

None

APPENDIX: PUD Criteria Analysis – Napa Auto Parts PUD 1st Amendment

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the PC zone district. The site and building design are compatible with other surrounding properties. The screen wall and 30 foot landscape buffer screens the development from the nearby residential units.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The City’s engineering division and Fire District have reviewed the parking circulation and driveway locations and have no objections to the proposal.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is PC, and senior residential is allowed. No residential development is proposed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in the CDDSG.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is for commercial development. No residential development is proposed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the CDDSG, assuring appropriate privacy of neighboring properties. A six foot solid screen wall is proposed along the north, east and south sides of the parking lot to buffer the parking from the surrounding residential neighborhood, and City open space and trail corridor.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the CDDSG, ensuring adequate pedestrian and bicycle access.

		There are direct sidewalk connections provided between the building and adjacent public street.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with the site planning provisions and architectural standards in the CDDSG, and is compatible with surrounding development.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design requirements in the CDDSG. The design incorporates sufficient articulation and building mass variation, as well as successful site organization.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in the CDDSG ensuring adequate screening and is compatible for the area.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was not recently annexed.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.

<p>2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.</p>	<p>Compliant</p>	<p>The property is not located in a floodplain, nor are there any existing bodies of water in the area.</p>
<p>3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.</p>	<p>Compliant</p>	<p>There is no known subsidence on the property.</p>
<p>4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.</p>	<p>Compliant</p>	<p>The PUD is appropriate for the context of the existing conditions of the property. The site is relatively flat and is within a developed commercial area and not adjacent to any preservation areas.</p>
<p>5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.</p>	<p>Compliant</p>	<p>The PUD complies with site planning requirements in the CDDSG, ensuring proper building placement and access to open space.</p>
<p>6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.</p>	<p>Compliant</p>	<p>The PUD complies with requirements in the CDDSG.</p>
<p>7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of</p>	<p>Compliant</p>	<p>The PUD complies with requirements in the CDDSG, ensuring properly designed landscaping adjacent to public streets.</p>

the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.		
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the CDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes appropriate use of water.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant	The PUD complies with landscape requirements in the CDDSG, providing for shading of parking and pedestrian walkways.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the CDDSG and includes adequate landscaping and buffering from adjacent streets.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides unshaded roof structures so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	Housing is not proposed.

<p>14. Neighborhoods within a PUD shall provide a range of housing size.</p>	<p>Not applicable</p>	<p>Housing is not proposed.</p>
<p>15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.</p>	<p>Compliant</p>	<p>The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding designs and neighborhoods.</p>

**RESOLUTION NO. 5
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR AN
AMENDMENT TO THE NAPA AUTO PARTS FINAL PLANNED UNIT
DEVELOPMENT FOR LOUISVILLE PLAZA FILING NO.2, LOT 4, FIRST
AMENDMENT, LOT 4B AT 1413 HECLA WAY**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for an amendment to a Final Planned Unit Development to allow construction of an commercial building and associated site improvements.

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on July 9, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated July 9, 2020; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request for an amendment to a Final Planned Unit Development to allow construction of a commercial building and associated site improvements.

PASSED AND ADOPTED this 9th day of July, 2020.

By: _____
Thomas Sullivan Rice, Vice Chair
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: 6 Eyed Jack LLC

Contact: Brandon Banks

Address: 1940 Blake St #201
Denver CO 80202

Mailing Address: 1940 Blake St #201
Denver CO 80202

Telephone: 773-220-5786

Fax: _____

Email: brandonbanks066@gmail.com

OWNER INFORMATION

Firm: Same as applicant info

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

REPRESENTATIVE INFORMATION

Firm: Emilia Construct

Contact: Jessica Emilia

Address: 2606 S Josephine
Denver CO 80210

Mailing Address: _____

Telephone: 720-434-3980

Fax: _____

Email: jessica@emiliaconstruct.com

PROPERTY INFORMATION

Common Address: 1411 Hecla Way

Legal Description: Lot _____ Blk _____
 Subdivision Lot 4B First Amendment Lot 4, Louisville plaza Filing 2

Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: 
 Print: Brandon Banks 6/5/2020

Owner: 
 Print: Brandon Banks 6/5/2020

Representative: _____
 Print: Jessica Emilia

CITY STAFF USE ONLY

- Electronic Hearing Approved: _____
- Date(s) of Hearing(s): _____

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Emilia Construct LLC
 Contact: Jessica Gillespie
 Address: 2606 S. Josephine St
Denver CO 80210
 Mailing Address: _____
 Telephone: 720-434-3980
 Fax: _____
 Email: Jessica@emiliaconstruct.com

OWNER INFORMATION

Firm: 6 eyed Jack LLC
 Contact: Brandon E. Banks
 Address: 1777 Newatta St. Unit 1101
Denver CO 80202
 Mailing Address: _____
 Telephone: 773-220-5786
 Fax: _____
 Email: Brandonbanks0606@gmail.com

REPRESENTATIVE INFORMATION

Firm: NA
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: 1411 Hecla Way
 Legal Description: Lot 4B Amend 4 Blk
Subdivision Louisville Plaza Filing 2
 Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: As submitted to the City, the Applicant intends to construct one new retail building on Lot 4-B. The building will be a one story retail marijuana store, approximately 2,500 square feet in size. The commercial building will be sited along the southern portion of Lot 4-B, with 20 parking spaces, two of which are designated as handicapped spaces, along the east and north sides of the lots.

Current zoning: P-C Proposed zoning: P-C

SIGNATURES & DATE

Applicant: Jessica Gillespie
 Print: Jessica Gillespie
 Owner: Brandon Banks
 Print: Brandon Banks
 Representative: NA
 Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

6 eyed jack, llc 1777 wewatta street,
suite 1101 denver, co 80202

October 18,
2019

City of Louisville Planning
Department 749 Main Street
Louisville, CO 80027

**Applicant s Written Statement – Amendment(s) to the existing Napa Auto Parts
Planned Unit Development (PUD)**

To Whom It May Concern:

The Applicant, 6 Eyed Jack LLC, hereby submits its written statement in connection with its request to amend the existing Napa Auto Parts PUD what is currently Lot 4-B. The address of Lot 4-B is 1411 Hecla Way, Louisville, CO, and the legal description as currently existing is Lot 4-B, First Amendment Lot 4, Louisville Plaza Filing 2, City of Louisville, County of Boulder, State of Colorado. Included with this statement is the proposed PUD map amendment for consideration. Also, please allow this letter to provide confirmation that the City may provide comments and questions to Jessica Gillespie, Emilia Construct, 2606 S Josephine St Denver CO 80210, Mobile: 720.434.3980; Email: jessica@emiliaconstruct.com. Ms. Gillespie is authorized on behalf of the Applicant to submit this letter and the PUD amendment documents which authorization shall remain in place until revoked by the Applicant in writing to the City.

As submitted to the City, the Applicant intends to construct one new retail building on Lot 4-B. The building will be a one story retail marijuana store, approximately 2,500 square feet in size. The commercial building will be sited along the southern portion of Lot 4-B, with 20 parking spaces, two of which are to be designated as handicapped spaces, along the east and north sides of the lots. The PUD amendment retains the commercial use of the property and includes the Napa Auto Parts store that currently exists on Lot 4-A as there are shared access and site amenities, including a 24' wide easement between Lot 4-A and 4-B. The owner of the Napa Auto Parts lot has concurred with the Applicant's request for the PUD Amendment.

The list of owners of abutting properties within 500 feet of the new proposed lots
are:

LOT 4A, FIRST AMENDMENT LOT 4 LOUISVILLE PLAZA FLG 2 (the Napa Auto Parts Lot):
NEW BULL LLC 10164 EMPIRE DR LAFAYETTE, CO 80026

TRACT B, LOUISVILLE PLAZA FLG 2 (property to the north):

TKG LOUISVILLE COLORADO DEVELOPMENT
LLC 211 N STADIUM BLVD SUITE 201 COLUMBIA
MO 65203

NORTH END BLK 15 ROW HOUSE CONDOS (property immediately to the east):

Unit 1: RUGGIERO EMILIO
PERNA 1451 HECLA WAY
LOUISVILLE CO 80027

Unit 2: CHERNIKOFF LAURA R
ET AL MCCLANAHAN MARSHA
L ET AL CHERNIKOFF DAVID B
ET AL 1459 HECLA WAY
LOUISVILLE CO 80027

Unit 3: HENDERSON BRADY M &
MONIQUE M 1467 HECLA WAY
LOUISVILLE CO 80027

Unit 4: CHAMBERLIN WILLIAM
H ET AL YUAN YUAN ET AL
1475 HECLA WAY LOUISVILLE,
CO 80027

Unit 5: TURVEY TRUDY
A 1483 HECLA WAY
LOUISVILLE CO 80027

Unit 6: GINTCHIN TZVETANKA ATANASSOVA & LAZAR
DIMITROV 491 HECLA WAY LOUISVILLE CO 80027

OUTLOTS 15 AND 16, NORTH END PARCEL 1 OT H & OT K RPLT (property immediately to the east):

NORTH END RESIDENTIAL MASTER

ASSOCIATION 5723 ARAPAHOE AVE STE B2
BOULDER, CO 80303

City of Louisville 6 Eyed Jack, LLC Written Statement Page | 3

LOT 2, BLK 16, NORTH END PARCEL 1 OT H & OT K RPLT (property immediately to the east): CATHCART MARK S 1763 SWEET CLOVER LN LOUISVILLE CO 80027

LOT 1, BLK 16, NORTH END PARCEL 1 OT H & OT K RPLT (property immediately to the east):

HERNANDEZ MICHELLE MOORE ET AL HERNANDEZ ALEJANDRO EZEQUIEL ET AL 1775 SWEET CLOVER LN LOUISVILLE CO 80027

LOT 16 BLK 17 NORTH END PARCEL 1 OT H & OT K RPLT (property to the east and north): SCIOLINO ANTHONY J & GLORIA S 14 GREENPOINT TR PITTSFORD NY 14534-1088

LOT 16 BLK 17 NORTH END PARCEL 1 OT H & OT K RPLT (property to the east and north): JONES LESLIE A G & GREGORY A 1809 SWEET CLOVER LN LOUISVILLE CO 80027

The Applicant intends to commence its construction drawings after receipt of the first submittal review comments. A contractor has not yet been selected for the buildings, but we currently anticipate breaking ground in March, 2020.

Please do not hesitate to contact the undersigned with any questions or if you need additional information regarding the proposed development.

Best,

6 Eyed Jack, LLC

By: _____ Name: _____ Its:

cc: Jessica Emilia (via e-mail)

Brandon Banks Owner

LOUISVILLE PLAZA
GENERAL DEVELOPMENT PLAN
11/90

DRAWING NUMBER

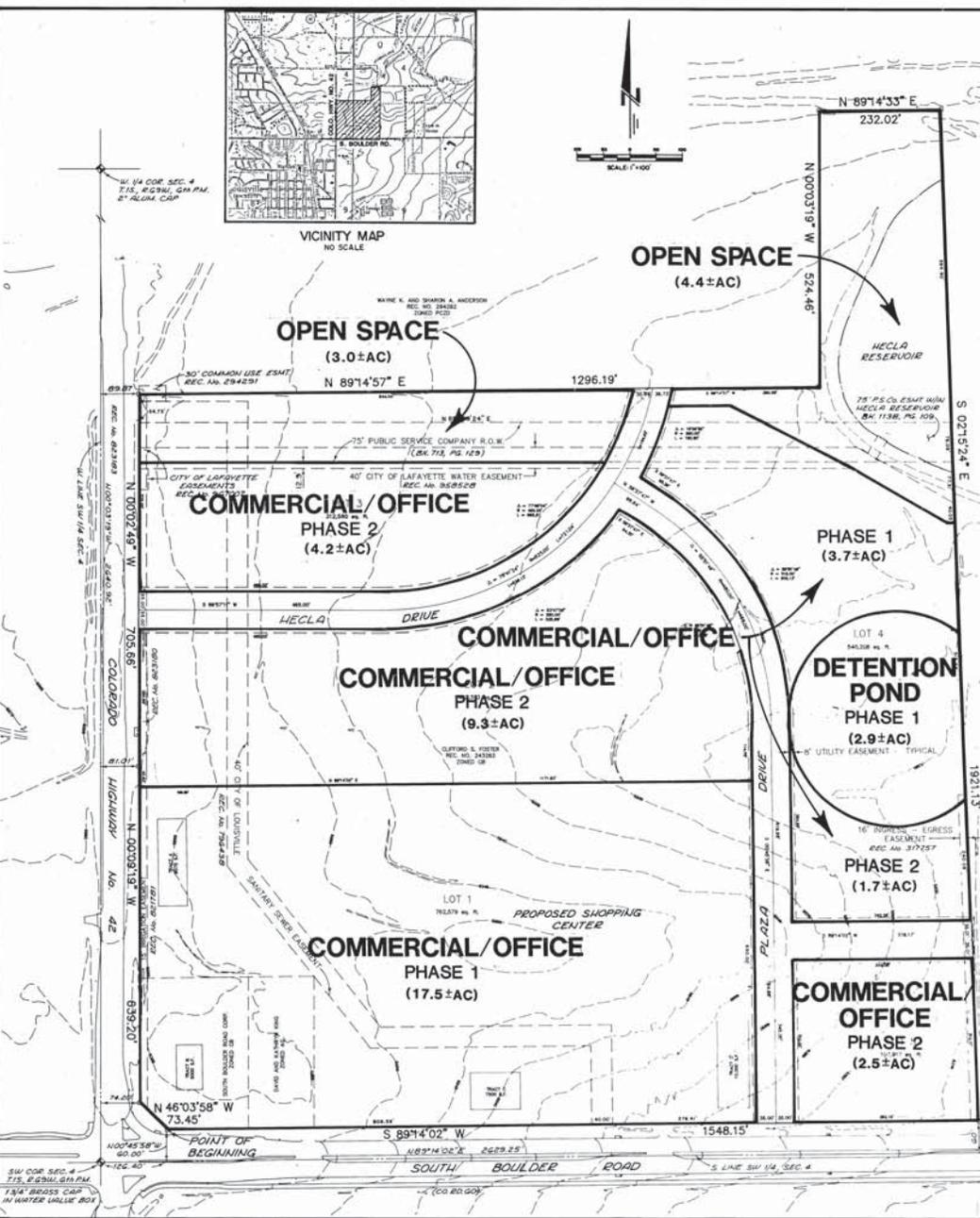
DRAWING NUMBER

DRAWING NUMBER

GENERAL DEVELOPMENT PLAN

LOUISVILLE PLAZA

A PART OF THE SW 1/4 OF SECTION 4 T1S, R69W, 6th P.M.
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO



PERMITTED USE

COMMERCIAL AND OFFICE

USES PERMITTED:

1. ANY RETAIL TRADE OR SERVICE BUSINESS
2. PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES
3. HOTELS AND MOTELS
4. CULTURAL FACILITIES, SUCH AS MUSEUMS, THEATERS, ART GALLERIES AND CHURCHES
5. PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS, INCLUDING SUCH AMENITIES AS OUTDOOR ART EXHIBIT FACILITIES, SEATING, FOUNTAINS AND LANDSCAPE FEATURES
6. OUTDOOR SPECIALTY USES, INCLUDING SIDEWALK CAFES AND OUTDOOR MARKETPLACES TO PROVIDE UNIQUE CONVENIENCE PLACES FOR SALES AND SHOPPING INTERESTS
7. RECREATIONAL FACILITIES, BOTH INDOOR AND OUTDOORS, SUCH AS ICE SKATING AND HOLLER SKATING RINKS WHICH MAY BE DESIGNED AS INTEGRAL PARTS OF A CENTER
8. RESTAURANTS, BOTH INDOOR AND DRIVE-IN TYPES, FOOD-TAKE-OUT FACILITIES, SIDEWALK CAFES
9. HOSPITALS AND MEDICAL CLINICS
10. TRANSPORTATION TERMINALS, PARKING LOTS AND PARKING BUILDINGS
11. SENIOR, HOSPITALS AND CLINICS
12. AUTOMOBILE SERVICE STATIONS, SUBJECT TO PRESCRIBED PERFORMANCE AND DEVELOPMENT STANDARDS
13. MARINE AND REEF HOMES
14. SMALL AND LARGE CHILD CARE CENTERS
15. FINANCIAL OFFICES, INCLUDING BANKS AND SAVINGS AND LOANS
16. ACCESSORY STRUCTURES AND USES NECESSARY AND CUSTOMARILY INCIDENTAL TO THE USES LISTED IN THIS SECTION
17. GOVERNMENTAL AND PUBLIC FACILITIES
18. RESEARCH/OFFICE AND CORPORATE USES, AND FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS, IF SUCH USES ARE COMPATIBLE WITH SURROUNDING AREAS. IN ADDITION, SUCH FACILITIES SHALL BE COMPLETELY ENCLOSED AND ANY NOISE, SMELL, DUST, VIBRATION, OR OTHER ENVIRONMENTAL CONTAMINATION PRODUCED BY SUCH FACILITIES, CONFINED TO THE LOT UPON WHICH SUCH FACILITIES ARE LOCATED AND CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, OR FEDERAL REGULATIONS.
19. OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS.
20. TWO RESIDENTIAL UNITS. UPON CHANGE OF OWNERSHIP OR USE, THE TWO UNITS MAY BE CONVERTED TO SIX-ROOM RESTAURANTS.

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4, THENCE NORTH 14°02' E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 126.40 FEET; THENCE NORTH 0°00'00" W, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SOUTH BOULDER ROAD AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 42, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 42, THE FOLLOWING THREE (3) COURSES:

1. N 89°14'33" E, A DISTANCE OF 232.02 FEET;
2. N 00°03'19" W, A DISTANCE OF 534.46 FEET;
3. N 00°03'19" W, A DISTANCE OF 705.46 FEET;

TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOULDER COUNTY AS RECEPTION NO. 294291 FILM 1002; THENCE NORTH 14°02' E ALONG SAID SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 126.40 FEET; THENCE NORTH 0°00'00" W ALONG THE EASTERLY LINE OF SAID TRACT AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 324.46 FEET TO A POINT 600.00 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SAID SECTION 4; THENCE NORTH 14°02' E PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 4, A DISTANCE OF 126.00 FEET TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOULDER COUNTY AS RECEPTION NO. 317257 FILM 1044; THENCE SOUTH 15°24' E ALONG SAID WEST LINE, A DISTANCE OF 191.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTH BOULDER ROAD; THENCE SOUTH 15°24' E PARALLEL WITH AND 60.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4 AND ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTH BOULDER ROAD, A DISTANCE OF 1260.15 FEET TO THE POINT OF BEGINNING CONTAINING 2,304,628 SQUARE FEET OR 53.366 ACRES, MORE OR LESS.

OWNERS

OWNER: SOUTH BOULDER ROAD CORPORATION
 STATE OF COLORADO
 COUNTY OF DENVER
 THE ABOVE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME THIS 11th DAY OF June 1991, BY ROBERT B. BRIDGEMAN, JR., REPRESENTATIVE FOR SOUTH BOULDER ROAD CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/1/94
 Peter A. Anderson
 Notary Public

OWNERS

OWNER: LOUISVILLE PLAZA, INC.
 BY: Peter M. Gullip, Vice President
 STATE OF COLORADO
 COUNTY OF DENVER
 THE ABOVE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME THIS 11th DAY OF June 1991, BY PETER M. GULLIP, VICE PRESIDENT OF LOUISVILLE PLAZA, INC.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/1/94
 Bonnie Supan
 Notary Public



PLANNING COMMISSION CERTIFICATE

APPROVED THIS 11th DAY OF October 1990 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. 21 SERIES 1990
 Doreen A. Doreen
 Chairman

CITY COUNCIL CERTIFICATE

APPROVED THIS 6th DAY OF November 1990 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. 1053 SERIES 1990
 Harmon A. Doreen
 Mayor

CLERK AND RECORDER CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:25 O'CLOCK, A.M., THIS 11th DAY OF July 1991, AND IS DAY RECORDED IN PLUM FILE 2-26 F1 22 JULY 1990
 FILM NO. 1190 RECEPTION NO. 1115211
 Charlotte Houston
 Recorder

Colorado Land Consultants, Inc.
 Planning, Engineering and Surveying

840 E. Ontario Road
 Suite 2000
 Loveland, Colorado 80511
 (303) 762-0000
 FAX (303) 770-2348

JOB NO. 524
 JULY, 1990

P 26 F 1 # 22

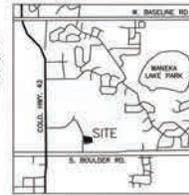
FIRST AMENDMENT LOT 4, LOUISVILLE PLAZA FILING NO. 2

LOT 4, LOUISVILLE PLAZA FILING NO. 2, LOCATED IN THE SW 1/4 OF SECTION 4, T.1S., R.69W. OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

LEGEND

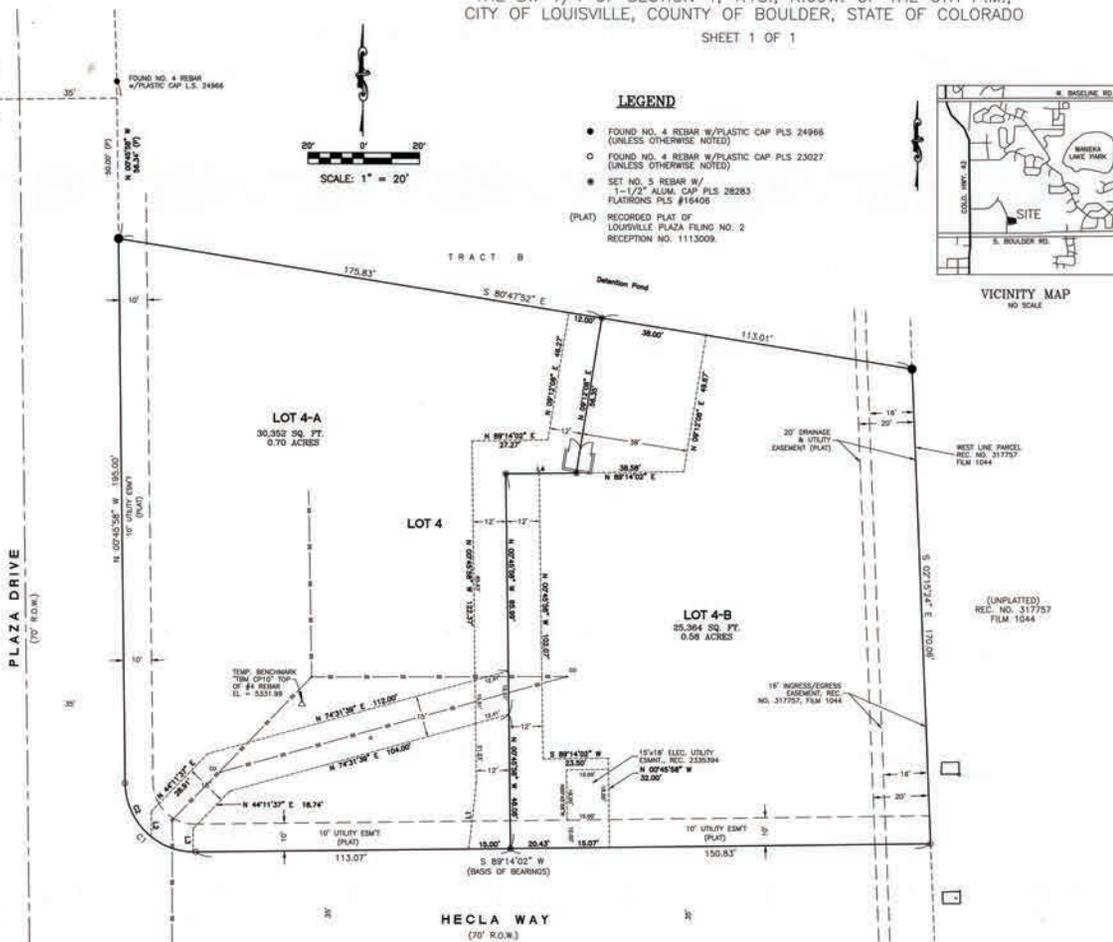
- FOUND NO. 4 REBAR W/PLASTIC CAP PLS 24966 (UNLESS OTHERWISE NOTED)
- FOUND NO. 4 REBAR W/PLASTIC CAP PLS 23027 (UNLESS OTHERWISE NOTED)
- SET NO. 5 REBAR W/ 1-1/2" ALUM. CAP PLS 28283 FLATIRON PLS #16406
- (PLAT) RECORDED PLAT OF LOUISVILLE PLAZA FILING NO. 2 RECEPTION NO. 1113009.



VICINITY MAP NO SCALE



SCALE: 1" = 20'



LINE	BEARING	DISTANCE
1-1	N 07°45'55" W	150.00'
1-2	N 07°45'55" W	150.00'
1-3	N 07°45'55" W	150.00'
1-4	N 07°45'55" W	150.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1	25.00'	22.17'	21.43'	N 38°10'18" W	59°48'40"	11.87'
2	25.00'	22.17'	21.43'	N 38°10'18" W	59°48'40"	11.87'

BASIS OF BEARING:
THE SOUTH LINE OF LOT 4, LOUISVILLE PLAZA FILING NO. 2, ASSUMED TO BEAR SOUTH 89°14'00" WEST AS MONUMENTED AND SHOWN HEREIN.

CLERK AND RECORDER'S CERTIFICATE:
COUNTY OF BOULDER
STATE OF COLORADO

I HEREBY CERTIFY THAT THE FOREGOING WAS FILED IN MY OFFICE AT 2:44 P.M. THE 28th DAY OF JULY 2002 AND IS RECORDED IN PLAT FILE NO. 28283 AND IS RECEIVED IN RECEPTION NO. 1113009.
LINDA N. SALAS
RECORDER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF LOT 4, LOUISVILLE PLAZA FILING NO. 2, A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE S 89°14'00" W ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 283.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°00'00" AND THE CHORD OF SAID CURVE BEARS N 48°00'00" E A DISTANCE OF 30.88 FEET;
THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 29.22 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PLAZA DRIVE;
THENCE N 07°45'58" W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 195.00 FEET;
THENCE S 89°14'00" E A DISTANCE OF 283.00 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOULDER COUNTY, COLORADO AT RECEPTION NO. 317757, FILE NO. 1044;
THENCE S 07°52'54" E ON SAID WEST LINE A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 55,718 SQUARE FEET OR 1.279 ACRES, MORE OR LESS.

THIS LOTS OUT, SURVEYED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "FIRST AMENDMENT LOT 4, LOUISVILLE PLAZA FILING NO. 2" A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, FIREPROTECTION AND EMERGENCY ACCESS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND SOO FURTHER EDUCATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MANUALLY OWNED AND/OR FINANCED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITED THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, POWER, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SEWERAGE, SANITARY LINES, STREET LIGHTS, DRAINAGE, IRRIGATION, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THEREOF, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INCURRED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET FURNITURE, SIGNAGE AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH GRANTS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTERS AND PAVEMENT AND ITEMS OWNED BY MANUALLY FINANCED UTILITIES AND/OR U.S. MAIL COMMUNICATIONS, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

WITNESS MY HAND AND SEAL THIS 28th DAY OF JULY 2002.

OWNER: *First B. Plazas*
ROBERT F. SAWHOFER
MEMBER, NEW ILL. L.L.C.

NOTARY: *Julia Wagner, Notary Public*
Sharon A. Calderwood
My Commission Expires 6/15/2007

CITY COUNCIL CERTIFICATE:
APPROVED THIS 28th DAY OF JULY 2002 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE
RESOLUTION NO. 2002-02
Mayor: *Don Davidson*
City Clerk: *Christina*



PLANNING COMMISSION CERTIFICATE:
RECOMMENDED APPROVED THIS 10th DAY OF JUNE 2002 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO
SERIES 2002
Chairman: *John S. Salas*
Secretary: *John S. Salas*

CERTIFICATE OF SURVEY:

I, JOHN B. CLYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "FIRST AMENDMENT LOT 4, LOUISVILLE PLAZA FILING NO. 2" WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A SURVEY MADE APRIL 8, 2003, AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN SAID SUBDIVISION WITH C.R.S. 38-20 THROUGH 38-53. I AM A MEMBER OF THE PROFESSION OF LAND SURVEYORS.
John B. Clayton
28/03
JOHN B. CLYTON
COLORADO P.L.S. #16406
PRESIDENT FLATIRON SURVEYING, INC.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A "TITLE SEARCH" BY FLATIRON SURVEYING, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE DIMENSIONS OF THIS TRACT OF LAND, CONSISTENCY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NO. K02001801-5, DATED DECEMBER 21, 2001 AT 7:29 AM, HAS HEREBY RELIED UPON FOR EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT; IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING SCHEDULE B SECTION 2 EXCEPTIONS, COMMITMENT NO. K02001801-5:
a) EXCEPTIONS, RESERVATIONS AND CONDITIONS PERTAINING TO THE GAS AND OTHER MINERALS OF EVERY KIND IN OR BETWEEN SAID PRIMEVAL COURTESY AND THE EASEMENTS AND RIGHTS CONNECTED THEREWITH, AS SAME APPEAR IN THE DEEDS RECORDED APRIL 18, 1918 IN BOOK 425 AT PAGES 542 AND 543 AND RECORDED IN BOOK 445 AT PAGE 521 AND RECORDED IN BOOK 505 AT PAGE 222.
b) THE EFFECT OF THE GENERAL DEVELOPMENT PLAN FOR LOUISVILLE PLAZA RECORDED JULY 1, 1991 AT RECEPTION NO. 1113001.
c) AN OIL AND GAS LEASE, FROM P. S. GORHAM, JOHN H. MICHAEL AND ROBERT C. REEDS AS LESSOR(S) TO HEMAC EXPLORATION COMPANY, INC. AS LESSEE(S) DATED JUNE 25, 1994, RECORDED JULY 8, 1994 AT RECEPTION NO. 0143480, AND ANY AND ALL AFFIRMATIVE PROTECTION AGAINST ITEM NUMBER 13, OF SCHEDULE B, SECTION 2 WILL BE AFFORDED THE PURCHASER BY MEANS OF ENCUMBRANCE 100.31.
d) AN OIL AND GAS LEASE, FROM THE ROCKY MOUNTAIN FUEL COMPANY, A DELAWARE CORPORATION AS LESSOR(S) TO MARTIN EXPLORATION MANAGEMENT CORPORATION AS LESSEE(S) DATED APRIL 13, 1981, RECORDED MAY 13, 1981 AT RECEPTION NO. 445888, AND ANY AND ALL AFFIRMATIVE PROTECTION AGAINST ITEM NUMBER 14, OF SCHEDULE B, SECTION 2 WILL BE AFFORDED THE PURCHASER BY MEANS OF ENCUMBRANCE 100.31.
e) ORDINANCE NO. 902 AMENDING ZONING TO CR-COMMERCIAL BUSINESS RECORDED SEPTEMBER 2, 1986 AT RECEPTION NO. 0078484.
f) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DETENTION POND AGREEMENT BY AND BETWEEN SOUTH BOULDER ROAD CORP. A COLORADO CORPORATION AND LOUISVILLE PLAZA, INC. A COLORADO CORPORATION RECORDED JULY 1, 1991 AT RECEPTION NO. 0113013.
g) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT RECORDED APRIL 30, 2001 AT RECEPTION NO. 2143204.

SHEET 1 OF 1

DRAWN BY: SAWHOFER
DATE: JULY 28, 2003
FSI JOB NO. 02-03-013

Flatiron Surveying, Inc.
577 ARAPAHO ROAD
BOULDER, CO 80507
PHONE: (303) 443-7001
FAX: (303) 443-8628
www.flatiron.com

**NAPA AUTO PARTS PUD 1ST AMENDMENT
LOUISVILLE PLAZA FILING NO. 2, LOT 4, FIRST AMENDMENT, LOT 4-B
1413 HECLA WAY**

LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO

LEGAL DESCRIPTION

LOT 4-B, FIRST AMENDMENT, LOT 4 LOUISVILLE PLAZA FILING NO. 2

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD. WITNESS MY(OUR HANDS) SEAL(S) THIS ____ DAY OF _____, 20____.

OWNER NAME AND SIGNATURE _____

NOTARY NAME (PRINT) _____

NOTARY SIGNATURE
MY COMMISSION _____

EXPIRES _____

PLANNING COMMISSION CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____

MAYOR SIGNATURE _____

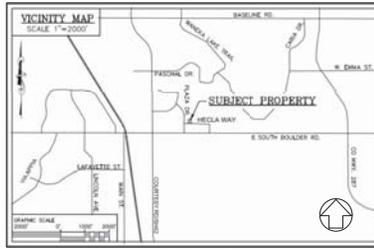
CITY CLERK SIGNATURE _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID, _____ FILM NO. _____, RECEPTION _____.

CLERK & RECORDER _____

DEPUTY _____



VICINITY MAP
SCALE 1" = 200'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	CIVIL SITE PLAN
03	UTILITY PLAN
04	GRADING AND DRAINAGE PLAN
05	EMERGENCY VEHICLE TRACKING
06	LANDSCAPE PLAN
07	LANDSCAPE DETAILS
08	LANDSCAPE DETAILS
09	ARCHITECTURAL ELEVATIONS
10	ARCHITECTURAL FLOOR PLAN
11	PHOTOMETRIC PLAN

GENERAL NOTES FOR SITE IMPROVEMENTS & LAYOUT

- 1) BASE MAPPING:** BASE MAPPING BASED UPON: IMPROVEMENT SURVEY PLAT OF LOT 4-B, FIRST AMENDMENT LOT 4, LOUISVILLE PLAZA FILING NO. 2, LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DATED SEPTEMBER 4, 2019, PREPARED BY:
FALCON SURVEYING INC.
9840 WEST 25TH AVENUE
LAKEWOOD, CO 80125
303-202-1560
- 2) BENCHMARK:** BENCHMARK: FOUND 1 1/2" ALUMINUM CAP, AT GRADE, LOCATED IN THE ASPHALT APPROXIMATELY 18.5' NORTH OF THE NORTH FLOWLINE OF HECLA WAY AND 152' EAST OF THE EAST FLOWLINE OF PLAZA DRIVE.
POSITION DERIVED FROM THE GPS VRS NETWORK.
NAVD 88 ELEVATION = 5333.02
- 3) BASIS OF BEARINGS:** BASIS OF BEARINGS: THE GPS DERIVED WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY THE SOUTHWEST CORNER OF SECTION 4, BEING A FOUND 2 1/2" ALUMINUM CAP 2.2 FEET BELOW GRADE IN A RANGE BOX IN THE INTERSECTION OF COURTESY ROAD AND EAST SOUTH BOULDER ROAD, FROM WHENCE THE WEST QUARTER CORNER OF SECTION 4, BEING A FOUND 2 1/2" ALUMINUM CAP 0.6 FEET BELOW GRADE IN A RANGE BOX IN THE INTERSECTION OF PASCHAL DRIVE AND COURTESY ROAD, BEARS NORTH 00°05'34" WEST A DISTANCE OF 2640.99 FEET WITH ALL DISTANCES HEREIN RELATIVE THERETO.

ZONING INFORMATION	
CURRENT ZONING:	PLANNED COMMUNITY COMMERCIAL, SUBJECT TO THE LOUISVILLE PLAZA GENERAL DEVELOPMENT PLAN AND THE CODES
REQUIRED SETBACKS	
BUILDING LOTS	LF
STREET	15
SIDE (EAST)	10
SIDE (WEST)	10
REAR	10
PARKING SETBACK	
STREET	15
SIDE (EAST)	10
SIDE (WEST)	10
REAR	10
MAX. BUILDING HEIGHT	35

SITE AREA BREAKDOWN		
LOT 4-B:		
BUILDING COVERAGE	SF	%
BUILDING A	2,498	9.85%
PARKING & DRIVES	9,462	37.31%
SIDEWALKS	1,168	5%
LANDSCAPE	12,235	48.24%
TOTAL	25,363	100.00%
TOTAL BUILDING AREA:		
	2,498	
PARKING SPACES		
(4.5 SPACES/1000 SF)	REQUIRED	PROVIDED
PARKING:	12	16
HANDICAP PARKING:	1	2
TOTAL PARKING:	13	18
BICYCLE PARKING		
1 BIKE SPACE/10 AUTO SPACES	2	2
1 RACK @ 2 BIKES PER RACK = 1 RACK	1	1

PURPOSE AND INTENT:

TO CONSTRUCT A COMMERCIAL BUILDING ON LOT 4-B ON HECLA WAY THE BUILDING WILL BE A 1 STORY RETAIL MARULUNA STORE, APPROXIMATELY 2,600 SQUARE FEET IN SIZE. THE COMMERCIAL BUILDING WILL BE SITED ALONG THE SOUTHERN PORTION OF THE PROPERTY, WITH PARKING ALONG THE EAST AND NORTH SIDES THE PROPOSAL MAKES USE OF AN EXISTING SHARED ACCESS DRIVE WITH THE ADJACENT PROPERTY, NAPA AUTO PARTS.

CONTACTS:

OWNER/DEVELOPER
8 EYED ANK LLC
1777 WEWATTA ST. #1101
DENVER, CO 80202
PHONE: (720) 434-3890
CONTACT: JESSICA GILLESPIE

ARCHITECT
KSA ARCHITECTURE, LLC
4800 W. 28TH AVE
DENVER, CO 80212
PHONE: (303) 630-9814
CONTACT: JAMES KEAVNEY

CIVIL ENGINEER
ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 225
ENGLEWOOD, COLORADO 80112
720-200-0413
CONTACT: TROY DENNING P.E.

LAND SURVEYOR
FALCON SURVEYING INC.
9840 WEST 25TH AVENUE
LAKEWOOD, COLORADO 80215
(303) 202-1560
WWW.FALCONSURVEYING.COM



Know what's below.
Call before you dig.

#	DATE	REVISION DESCRIPTION
1	10/25/19	SUBMITTED TO LOUISVILLE
2	11/22/20	SUBMITTED TO LOUISVILLE
3	06/07/20	SUBMITTED TO LOUISVILLE
4	08/07/20	SUBMITTED TO LOUISVILLE
5	08/05/20	PHOTO TAKE TRC COMMENTS

DRN	TWD
CHK	
DSGS	TWD

1413 HECLA WAY LOT 4-B, LOUISVILLE PLAZA FILING NO. 2 SECOND AMENDMENT LOT 4
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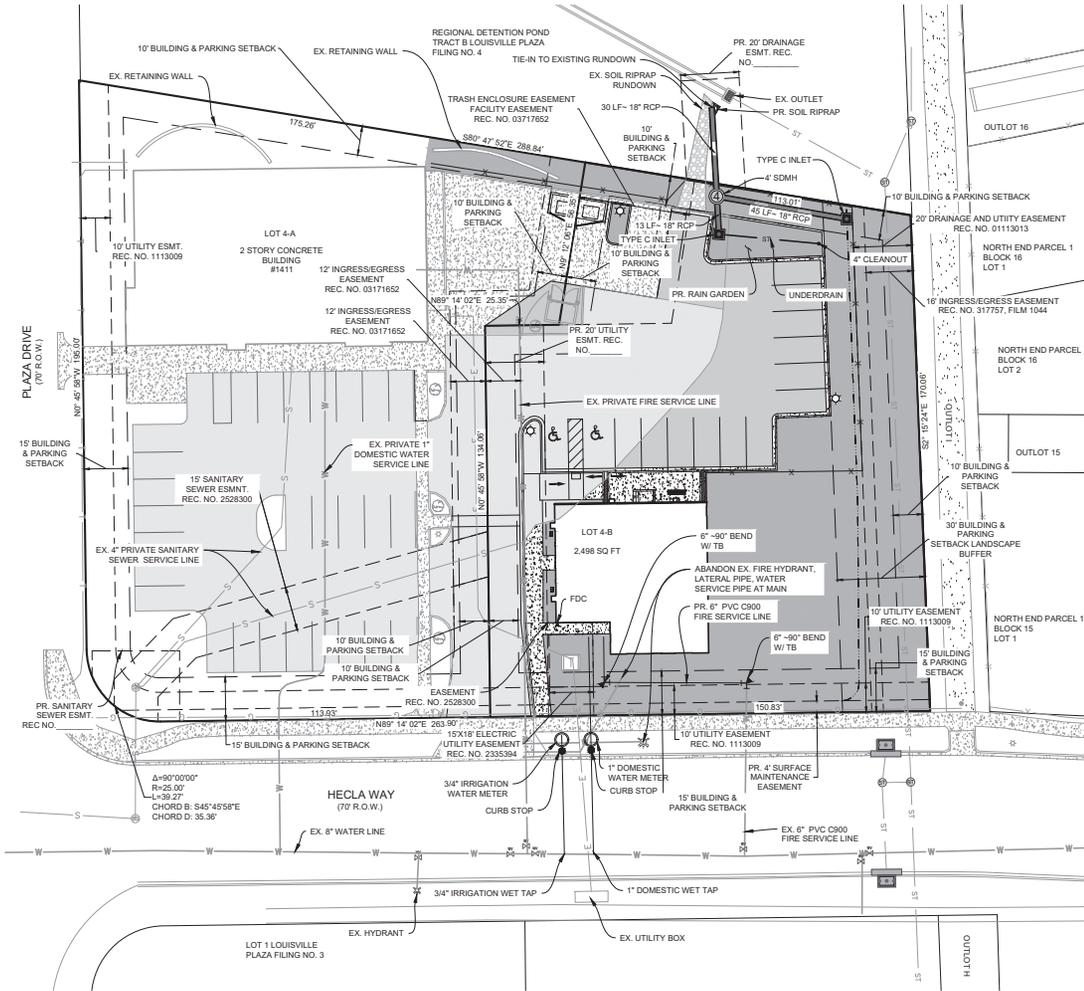
COVER SHEET

ACTION CIVIL ENGINEERING
1877 PYRAMID CT, SUITE 225
ENGLEWOOD, CO 80112 720-260-0413
tdenning@actioncivileng.com

JOB NO.	1910
SCALE	---
DATE	6/4/2020
SHEETS	11
SHEET	01

NAPA AUTO PARTS PUD 1ST AMENDMENT LOUISVILLE PLAZA FILING NO. 2, LOT 4, FIRST AMENDMENT, LOT 4-B

1413 HECLA WAY
LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO



LEGEND:

	PROPERTY LINE
	CENTERLINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	PROPOSED TYPE 'C' STORM INLET
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING TRANSFORMER
	STORM WATER FLOW DIRECTION
	EXISTING CONCRETE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED SANITARY SEWER
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED FENCE
	PROPOSED DRAINAGE SWALE
	EXISTING SECTION LINE
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	TOP OF WALL
	BOTTOM OF WALL
	UTILITY EASEMENT
	EASEMENT
	EXISTING
	PROPOSED
	FINISHED GRADE
	FLOWLINE
	RIGHT-OF-WAY
	FIRE DEPARTMENT CONNECTION
	STRIPED PARKING ISLAND
	NUMBER OF PARKING SPACES

#	DATE	REVISION DESCRIPTION
1	10/25/19	SUBMITTED TO LOUISVILLE
2	1/22/20	SUBMITTED TO LOUISVILLE
3	3/10/20	SUBMITTED TO LOUISVILLE
4	3/10/20	SUBMITTED TO LOUISVILLE
5	3/10/20	PHOTOLOG REC COMMENTS

DRN TWD
CHK TWD
DSS TWD

NAPA AUTO PARTS PUD AMENDMENT 1
 1413 HECLA WAY LOT 4-B, LOUISVILLE PLAZA FILING NO. 2 SECOND AMENDMENT LOT 4
 UTILITY PLAN

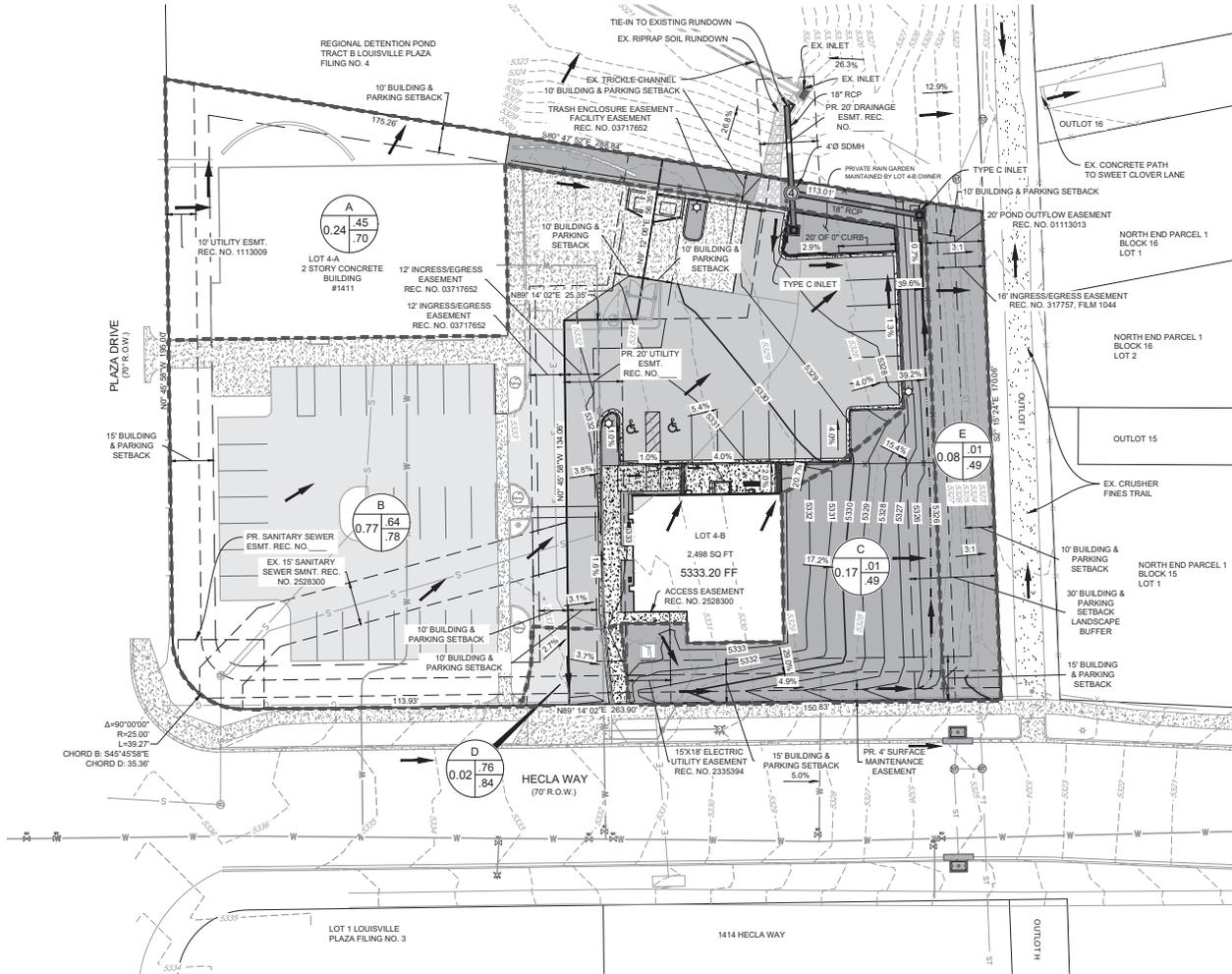
ACTION CIVIL ENGINEERING
 1377 FIVE STAR BLVD
 ENGLEWOOD, CO 80112 720.260.0433
 tdenning@actioncivileng.com

JOB NO: 1910
 SCALE: ---
 DATE: 6/4/2020
 SHEETS: 11 SHEET: 03

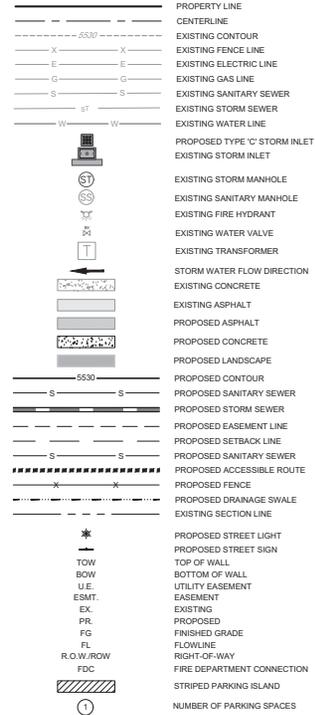


NAPA AUTO PARTS PUD 1ST AMENDMENT LOUISVILLE PLAZA FILING NO. 2, LOT 4, FIRST AMENDMENT, LOT 4-B

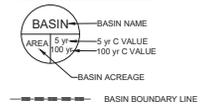
1413 HECLA WAY
LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO



LEGEND:



DRAINAGE LEGEND



#	DATE	REVISION DESCRIPTION
1	10/25/19	SUBMITTED TO LOUISVILLE
2	11/22/20	SUBMITTED TO LOUISVILLE
3	08/02/20	SUBMITTED TO LOUISVILLE
4	08/02/20	SUBMITTED TO LOUISVILLE
5	08/02/20	PHOTO TAKE TRC COMMENTS

DRN	TWD
CHK	TWD
DSG	TWD

DRN	TWD
CHK	TWD
DSG	TWD

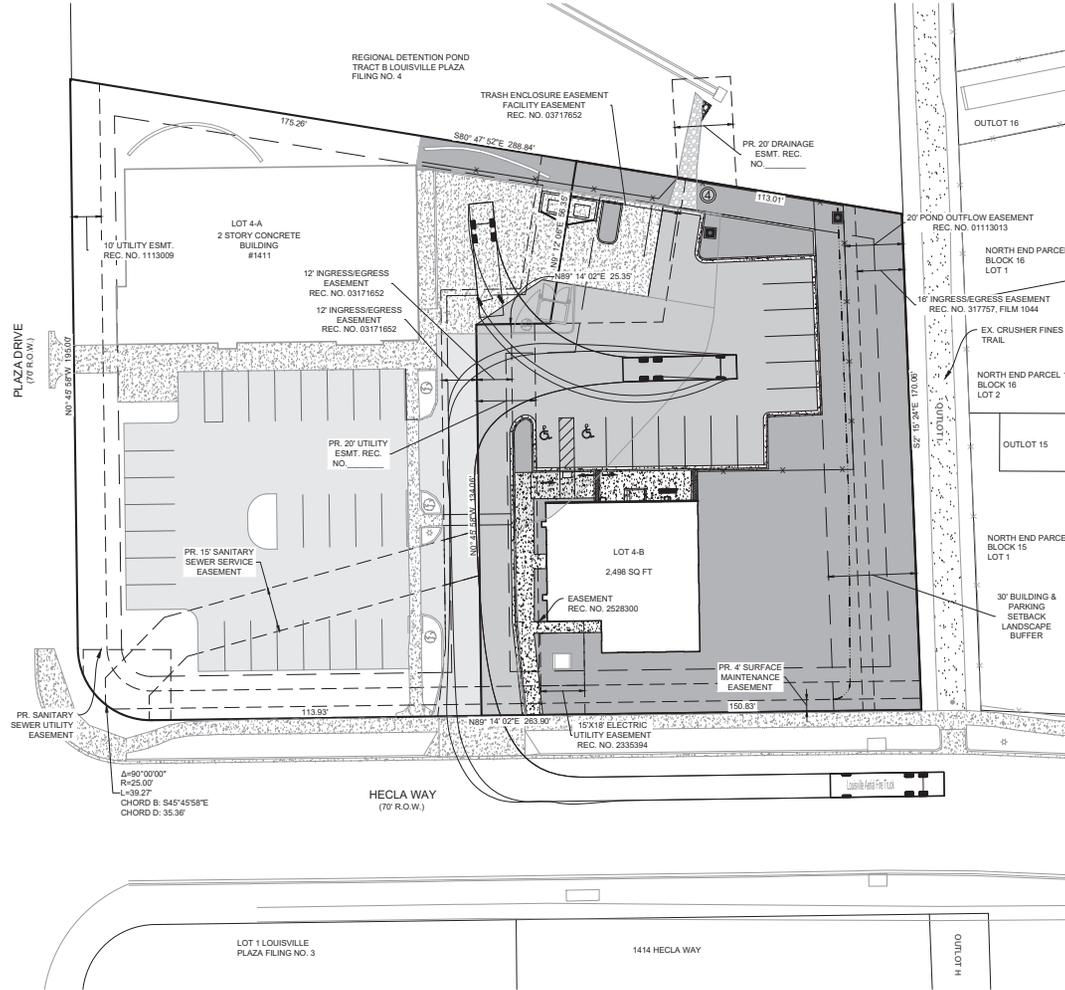
NAPA AUTO PARTS PUD AMENDMENT 1
 1413 HECLA WAY LOT 4-B, LOUISVILLE PLAZA FILING NO. 2
 SECOND AMENDMENT LOT 4
 GRADING AND DRAINAGE PLAN

ACTION CIVIL ENGINEERING
 1377 FLYING DUTCHMAN BLVD
 ENGLEWOOD, CO 80119 703.860.0433
 info@actioncivileng.com

JOB NO.	1910
SCALE	---
DATE	6/4/2020
SHEETS	11
SHEET	04

**NAPA AUTO PARTS PUD 1ST AMENDMENT
LOUISVILLE PLAZA FILING NO. 2, LOT 4, FIRST AMENDMENT, LOT 4-B
1413 HECLA WAY**

LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- CENTERLINE
- - - - - EXISTING CONTOUR
- X - X - EXISTING FENCE LINE
- E - E - EXISTING ELECTRIC LINE
- C - C - EXISTING GAS LINE
- S - S - EXISTING SANITARY SEWER
- ST - ST - EXISTING STORM SEWER
- W - W - EXISTING WATER LINE
- PROPOSED TYPE 'C' STORM INLET
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TRANSFORMER
- STORM WATER FLOW DIRECTION
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- 5530 PROPOSED CONTOUR
- S - S - PROPOSED SANITARY SEWER
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED EASEMENT LINE
- - - - - PROPOSED SETBACK LINE
- S - S - PROPOSED SANITARY SEWER
- - - - - PROPOSED ACCESSIBLE ROUTE
- X - X - PROPOSED FENCE
- - - - - PROPOSED DRAINAGE SWALE
- - - - - EXISTING SECTION LINE
- * PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- U.E. UTILITY EASEMENT
- ESMT. EASEMENT
- EX. EXISTING
- PR. PROPOSED
- FG FINISHED GRADE
- FL FLOWLINE
- R.O.W./ROW RIGHT-OF-WAY
- FDC FIRE DEPARTMENT CONNECTION
- STRIPED PARKING ISLAND
- NUMBER OF PARKING SPACES

#	DATE	REVISION DESCRIPTION
1	10/25/19	SUBMITTED TO LOUISVILLE
2	11/22/20	SUBMITTED TO LOUISVILLE
3	03/02/21	SUBMITTED TO LOUISVILLE
5	03/02/21	PHOTOLOG REC COMMENTS

DRN	TWD
CHK	
DSGS	TWD

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SS	
EX	
PR	
FG	
FL	
R.O.W./ROW	
FDC	

5530	
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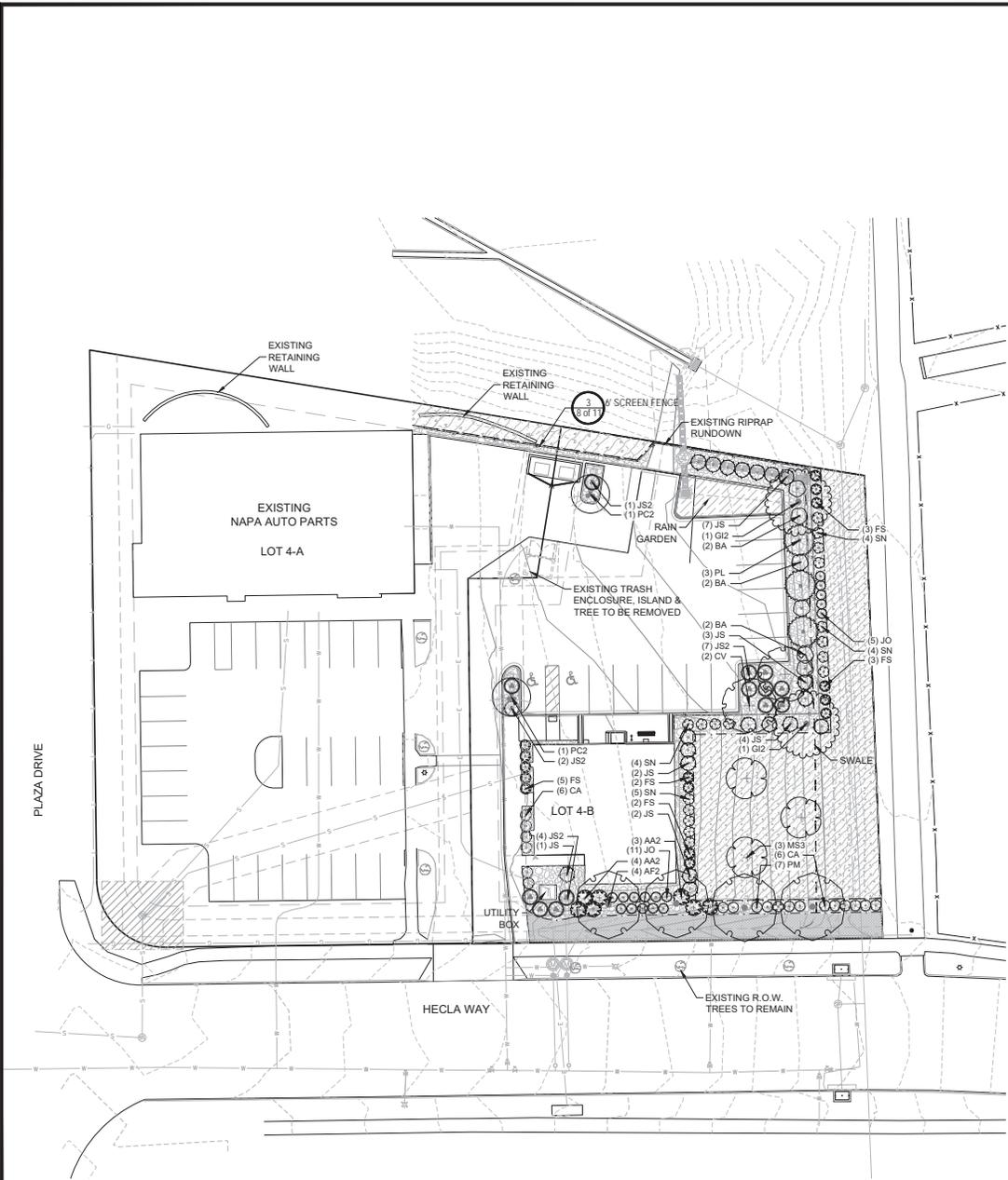
PROPOSED TYPE 'C' STORM INLET	
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FLOWLINE	
RIGHT-OF-WAY	
FIRE DEPARTMENT CONNECTION	
STRIPED PARKING ISLAND	
NUMBER OF PARKING SPACES	

NAPA AUTO PARTS PUD AMENDMENT 1
1413 HECLA WAY LOT 4-B, LOUISVILLE PLAZA FILING NO. 2
SECOND AMENDMENT LOT 4
EMERGENCY VEHICLE TRACKING

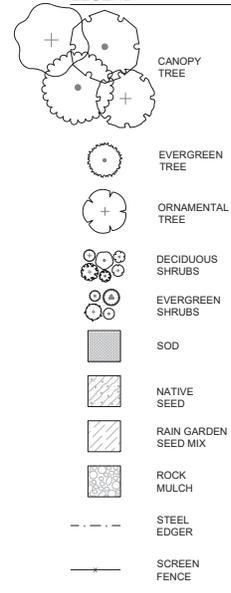
ACTION CIVIL ENGINEERING
1377 FLYING DUTCHMAN BLVD
ENGLEWOOD, CO 80119 720.260.0433
tdanning@actioncivileng.com

JOB NO.	1910
SCALE	---
DATE	6/4/2020
SHEETS	11
SHEET	05



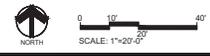


LEGEND



City of Louisville Landscape Requirements					
Parkway Landscape Standards	Requirement	Total Linear Feet	Required Trees	Provided Trees	
ROW Tree Requirement	1 tree per 40 feet	150	4	Existing Trees to Remain	
	Requirement	Total Linear Feet	Required Shrubs	Provided Shrubs	
ROW Shrub Requirement	1 shrub per 5 feet	150	30	Existing Sod to Remain	
	Requirement	Total Stores	Required Trees	Provided Trees	
Internal Tree Requirement	1 tree per 40 feet	150	4	4	
	Requirement	Total Linear Feet	Required Shrubs	Provided Shrubs	
Internal Shrub Requirement	1 shrub per 5 feet	150	30	32	
Perimeter Landscape Standards	Requirement	Provided			
Buffer Width Requirement	30-foot wide	307			
	Requirement	Total Linear Feet	Required Trees	Provided Trees	
Buffer Tree Requirement	1 tree per 20 feet	170	8	9	
	Requirement	Total Linear Feet	Required Linear Feet	Provided Shrubs	Total Percentage
Buffer Shrub Requirement	min 50% hedge screen	170	85	31	73%
Parking Lot Landscape Standards	Requirement	Total Parking Stalls	Required Trees	Provided Trees	
Tree Requirement	1 tree per 8 stalls	18	3	3	
	Requirement	Total Islands	Required Shrubs	Provided Shrubs	
Landscape Island Shrub Requirement	8 shrubs per island or groundcover	2	16	18	
	Requirement	Total Perimeter Planting Area	Required Planting Area	Provided Planting Area	Total Percentage
Building Site Landscape Standards	Requirement				
0' strip adjacent to building	planted min 25%	1,390	348	1,123	81%
Landscape Planting Area Requirement	Requirement	Site Area	Required Landscape Area	Provided Landscape Area	Total Percentage
Overall Landscape Area Requirement	30% of entire site	25,363	7,609	12,619	50%

1 LANDSCAPE PLAN
Scale: 1"=20'



	REVISION DESCRIPTION								
#	DATE	1	10/26/19	1	SUBMITTED TO LOUISVILLE				
		2	10/26/20	2	SUBMITTED TO LOUISVILLE				
		3	2/26/20	3	SUBMITTED TO LOUISVILLE				
DRN									
CHK					AML				
DSG					PMS				
Landscape Architecture									
									
pcj group inc. www.pcjgroup.com 910 Locust Street Denver, CO 80218 1.303.531.4965 / 1.303.531.4968									
NAPA AUTO PARTS PUD FILING 1 1413 HECLA WAY LOT 4-B, LOUISVILLE PLAZA FILING NO. 2 SECOND AMENDMENT LOT 4 LANDSCAPE PLAN									
ACTION CIVIL ENGINEERING 8777 PARKLAND CT, SUITE 225 ENGLEWOOD, CO 80151 303.755.8888 teaming@actioncivileng.com									
JOB NO. 1910									
SCALE: 1"=20'-0"									
DATE: 05/08/2020									
SHEETS: 11 / SHEET: 06									

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/H.T.
AF2	4	ACER RUBRUM 'FRANK JR.'	REDPOINTE MAPLE	B & B	2.5" CAL
CV	2	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL
GIZ	2	GLEDITSIA TRICANTHOS 'INERMIS' 'SUNBURST'	'SUNBURST' COMMON HONEYLOCUST	B & B	2.5" CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/H.T.
PL	3	PINUS LEUCODERMIS	BOSNIAN PINE	B & B	6' HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/H.T.
MS3	3	MALLUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL
PC2	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B & B	2" CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
AA2	7	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	5 GAL	
BA	6	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF BARBERRY	5 GAL	
CA	12	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	5 GAL	
FS	15	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	5 GAL	
SN	17	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	5 GAL	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
JS2	14	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	
JO	16	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GAL	
JS	19	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
PM	7	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	5 GAL	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME		
	1,223 SF	FESCUE/BLUEGRASS BLEND 90/10	SOD		
	4,626 SF	GRAY 2" ANGULAR ROCK MULCH	MULCH, ROCK		
	6,347 SF	LOW GROW SEED MIX	SEED		
	451 SF	RAIN GARDEN SEED MIX	SEED		



RAIN GARDEN SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	FLY LBS PER ACRE	OUNCES PER ACRE
SAND BLUESTEM	ANDROPOGON HALLII	SHWEN	35	
SEEDS & GRASS	BOUTELOUDA CURT PENNELLII	BUTTE	3	
PRAIRIE SODGROSS	CALAMAGROFALONGIFOLIA	GOSWIN	3	
INDIAN BLUEGRASS	GRYZOPHYS HYMNODES	PALOMA	3	
SPRIG GRASS	PRINCIPALIS VIRGATUM	BLACKIE	4	
WESTERN WHEAT GRASS	PASCOPYRUM WESTERII	WEGA	3	
LITTLE BLUESTEM	SCHIZOPHRYS SCOPARIUM	PATLARA	3	
ALKALIC SATON	SPOROBIOLUS AROIDES		3	
SAND DROPSIDE	SPOROBIOLUS CRIPPAEUS		3	
PURE LIME SEED	ANTENNARIA FRIGIDA		2	
BLUE WINTER	ANTENNARIA		4	
BLANNET FLOWER	GALLARDA ARISTATA		4	
PRAIRIE CONEFLOWER	RATIBIDA COLUMARIANA		4	
PURPLE FRANKCLOSER	GALEA PURPUREA		4	
SUBTOTALS			77.5	22
TOTAL LBS PER ACRE			28.9	

WILDFLOWER SEED (OPTIONAL)
PLS - PURE LIME SEED

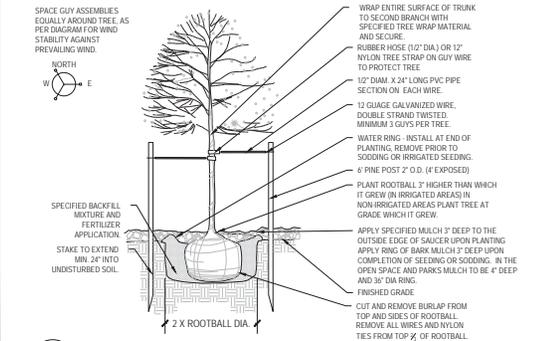
LOW GROW SEED MIX

COMMON NAME	SCIENTIFIC NAME	LBS PER ACRE
EPHRAIM CRESTED WHEATGRASS	AGROPHRON CRISTATUM	7.5
SHEEP FESCUE	FESTUCA OVINA	6.25
PERENNIAL RYE	LOLIUM PERENNE	5
CHEWINGS FESCUE	FESTUCA RUBRA SUBSP. COMMUTATA	3.75
CANADA BLUEGRASS	POA COMPRESSA	2.5
TOTAL LBS PER ACRE		25

GENERAL LANDSCAPE NOTES

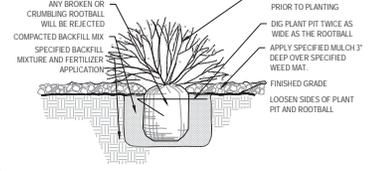
- THE BASE OF DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM WET UTILITIES. THE BASE OF EVERGREEN TREES SHALL BE PLANTED NO CLOSER THAN 10' FROM ALL WET UTILITIES. DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM BACK OF WALKS / CURBS. SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' FROM BACK OF WALKS / CURBS.
- WITHIN STREET INTERSECTION SIGHT DISTANCE TRIANGLES, PLANT MATERIAL SHALL NOT EXCEED 30" IN HEIGHT, UNLESS SAID MATERIALS ARE GREATER THAN 80% TRANSPARENT.
- STREET TREES SHALL BE LIMBED UP TO 8' IN HEIGHT. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING AFTER DELIVER TO THE SITE WILL NOT BE ALLOWED.
- MECHANICAL DEVICES SHALL BE SCREENED WITH LANDSCAPE MATERIAL AND/ OR WALLS FROM PUBLIC RIGHT OF WAY AND PARKS' OPEN SPACE AREAS.
- ALL WORK SHALL CONFORM TO THE CITY OF LOUISVILLE CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS ON PRIVATE PROPERTY SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED BARK MULCH TO A DEPTH OF 3 INCHES MINIMUM WITHOUT LANDSCAPE FABRIC.
- ROCK MULCH TO BE 1.5" - 2" ANGULAR MOUNTAIN GRANITE TO DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 3" DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 4" DEPTH OF WOOD MULCH OVER 3" DIAMETER BED FOLLOWING SOD INSTALLATION. SOD TO BE A FESCUE/BLEND GRASS BLEND "COLORADO BLUE" FROM GREEN VALLEY TURF COMPANY. NATIVE SEED TO BE "LOW GROW MIX" FROM ARKANSAS VALLEY SEED INC. CONTAINING 30% EPHRAIM CRESTED WHEATGRASS, 25% SHEEP FESCUE, 20% PERENNIAL RYE, 15% CHEWINGS FESCUE AND 10% CANADA BLUEGRASS. PHONE: 877.907.3337
- FOR NEW SEEDING OF LOW GROW MIX, BROADCAST AT 20-25LBS./ACRE OR DRILLED AT 15-20LBS./ACRE. FOR OVER-SEEDING OF LOW GROW MIX, BROADCAST AT 10-15LBS./ACRE OR DRILLED AT 5-10LBS./ACRE.
- THE CITY STANDARD DETAILS AND MANUFACTURE DETAILS DEPICTED IN THESE DRAWINGS SHOULD BE USED AS REFERENCE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERTINENT CONSTRUCTION & INSTALLATION INFORMATION AT TIME OF CONSTRUCTION.
- ALL SHRUB AND SOD AREAS SHALL RECEIVED THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. WHEN NATIVE SEED BECOMES ESTABLISHED IRRIGATION TO THOSE AREAS COULD BE TURNED OFF AND / OR USED DURING DROUGHT PERIODS TO ENSURE THE HEALTH OF NATIVE SEED.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES).
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- A QUALIFIED LANDSCAPE CONTRACTOR SHALL BE EMPLOYED TO PERFORM PERIODIC INSPECTION AND MAINTENANCE OF LANDSCAPED AREAS AS DESCRIBED IN NOTE 25.
- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER. MARKING MODIFICATION MAY BE REQUIRED AT NO ADDITIONAL COST, PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
- LANDSCAPE EDGER TO BE 'PERFEDGE' FROM COYOTE LANDSCAPE PRODUCTS. STEEL EDGER IS TO BE USED WHEREVER THERE IS A CHANGE IN SURFACING TYPE - SEE PLAN LEGEND.
- ANY LANDSCAPE MATERIALS DAMAGED DURING CITY OF LOUISVILLE OPERATION, MAINTENANCE, OR REPAIR OF THE STORM SEWER LOCATED WITHIN THE 20' DRAINAGE & UTILITY EASEMENT SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE PROPERTY OWNER.
- ANY FENCING DAMAGED DURING CITY OF LOUISVILLE OPERATION, MAINTENANCE, OR REPAIR OF THE STORM SEWER LOCATED WITHIN THE 20' DRAINAGE & UTILITY EASEMENT SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE PROPERTY OWNER.

- NOTES:
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
 - REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 - STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.



1 DECIDUOUS TREE PLANTING
Scale: NTS

- NOTES:
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 - HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
 - ALL JUNIPER PLANTS SHOULD BE PLANTED 50 TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
 - SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB.
 - PLANT ALL SHRUBS AND MULCH PRIOR TO PLACING ROCK.



2 SHRUB PLANTING
Scale: NTS

REVISION DESCRIPTION	
#	DATE
1	10/26/19
2	11/20/20
3	2/26/21
SUBMITTED TO COUNVILLE	
SUBMITTED TO COUNVILLE	
SUBMITTED TO COUNVILLE	
DRN	AML
CHK	PMS
DSG	
Landscape Architecture	
people creating spaces	
<p>164 group inc. www.pcggroup.com p10 for lead denver, co 80218 303.551.4665 / 303.551.4668</p>	
<p>NAPA AUTO PARTS PUD FILING 1 1413 HECLA WAY LOT 4-R, LOUISVILLE PLAZA FILING NO. 2 SECOND AMENDMENT LOT 4 LANDSCAPE DETAILS</p>	
<p>ACTION CIVIL ENGINEERING 10777 PINEWOOD CT, SUITE 225 ENGLEWOOD, CO 80150 tel: 303.751.4668 tsham@actioncivileng.com</p>	
JOB NO	1910
SCALE	
DATE	05/09/2020
SHEETS	11
SHEET	07



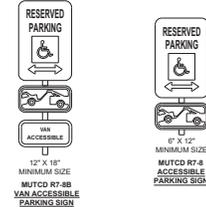
Wainwright 6' Contour Bench
 MODEL: RCPW6
 COLOR: MAHOGANY / TEXTURED PEWTER
 INSTALL PER MANUFACTURER'S SPECS.
 OR APPROVED EQUAL.
 CONTACT: ANOVA
 PHONE: 808-231-1327
 WWW.ANOVAFURNISHINGS.COM

1 6' BENCH
 Scale: NTS

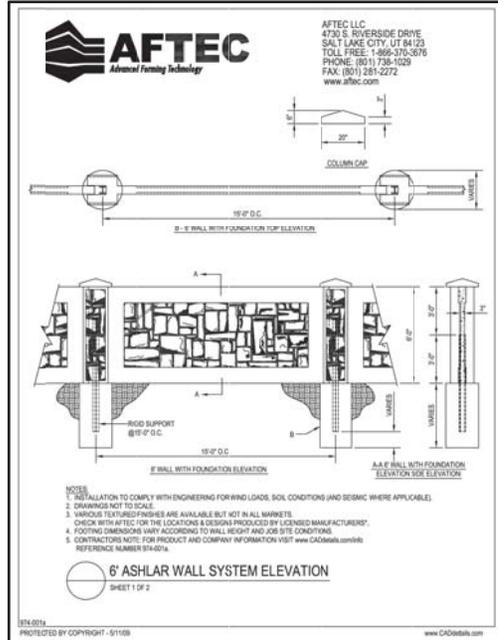


U-Bike Rack
 MODEL: LBR2PSURF
 COLOR: BLACK
 INSTALL PER MANUFACTURER'S SPECS.
 OR APPROVED EQUAL.
 CONTACT: ANOVA
 PHONE: 808-231-1327
 WWW.ANOVAFURNISHINGS.COM

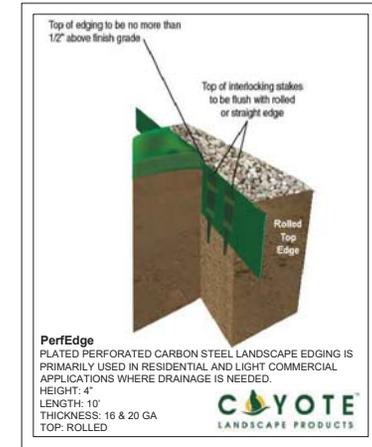
2 BICYCLE RACK
 Scale: NTS



3 ADA PARKING SIGNAGE
 Scale: NTS



4 6' SCREEN WALL
 Scale: NTS



5 PERFORATED STEEL EDGER
 Scale: NTS

DATE	REVISION DESCRIPTION
1 10/20/19	SUBMITTED TO LOUISVILLE
2 10/20/20	SUBMITTED TO LOUISVILLE
3 2/26/20	SUBMITTED TO LOUISVILLE

1
 DRN
 CHK AME
 PMS
 DSG
 Landscape Architecture
 people
 pcj group inc.
 www.pcjgroup.com
 910 Loc 1842
 Denver, CO 80218
 1.303.531.4905 / 1.303.531.4908

MAPA AUTO PART'S PUD FILING 1
 1413 HECLA WAY LOT 4-B, LOUISVILLE PLAZA FILING NO. 2
 SECOND AMENDMENT LOT 4
 LANDSCAPE DETAILS

ACTION CIVIL ENGINEERING
 1177 PARRISH CT, SUITE 225
 ENGLEWOOD, CO 80113
 tel: 303.751.1100
 f: 303.751.1101
 e: info@actioncivileng.com

JOB NO.	1910
SCALE	
DATE	05/09/2020
SHEETS	11
SHEET	08

From: [ruth](#)
To: [Planning](#)
Subject: 1411 Hecla Plan
Date: Thursday, February 20, 2020 10:27:35 AM

My name is Edward Jones and I live at 1502 White Violet Way, Louisville Colorado.
I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.
Thank you.

Sent from my iPad

From: [William Kirby](#)
To: [Planning](#)
Subject: 1411 Hecla PUD Amendment Application
Date: Thursday, February 20, 2020 8:02:18 PM

We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail, including the fencing, parking and trash receptacles. Please recommend denial of the application as it is currently proposed.

William and Kathryn Kirby

From: [Peter Go](#)
To: [Planning](#)
Subject: 1411 Hecla PUD Amendment
Date: Thursday, February 20, 2020 9:08:21 AM

To: Louisville Planning Commission
Subject: 1411 Hecla Way PUD application

My name is Peter Go and I live at 1804 Lakespur Ln, Louisville Colorado (North End Phase 2).

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the character of the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,
Peter

From: [Nick Boyer](#)
To: [Planning](#)
Subject: 1411 Hecla Way - Marijuana Dispensary
Date: Saturday, February 22, 2020 9:12:45 AM

To whom it concerns,

I understand that a dispensary is planned for this location between Napa Auto-Parts and the North End Phase II neighborhood. I am not concerned with the dispensary as a business, but I do request that the property be compatible with its surroundings. The plans show a 6-ft. vinyl fence and an unacceptable trash bin location.

They/we can do better.

Please consider this input prior to acceptance of this application.

Thank you,

Nick Boyer
1323 Snowberry Lane
Louisville (North End)
303-902-5161

From: [Kari Wheeler](#)
To: [Planning](#)
Subject: 1411 Hecla Way concern
Date: Thursday, February 20, 2020 9:55:24 AM

Hi,

My name is Kari Wheeler. My family and I live at 1915 Lakespur Lane in Louisville, Colorado.

We are very concerned about the revised application for [1411 Hecla Way](#). It does not keep with the local area and properties adjacent to the open space trail.

Please recommend denial of the application as it is currently proposed.

Thank you,

Kari Wheeler

--

Kari Wheeler, BSN, RN, IBCLC, LCCE
Lactation Consultant | Childbirth Educator
303-880-4534 | hello@kariwheeler.com
www.kariwheeler.com
Boulder County, Colorado

From: [Larry Clark](#)
To: [Planning](#)
Subject: 1411 Hecla Way Development Plan
Date: Friday, February 21, 2020 3:40:25 PM

to: planning@louisvilleco.gov
Subject: 1411 Hecla Way PUD application

My name is Larry Clark and I live at 1821 Blue Star Ln, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping at all with the local area, and properties adjacent to the open space trail.

There are many families with young children in this neighborhood and the proposed business is incongruent there. Certainly, there are other locations where this business would better fit in. Please recommend denial of the application as it is currently proposed.

Strongly opposed,
Larry Clark

Via iPhone

From: bobelknap@comcast.net
To: [Planning](#)
Subject: 1411 hecla way development
Date: Thursday, February 20, 2020 8:59:21 AM

I am a home owner on sweet clover lane that backs to the trail and close by the planned marijuana retail shop.

I strenuously object to the cities failure to require even minimal mitigation steps to the developers plans for this site. The vinyl fencing would never be allowed in housing just a few feet away. I see no landscaping mitigation proposed. The location of trash cans, parking, and lighting will make living next to this development undesirable to say the least.

I request the planning commission reject the developers plans unless and until proper mitigation steps are taken.

Regards,
Bob belknap
1825 sweet clover ln

Sent from my iPhone

From: [Julie & Michael Merrick](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD Amendment
Date: Thursday, February 20, 2020 10:40:16 AM

My name is Julie Merrick. My husband, Michael Merrick, and I live at 2250 E Hecla Way Unit B in Louisville Colorado.

We find the revised application for 1411 Hecla Way unacceptable. The parking and trash receptacle are adjacent to residential homes. The 6' vinyl fence surrounding the property is completely out of character with the existing neighborhood and not in keeping with the natural appearance of properties adjacent to Hecla Lake Open Space. Please recommend denial of the application as it is currently proposed.

Thank you.

Julie & Michael Merrick
2250 East Hecla Drive Unit B
Louisville, CO 80027

From: [Michael Fried](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD Application
Date: Thursday, February 20, 2020 6:52:30 PM

My name is Michael Fried and I live at 1345 Snowberry Lane, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Michael Fried

From: [Cynthia Grossman](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 6:57:33 PM

My name is Cynthia Grossman and I live at 1345 Snowberry Lane, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Cynthia Grossman

From: [M. Ryan](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Sunday, February 23, 2020 2:29:07 PM

My name is Melanie Ryan and I live at 1542 White Violet Way, Louisville Colorado, in the North End subdivision near Hecla Way.

I/We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

From: [Matthew Heron](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Sunday, February 23, 2020 1:44:22 PM

My name is Matt Heron and I live at 2401 E. Hecla Way Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Furthermore, I recommend denying the application for a recreational marijuana store outright. It has no place anywhere near a residential area and will seriously denigrate the family-friendliness that has so benefited the City of Louisville.

Respectfully
Matt Heron
Father of 3 and Veteran

From: [Tzvetanka Gintchin](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Saturday, February 22, 2020 11:34:41 AM

Good Afternoon:

My name is Tzvetanka Gintchin and I live at 1491 Hecla Way, Louisville Colorado. I am the owner of one of the townhome units directly next to the planned marijuana shop.

I write to request your denial of the revised application for the 1411 Hecla Way development. I find its proposed design unacceptable, and not in line with the local area, and properties adjacent to the open space trail. Its currently proposed plan will negatively impact the feel and look of the neighborhood and decrease the curb appeal of the plot.

I ask you to carefully consider the impact of the proposed plans on the current North End residents and recommend denial of the application as it is currently proposed.

Thank you for your kind consideration.

Tzvetanka Gintchin

From: [Evan Solida](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Saturday, February 22, 2020 7:58:16 AM

My name is Evan Solida and I live at 1376 Snowberry Lane in Louisville, Colorado (part of the 'North End' community.)

I find the revised application for [1411 Hecla Way](#) unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you Kindly,

Evan Solida

--

Evan Solida
336-317-3711
www.6Design.com

From: [Jason Plumb](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Saturday, February 22, 2020 7:10:58 AM

My name is Jason Plumb and I live at 2255 E Hecla Dr. Louisville Colorado.

I/We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Best,
Jason

From: [Scott Oubre](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Friday, February 21, 2020 3:01:14 PM

My name is Scott Oubre and I live at 1545 Hecla Way, Louisville Colorado.

I find the revised application for [1411 Hecla Way](#) unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Scott

From: [Bradley Lose](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:25:49 AM

My name is Brad Lose and I live at 1545 Hecla Way, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed. Due to parking, trash, and open space access.

Thanks,

Brad

From: [Susan Vent](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:31:50 AM

My name is Susan Vent and I live at 2372 Hecla Drive in Louisville.

I find the revised application for [1411 Hecla Way](#) unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail.

Please recommend denial of the application as it is currently proposed.

Thank you for your consideration.

Susan Vent

From: [James Earl Douglas](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:32:24 AM

My name is James Douglas I live at 2380 Hecla Dr, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,
James

From: [Sean Zhang](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:32:56 AM

My name is Sean Zhang and I live at 1845 Blue Star Ln, Louisville Colorado.

Our family find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sean Zhang
+1 (970) 581-7873

From: [Beverly E. Kingston](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:33:28 AM
Attachments: [image001.png](#)

My name is Beverly Kingston and I live at 2226 Unit A East Hecla Way, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Beverly Kingston

Beverly Kingston, Ph.D.
Director and Senior Research Associate
Center for the Study and Prevention of Violence
Institute of Behavioral Science | University of Colorado Boulder
1440 15th Street | Boulder, CO 80302
303.492.9046 w | 303.229.6359 c
cspv.colorado.edu



From: [Carrie Zawistowski](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:34:31 AM

My name is Carrie Zawistowski and I live at 2406 Rose Court, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable and not in keeping with the local area and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sent from my iPhone

From: [Stephanie Parry](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:38:53 AM

My name is Stephanie Parry and I live at 2119 Hecla Drive, Louisville Colorado.

I find the revised application for [1411 Hecla Way](#) unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed. Thank you.

--

Stephanie Parry
919-900-0796

From: [Jonathan Lagoe](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 8:47:03 AM

Subject: 1411 Hecla Way PUD application

My name is Jonathan Lagoe and I live at 1545 Hecla Way # 304 Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you

Jonathan Lagoe

From: [Nick Zawistowski](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 9:39:43 AM

My name is Nick Zawistowski and I live in the North End community at 2406 Rose Ct. Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Plus the proximity to Louisville sponsored children's sports field promotes a dangerous environment. Please recommend denial of the application.

Sent from my iPhone

From: [Julie Vick Harber](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 10:12:17 AM

Hello,

My name is Julie Vick and I live at 1844 Lakespur Ln, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. As a parent of young children living in the adjacent neighborhood, I'm very concerned about how this will be developed. Please recommend denial of the application as it is currently proposed.

Thank you,

Julie Vick

From: [THOMAS MERKLEY](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD Application
Date: Thursday, February 20, 2020 10:14:20 AM

Mary and I find the revised application for 1411 Hecla Way unacceptable and not in keeping with the local area and property adjacent to open space trail. Please recommend denial of the application as currently proposed. Thank you

Thomas and Mary Merkley
1820 Lakespur Lane
Louisville, CO 80027

From: [Marie Boric](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 10:14:30 AM

From: Marie Boric, 1505 Hecla Way #202, Louisville, CO 80027

The North End Area is a charming high-end residential area carefully designed with open space and wonderful landscaping. The current proposed plan detracts from that (vinyl fencing- inconsistent with current fencing by car wash and North End feel, poor placement of trash receptacles, and lack of any shielding landscape). Please deny this application as proposed and continue to work with the North End residents to reach a better solution

Thank you for your time
Marie Boric

Sent from [Mail](#) for Windows 10

From: [Kyle Block](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 10:20:11 AM

My name is Kyle Block and I live at 1505 Hecla Way #101, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,

Kyle

From: [Elizabeth Swank](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 4:04:17 PM

We are Elizabeth Swank and Kent Stutsman. We own and live in the residence at 1806 Blue Star Lane, Louisville, Co.

PLEASE DO NOT APPROVE THIS APPLICATION AS ITS CURRENT FORM WOULD NEGATIVELY IMPACT OUR NEIGHBORHOOD.

Our home is in the North End development of Louisville which is a lovely community neighborhood of families composed of multiple generations and backgrounds. People in this neighborhood interact with each other, the children play with each other, parents walk their children to the bus stop and back, neighbors walk their dogs and talk with each other. It is a community that is physically active and involved with the atmosphere that exists as a result of the ambiance created for a neighborhood where people live, work, raise their families, and retire so they can then watch the process of a neighborhood move through the next generation.

The original and revised application for development of 1411 Hecla Way is unacceptable and detrimental to our neighborhood and the open spaces which are adjacent and in proximity to this piece of property.

It would not be beneficial to our neighborhood nor to the residents of the City of Louisville if this application is deemed acceptable by the City. Its approval would set an unfortunate precedent for the City. EACH AND EVERY neighborhood of Louisville is an integral part of the City's overall ambiance.

PLEASE DO NOT APPROVE THIS APPLICATION AS ITS CURRENT FORM WOULD NEGATIVELY IMPACT OUR NEIGHBORHOOD.

Respectfully requested,
Elizabeth Swank and Kent Stutsman
1806 Blue Star Lane

From: [Jamie Skerski](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 4:43:28 PM

My name is Jamie Skerski and I live at 1558 White Violet Way (in North End) in Louisville, CO.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,
Jamie Skerski

From: [Rachel Simmons](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 4:51:00 PM

My name is Rachel Simmons and I live at 1826 Sweet Clover Lane, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,
Rachel Simmons
Sent from my iPhone

From: Judy.McNary@comcast.net
To: [Planning](#)
Subject: 1411 Hecla Way PUD Application
Date: Thursday, February 20, 2020 7:22:18 PM

To Whom It May Concern,

We live at 1574 White Violet way and are emailing because we are concerned about the development plan for 1411 Hecla Way. The vinyl fence, the placement of trash, and the potential issues with truck deliveries are a few of the reasons we believe the revised application is unacceptable and does not belong next to the open space trail and residential properties. We respectfully ask that you recommend denial of the application as it is currently proposed.

Thank you for your consideration,
Scott and Judy McNary

From: [Betty Aga](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Friday, February 21, 2020 9:07:46 AM

To Whom it May Concern

My name is Betty Aga and I live at 1865 Sweet Clover Ln, Louisville Colorado.

I/We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Betty Aga

From: [Marsha McClanahan](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Friday, February 21, 2020 11:28:06 AM

I am one of the owners of 1459 Hecla Way and my daughter lives at that property. I have two major concerns about the proposed development of the lot at 1411 Hecla Way. Since this commercial property is located adjacent to residential property, I believe the areas of concern below make it unworkable as designed.

My first concern is the impact of water flow across the property. As designed, the storm water flow arrows indicate that the flow of storm water will be directed across the parking area to the northeast and directly toward the residential area. The drawing shows the water flow along the walking path from the north and the south to a low point where there is a concrete path between two houses. This is a vulnerable area with houses which have basements located there. As someone who dealt with the 2013 flood in Boulder, I can tell you that in my neighborhood the ground became saturated during the days of heavy rain and water forced its way into basements. My neighbors had 3 feet of water in their basements and our house which has a garden level had an inch of water throughout that lower level. The proposed design of the commercial property looks like it could create that same situation for adjacent homes in heavy rain. With a large retention pond located directly north of the property, I don't understand why all the water flow from the new development isn't directed toward that pond, from the north west corner of the lot.

Second, the parking area of the lot to be developed is located too close to the adjacent homes. Even with the proposed fence, it appears that too much parking is located along the property line adjacent to homes. With a parking lot there will be car engine noise, radios, and voices. In the evening every car entering the lot will be directing headlights toward the houses. Also, as planned large delivery trucks for Napa Parts will be backing up into the lot with their noisy engines and back up warning sounds. This is unacceptable. In choosing a business to develop land adjacent to a residential area of family homes, I question whether the proposed business has too high a volume of customers and delivery vehicles to be appropriate and whether directing the Napa Parts trucks close to the homes is the only solution for the development of this land.

Thank you for considering my comments. I hope you will deny the application as proposed.
Marsha McClanahan

From: [tran.nguyen](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Monday, February 24, 2020 11:54:04 AM

My name is Nghia and Tran Nguyen, and we live at 1933 Blue Star Ln, Louisville Colorado.

We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,

Tran Nguyen

From: [Nancy Hevenor](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 1:50:13 PM

My name is Nancy Hevenor and I live at 1822 Blue Star Lane, Louisville.

I find the revised application for 1411 Hecla Way by Emilia Construct LLC unacceptable and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Nancy Hevenor

Nancy Hevenor
cell: 860-918-2488
1822 Blue Star Ln. Louisville, CO 80027

From: [Mark Cathcart](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 1:45:35 PM

My name is Mark Cathcart and I live at 1763 Sweet Clover Ln, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

If the Planning Commission hears this on March 12th, as scheduled, I intend to address my issues directly to the commission.

++Mark.

<https://markcathcart.com/about/>

From: [Molly Meiners](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD Application
Date: Friday, February 21, 2020 2:24:37 PM

My name is Molly Meiners and I live at 1545 Hecla way #103, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

From: [Ellen Tallman](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 12:49:21 PM

Our names are Peter and Ellen Tallman and we live at 1827 Lakespur Lane, Louisville Colorado.

We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,

Ellen and Peter Tallman

From: [Phillip Boutote](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 11:19:28 AM

My name is Phillip Boutote and I live at 2379 Golden Eagle Way, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. I further believe that the opening of this business will be deleterious to the safety of the surrounding area as well as to home values. Please recommend denial of the application as it is currently proposed.

Phillip Boutote

--

Phillip Boutote
2379 Golden Eagle Way
Louisville, CO 80027
303-953-8282
pboutote@gmail.com

From: [Lee Breslouer](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 10:48:46 AM

My name is Shachar Breslouer and I live at 2164 E Hecla Dr, Unit B in Louisville.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Shachar Breslouer

From: [Fenella Keig](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 10:42:13 AM

Our names are Fenella Keig and Amy Stark and we live at 2408 Hecla Dr, Louisville, CO.

We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail.

Please recommend denial of the application as it is currently proposed.

Thank you for your consideration

Fenella

--
Fenella
917-731-2051

From: [Gino Bona](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 10:38:48 AM

Good morning.

My name is Gino Bona and I live at 2119 Hecla Drive in Louisville, Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you for your consideration.

--

Gino Bona
720-419-8553

From: [Beth Ward](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD Application
Date: Thursday, February 20, 2020 1:53:44 PM

My name is Beth Ward and I live at 1320 Snowberry Lane #101 in Louisville. I find the revised application for 1411 Hecla Way unacceptable and not in keeping with the local area, and properties adjacent to the open space trail. Please deny the application as it is currently proposed.

Sincerely,
Beth Ward

From: [Lazar Gintchin](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Sunday, February 23, 2020 3:24:10 PM

Hello,

My name is Lazar Gintchin and I live at 1491 Hecla Way Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,
Lazar

--

Lazar Gintchin
lazar.gintchin@gmail.com

From: [Amanda McGarry](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 2:27:38 PM

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. In particular, the location of parking and trash receptacles, as well as the fence, is out of character for properties adjacent to an open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,

Amanda McGarry

1934 Blue Star Ln, Louisville, CO 80027

From: [Susan Vanderborgh](#)
To: [Planning](#)
Subject: 1411 Hecla Way
Date: Thursday, February 20, 2020 9:22:46 AM

My name is Susan Vanderborgh, and I live at 1802 Sweet Clover Lane, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,

Susan Vanderborgh



Vanderborgh Family Law, LLC
Child and Family Investigator
Domestic Relations Mediator
Parenting Coordinator/Decision-Maker

www.vanderborghfamilylaw.com

2373 Central Park Blvd. #100
Denver, CO 80238
Phone/Fax: 720 307-4410
Email: susan@vanderborghfamilylaw.com

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From: [Trudy Turvey](#)
To: [Planning](#)
Subject: 1411 Hecla Way
Date: Thursday, February 20, 2020 8:36:03 AM

H-I am Trudy Turvey and I live at 1483 Hecla Way in Louisville, Colorado.I live well within 500 feet of the proposed application.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,

Trudy Turvey

From: [Tim Merkel](#)
To: [Planning](#)
Subject: Application for 1411 Hecla Way
Date: Monday, February 24, 2020 11:32:21 AM

My name is Tim Merkel and I live at 1849 Sweet Clover Lane, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Tim Merkel

Partner, Big Compass



tim@bigcompass.com | bigcompass.com

M:303-591-4371 O:720 -328-1669

From: [Kerry Merkel](#)
To: [Planning](#)
Subject: Application for .1849 Hecla Way
Date: Thursday, February 20, 2020 1:40:12 PM

My name is Kerry Merkel and I live at .1849 Sweet Clover Ln. Louisville Colorado.

I/We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Kerry Merkel

Owner/Director

[Blue Mountain Montessori](#)

From: [Erin Solida](#)
To: [Planning](#)
Subject: Application unacceptable
Date: Saturday, February 22, 2020 7:53:13 AM

My name is Erin Solida and I live at 1376 Snowberry Lane, Louisville Colorado.

I find the revised application for [1411 Hecla Way](#) unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you Kindly,

Erin Solida

From: [Meredyth Muth](#) on behalf of [Open Records](#)
To: [Lisa Ritchie](#); [Harry Brennan](#)
Subject: FW: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 12:56:22 PM

Public Comments for your packet.

MEREDYTH MUTH
CITY CLERK
CITY OF LOUISVILLE
303.335.4536
303.335.4550 FAX
www.LouisvilleCO.gov
MeredythM@LouisvilleCO.gov

-----Original Message-----

From: Kathy Duffy [<mailto:kathyduffy486@gmail.com>]
Sent: Thursday, February 20, 2020 12:46 PM
To: City Council <Council@louisvilleco.gov>
Subject: 1411 Hecla Way PUD application

My name is Katherine Duffy and I live at 1923 Lakespur Lane, Louisville, Colorado in the North End neighborhood.

I find the revised application for 1411 Hecla Way unacceptable. It is definitely not in keeping with a quiet residential neighborhood with so many families and close proximity fo local schools. Our neighborhood is also is adjacent to Louisville Open Space, bike paths and wildlife. I strongly recommend denial of the application, not only as currently proposed but, altogether. Frankly, I'm shocked that this application for such 'use' has progressed even this far. As a resident of Louisville, this application should have been a complete nonstarter.

From: [K. Joanne Stark](#)
To: [Planning](#)
Subject: project @ 1411 Hecla Way Louisville Co 80027 PUD application
Date: Monday, February 24, 2020 11:08:42 AM

Good Morning— As a retired nurse of 30 years working with those under the age of 21 years, am extremely concerned with the development of another retail marijuana store in / near our residential community. Markel Phase Two has a large population of young families and their children under the age of eighteen years. Plus I have seen the large number of teenagers that “trek” from the local Centaurus high school to the King’s Market each am prior to school, noon time, and then again after school. Knowing the nature of some young people, they would be exposed to a "new element" in the neighborhood and want to “check it out”!!!!. Also of concern is the “open space” walk way behind the homes on Sweet Clover Lane that do not have any type of security fencing to protect their yards. Since I use a walker, am concerned for my safety when on this pathway.

My name is Katherine Joanne Stark and I live @ 1818 Sweet Clove Lane, Louisville, Co. I purchased my home in 2015 and have had the pleasure to see the development grow into a great neighborhood that Louisville can be proud of. Thus I find that the revised application for 1411 Hecia Way is unacceptable, and not in keeping with our local area, and specially the properties that are adjacent to the open space trail that so many enjoy using. I ask that you please recommend that the application be deny as it is now proposed. Any questions, or if doing “site” visits I can be reach by phone @ 303-665- 0436.

Thank you

K. Joanne Stark

From: elisabethborden@gmail.com
To: [Planning](#)
Subject: PUD Application for 1411 Hecla Way
Date: Thursday, February 20, 2020 1:56:27 PM

I am a homeowner living very close to 1411 Hecla Way, whose PUD application you are considering. I have reviewed their revised application and find it objectionable in several ways and generally find it not to be an inappropriate fit with the local area, particularly given its proximity to residential housing and the open space trail.

I ask you to recommend denial of that application as it is now proposed.

Elisabeth Borden
1320 Snowberry Lane #304
Louisville, CO 80027
303.349.6630

From: [Barbara Subercaseaux](#)
To: [Planning](#)
Subject: Re: 1411 Hecla Way PUD Application
Date: Thursday, February 20, 2020 8:36:51 PM

My name is Barbara Subercaseaux Gaillard and I live in North End @ 1813 Blue Star Lane, Louisville Colorado.

My husband and I find the revised application for 1411 Hecla Way unacceptable, and not fitting in with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

I appreciate your attention to this matter.

Sincerely, Barbara

Barbara Subercaseaux Gaillard
Chair- Board of Directors- WOW! Children's Museum
"Inspiring Learning Through Play"
(310)291-1388

From: [Ernie Chung](#)
To: [Planning](#)
Subject: Subject: 1411 Hecla Way PUD application
Date: Thursday, February 20, 2020 2:18:18 PM

My name is Ernest Chung and I live at 2373 Hecla Dr, Louisville Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Sincerely,

Ernest Chung

From: [Bob Richardson](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Tuesday, February 25, 2020 8:33:43 AM

Our names are Bob Richardson and Jan Richardson and we live at 1327 Snowberry Lane, Louisville Colorado.

We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Kind regards, Bob and Jan



Bob and Jan Richardson | Louisville Homeowners | 1984-2020 |
North End Community | Markel Homes |
1327 Snowberry Lane, Louisville, CO 80027 | Cell 720-810-3851 |
robert.c.richardson@gmail.com | louisvilleco.gov |

From: [Katie Lapinski](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Tuesday, February 25, 2020 12:58:08 PM

Hello,

My name is Katie and I live on Snowberry Lane in Louisville Colorado.

We find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,
Katie

From: [Iris Pinkus](#)
To: [Planning](#)
Subject: 1411 Hecla way PUD application
Date: Tuesday, February 25, 2020 2:27:02 PM

My name is Iris Pinkus and I live at 1505 Hecla way, Louisville, Colorado.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you

From: [Lindsey LeCuyer](#)
To: [Planning](#)
Subject: 1411 Hecla Way
Date: Tuesday, February 25, 2020 2:35:13 PM

To whom it may concern:

I live in the North End subdivision in Louisville, and am writing to request that you recommend DENIAL of the application for business construction as it is currently proposed at 1411 Hecla Way. This plot is uniquely situated with extremely close proximity to houses, and on a street servicing a residential area. The plan submitted brings facilities too close to residents homes, and brings traffic, including delivery trucks, through a residential area. This small lot sitting behind our neighbors homes deserves thorough and careful consideration.

Sincerely,
Lindsey LeCuyer
1364 Golden Eagle Way, Louisville

From: [Andrew LeCuyer](#)
To: [Planning](#)
Subject: 1411 Hecla PUD Application
Date: Tuesday, February 25, 2020 9:33:59 PM

Subject: 1411 Hecla Way PUD application

My name is Andrew LeCuyer and I live at 1364 Golden Eagle Way, Louisville, Colorado.

The revised application for 1411 Hecla Way is not acceptable for multiple reasons, including parking and trash adjacent to residential properties, a tall vinyl fence out of character for the area, and potential commercial vehicle delivery traffic on a residential street. Please recommend denial of the application as it is currently proposed.

respectfully,
Andrew LeCuyer

From: [Jon Bettcher](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Tuesday, February 25, 2020 7:06:05 PM

Hello Louisville city planning -

My name is Jonathan Bettcher, and I live at 1881 Sweet Clover Lane, very close to the development at 1411 Hecla Way. To make it official, I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Please feel free to respond on this email address if you need any other details or information.

Thank you,

-Jon Bettcher
(267) 978-1217

From: [Jessica Ash](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Wednesday, February 26, 2020 10:07:55 AM

To whom it may concern:

My name is Jessica Ash and I live at 1545 Hecla Way, Unit 202, Louisville, Colorado 80027.

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail. Please recommend denial of the application as it is currently proposed.

Thank you,
Jessica Ash

From: [Kevin Wise](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD Application Objection
Date: Thursday, February 27, 2020 10:49:40 AM

Subject: Objection to 1411 Hecla Way PUD application

I am Kevin C. Wise and live at 1838 Blue Star Lane, Louisville Colorado,

I find the revised application for 1411 Hecla Way unacceptable, and not in keeping with the local area, and properties adjacent to the open space trail.

Primary among my concerns is the probable increased traffic congestion on Hecla Way and at the intersection of Hecla Way and Plaza Drive. My family uses both these roads on a daily basis. The intersection is already difficult to navigate, in our experience, and will only become more of a hazard with the increased traffic and parking issues that will likely be generated by the proposed new business at 1411 Hecla Way. Eventually, another traffic light may be required at that intersection if the application is approved and thus more expense incurred by the city.

I learned that a six foot vinyl fence will be allowed along the trail as part of the application. When our house was built only a relatively short open view fence facing the trail was permitted. The same standard should apply here.

A business similar to the one proposed already exists almost within eyesight. Is another one in the immediate area needed or desirable?

I think no for a number of reasons.

Importantly, the proposed business does not appear to fit in with the character of the North End 2 development. I have seen it grow over the last five years into a vibrant family oriented community consisting of retired couples as well as young families with lots of young children playing on the sidewalks and streets. I am concerned about the overall impact of the proposed business on the "livability" of North End 2 community for its residents and object to the application.

Please verify that you have received and considered my objection.

Thank You.

From: [Roxanne Brickell-Reardon](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Thursday, February 27, 2020 4:18:19 PM

Dear Louisville Planning Department,

My name is Roxanne Brickell-Reardon and my husband, Kevin Reardon, and I live at 1828 Lakespur Lane in Louisville, Colorado.

We find the revised application for 1411 Hecla Way unacceptable! It is not in keeping with the local area, and properties adjacent to the open space trail. We are asking you to please recommend denial of the application as it is currently proposed.

Thank you for your thoughtful consideration and decision, Roxanne

From: [Josi](#)
To: [Planning](#)
Subject: 1411 Hecla Way PUD application
Date: Friday, February 28, 2020 5:52:03 AM

Hello,

I am writing concerning the proposed plans for 1411 Hecla Way. I realize they are under review and I recommend denying the application as the plans represent a facility that does not adhere to the standards of our residential area.

Thank you,
Josi Heron
2401 E Hecla Drive
Louisville, CO 80027

From: [Lisa Ritchie](#)
To: [Harry Brennan](#)
Subject: FW: PUD-0256-2020
Date: Wednesday, May 27, 2020 10:24:32 AM

Lisa Ritchie, AICP
Senior Planner
City of Louisville
720-391-3993 - Temporary Phone Number

The City has made the decision to close all facilities in an effort to protect public health and prevent the spread of COVID-19. We continue to provide essential services and are conducting non-essential services remotely if possible. I appreciate your patience and understanding if you experience a longer response time than usual. Also to stay up-to-date, please sign up for eNotifications at <https://www.louisvilleco.gov/residents/enotification> and the City's monthly eNewsletter at <https://www.louisvilleco.gov/newsletter>.

-----Original Message-----

From: Brian Topping [<mailto:brian.topping@gmail.com>]
Sent: Tuesday, May 26, 2020 6:34 PM
To: Planning <planning@Louisvilleco.gov>
Subject: PUD-0256-2020

Dear Commissioners,

Thank you for your mailing of public notice on case number PUD-0256-2020. While of course we residents of North End would have liked to be similarly notified before this project was originally approved, it is a nice consolation to have been notified here and moving forward..

As a neighbor to this development, I have reviewed the plans to the best of my ability and am personally satisfied with the overall outcome. By moving the parking lot to the back of the property and taking the structure out of alignment with the neighboring NAPA store, it removes that horrid feel of strip malls with parking lots in front of them. The landscaping, including the faux stone fencing and it's arrangement thereon provides an aspect of privacy that exceeded my expectations and think it is a great solution to the various goals of interested parties.

The only consideration I have is that the fence height would be at a minimum in the 78"-90" range instead of the proposed 72". Small height increases in such structures change the incident angle of unobstructed sound and light quite measurably at distance. This is especially important for the adjacent row homes on Hecla. While the taller fence line may feel more imposing, I imagine that to be a temporary situation until the foliage grows in. While we have no three-dimensional renderings to go from here, the overall development could look quite stately as the canopies of the trees start to obscure the top of the fence line in places.

This feel could be enhanced by planting vines on along the fence. I am not a landscape professional, but my sense is that vines would take to that concrete treatment and once again improve the elegance of the overall structure with time. It seems like the customers might also enjoy this "hidden oasis" treatment as well, transforming their visits from transactional to more experiential in nature. Noting the waterfall at the northeast corner of the parking lot, I believe these additions could be keeping with that theme.

Kind regards,

Brian Topping

White Violet Way
Louisville CO 80027

From: [Rob Zuccaro](#)
To: [Lisa Ritchie](#); [Harry Brennan](#)
Subject: RE: Planning Hearing PUD-0256-2020
Date: Wednesday, June 3, 2020 9:47:05 AM

-----Original Message-----

From: GT [<mailto:georg.tritschler@gmail.com>]
Sent: Tuesday, June 2, 2020 9:49 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Planning Hearing PUD-0256-2020

Dear Planning Comission,

I am Georg Tritschler and I live at 1833 Sweet Clover Ln.

I believe my property boundary is within 500 ft set by city ordinance for the proposed development at 1411 Hecla Way.

I have not received official written notice of case number PUD-0256-2020.

As such, I will not have sufficient time to prepare for the hearing.

Please continue this application to a later date, in order that the city meets its notification requirement under municipal code.

best regards

Georg Tritschler

ITEM: Napa Auto Parts PUD Amendment
PUD-0256-2019

REQUESTS: Approval of request for an amendment to the Napa Auto
Parts Final Planned Unit Development for Louisville Plaza
Filing No.2, Lot 4, First amendment, Lot 4B.

Supplement No. 3a: Electronic Hearing Request Form

Attached is the Electronic Hearing Request form, signed by the applicant.

Supplement No. 3b: Supplemental Public Comments

Attached are public comments received through June 9th, 2020.

ELECTRONIC LAND USE HEARING REQUEST CASE NO. PUD-0256-2019

APPLICANT INFORMATION

Firm: 6 Eyed Jack LLC
 Contact: Brandon Banks
 Address: 1940 Blake St #201
Denver CO 80202
 Mailing Address: 1940 Blake St #201
Denver CO 80202
 Telephone: 773-220-5786
 Fax: _____
 Email: brandonbanks066@gmail.com

OWNER INFORMATION

Firm: Same as applicant info
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

REPRESENTATIVE INFORMATION

Firm: Emilia Construct
 Contact: Jessica Emilia
 Address: 2606 S Josephine
Denver CO 80210
 Mailing Address: _____
 Telephone: 720-434-3980
 Fax: _____
 Email: jessica@emiliaconstruct.com

PROPERTY INFORMATION

Common Address: 1411 Hecla Way
 Legal Description: Lot _____ Blk _____
 Subdivision Lot 4B First Amendment Lot 4, Louisville plaza Filing 2
 Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: 
 Print: Brandon Banks 6/5/2020
 Owner: 
 Print: Brandon Banks 6/5/2020
 Representative: _____
 Print: Jessica Emilia

CITY STAFF USE ONLY

- Electronic Hearing Approved: _____
- Date(s) of Hearing(s): _____

From: [Laura R Chernikoff](#)
To: [Planning](#)
Cc: [Harry Brennan](#)
Subject: 1411 Hecla PUD Amendment
Date: Monday, June 8, 2020 12:48:58 PM

To Whom It May Concern,

I am a homeowner at 1459 Hecla Way, in the condo building directly adjacent to the lot at 1411 Hecla Way that has plans under consideration for development.

I am writing again to express my concern about the current version of the plans. I sincerely hope the City Planning Commission will take into consideration the close proximity of residential and commercial in this situation, and will take every possible action to ensure these two areas can exist harmoniously.

The current plans show no acknowledgement of the fact that multi-story residential bedrooms are directly adjacent to the property. The parking lot as it's currently situated would have cars driving around the building to a lot directly in view of the condo buildings and nearby homes. The retaining wall in the latest version of the plan would do little to prevent light, noise, and exhaust from reaching our homes. My home has a bedroom on the third floor and a deck on the second floor that directly faces the proposed parking lot. It makes no sense to situate the parking in this location when it could be on the far side, closer to the Napa Auto property where parking spaces already exist.

Furthermore, there are far more parking places indicated than the proposed business will need. In order to create space for these additional parking places, the new lot will take over the space that Napa Auto has traditionally used to turn their trucks into their loading dock. Without this option, large trucks will need to back into the property, creating additional noise, exhaust, and blocking traffic on Hecla Way.

These plans show clear disregard for the residents of the North End neighborhood in a way that is extremely likely to cause problems for years to come. I strongly recommend these plans are rejected and sent for further revision to come up with a solution that better adapts the commercial lot to the adjacent residential properties. Please respect our property values and our homes.

Sincerely,
Laura Chernikoff

From: [Scott McElroy](#)
To: [Planning](#)
Cc: [Harry Brennan](#)
Subject: 1411 Hecla Way - NAPA Auto Parts PUD Amendment
Date: Monday, June 8, 2020 3:12:43 PM

Members of the Planning Commission,

The proposed amendment to the NAPA Auto Parts PUD (“Amendment”) should not be approved, primarily because of (1) the placement of the proposed building, (2) the location of the unnecessarily expansive parking on the northeast portion of the lot, and (3) the resulting requirement for an exceedingly long faux stone fence on the east side of the lot to provide security and partially shield the neighbors from the lighting and other effects of the parking lot.

The problems with the Amendment appear to be driven by three concerns on the part of the applicant: (1) the need for extensive security for a marijuana dispensary; (2) a desire to operate the facility from 8 AM to 10 PM despite being immediately adjacent to a residential neighborhood; and (3) preservation of the ability to put a second facility on site as was initially proposed by the applicant. The result is a proposed facility that resembles a fortress on a hill as it will be seen by the adjacent neighbors, those using the greenway path alongside the site, and the many people who walk the Hecla Lake Open Space. In any event, the operator of the facility should be required to abide by the signage plan he submitted to the Local Licensing Authority (“LLA”).

Two points require clarification before turning to the merits of the application. First, the applicant who owns the lot, 6 Eyed Jacks, (“Applicant”), is not the entity who received a license from the City. 5 Eyed Jacks (“Licensee”) is owned solely by Mr. Banks who received a marijuana retail license after review of his “moral character” by the LLA. Local Licensing Authority Meeting Minutes for October 28, 2019 at 7 (“LLA Minutes”). 6 Eyed Jacks is owned by Mr. Banks and another party who was not party to the application for a license and therefore 6 Eyed Jacks is not authorized to operate a marijuana retail facility although it is free apparently to lease its facility to 5 Eyed Jacks. I am not aware that a copy of any such lease has been submitted to the City as required by Section 5.11 070.

Second, this Amendment deserves particular scrutiny from the Commission. The LLA specifically deferred the consideration of the site plan for the proposed marijuana retail store to the Planning Commission and the City Council. LLA Minutes at 7. The City Code requires the submission of a site plan and a full description of the building as part of the licensing requirement, presumably so that it can be reviewed in light of the particular use of the facility as a retail marijuana store. Section 5.11 070 B 8. That review has never occurred so strong attention must be paid to that requirement now. In addition, the proposed facility is on the cusp of a residential neighborhood and thus must be viewed in light of the need to avoid adverse effects on the adjacent neighbors.

The fundamental problem with the Amendment is the siting of the building at the southwest corner of the lot immediately adjacent to the street and the existing NAPA parking lot, thus necessitating excessive lighting and security measures for the remainder of the lot. Those measures include a six foot faux stone wall encircling most of the east and north sides of the lot and extensive lighting of the overly expansive parking that is immediately adjacent to the

surrounding neighbors' houses. The proposed hours of operation are from 8 AM to 10 PM seven days a week. The lighting will be on for at least sometime before and after that when "two employees" will be opening and closing the store. General Security Plan submitted to the Local Licensing Authority at 10 of the licensing application ("The opening and closing periods of the day present high risk times for armed robbery or unauthorized intrusions.") ("Security Plan"). Both the lighting and the walls will be visible from the greenway path on the east side of the lot and the Hecla Lake Open Space as well as the surrounding neighborhood.

The problems with the Amendment are exacerbated by the insistence on providing more parking spaces than required, especially when given the present location of the entrance to the building, most customers will use the existing NAPA parking lot. And, of course, the Commercial Design Guidelines emphasize that parking and site coverage should be limited in order to preserve open space. In sum, the building should be located in a spot that (1) does not result in a stone fence extending well over half way down the east side of the lot and along the full north side of the lot which is most visible from Hecla Lake and (2) does not require lighted parking in the northeast part of the lot.

The need for the extensive wall appears to stem from two factors: security and the compelling need to try to shelter the adverse effect of the unnecessarily large parking lot and accompanying lighting on the surrounding neighbors. I don't doubt the need for security which presumably the wall and lighting would help provide. The Licensee has explained that the facility will operate in a "high-risk security environment . . ." Security Plan at 7. The Licensee further noted that among other things, barriers are needed in the effort to prevent "armed violence." Security Plan at 8. See also 9News.com, 7 Marijuana Dispensaries Robbed Since Early November (Jan. 7, 2020)(last viewed 6/6/2020). It is clear, however, that the needed security can be provided in a far less intrusive manner by placing the building in a different location which would minimize the need for lengthy walls and lighting that interferes with the surrounding neighborhood. Presumably, the Applicant has not done that in order to preserve its ability to propose a second building in the future.

Finally, any amendment approved by the Commission should include a note memorializing the Licensee's commitments to the LLA regarding signage. In his Security Plan, the Licensee committed to its signage only being illuminated "30 minutes prior to the dispensary's closing" and "no neon signage." Security Plan at 19. The Licensee further promised that "external signage will only display the registered company name [Louisville Organics] to assist customers in locating the business." Business Operations and Marketing Plan submitted to the LLA at 22. These provisions should be noted on the plat.

To conclude, the proposed Amendment is not compatible with the surrounding neighborhood and open space. It is obvious that a more appealing and less intrusive facility that still meets the needs of the Applicant could be built. As a result, the Amendment should not be approved.

Thank you for your consideration of these points.

Scott McElroy
1873 Sweet Clover Lane

From: [Matt Welton](#)
To: [Planning](#)
Cc: [Harry Brennan](#)
Subject: 1411 Hecla Way PUD Ammendment
Date: Monday, June 8, 2020 9:31:14 PM

To whom it may concern,

I am writing to express my concern regarding the approval of the development at 1411 Hecla way. I am in favor of rejecting this proposal mainly due to its close proximity to a quiet residential neighborhood. The proposed layout of the structure, parking lots and barrier walls will cause numerous problems to the existing residents of Hecla Way.

I'm new to Louisville and intend to be engaged in this community. I was shocked to learn that this business was approved at this location. Louisville is a very sought after town to live in and it's going to continue to grow. I realize this development was well underway before I became a resident and I assume the process is too far along to prevent it entirely. Wouldn't a business such as this be better suited in an existing location with a comparable business model? If it is too late to reject this business at this site altogether, then I urge you to please take the time to look deeply into the impact it will have on the neighboring residential community and act accordingly.

I also ask you to think ahead and consider what different approach you may take with regard to the future development of North End Market 1st Amended Block 11 PUD (also on Hecla Way) when the time comes. You have a choice to make and you have an opportunity to lead by example. Are we a community where businesses pop up in random locations with no rhyme or reason or do we have an actual plan for growth like the title of your Committee might suggest. Do we want to be a model for other communities or one where other townships learn from our poor choices. I hope you look at all those impacted by this development and choose the former, now and in the future.

Thank you,
Matthew Welton
1505 Hecla Way

From: Tim Merkel [mailto:tim@bigcompass.com]

Sent: Monday, June 8, 2020 10:59 AM

To: Planning <planning@Louisvilleco.gov>

Subject: 1411 Hecla PUD Amendment

Dear Planning Commission,

"Poor planning on your part doesn't make an emergency on my part". We've all heard our parents and teachers say this to us. When I look at the 1411 Hecla PUD Amendment plan this is what echoes in my head.

From a common sense perspective, this PUD Amendment plan looks and feels wrong. Buildings, parking lot, trash, and loading docks all competing for space and placed in aesthetically silly locations. Even if this plan meets all the requirements on paper with the city, this plan needs serious improvement. We don't have a planning commission to simply read the rules and check for compliance, we have a planning commission to protect the beauty and value of our community by preventing silly & ugly designs/plans to be built.

I have several issues with the plan:

1. Logistics - Trucks will have a very difficult time with this layout, creating extra noise and traffic issues
2. Design - The 6' privacy wall is darn right silly. Why are homeowners prevented from putting these up, but business can. We have no precedent for this style wall in the city. Let's not start now.
3. Aesthetics - There is now way this building and parking lot layout would ever be dreamt up by the city's planners...because it's ugly. If we allow this to happen with our new developments, what is a planning commission for? What will this tell future developers about they can get away with?

It is unfortunate that the owners of this land have spent so much time and money trying to make this lot work. It's unfortunate that the Napa building is situated the way it is. It's unfortunate that this lot was one of the only spaces that legal marijuana could be sold in Louisville. However this doesn't translate into an obligation by the City to "make it work". Once built, this building will impact the city for decades to come. Please uphold your duty as a pragmatic commission and force these developers to create a safe, functioning, and aesthetically palatable plan.

Thank you all for your hard work.

Tim Merkel

Partner, Big Compass

-----Original Message-----

From: Marsha McClanahan [<mailto:marshamccl@icloud.com>]

Sent: Monday, June 8, 2020 1:46 PM

To: Planning <planning@Louisvilleco.gov>

Subject: 1411 Hecla Way

I have studied the revised plan for the retail marijuana store to be built next to the residential properties of North End. I am a property owner at 1459 Hecla Way. I would again like to voice my concern with placing the parking along the eastern side of the back of the lot, adjacent to the residences. Entering cars will be driven around the entire building and enter the parking lot behind the building with their lights pointing at the residential properties. It would seem so much wiser to locate the parking adjacent to the parking of the other business, NAPA auto. The condos are 3 floors high with their master bedrooms on the top floor at the back of the building and the closest single story house has a bedroom at the back of the house. The parking area will be as close as possible on the lot to the residential bedrooms. Since this is a business that is open every day until 10 pm and will have employees leaving after 10 pm, this will be a problem for all the nearby residents. A wall along the property edge will not stop the lights, noise and car exhaust from reaching the residents, especially since 2 of the 3 floors of the condos are above the wall.

If I understand the drawings, there are 14 parking spaces for a single business which seems excessive. It looks as if more than 50% of the lot will become asphalt which could create flooding in heavy rain. The water runoff from the property is directed toward the concrete pathway and to Sweet Clover Way. The concrete pathway is a sidewalk, not an aqueduct. I continue to have concerns about over saturation of the ground there which could lead to water entering basements or cause other property damage.

Marsha McClanahan

--Original Message-----

From: Marsha McClanahan [<mailto:marshamccl@icloud.com>]

Sent: Monday, June 8, 2020 1:46 PM

To: Planning <planning@Louisvilleco.gov>

Subject: 1411 Hecla Way

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Marsha McClanahan

-----Original Message-----

From: Nancy K [<mailto:nancymkoch@gmail.com>]

Sent: Saturday, June 6, 2020 5:44 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Comments regarding the retail store proposal at 1411 Hecla Way

Louisville Planning,

I have a few comments regarding the plans for the new building near NAPA Auto parts.

1. I am not pleased that the building is close to the sidewalk. Especially in this neighborhood setting. Everything seems to be about open space. This would be a contrast to the North End development. Isn't there a better location for this building? Balfour designed its new building back away from the sidewalk. Giving one an open feeling. When I walk near the building, there is a sense of calm.
2. I am not pleased about the wall that will be adjacent to the trail. Again, it seems opposite of an open space idea.
3. I do not want a business open from 8 to 10. It is important to remember that this is a residential area. It is quiet. Maybe near King Sooper's is a better location. At least that is a commercial area not in our back yard.

It just seems that there are better suited commercial areas for a store like this.

Nancy Kochevar
1805 Blue Star Lane
Louisville, CO

---Original Message-----

From: Brian Topping [<mailto:brian.topping@gmail.com>]
Sent: Tuesday, June 9, 2020 1:48 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: PUD-0256-2020

Dear Commissioners,

Thank you for your mailing of public notice on case number PUD-0256-2020. While of course we residents of North End would have liked to be similarly notified before this project was originally approved, it is a nice consolation to have been notified here and moving forward..

As a neighbor to this development, I have reviewed the plans to the best of my ability and am personally satisfied with the overall outcome. By moving the parking lot to the back of the property and taking the structure out of alignment with the neighboring NAPA store, it removes that horrid feel of strip malls with parking lots in front of them. The landscaping, including the faux stone fencing and it's arrangement thereon provides an aspect of privacy that exceeded my expectations and think it is a great solution to the various goals of interested parties.

The only consideration I have is that the fence height would be at a minimum in the 78"-90" range instead of the proposed 72". Small height increases in such structures change the incident angle of unobstructed sound and light quite measurably at distance. This is especially important for the adjacent row homes on Hecla. While the taller fence line may feel more imposing, I imagine that to be a temporary situation until the foliage grows in. While we have no three-dimensional renderings to go from here, the overall development could look quite stately as the canopies of the trees start to obscure the top of the fence line in places.

This feel could be enhanced by planting vines on along the fence. I am not a landscape professional, but my sense is that vines would take to that concrete treatment and once again improve the elegance of the overall structure with time. It seems like the customers might also enjoy this "hidden oasis" treatment as well, transforming their visits from transactional to more experiential in nature. Noting the waterfall at the northeast corner of the parking lot, I believe these additions could be keeping with that theme.

Kind regards,

Brian Topping
White Violet Way
Louisville CO 80027

From: [David Hirsch](#)
To: [Planning](#)
Cc: [Harry Brennan](#)
Subject: 1411 Hecla PUD Amendment
Date: Wednesday, June 10, 2020 8:59:26 AM

I am writing to express my concerns over the proposed new marijuana store at 1411 Way, Louisville CO. I live at 1585 Hecla Way. My concerns are the following:

1. The building will have parking adjacent to the trail and nearby homes. This will cause unwanted noise and movement of cars and delivery trucks adjacent to areas where there are a number of elderly individuals walking
2. Large trucks that are delivering to NAPA will now need to stop on Hecla Way and reverse into NAPA. This may cause a problem especially in the winter.
3. Having a marijuana store so close to homes is unusual; most are in shopping centers away from single family homes and condos.
4. Noise, lights and traffic will increase in an area that was calm and safe to walk around.
5. The builder has not had formal contact with the potential neighbors to discuss our concerns.

I believe the City of Louisville planner acted without considering the effects of such an establishment on the neighborhood. I would like our feelings heard and discussed at the meeting June 11. My wife and I will not be able to be there due to a previous commitment.

Thank you,

Daviud Hirsch, MD
Elaine Hirsch
1585 Hecla Way, Unit 303
Louisville, CO. 80027

From: [David Chernikoff](#)
To: Planning@louisvileco.gov
Cc: [Harry Brennan](#)
Subject: 1411 Hecla PUD Amendment
Date: Wednesday, June 10, 2020 9:41:10 PM

To Whom it May Concern:

I am one of the owners of the property at 1459 Hecla Way. After reviewing the plan for the retail marijuana store at 1411 Hecla Way, I have several concerns I'd like to express.

This kind of an interface between a residential neighborhood and a commercial property is difficult in the best of circumstances. One of my main concerns is that the current design of the building exacerbates the most likely problems that will occur. Since the retail business will be open from 8:00am until 10:00pm, 7 days a week, it's seems like a very poor choice to have the parking lot be directly adjacent to the North End properties. That means that exhaust fumes from the cars, the noise of cars starting their engines & coming and going, music playing in the cars, and people talking loudly in some cases will be as close as possible to the residential units next to the parking area. While the submitted plan proposed an unusually massive wall to minimize the noise transfer and light pollution, that would be unnecessary if the parking were on the Napa side of the lot. The use of additional LED street lights adds an additional element of environmental disturbance to the residential area.

To the extent that the daily quality of life of the North End residents is of concern to the planning board, it would make much more sense for the parking to be on the west side of the building since it would then be in close proximity to another commercial business. The building itself would act as a natural buffer that would decrease the amount of disturbance created in the residences and the inappropriately massive wall in the plan would not be necessary. I also question the need for the number of parking spaces proposed. That seems excessive and leads me to wonder if there are future plans to build an additional structure on the property.

Another concern involves the large trucks that make deliveries to the Napa store. The proposed design makes truck deliveries problematic and may lead to trucks blocking traffic on Hecla Way at times. This is a particular risk in snowy weather. Whatever plans are given final approval should recognize the need for 18-wheeler semis to make regular deliveries to the Napa store.

Thank you for your consideration of my concerns.

Respectfully submitted, David Chernikoff

David Chernikoff, M.Div., LCSW
303-499-7592
davidchernikoff@icloud.com

From: [MICHAEL PAO](#)
To: [Planning](#)
Cc: [Harry Brennan](#)
Subject: 1411 Hecla PUD Amendment
Date: Tuesday, June 9, 2020 7:41:09 PM

To the Members of the Louisville Planning Commission,

My name is Michael Pao and I am a resident of The North End at 1817 Sweet Clover Ln. I have been following the NAPA Auto Parts PUD Amendment at 1411 Hecla Way for over a year now and continue to be disappointed in the manner in which the amendment and revisions have been handled.

With regards to the latest revision, I, again, find the proposed plans unaligned with the location and its surroundings. As you know, it backs up directly against open space as well as the backyards and houses/townhouses of my neighbors in The North End. The colossal security wall, the addition of unnecessary parking spots, and the positioning of the building itself will create a traffic, light, noise, and possible security situations that go against the very principles of the surrounding open space and neighborhood.

It is with these aspects in mind that I ask you to ***deny the request*** for approval until further revisions are made to allay the many concerns that continue to be expressed by the public.

Best regards,
Michael Pao

From: [Lazar Gintchin](#)
To: [Harry Brennan](#)
Subject: 1411 Hecla PUD
Date: Wednesday, June 10, 2020 10:07:08 PM
Attachments: [TRUCK PROBLEM.pdf](#)

Hi Harry,

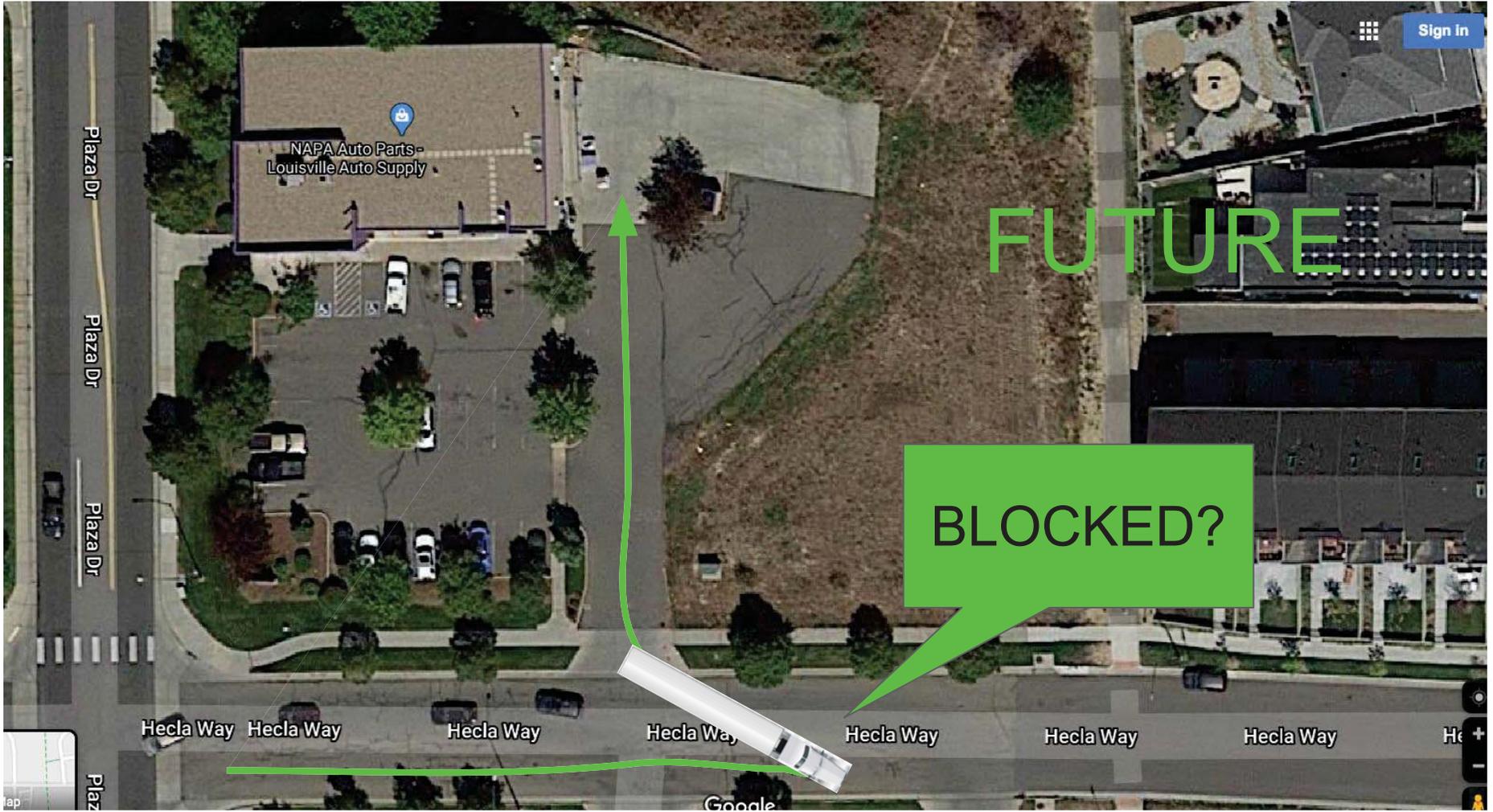
Please make the attached PDF available during the citizen input section so I can illustrate why the current design does not accommodate semi-trucks unloading at Napa Autoparts.

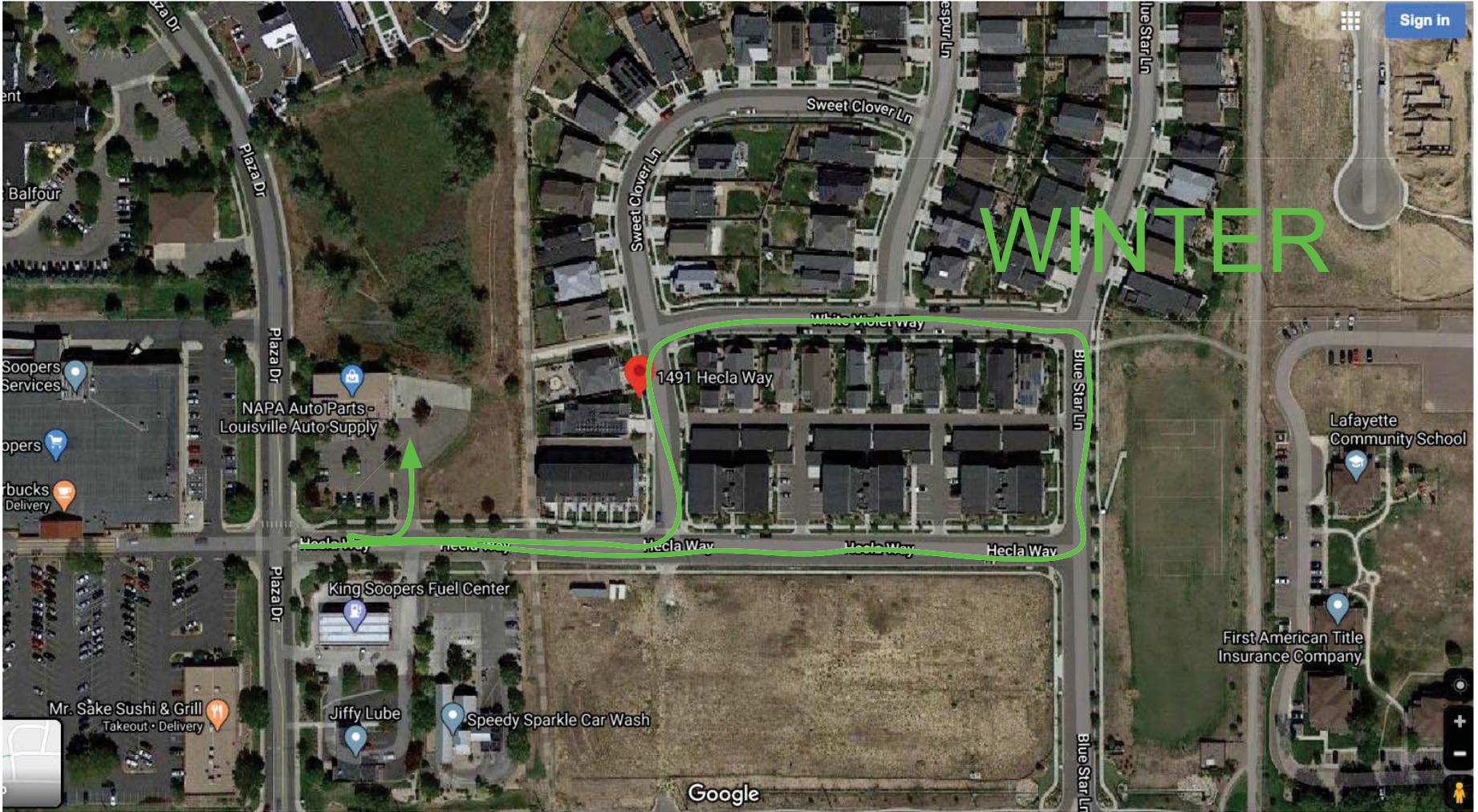
Thank you,
Lazar

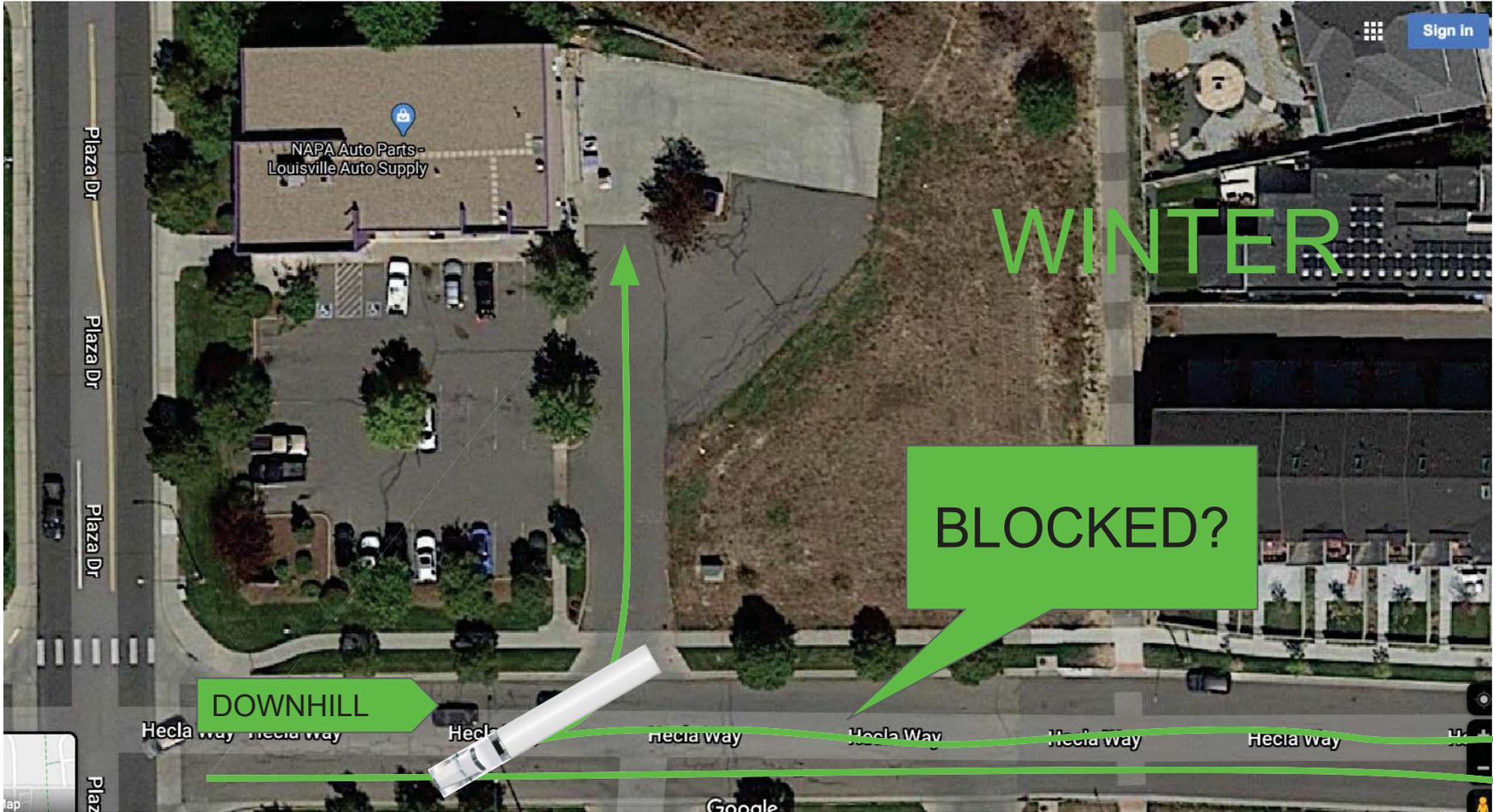
--

Lazar Gintchin
lazar.gintchin@gmail.com











Access to eastbound
E South Boulder Rd.

BLOCKED?

From: [Mark Cathcart](#)
To: [Harry Brennan](#); [Planning](#)
Subject: 1411 Hecla Way - Napa Auto Parts PUD Amendment
Date: Thursday, June 11, 2020 8:30:11 AM
Attachments: [cathcart pictures for 1411 Hecla Way public hearing.pdf](#)
Importance: High

Harry, please make sure these pictures/slides are available during the public comment section of the hearing tonight on the NAPA Auto parts aka 1411 Hecla Way PUD Amendment.

Thank you.

++Mark.

<https://markcathcart.com/about/>

Cathcart Pictures for 1411 Hecla Way PUD Amendment Public Hearing

PUBLIC HEARING

A Public Hearing before PLANNING COMMISSION

scheduled on THURSDAY JUNE 11th, 6:30 P.M.

at THE CITY OF LOUISVILLE REC CENTER 900 VIA APPIA

Regarding: AN AMENDMENT TO THE NAPA AUTO PARTS

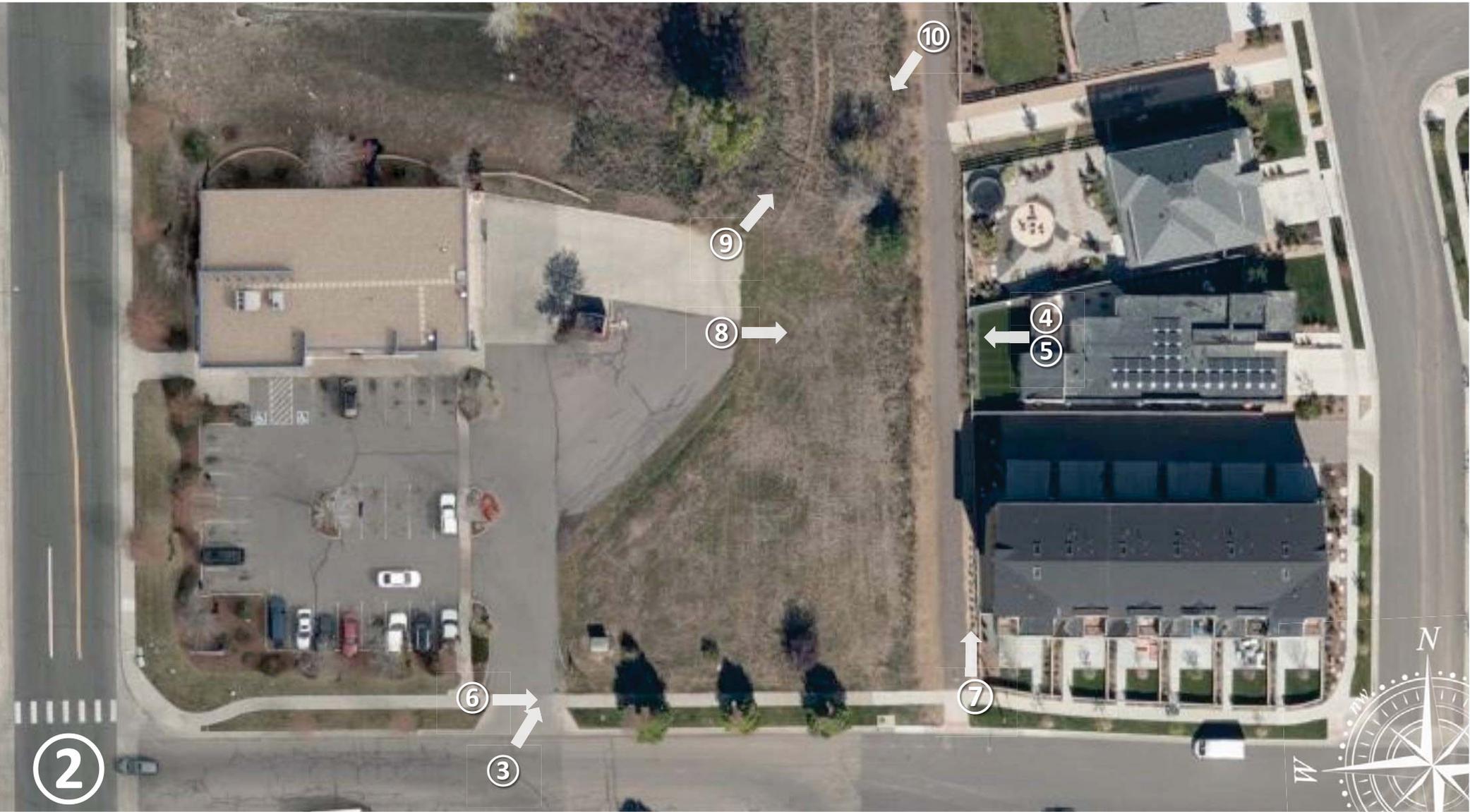
PUD LOUISVILLE PLAZA FILING No 2, LOT 4,

LOCATED AT 1411/1413 HECLA WAY

Contact City of Louisville with
QUESTIONS or COMMENTS:

www.louisvilleco.gov/PlanningApplications
303-335-4592 or planning@louisvilleco.gov

1





3



4





5







7



8





10

Applicants summary slide at Louisville Local Licensing Authority (LLA)

How does this “enhance the security of the area”?

What does “Community engagement” even mean?

11

Benefits to City of Louisville

12

Local Job Creation

Enhancing security of the area

Community Engagement

Sales Tax Revenue

Charitable Contributions to local causes

From: [Trudy Turvey](#)
To: [Harry Brennan](#); [Rob Zuccaro](#); [Planning Commission](#); [Ashley Stolzmann](#)
Subject: 1411 PUD Amendment
Date: Wednesday, June 10, 2020 1:07:21 PM

Dear Planning Commission Members:

I am writing to urge non-approval to the proposed amendment to the NAPA Auto Parts PUD. My objections are related to the following issues:

1. It should be recognized that Mr. Banks has not once attempted to speak with the neighborhood directly affected by the proposed development. This is certainly not in keeping with statements within his application regarding community involvement.
2. The proposed building on the lot appears to be very close to Hecla Way rather than setback on the lot as one might expect for a building in our community. This encroaches on the neighborhood feel of the space, not to mention its proximity to the Open Space trail used by many in the neighborhood. Additionally, the number of parking spaces would indicate MANY visitors to our neighborhood-why so many?
3. The proposed hours from 8AM-10PM will also encroach on the sense of neighborhood, as the signage will be front and center for the major part of the day. The lighting and security needs of this facility will most assuredly affect the residential neighborhood just adjacent to this property.
4. This “armed violence” from which the facility must be defended is of great concern to me as a neighbor-what protections do we have from such a scenario? A high wall (the esthetics of which are questionable as it is not in keeping in any way with the surrounding neighborhood) situated just next to the trail will certainly feel ominous to those of us who walk the trail daily. Why not move the building closer to NAPA and keep them together so as to preserve some semblance of respect for the neighbors? And, thus, decrease the need for a high wall just next to us?

I do hope the Amendment will not be approved and that at this point the citizens of Louisville will be seriously listened to.

Trudy Turvey
1483 Hecla Way
Louisville, CO 80027

From: [Felicity Selvoski](#)
To: [Harry Brennan](#)
Subject: FW: 1411 Hecla Way PUD Amendment
Date: Wednesday, June 10, 2020 7:48:25 PM

FYI

Best,

Felicity Selvoski
Planner / Historic Preservation
City of Louisville
fselvoski@louisvilleco.gov
P: 303-335-4594

We continue to provide services and are conducting business remotely as much as possible. Staff is checking our email and voicemail regularly and will respond as soon as possible. Also to stay up-to-date, please sign up for eNotifications at <https://www.louisvilleco.gov/residents/enotification> and the City's monthly eNewsletter at <https://www.louisvilleco.gov/newsletter>.

From: mcelroymas@gmail.com [mailto:mcelroymas@gmail.com]
Sent: Wednesday, June 10, 2020 6:49 PM
To: Planning <planning@Louisvilleco.gov>
Subject: 1411 Hecla Way PUD Amendment

Members of the Planning Commission,

I am writing to express my concern regarding the 1411 Hecla Way PUD Amendment. I feel the proposed amendment and site plan under review negatively affects the surrounding neighborhood for the following reasons:

- 1) The proposed security wall is a concern due to the overly strong visual nature of the wall along an open space trail to Hecla Lake and residential neighborhood. If the proposal is considered, please consider planting mature trees and shrubs.
- 2) The siting of the building places parking in the rear of the lot, creating a need to mitigate the noise and light effect on the neighboring residences. The proposal does not seem sympathetic to the lot's location and its relationship to the surrounding residential neighborhood.
- 3) An increase in traffic flow coming from the east, along Hecla Way will create the potential

for speeding and accidents along this residential street.

Sincerely,

Molly McElroy
1585 Hecla Way, #104

- ITEM:** PUD-0282-2020 & PUD-0283-2020 – Lot 2, Block 1, Redtail Ridge Preliminary and Final Planned Unit Development – Project 321 Office Campus (Medtronic) – **CONTINUED FROM JUNE 11, 2020 and JUNE 25, 2020**
- PLANNER:** Lisa Ritchie, Senior Planner
- REPRESENTATIVE:** Molly Carson and Mark Beal, Ryan Companies
- EXISTING ZONING:** PCZD-C - Commercial
- LOCATION:** 2501 Sorrel Ave (Northwest of US 36 and Northwest Parkway and Southeast of S. 88th St and Campus Drive, part of the Redtail Ridge development)
- TOTAL SITE AREA:** 89.8 Acres
- REQUEST:** Approval of Resolution No. 6, Series 2020, recommending approval of a preliminary and final Planned Unit Development to allow construction of a 506,000 sf office building and associated site improvements

VICINITY MAP:



UPDATES SINCE JUNE 11, 2020 AND JUNE 25, 2020 PLANNING COMMISSION MEETING:

Staff updated the report to include additional detail and analysis on the proposal for the June 25, 2020 packet. This July 9, 2020 packet was updated to reflect this hearing date, as well as the brief discussion that follows on the status of the Redtail Ridge General Development Plan (GDP) as it relates to the review of this Planned Unit Development (PUD) application.

During the June 25, 2020 meeting, the Planning Commission voted to recommend denial of the amendment to the Comprehensive Plan and the Redtail Ridge GDP. These requests may be considered by City Council in the coming weeks for a final decision. This application is to consider a PUD for property located within the Redtail Ridge GDP and if approved will be conditional upon approval of the Redtail Ridge GDP and subdivision plat applications. While the existing approved ConocoPhillips Campus GDP allows office uses and development generally consistent with this PUD application, this PUD is not being reviewed under that GDP. This PUD assumes the lot configuration, transportation networks, public land dedication areas, and utility design that is associated with the Redtail Ridge GDP and should be reviewed for conformance with this draft GDP. The proposed Redtail Ridge GDP and zoning agreement drafts are attached for reference. Additionally, there is not a commitment by the applicant or property owner to develop the property consistent with the ConocoPhillips Campus GDP at this time.

SUMMARY:

The applicant, Ryan Companies, requests approval of a combined Preliminary and Final Planned Unit Development (PUD) to allow the construction of a 506,000 sf office building and associated site improvements. The applicant requests that this application be considered for combined Preliminary and Final PUD review and has provided final-level application materials at their own risk to support the application. This proposal is located within the ConocoPhillips Campus General Development Plan, 1st Amendment development, referred to as Redtail Ridge. This application will only be considered if the Redtail Ridge GDP is approved. Additionally, this PUD application will be conditional upon approval of a preliminary and final subdivision plat for Redtail Ridge to establish the lots, blocks and rights-of-way required for this development, along with an associated subdivision improvement agreement requiring construction of all necessary public improvements. These applications are under review by the city with public hearings anticipated later this summer.

BACKGROUND:

The City is currently reviewing an application for a Comprehensive Plan Amendment and a 1st Amendment to the ConocoPhillips Campus General Development Plan (Redtail Ridge). The Comprehensive Plan amendment proposal is to change the designation of the property from Rural to Suburban, update land use policies to allow multi-family residential, healthcare and lodging development, increase allowed development density and increase allowed building heights. The General Development Plan amendment proposal is for a mixed commercial and residential development,

containing up to 5,886,000 sq. ft. of total building area, inclusive of 2,236 multi-family residential units (1,326 age-restricted senior living units and 900 non-age restricted units) and 2,520,000 sq. ft. of commercial development.

This application represents the first PUD application for development within the Redtail Ridge development. The anticipated tenant is Medtronic, while the property will be owned by the applicant, Ryan Companies. As noted above, the plat for Redtail Ridge is not yet finalized or approved, however staff believes the general lot configuration, utility design, rights-of-way, and other major considerations are advanced enough in development that any further changes should be minor in nature and not affect the design or substance of this PUD application. If any unanticipated changes occur that affect this PUD, a PUD amendment may be required and will follow appropriate city process. This PUD is conditional upon approval of the plat applications under review.

The property proposed for this PUD is shown as Parcel B on the proposed Redtail Ridge GDP development plan. This area would allow up to 530,000 sf of development with the intent to allow buildings up to 90 ft in height. It is a single, 90 acre lot, surrounded on four sides by new streets, Rockcross Drive to the south, Sorrel Avenue to the east, Campus Drive to the north and Yucca Avenue to the west. Campus Drive, Sorrel Avenue, and Rockcross Drive east of Sorrel Avenue are included as part of the Redtail Ridge Filing No. 1 plat infrastructure, Rockcross Drive west of Sorrel Avenue and the entirety of Yucca Avenue are proposed in future phases of development.

Figure 1: Redtail Ridge GDP development plan

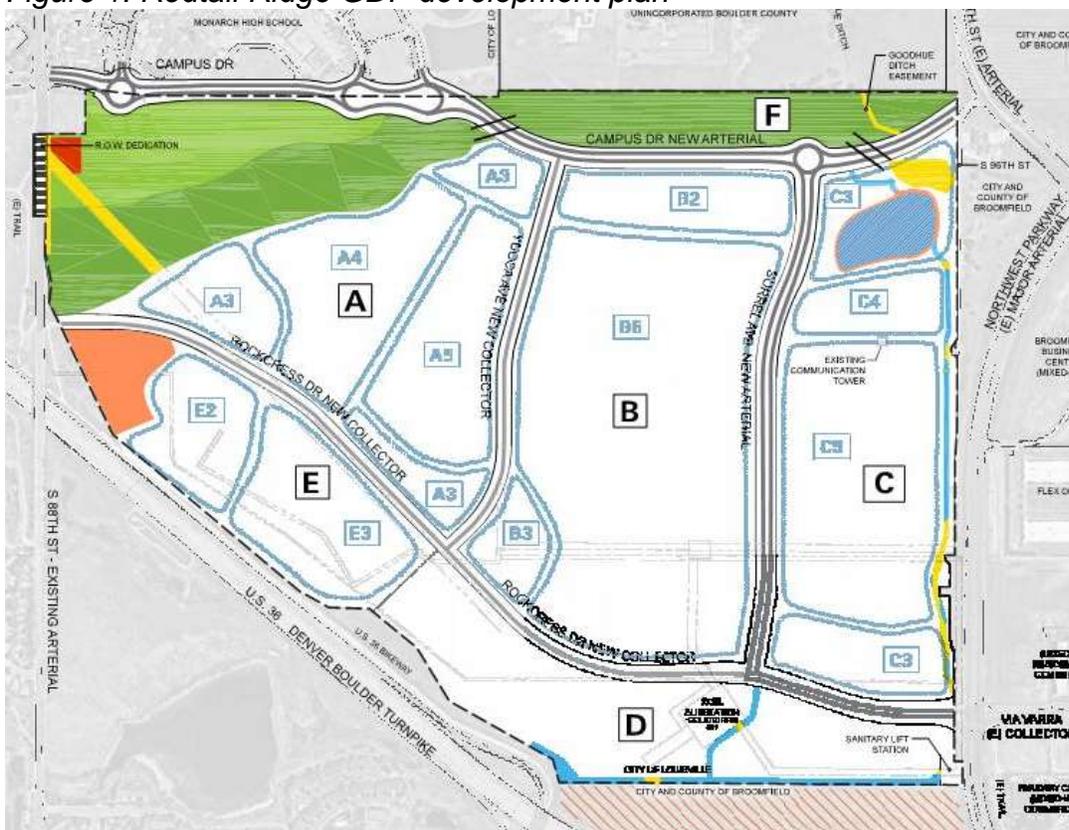


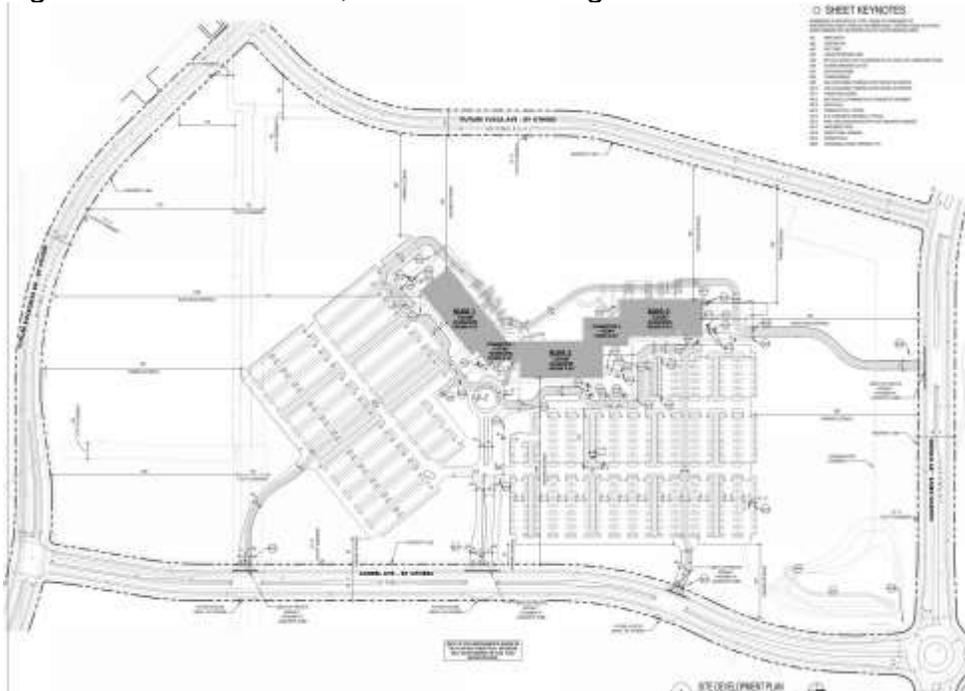
Figure 2: Redtail Ridge illustrative site plan



PROPOSAL:

The applicant requests approval of a PUD to allow construction of a 506,000 sf office building and associated site improvements. The lot fronts the west side of Sorrel Avenue, with the main access drive and two additional secondary access points off of Sorrel Avenue. A service drive accessing the north side of the development is proposed from the south side of Campus Drive.

Figure 3: PUD Site Plan, north is on the right



development including portions of existing Tape Drive, parking lots, building foundations, stormwater facilities, and landscaping. The PUD includes a demolition plan sheet that notes which elements will be removed and abandoned and the proposal for landscape restoration. The development agreement will address the guarantee for landscape, grading and restoration that will be required when Yucca Avenue and Rockcross Drive are constructed in future phases. The plans show landscaping and conceptual grading that will be finalized with development approvals for those future phases.

There will be detached sidewalks along all street frontages, and the applicant proposes a single pedestrian connection from a sidewalk adjacent to the main access drive from Sorrel Avenue. No other pedestrian connections are proposed that connect to any other street frontages. Emergency access meets requirements, and provides access to all four sides of the building.

The applicant proposes several site amenities, including numerous gathering areas along the west elevation, secure bicycle storage and showers for employees. The site plan accommodates drainage through a pond on the northeastern portion of the property. The applicant utilizes primarily natural materials for the pond, include a grasscrete trickle channel and large boulders. Any areas with exposed concrete associated with the pond will have an integral colored concrete in a harvest gold color to help minimize the visual impact.

The project architecture consists primarily of precast concrete panels and metal and glass accents. The primary colors on the building are shades of gray, with bright orange accents at the entry areas. The applicants request approval of a waiver for the use of concrete panels and metal, which are not permitted in the CDDSG.

Figure 5: Architectural rendering looking west

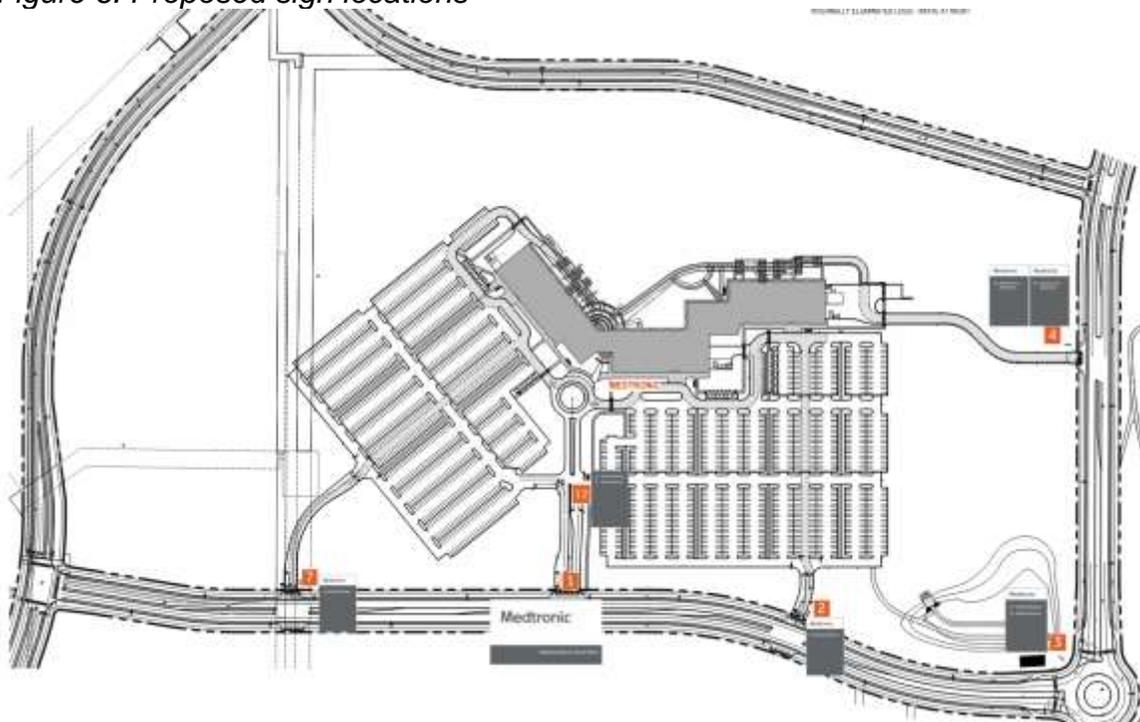


Parking on the site is accommodated through a series of connected surface parking lots. The CDDSG requires a parking ratio of 4 spaces per 1,000 sf of building area, resulting in a total number of required spaces of 2,024. The proposal includes 2,089 spaces including 32 ADA accessible spaces, along with 24 motorcycle parking spaces and 60 exterior bicycle racks. The Redtail Ridge GDP requires use of Transportation Demand Management (TDM) as a strategy to support the traffic study and proposed traffic volumes at the site. The development of this PUD was included in the assumptions for this initial traffic study and the applicant also provided a TDM plan that includes indoor locker rooms, showers and secure bike storage for cyclists, prioritized parking for carpools/vanpools, prioritized parking for motorcycles, and a commitment to coordinate with Brue Baukol on shuttle service or other transit options as the overall site develops. The TDM plan also discusses parking utilization at the existing Boulder County locations to support the parking demand at this location.

The landscape scheme utilizes very limited areas of turf grass. Generally, native grasses are the principal ground cover with areas of shrub and tree beds adjacent to rights of way and the developed areas of the site around the building and parking lots. The intent is to maintain the native grasses and non-manicured character of the area, minimize water use and to align with the areas of the property that will remain undisturbed or restored to a natural state following removal of the previous development. The applicant has provided a landscape design narrative, included as an attachment, that describes the overall intent of the native character of the landscape plan associated with the Redtail Ridge development. Waivers are requested associated with required parking lot trees and medians, described in more detail in the analysis section below. Overall, the CDDSG requires 870 trees on the property, and the applicant requests approval of a plan with 865 trees. All required street trees and perimeter trees are included, however the applicant requests a reduction in the number of parking lot trees due to concerns for security site lines desired by the tenant.

The application includes a sign program for the development that requests waivers from the sign code. Waivers for signs are permitted through approval of a PUD. The sign plan is shown on page three of the PUD, also shown below. Due to the large site area and multiple site access drives, a sign program provides wayfinding for the site.

Figure 6: Proposed sign locations



The following table identifies what is allowed in the sign code and what is proposed in the application:

Figure 7: Freestanding Signs for Single-Tenant Office Site

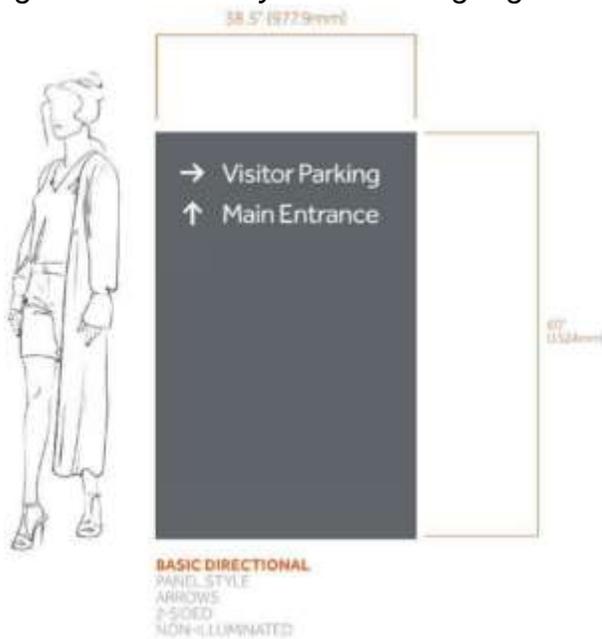
	Sign Code Allowance	Application
Max. Number	1 - Primary 1 - Secondary	1 - Primary 5 - Secondary
Max. Area, Primary	40 sf	75 sf
Max. Area, Secondary	16 sf	16 sf
Max. Height, Primary	6 ft	6'-6"
Max. Height, Secondary	5 ft	5 ft

The design of the signs are rectangular metal cabinet signs in gray and white. The primary sign at the main entry drive is designed with internal illumination of the logo with the remainder opaque, which complies with the code. The secondary signs are not illuminated. The design of the signs do not include the architectural base and border required in the sign code.

Figure 8: Primary Freestanding Sign



Figure 9: Secondary Freestanding Signs



The proposal also includes one channel letter internally illuminated wall sign facing Sorrel Ave. The table below compares the proposal to the sign code allowance.

Figure 10: Wall Signs for Office Only Site

	Sign Code Allowance	Application
Max. Number	1 per tenant - Primary 1 per tenant - Secondary	1 – Primary
Max. Area, Primary	40 sf	100 sf
Max. Area, Secondary	24 sf	NA
Total Sign Area Max.	100 sf	100 sf
Max. Height, Primary	3 ft	4 ft

Additionally, the sign code allows two flag poles on a property, and the applicant requests approval of three flag poles. Additional detail is provided in the analysis section below.

Included in the proposal is an easement dedicated to the city for the purposes of creating an area that cannot be developed. The easement is shown on the PUD site plan and generally encompasses the northern portion of the property. This easement is intended to help support waiver requests, and is further described in the analysis section below. The easement was reviewed by the Open Space Advisory Board and was recommended for approval. The minutes from that meeting are included as an attachment.

ANALYSIS:

The PUD is subject to the Redtail Ridge GDP, the CDDSG and Chapter 17.28 of the Louisville Municipal Code.

CDDSG: 1. Site Planning

The application complies with the standards in this section, including all minimum setbacks and building and site orientation standards. The proposal meets the standards for site grading and drainage in the CDDSG.

CDDSG: 2. Vehicular Circulation and Parking

The site is adjacent Sorrel Avenue on the east, Campus Drive on the north, and the future streets of Yucca Avenue on the west and Rockcross Drive on the south. Access is accommodated through a primary and two secondary drive aisles to connecting to Sorrel Avenue, and a service drive connecting from the north to Campus Drive. The drive aisles can accommodate access for fire and service needs on the property. The applicant requests approval of a waiver for parking lot medians, which are required between every other parking bay. The remainder of the application meets requirements with respect to circulation and has been reviewed and accepted by the Louisville Fire Department.

CDDSG: 3. Pedestrian and Bicycle Circulation

The proposal only provides one pedestrian connection to Sorrel Avenue. Staff has encouraged the applicant to provide additional pedestrian connections to other street frontages to improve walkability for the site, however the security protocols desired by the tenant do not allow unsecured access points on the property. While staff believes additional connections are desirable, the application meets the minimum requirements in the CDDSG. The pedestrian circulation design is logical and safe and meets or

exceeds all minimum sidewalk widths. The proposal includes 60 exterior bicycle parking spaces, and within the building plans include secure bicycle storage, lockers and showers for employees on the site.

CDDSG: 4. Architectural Design

The architecture of the building includes articulation and material and color variation, and properly locates entry and service areas. While the application includes the use of metal accents and precast concrete, it is of high quality design, low maintenance and durable. The orientation of the building maximizes views to the west and appropriately screens service entries. Because this PUD is the first within the Redtail Ridge, it serves to establish the local context for site planning and architectural compatibility for the remainder of future development. When considering the greater surrounding area, the development is compatible with the Via Varra neighborhood to the east, and the Interlocken development to the southeast across US 36. The building will be minimally visible due to elevation changes from vantage points within Louisville along S. 88th Street. The building will be visible on the approach from Campus Drive and the Monarch schools campus.

CDDSG: 5. Landscape Design

The application complies with standards in the CDDSG for perimeter landscaping and building and loading and service area landscaping. The applicant requests waivers associated with parking lot landscaping, including the requirement for medians noted above, and the requirement for two trees within each landscape island. The majority of the site landscaping maintains the naturalized native grasses and provides low water use plantings with minimal areas of turf in the employee gathering area on the west side of the building. The entry drive areas are enhanced with large quantities of shrubs, perennials and a pollinator planting area. The landscaping around the building footprint meets standards in the CDDSG. The gathering areas on the west include paved areas, crusher fines area, landscaping and walking paths.

CDDSG: 6. Screen Walls and Fences

The application includes split face CMU block screen walls near service areas as appropriate.

CDDSG: 8. Exterior Site Lighting

Staff finds the application complies with the CDDSG for the lighting design. The application includes wall mounted and pole mounted full cut-off LED light fixtures that will reduce light glare and safely light the property.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- CDDSG 4.2.C requirement for a maximum building height of 35'-0" to the parapet and 42'-0" to the mechanical enclosure. The application includes a request for a building height of 77'-0" and a mechanical enclosure height of 92'-0". If the

Comprehensive Plan Amendment and GDP Amendment are approved, they would provide zoning and policy support for this request. The site design provides clustered buildings with generous setbacks that will reduce the visual impact at the street. From western viewpoints looking east, the elevation change will minimize the buildings from view. From eastern viewpoints the building will be prominent.

To further support the request for additional height, the applicant requests consideration of an easement dedicated to the city that will restrict development on 7.11 acres of the northern portion of the site, shown in the exhibit provided as an attachment. The location of this easement further supports the requirement for an undeveloped buffer in this area established in the Southeast Boulder County, South 96th Street, Dillon Road and US 287 Area Comprehensive Development Plan

Section 17.28.080 of the Louisville Municipal Code allow the city to require additional open space based on the following factors:

1. Comprehensive development plan;
2. Topography, drainage, vegetation or other such physical factors;
3. Anticipated socio-economic conditions;
4. Type and density of development and employment;
5. Overall need for open space and recreational facilities.

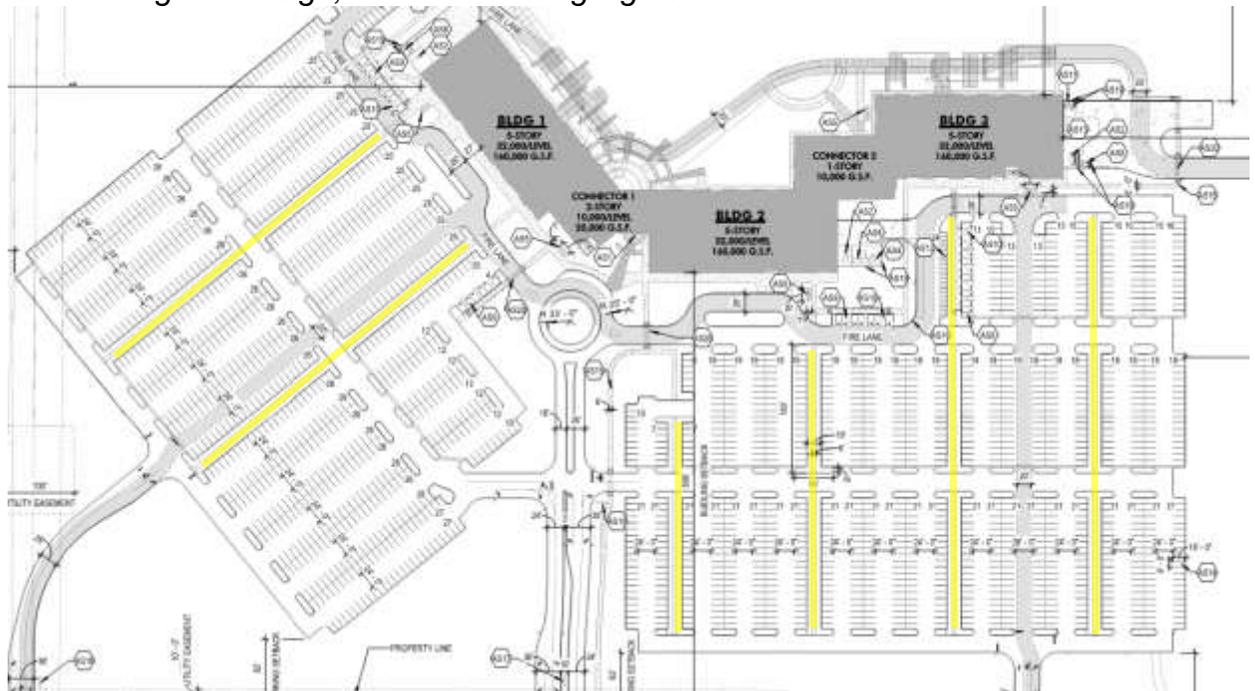
Such open space may be owned and maintained by the developer unless the city accepts dedication of the open space through mutual agreement.

Staff finds that additional open space is warranted by IGA requirement for a buffer, the type and density of the development and overall need for open space and recreational facilities in the area. Section 17.28.120.B.6 states that open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments. Staff notes that the applicant's proposal does not allow public access through the easement area. OSAB acknowledged this lack of access and found it was not a high priority. Staff seeks Planning Commission feedback on whether or not public access is desired in this easement area to meet the code requirement in Section 17.28.120.B.6.

- CDDSG 4.5.1 regarding building materials. Staff finds the proposed materials are high quality and typical for a Class A office development. The precast concrete panels include reveals and other design elements to add texture and interest. The metal panels are high quality and custom for this project. The use of the orange color as an accent provides interest and is very minimal in quantity.
- CDDSG 5.3 standards for parking lot landscaping. The applicant requests a reduction in the number of parking lot trees and parking lot landscape medians due to impacts on desired site security. The entirety of the site will include five less trees than required, but only 290 of the 482 trees required associated with parking lot design. The image below shows the proposed medians, whereas the

code requires a landscape median between every other parking bay, which results in roughly five additional medians.

Figure 11: Parking Lot Design, with medians highlighted



The trees are critical components of parking lot landscaping and serve to break up the visual expanse of the parking lot, provide shade and reduce the heat island effect associated with large paved areas. The applicant states that trees planted within landscape medians have reduced viability relative to trees planted elsewhere on the site. Staff notes that it is a standard development requirement for trees to be included in parking lot landscape islands and with proper soil treatment, irrigation, planting and maintenance practices, trees can be healthy in a parking area.

In addition, staff finds that providing the required medians allows adequate space for additional trees to be spaced throughout the parking lot. Staff recommends a condition of approval that the applicant provide revised landscape and parking lot plans that comply with the CDDSG prior to City Council. Alternatively, while not required, the applicant could construct a parking garage that would meet their preferred security protocols and desire for a low water use site, which would also substantially reduce the impervious paved area on the site.

Waiver Compliance with Section 2.3 of the Louisville Sign Code

Section 2.3 of the Sign Code sets forth the waiver process and criteria. The application includes the following waiver requests:

- As described above, the applicant requests waivers to allow additional freestanding signs on the perimeter at the access drives to the property, a larger wall sign than what is allowed in the code, and one additional flag pole. Waivers from the sign code are evaluated under separate criteria in Section 2.3 of the Sign Code. Staff provides an evaluation of the criteria as it relates to this application at the end of this section.

The applicant states that the signs without architectural bases or borders are the desired typical branding program for Medtronic. However, staff has reviewed the other Medtronic locations in Boulder County, and the signs in the commercial area of Louisville include architectural bases and a border on one side. The signs at the Gunbarrel location do not include architectural bases and borders, and in many cases include exposed structural supports at the base and do not represent the higher quality commercial design standards desired for Louisville.

Figure 12: Medtronic Campus in Gunbarrel, primary and secondary signs



The signs installed at the Gunbarrel campus are the same design that is proposed at the Redtail Ridge campus. The primary sign at the Gunbarrel campus in the images above and below is roughly 10' wide by 5' tall. Staff finds this size sign would provide adequate visibility for the campus at Redtail Ridge and is closer to the allowed maximum size of 40 sf rather than the requested 75 sf. The smaller sign in the foreground is the same design and roughly the same size as the secondary signs proposed for the Redtail Ridge campus.

Staff finds that the secondary signs at the access drives and parking lot are appropriate considering the size of the property, number of vehicular entrances and need for wayfinding, but finds the sign at the intersection of Campus Drive and Sorrel Avenue is not necessary for wayfinding and notes signs at intersections are not typical for office properties in the City and would contribute to excessive and unnecessary signage. The majority of traffic to the site will be arriving from the intersection of NW Parkway and Rockcross Drive, and a sign is not proposed at this location. The removal of this sign is included as a condition of approval.

A requirement for architectural bases for signs is a basic standard in most modern city zoning codes and it would be unusual to waive such a requirement. In addition to providing the desired aesthetic standard for new commercial areas, the bases serve to conceal sign supports and conduit. The images of the Gunbarrel site below provide a primary example of exposed supports and conduit resulting from signs without architectural bases. Staff recommends a condition of approval that an architectural base and border be provided for the signs to meet the sign code requirement. This could be constructed out of the same precast concrete that is used on the building, or other material that is compatible with the architecture of the project. The application includes the required landscaping around the base of each freestanding sign.

Figure 13: Medtronic Campus in Gunbarrel



The first sign below is from the Louisville Medtronic campus located near Dillion Road and Coal Creek Circle and demonstrates a sign that complies with our current sign code for architectural base and border. The second sign below is from the Medtronic location

in the Colorado Tech Center, and provides an appropriate example of signage for a light industrial park.

Figure 14: Medtronic Sign, 826 Coal Creek Cir in Louisville



Figure 15: Medtronic sign, 1480 Arthur Ave in Louisville



Regarding the request for the wall sign, due to the large setbacks, height of the building, staff finds the wall sign is in scale with the building. This sign is shown to scale on the elevation on PUD sheet 33.

Section 2.3 of the Sign Code, Criteria for Waivers

- a. *The proposed sign(s) shall encourage excellence in design, exhibit improved creativity, promote community aesthetics, and be appropriate with the character of the area.*

Staff finds the criterion is not met. The design of the signs do not meet the standard for excellence in design, improved creativity, or are appropriate for the area, which is intended for a modern commercial and mixed use development. Metal cabinet signs without architectural bases or borders are not considered desirable in modern office parks or commercial developments in Louisville and are not consistent with the recently approved sign code. Staff conditions of approval are to add an architectural base and border and removal of the sign at the intersection of Campus Drive and Sorrel Avenue as requirements to approach the desired community aesthetic. At a minimum, staff recommends Planning Commission require an architecturally compatible base. Staff would need to review the revised design for compliance with the code based on the condition to verify it adequately meets this criterion. Staff finds the additional monument sign located at Campus Drive and Sorrel Avenue also does not meet this criterion. This sign does not promote wayfinding from the primary roads leading into the site and contributes to unnecessary sign clutter.

- b. *The proposed sign(s) shall be compatible with the color, materials, and design of the on-site building(s).*

Staff finds the criterion is not met. Staff finds the proposed signs need architectural bases at a minimum that compliment or match the proposed building materials. Staff finds that the sign cabinet colors are compatible with the on-site buildings in terms of colors and materials.

- c. *The proposed signs(s) shall be scaled and located in a manner that is compatible with the scale of the lot and the massing of the building(s), with consideration of legibility of copy area.*

Staff finds that this criterion is not met. Staff finds that the primary ground sign at 75 sf is excessive in size and not needed for clear visibility or to match the scale of the site. Staff recommends a condition that this sign be 50 sf, which is 10 sf larger than the code allows. In addition, staff finds the monument sign located at Campus Drive and Sorrel Avenue does not meet this criterion. This sign does not promote wayfinding from the primary roads leading into the site and contributes to unnecessary sign clutter. Staff finds that with conditions, the signs are scaled and located in a manner that is compatible with the scale of the large lot, numerous access drives, and setbacks and massing of the buildings.

- d. *The proposed sign(s) are otherwise in conformance with the regulations of this chapter and applicable design guidelines respecting the size, height, location, design and appearance of the signs involved.*

Staff finds that the waivers are identified, and the remainder of the sign program is otherwise in conformance with the regulations.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 5, Series 2020 recommending approval of a Preliminary and Final PUD with the following conditions:

1. Prior to the recordation of the PUD, the ConocoPhillips Campus General Development Plan Amendment and a preliminary and final plat and associated subdivision improvement agreement for the Redtail Ridge development shall be approved by the city and recorded.
2. Prior to City Council, the applicant shall provide a landscaping plan and parking lot design that meets all requirements of the CDDSG.
3. Prior to City Council, the applicant shall revise the plans to provide an architecturally compatible base and border for the freestanding signs, shall reduce the size of the primary sign to 50 square feet, and shall remove the sign at the intersection of Campus Dr and Sorrel Ave.

ATTACHMENTS:

1. Resolution No. 6, Series 2020
2. Application Materials
3. Project 321 Office Campus PUD
 - [Link to Part 1 \(pages 1-7\)](#)
 - [Link to Part 2 \(pages 8-15\)](#)
 - [Link to Part 3 \(pages 16-42\)](#)
4. Conservation Easement exhibit
5. Redtail Ridge Landscape narrative
6. OSAB meeting minutes, May 13, 2020

NEW ATTACHMENTS FOR THE JUNE 25, 2020 PACKET:

7. June 11 Planning Commission packet Supplement #6
8. Public comments received after June 11, 2020.
9. Request from applicant to reorder the June 25, 2020 agenda

NEW ATTACHMENTS FOR THE JULY 9, 2020 PACKET:

10. Redtail Ridge General Development Plan
11. Redtail Ridge PCZD Agreement

APPENDIX: PUD Criteria Analysis – Lot 2, Block 1, Redtail Ridge Planned Unit Development

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the PCZD-C zone district. The site and building design are compatible with the development scenario contemplated in the GDP
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The City’s engineering division and Fire District have reviewed the parking circulation and driveway locations and have not objections to the proposal.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned PCZD-C. Residential uses are not allowed on this parcel.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant, with condition	The PUD complies with landscape requirements in the CDDSG.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned PCZD-C. Residential uses are not allowed on this parcel.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the CDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the CDDSG, ensuring adequate pedestrian and bicycle access. There is a direct sidewalk connection provided between the building and adjacent public street.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant, with waiver	The building is 77’-0” tall and while it requires a waiver from the CDDSG standards, the application

		is compatible with surrounding development and appropriate for Redtail Ridge.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant, with waiver	The PUD complies with the architectural design and site planning requirements in the CDDSG. The design incorporates adequate articulation, building materials and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant, with condition	The PUD complies with landscape requirements in the CDDSG ensuring adequate screening and compatible landscaping for the Redtail Ridge.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was previously annexed.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and meets their requirements.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	Provided the Comprehensive Plan Amendment and Redtail Ridge GDP are approved, the PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered	Compliant	The property is not located in a floodplain, nor are there any existing bodies of water in the area.

in a planned unit development plan.		
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property. The site preserves existing undeveloped areas and appropriately restores previously developed areas.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the CDDSG, ensuring proper building placement, vistas and access to open space.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD does not allow additional pedestrian access through the site, beyond what is provided via the single pedestrian access location off Sorrel Ave.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots,	Compliant	The PUD complies with requirements in the CDDSG, ensuring properly designed landscaping adjacent to public streets.

shall aid the order and aesthetic quality of the development.		
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the CDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes appropriate use of water. The internal areas of the lot include native seed mix for the landscape areas.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the CDDSG, providing for shading of parking and pedestrian areas, and includes a green roof on the carport and canopies.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the CDDSG and includes adequate landscaping and buffering from adjacent streets.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides unshaded roof structures so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	Housing is not proposed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	Housing is not proposed.
15. Architectural design of buildings shall be compatible in design with the contours of the	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with

site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.		surrounding designs and neighborhoods.
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**RESOLUTION NO. 6
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR A
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT TO ALLOW
CONSTRUCTION OF A 506,000 SQUARE FOOT OFFICE BUILDING AND
ASSOCIATED SITE IMPROVEMENTS ON 90 ACRES AS PART OF THE REDTAIL
RIDGE DEVELOPMENT, LOCATED NORTHWEST OF US36 AND NORTHWEST
PARKWAY AND SOUTHEAST OF S. 88TH STREET AND CAMPUS DRIVE**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Preliminary and Final Planned Unit Development to allow construction of an commercial office building and associated site improvements.

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on June 11, 2020, and continued to June 25, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated June 25, 2020; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request for Preliminary and Final Planned Unit Development to allow construction of a commercial office building and associated site improvements with the following conditions:

1. Prior to the recordation of the PUD, the ConocoPhillips Campus General Development Plan Amendment and a preliminary and final plat and associated subdivision improvement agreement for the Redtail Ridge development shall be approved by the city and recorded.
2. Prior to City Council, the applicant shall provide a landscaping plan and parking lot design that meets all requirements of the CDDSG.
3. Prior to City Council, the applicant shall revise the plans to provide an architecturally compatible base and border for the freestanding signs, shall reduce the size of the primary sign to 50 square feet, and shall remove the sign at the intersection of Campus Dr and Sorrel Ave.

PASSED AND ADOPTED this 9th day of July, 2020.

By: _____
Thomas Sullivan Rice, Vice Chair
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

OWNER INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

REPRESENTATIVE INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: _____

Legal Description: Lot _____ Blk _____

Subdivision _____

Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: _____

Print: _____

Owner:  _____

Print: Molly Ryan Carson

Representative: _____

Print: _____

CITY STAFF USE ONLY

- Electronic Hearing Approved: _____
- Date(s) of Hearing(s): _____

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Ryan Companies US, Inc.

Contact: Mark Beal

Address: 3900 E Camelback Road, Suite 100
Phoenix, AZ 85018

Mailing Address: 3900 E Camelback Road, Suite 100
Phoenix, AZ 85018

Telephone: 602-322-6146

Fax: _____

Email: mark.beal@ryancompanies.com

OWNER INFORMATION

Firm: Ryan Companies US, Inc.

Contact: Molly Ryan Carson

Address: 3900 E Camelback Road, Suite 100
Phoenix, AZ 85018

Mailing Address: 3900 E Camelback Road, Suite 100
Phoenix, AZ 85018

Telephone: 602-322-6140

Fax: _____

Email: Molly.Carson@RyanCompanies.com

REPRESENTATIVE INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: Tape Dr & Northwest Pkwy

Legal Description: Lot 2 Blk _____
 Subdivision Redtail Ridge

Area: 3,920,400 Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

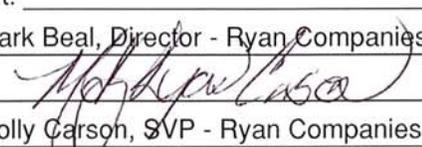
Summary: Ryan is proposing to develop a 500,000
rentable square foot (RSF) office
campus on parcel 2 of Redtail Ridge.
The new campus will be located on 90
acres of land and will consist of three (3)
five (5) story class A office buildings for
a single tenant. The project will utilize
surface parking at a ratio between 4-5
per 1,000 RSF.

Current zoning: PCZD Proposed zoning: PUD-C

SIGNATURES & DATE

Applicant: _____

Print: Mark Beal, Director - Ryan Companies US, Inc.

Owner:  _____

Print: Molly Carson, SVP - Ryan Companies US, Inc.

Representative: _____

Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____



June 1, 2020

City of Louisville
Department of Planning and Building Safety
749 Main Street
Louisville, CO 80027
Attn: Mr. Rob Zuccaro

RE: Project 321 – Letter of Request Describing Proposed Use – [REVISED 6-1-20](#)

Mr. Zuccaro:

Ryan Companies, Inc., in coordination with our design team, is pleased to submit to the City of Louisville our proposed Planned Unit Development (PUD) for Project 321 Office Campus. This development will serve to rehabilitate and activate the vacated StorageTek brownfield site. Our proposed development is consistent with the General Development Plan (GDP) and aligns with the intent of the City's Commercial Development Design Standards and Guidelines (CDDSG).

PROJECT DESCRIPTION:

The 90-acre site offers an opportunity to integrate into the natural surroundings. Site and building placement capitalize on views of the Flatirons and mountains to the west as well as the open space wetlands and raptor habitat to the north (off-site). Access circulation provided allows for safe and efficient service, vehicular, bicycle, and pedestrian connectivity. Amenities proposed on-site to allow occupants to work outdoors as well as utilize outdoor space for contemplative space and recreation. Landscaping plantings proposed are designed with water conservation and longevity in mind. Parking proposed is consistent with CDDSG standards and allows for bicycle and motorcycle parking, in addition to cars.

Three buildings are proposed on-site totaling approximately 500,000 rentable square feet of corporate office space. Buildings proposed are all five stories in height, with one and two-story "connectors" linking buildings together, forming a true campus environment. Rooftop equipment as well as service yards will be screened from adjacent properties. Building character is of a modern aesthetic and appropriate for a corporate campus. Exterior materials proposed consist primarily of precast concrete, metal panels, and glazed storefront and curtainwall systems.

Project 321 Office Campus will be available to employees 24 hours a day, seven days a week. Regular working hours will be approximately 7am to 6pm Monday thru Friday. To accommodate employees and visitors the proposed parking is four stalls per thousand square feet of building.

We are also requesting the following

Ryan Companies US, Inc.
3900 East Camelback Road, Suite 100
Phoenix, AZ 85018

p: 602-322-6100
ryancompanies.com

AZ LICENSE ROC212330 RES
AZ LICENSE ROC195813 COMM
Equal Opportunity Employer

1. CDDSG 4.2, BUILDING HEIGHTS

SECTION C: THE MAXIMUM HEIGHT OF ALL COMMERCIAL BUILDINGS (AS MEASURED PURSUANT TO THE LOUISVILLE MUNICIPAL CODE) IS 35'-0" AND 42'-0" TO TOP OF THE ROOFTOP MECHANICAL SCREEN.

WE REQUEST A WAIVER TO THIS STANDARD AS THIS DEVELOPMENT IS A CAMPUS PROJECT. FOR 321'S OFFICE CAMPUS, WE PROPOSE A SERIES OF BUILDINGS THAT ARE OF GREATER DENSITY THAN WHAT THE STANDARD ADDRESSES. BY INCREASING OUR BUILDING HEIGHT LIMITATIONS, WE ARE ABLE TO PROVIDE BETTER INTERNAL CIRCULATION, LIMIT NATURAL SITE DISRUPTION, AND MAXIMIZE THE AMOUNT OF OPEN SPACE ON SITE. WE PROPOSE ACCEPTANCE OF 90' MAXIMUM HEIGHT AS MEASURED PER SEC. 17.08.045 OF LOUISVILLE'S CODE OF ORDINANCES AND AS CONTEMPLATED/GRANTED WITH PRIOR PUD SUBMITTAL ON BEHALF OF CONOCO PHILLIPS.

2. CDDSG 4.5.1, BUILDING MATERIALS

SECTION A: EXTERIOR WALL MATERIALS MUST BE MUTED, AS SUCH:

- 1) MATTE TEXTURES ARE ENCOURAGED.
- 2) MASONRY, BRICK, STONE AND STUCCO, ARE STRONGLY PREFERRED.

SECTION D: HIGHLY REFLECTIVE MATERIALS SUCH AS BRIGHT ALUMINUM AND GLASS ARE NOT PERMITTED AS THE PRIMARY BUILDING MATERIAL, ESPECIALLY AT THE PEDESTRIAN LEVEL.

SECTION H: PAINTED METAL, PAINTED CONCRETE, PLAIN UNFINISHED CONCRETE BLOCK OR LARGE EXPANSES OF UNARTICULATED STUCCO ARE NOT ACCEPTABLE MATERIALS.

WE REQUEST A WAIVER TO THIS STANDARD DUE TO THE UNIQUE SCALE OF OUR DEVELOPMENT. WE PROPOSE A PALETTE OF MODERN MATERIALS IDENTIFIED WITHIN THIS PUD AND SUBMITTED MATERIAL SAMPLE BOARD.

3. CDDSG 5.3, PARKING LOT LANDSCAPING

SECTION C: A MINIMUM OF 1 CANOPY SHADE TREE PER 8 PARKING SPACES IS REQUIRED IN ALL PARKING LOTS, TO BE PLANTED IN ISLANDS, MEDIANS AND PERIMETER AREAS ADJACENT TO LOTS (EXCLUDING STREETScape TREE PLANTINGS).

SECTION H: LANDSCAPE ISLANDS

- 2) PROVIDE A MINIMUM OF 2 CANOPY SHADE TREES IN EACH ISLAND WITH THE MINIMUM MATURE CANOPY OF 20 FEET.

SECTION I: LANDSCAPE MEDIANS

- 1) PLACE LANDSCAPE MEDIANS BETWEEN EVERY OTHER PARKING BAY IN LOTS FOR MORE THAN 100 CARS.

WE REQUEST A WAIVER TO THESE STANDARDS FOR SUSTAINABILITY, SECURITY, AND VEHICULAR CIRCULATION REASONS. WE PROPOSE PROVIDING THE ISLANDS, TREES, AND MEDIANS PER THIS PUD. ONE OF OUR SUSTAINABILITY GOALS FOR THIS DEVELOPMENT IS TO MINIMIZE IRRIGATION WATER CONSUMPTION BY BEING CONSCIENTIOUS OF PLANTING SELECTIONS AND PLACEMENT. TREES HAVE BEEN STRATEGICALLY PLACED TO ALLOW FOR CAMERA SURVEILLANCE SIGHT LINES. PARKING LOTS HAVE BEEN BROKEN UP BY MEDIANS AND ISLANDS TO ALLOW FOR VEHICULAR BETTER VEHICULAR CIRCULATION AND SNOW REMOVAL

4. CITY OF LOUISVILLE SIGN CODE: 2.2 EXEMPTIONS FROM REQUIRED PERMIT

FLAGS THAT ARE AFFIXED TO NOT MORE THAN TWO (2) PERMANENT FLAGPOLES

WE REQUEST A WAIVER TO THIS STANDARD DUE TO THE UNIQUE SCALE OF OUR DEVELOPMENT, AND THE DESIRE TO SHOWCASE FLAGS THAT PROMOTE VISITING GROUPS OR IMPORTANT EVENTS THAT MAY OCCUR AT THE CAMPUS.



5. CITY OF LOUISVILLE SIGN CODE, 4.10.b FREESTANDING SIGNS IN COMMERCIAL AREAS

MAX. AREA, PRIMARY = 40 SF

MAX. NUMBER = NOT TO EXCEED 2 SIGNS

WE REQUEST A WAIVER TO THIS STANDARD DUE TO THE GENEROUS BUILDING SETBACKS AND THE NEED TO PROVIDE DIRECTIONAL SIGNAGE THAT WILL SAFELY GUIDE THOSE VISITING THE SITE OR INFORM THOSE VISITING NEIGHBORING SITES. BY ADHERING TO CITY STANDARDS, LIMITED SIGNAGE COULD RESULT IN CONFUSED DRIVERS AND DISRUPT TRAFFIC PATTERNS WITHIN THE DEVELOPMENT.

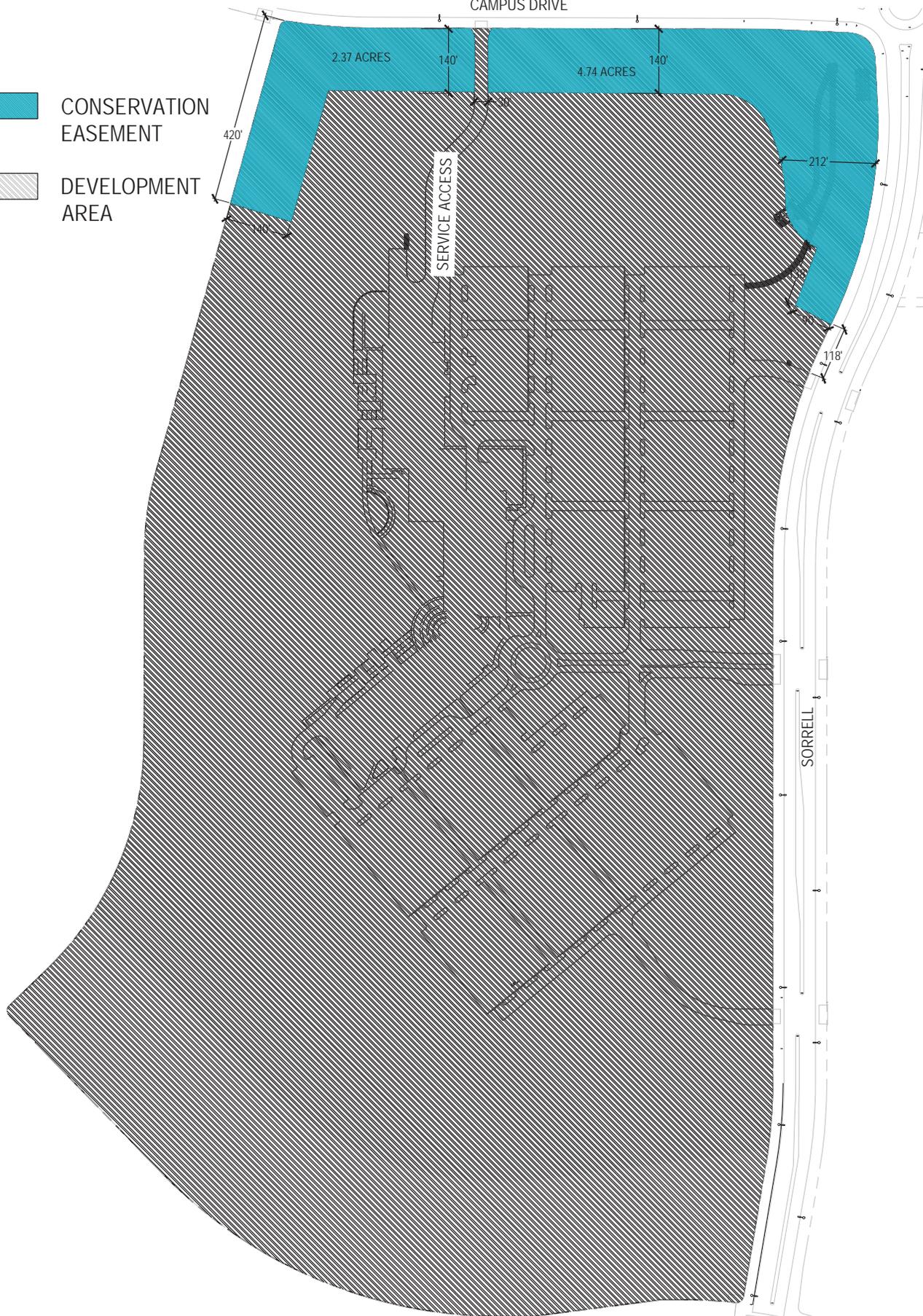
We appreciate your review and consideration of our PUD submission. We are excited to be working with the City of Louisville and look forward to expanding our presence and involvement in the community. Please don't hesitate to reach out with any questions you have.

Regards,

A handwritten signature in green ink, appearing to read "Molly Ryan Carson".

Molly Ryan Carson
Senior Vice President, Market Leader

-  CONSERVATION EASEMENT
-  DEVELOPMENT AREA



PROPOSED CONSERVATION EASEMENT EXHIBIT
 PROJECT 321 CAMPUS
 05/04/2020

NORRIS DESIGN
 Planning | Landscape Architecture | Branding

0 100 200 400


 NORTH

176
 SCALE 1" = 200'

Redtail Ridge

Landscape Design Inspiration

Redtail Ridge is a celebration of the native land that elevates the legacy of Louisville to new heights. Inspired by the natural setting, the views, and the history of Louisville, Redtail Ridge is your invitation to come waltz with the wild. This is a special place where the modern world integrates with nature, presenting an opportunity to find inspiration in the untamed.

Inspired by Nature

Inspired by the Flatirons and geology of the area, Redtail Ridge will utilize natural design patterns to transition from developed areas to naturalized opens space. In addition to providing year-round interest, landscape groupings will prioritize views to the flatirons and front range, as well as adjacent open spaces.

Promoting a Natural Ecosystem

The landscape design will promote a natural ecosystem through native, drought tolerant plants, that also serve as pollinator and wildlife habitat. This new standard embraces our arid environment in the shadow of the Rocky Mountains while underscoring the importance of water conservation and pollinator gardens. Conserving natural areas on site, where possible, is critical to help promote a naturalized ecosystem.



Areas of the site that have remnants of prior development will be targeted for select remediation, including removal of non-natural elements such as concrete, asphalt, and fencing that are visible on the surface. Property owners will be encouraged to remove items that do not fit the natural character of the site, restore grade to match adjacent grades, and utilize the Redtail Ridge Native Grass Mix for revegetation. Select remediation should be targeted to avoid mass re-grading of areas and/or removal of desirable existing trees within otherwise non-disturbed areas.

Redtail Ridge

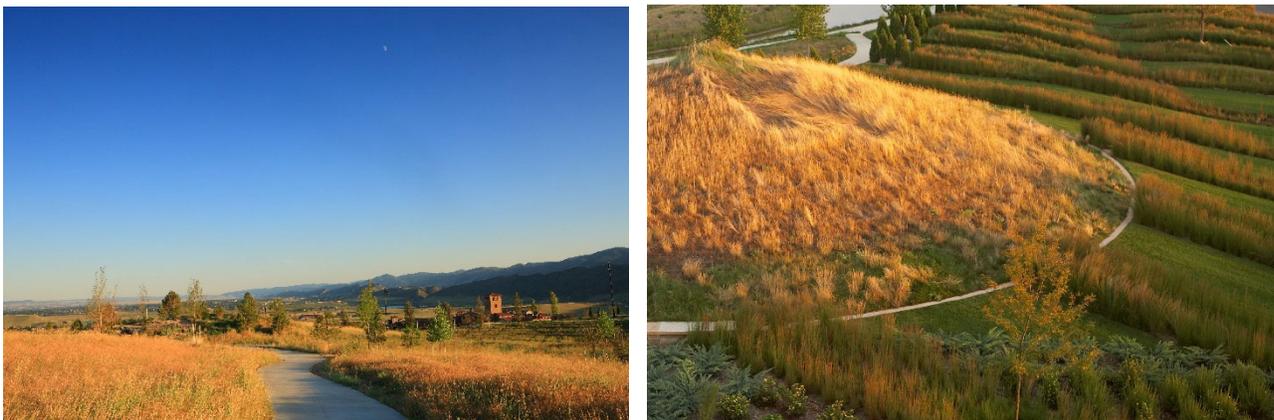
Primary Landscape Zones (PLZ)

To promote wayfinding, primary landscape zones such as key intersections and roundabouts will feature the highest density of planting, prioritized for high-color contrasts, textures, and seasonal interest. Signage, monumentation, and other site elements will be composed of earth-tone colors and take on natural forms while adhering to City of Louisville requirements. Permanent irrigation will be provided in primary landscape zones for trees, shrubs beds, and native wildflowers. Native seed areas will be provided with irrigation via an underground, temporary irrigation system during establishment only.



Secondary Landscape Zones (SLZ)

Secondary Landscape Zones serve as connections to major developments within Redtail Ridge. These areas occur primarily in the ROW streetscape between Primary Landscape Zones. These areas will be enhanced with the exclusive Redtail Ridge native seed mix, developed by industry experts at Arkansas Valley Seed. The low native grass prairie will be planted with drifts of native shrubs and trees, creating movement and texture across the landscape reminiscent of the patterns found in nature. Permanent irrigation will be provided in primary landscape zones for trees, shrubs beds, and native wildflowers. Native seed areas will be provided with irrigation via an underground, temporary irrigation system during establishment only.



Private Enhanced Landscape Zones (PELZ)

Select areas of the project will warrant enhanced planting palettes and designs to help activate spaces and promote placemaking, wayfinding, and site circulation. Examples of private enhanced landscape

Redtail Ridge

zones include primary entries to private parcels, property edges of high density mixed-use, and private parcel courtyards and plaza spaces designed for pedestrian activities and recreation. It is anticipated that these areas will utilize limited turf areas to promote pedestrian activities and utilize ornamental grasses with drought-tolerant plant material to create a transition to the more naturalized areas of the project. Plant masses may tend to be more formal in nature in these areas. A transition area of hardscape elements or landscape plant masses is encouraged between PELZ zones and Native Landscape Zones (NLZ) to avoid sharp contrasts in the landscape and promote more naturalistic aesthetic overall. All areas within this zone are anticipated to have permanent irrigation provided.



Private Landscape Zones (PLZ)

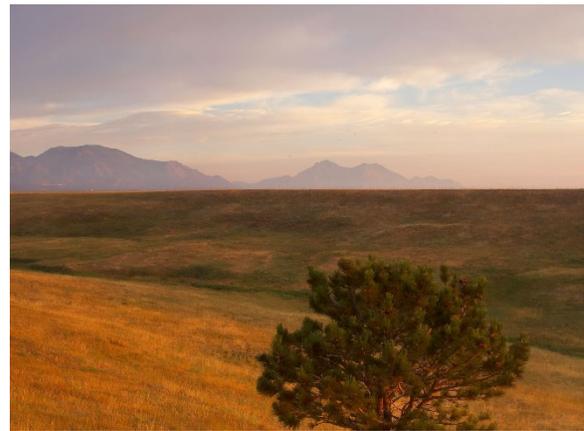
Parcel owners will be encouraged to adapt a sustainable, water-conserving landscape, emphasizing native grasses and plants along the property borders. Where possible, conservation of the existing native landscape will be highly encouraged to promote a naturalized ecosystem and reduce water usage. To create a uniform transition at the project boundary, owners are encouraged to utilize the Redtail Ridge native grass blend along with native plants arranged in naturalized drifts. Tree groupings arranged in naturalized masses located behind the ROW will be encouraged to accent the character of the streetscape. Owners will also be encouraged to group higher water, active-use landscape toward the interior of the property and transition to the lower intensity streetscape. Permanent irrigation will be encouraged for high visibility and high traffic areas, with areas of dryland native seed intended to only be irrigated during establishment via underground temporary systems to minimize long-term water dependency.



Redtail Ridge

Native Landscape Zones (NLZ)

Native Landscape Zones are intended to transition to native open spaces and general site native landscape areas. These zones will occur primarily on private parcels adjacent to open space or undisturbed native areas and will have the lowest concentration of native trees and shrubs. These areas will be composed of primarily short and tall native grasses and evergreen trees that transition to undisturbed open space. Native plant groupings will be encouraged to mimic natural patterns and minimize long term irrigation. Focal areas and active use nodes in the native landscape zones can utilize adaptable native plants, including shade and ornamental trees, to enhance and recreate drainage flows, ponds, and drainages while providing shade for pedestrian corridors. Any irrigation required for re-establishment will be encouraged to be via underground, temporary irrigation systems.



Open Space Advisory Board Meeting Minutes

Wednesday, May 13, 2020, 7:00pm

ELECTRONIC MEETING

7:00 PM

This meeting is held electronically. Residents interested in listening to the meeting should visit the City's website here to link to the meeting: louisvilleco.gov/government/boards-commissions/open-space-advisory-board

1. Call to Order

Helen Moshak called the meeting to order at 7:00 pm.

2. Roll Call

Board Members Present: Helen Moshak, Tom Neville, Charles Danforth, Peter Gowen, David Blankinship, Missy Davis, and Jessamine Fitzpatrick

Board Members Absent: Laura Denton

Staff Members Present: Ember Brignull, Nathan Mosley, Lisa Ritchie, and Rob Zuccaro

3. Approval of Agenda

A. The agenda was approved as written. The motion passed unanimously.

4. Approval of Previous Meeting's Minutes

5. Staff Updates

Ember stated they were running irrigation water to Harney Lastoka property.

Ember stated that the Ranger position had been temporarily "frozen" so we are not hiring at this time due to budget concerns related to COVID-19. The hiring will be reassessed later. In addition, Boulder County Youth Corps has been cancelled this summer due to COVID-19. The Youth Corps typically consists of six positions that support Open Space work. Helen asked if all hiring positions were frozen throughout the City. Ember stated that the hiring was limited throughout but some essential positions

City of Louisville

Parks & Recreation Department 749 Main Street Louisville CO 80027
303.335.4735 (phone) 303.335.4738 (fax) www.louisvilleco.gov

had been hired. Ember asked Nathan to address this, Nathan concurred with Ember.

Nathan stated that there were impacts of COVID 19 on City revenue; Rec Center is closed; the Golf Course just re-opened; and that they were looking at budget cuts throughout city. He also stated that they were looking at revenue projections from Finance.

Nathan also commented on the Executive Session from last night regarding property under contract at 131 Cherry. Council decided not to move forward to exercise first right of refusal. The property has conservation easement limits that limits building.

Nathan provided an update regarding the HWY 42 project. Contractors can't work on wing wall yet or the concrete rock walls because the laborers were quarantined due to COVID-19. The projected completion date is mid-to late July.

David asked for an update regarding the Davidson Mesa prescribed burn. Ember stated that the burn has been canceled due for 2020 due to COVID-19.

Jessamine asked about the large number of interactions that the Ranger is having with the public due to increased visitation. Since we are no longer hiring the second Ranger is there a way for the second ranger to get support. Ember stated we have a strong relationship with the Police Department and we are linked into dispatch. Field information and calls are being transferred between PD and rangers. However, officers will be dispatched to most urgent calls first so things like nature play (forts, bridges, etc.) and dogs off leash will have to be addressed as time allows.

Nathan asked Rob-update on Red Tail Ridge schedule

Rob Zuccaro-General development plan both PPLAB and OSAB Boards reviewed concepts and made suggestions which the developer incorporated into their plan. Next step is that it goes to Planning Commission and City Council for public hearing. That is currently scheduled for June 11th. The sub-division plat will actually formalize land dedications that OSAB reviewed and that will come back to OSAB for additional review in June.

6. Board Updates

Helen-Walking through Cottonwood Park and saw an owl next alongside the road great family viewing from the park.

Charles-Goslings at Warembourg Fishing Pond for viewing.

7. Public Comments on Items Not on the Agenda

A. Sherry from Palisade Court-People using Davidson Mesa are not wearing masks, no social distancing, no one obeying rules.

Tamara Krantz 691 West Street. Curious if there would be more discussion on Redtail Ridge.

8. 7:20 pm Discussion Item: Conservation Easement Proposal for the Project 321 (Medtronic) PUD. Presented By Lisa Ritchie, Planning Department. (20 Minutes) Lisa Ritchie-Presentation power point; Ryan Construction; Medtronic also available.

Red Tail Ridge GDP is under review its approximately 390 acres of the formal Storage Tek property. This review includes a land dedication of Open Space, Trail, and Parks. The Plat will be brought to you for review next month for larger discussion.

Within Red Tail Ridge GDP we are now seeing PUD applications, architecture, parking landscaping come forward.

Tonight Medtronic is proposing a 7 acres conservation easement buffer on the northern part of Medtronic. No public access within the conservation easement; enhanced landscaping in entry.

Question:

Jessamine-Who monitors conservations easements?

Nathan- Currently we don't hold conservation easements. We wouldn't monitor it. We would have to look to other agencies.

Charles- Parcels A & C might be residential; F is Open Space so an easement through B2 could make for good trail connectivity to F. Lisa -Medtronic applicant asked to consider trail access but Medtronic said no because of security protocols. OSAB should encourage-public benefit for conservation easement if desired.

David-question regarding the pond in northeast corner. Lisa's response- The 7 acre conservation easement wouldn't preclude the pond from being protected.

Helen-Propose to OSAB that OSAB would generally be in favor of this buffer adjacent to open space, but we would like access through the site. Therefore, regarding Question 3 we are interested in access to the site. Height and clustering may be worth it to have the 7-acre conservation easement. Peter agree with Helen's comments.

David– Going in excess of twice the height requirements. Need a variance regardless at the site. Lisa- Operational perspective for Medtronic; we would need to use more land if we go with less height; applicant would have to address it.

Helen-what would this height do to view shed?

Missy-View-shed can be preserved by a view-shed easement. Connectivity is a major loss.

Molly Carson- Molly is the developer and hopefully eventual owner for Medtronic site. Keep no public access on northern portion of the development for security. No access on property unless there is an unnatural barrier such as fence, which is not desired. In general, for the entire Redtail Ridge property there is flexible access with underpass and trails.

Lisa-Trail connections through F are connect through underpasses. B has sidewalks around the entire perimeter.

Jessamine-What is perceived, documented and understood conservation values being proposed for use of a conservation easement.

Nathan-Parcel B was looking at restricting view shed, the conservation easement would be appropriate for Western Views. Staff asked for soft surface trail throughout entire site including the conservation easement but Medtronic may not agree. If OSAB would like public access through the conservation easement, they should make that recommendation.

Jessamine-What are tools achieve same outcome in place besides easements?

Lisa-We could put a development restriction in place such as a “no build area” through the Plat or restriction through easement.

Lisa-Trails proposal to connect to HWY 36 bikeway and 88th St. around the perimeter of property East/West orientation. Multi use path on Campus drive. Could make a connection south of the buildings going west-east through B.

David – You could run a trail on the south side of B perimeter that is secure. Opportunity for public/private partnership to get a north-south connection up to Dillon and to Coal Creek corridor would be good. Would rather have connection to north than cut west east through B.

Missy- We are interested in being a healthy and green community; interested in biking to campus or around campus for commuting, recreation, school, or day-to-day use. Interested in decreasing car traffic and asking Medtronic to step up and be part of this with us.

Lisa- Street map does include multi-use path design within right-of-way. Plans include widths and design. Staff would like OSAB feedback on those at the next meeting.

Missy- Is it possible to walk a full loop around the whole property?

Lisa- Reviewed trail and on-street connections.

Jordan Swisher-works for Brue Baukol 1734 Pioneer Cir. Lafayette. Webinars will be upcoming. If you can't attend community webinars Jordan will try to include some of that material in OSAB's next review packet.

Stephanie Row-631 W. St., Louisville. What is the scope of the Open Space Board's mission here? Per the minutes, regarding Red Tail Ridge Development the focus has been on trails and passive recreation usage for Open Space. Stephanie is concerned with wildlife habitat, can OSAB protect this? Does this play any role in OSAB's decision-making process? Slide 3-lower plot developments on either side of Medtronic has prairie dog rich areas. Could the public land take on displaced prairie dogs? Ways to increased wildlife habitat? Displaced prairie dogs also includes displacement of hawks, owls, etc. Is wildlife habitat part of your thinking about this?

Helen-OSAB is part of a group of Boards for decisions on public land on this location. We talked about corridors for wildlife and riparian zones with current open space property. Parks Board also has input into this process. Start with GDP then go into PUD portion section B – so this is focus at this point. No Open Space is being proposed in B. OSAB agrees with the first three questions asked of us tonight. OSAB desires trail connections.

Cindy Bedell, 662 W. Willow St., Louisville- Cindy looked through the most recent version of Open Space Comp Plan. Different reasons for Open space were listed beyond recreational use. Encourage having the buffer. Connecting trails also important. Reminder that the GDP amendment hasn't been approved so it's not that OSAB has to approve conservation easement in exchange for height buffer.

Peter-Motion: Board supports affirmative answers on Questions 1-3.

Rob-Questions are benefit to you. You have a proposal from the Applicant that is before you– that's what you are making recommendation on either support:

- proposal as presented
- with recommend conditions
- or recommend completely different configuration (more information you need) and/or continue

Tamara Krantz 691 West Street. –Would like to see more wildlife habitat, not housing density. Tamara would like to see a lower density development. Is there any opportunity for more open space?

David- Tonight we are only looking at B (7 acres only). However, good reflection on keeping the area more pristine and preserving NW corridor.

Peter-Makes a motion that OSAB support proposal as submitted. With a specific finding of affirmative answers to questions 1, 2, and 3. Thomas seconded the motion. Motion passed unanimously.

Questions in Power Point Include:

1. Is a buffer appropriate and beneficial in this location given proximity to anticipated Open Space dedication to the north of Campus Drive?
2. Is there benefit to the City by setting aside this land when considering a waiver request for additional height?
3. Does OSAB desire access through the site connecting to other anticipated trail networks?
4. Any other comments for consideration by Planning Commission and City Council?

David-A discussion item to continue: David would like to understand Section B-level of density, where did 500,000 sq. ft. come from? What does this mean for overall horizontal or vertical footprint?

Lisa-overall density has not been approved. 500,000 sq. ft. has remained the same throughout the application and buildings roughly of this height.

General discussion regarding height, including some pros and cons. People on east side of parcel B will be affected.

Helen- A discussion item to continue: How will conservation easement work on the 7 acres regarding public access and potential ownership by the City?

Lisa- will carry that message forward to the developer.

9. 7:40 pm Discussion Item: Preparation of OSAB Annual Update Materials for City Council in Lieu of the OSAB & City Council Study Session (20 Minutes)

Helen- The Study Session with City Council in May has been canceled because of COVID-19. Helen, Laura, Bob Muckle, Ember, and Nathan met together to talk about Open Space acquisition and operational recommendations. Helen wanted

to share these recommendations with the current board. If approved by the board these recommendations will be shared with City Council. Helen reviewed the packet material with the board.

Jessamine-On goals for 2020 we have Warembourg Fishing Pond Master Plan but not the Cottonwood Master Plan. We have two OSAB members appointed to the Cottonwood park task force so we should add it to goals. Add to section 2 of Natural Resources. Approved by the board.

Peter- feels the document reflects past board discussion.

Jessamine- 2020 goals don't reflect COVID impacts to Open Space. Board discussed increase use of trails, restoration needs, etc. Perhaps add COVID comment to Education section to solicit volunteers. Adapt to COVID needs. Acknowledge that COVID-19 has unanticipated consequences for Open Space due to increase use and potential reduction in funding. Add more revenue/resources into Open Space because of increased use due to need for solace in nature. Add to General Business and Education & Outreach.

Jessamine- Motion to approve documents as presented and for Helen and Staff to present to Council as written with addition of statement of OSAB board adjusting goals in support of staff in light of the COVID situation. Unanimous approval.

10. 8:00 pm Discussion Items for Future Meetings
Development Proposal for Red Tail Ridge
11. **Adjourn**
The meeting adjourned at 9:15 pm.

ITEM: Project 321 PUD – Supplemental Information

REQUESTS: Preliminary and Final PUD for Project 321 (Medtronic)

Supplement No. 5:

Public Comments

Additional public comments received by staff following the issuance of the staff report

Ryan Companies Response to Conditions

Ryan Companies provided additional rationale in response to staff's proposed conditions of approval

ATTACHMENTS:

1. Public Comments
2. Ryan Companies Memo

Lisa Ritchie

Subject: FW: Support of Ryan Companies & Medtronic Proposed Office Development at Redtail Ridge

From: Court, Kim [<mailto:kim.a.court@medtronic.com>]

Sent: Tuesday, June 9, 2020 9:45 AM

To: City Council <Council@louisvilleco.gov>

Subject: Support of Ryan Companies & Medtronic Proposed Office Development at Redtail Ridge

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

Kim Court (Koly)

R&D Engineer II

Gastrointestinal and Hepatology

Medtronic

Respiratory, Gastrointestinal and Informatics

Minimally Invasive Therapies Group

5920 Longbow Drive | Boulder, CO, 80301 | United States

Office 303.530.6141

kim.a.court@medtronic.com

medtronic.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

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Lisa Ritchie

From: Dinakar Dinnu <dinakar.dinnu@gmail.com>
Sent: Monday, June 8, 2020 4:51 PM
To: City Council; Planning Commission
Subject: Regarding Proposed Office Development by Medtronic

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

--

P.Dinakar



Lisa Ritchie

From: Greg/Cathy Hall <gchall88@gmail.com>
Sent: Monday, June 8, 2020 3:29 PM
To: Planning Commission
Subject: Red Tail Ridge Development Plan

Hello -

I would like to request that you vote no on the development plan and the PUD for the Red Tail Ridge Development on the agenda for June 11. I have lived in Coal Creek Ranch for many years and the size of this project is much too large for the current (and proposed) infrastructure to handle. I do not support the fact that it is being rezoned to commercial and residential or that the building height which has been in existence in Louisville for many, many years is being waived for this project. I also do not support the elimination of the boundary between Louisville and Broomfield as we have seen the negative impact of this in our boundaries with Lafayette. I also request that the public hearing on Red Tail Ridge be postponed until it is safe to attend in person for all interested citizens. This is far too big of a decision to be made while citizens are focused on the health and well being of others.

We need to support future developments that fit into the parameters of the space and that maintain the small town atmosphere of Louisville that has made it such a great place to live.

Thank you,

Cathy Hall

Lisa Ritchie

From: Halpern, Julie <julie.m.halpern@medtronic.com>
Sent: Tuesday, June 9, 2020 9:49 AM
To: Planning Commission
Subject: RESIDENT SUPPORT FOR REDTAIL RIDGE

To the Louisville Planning Commission --

As a Louisville resident, a neighbor of Redtail Ridge, and a Medtronic employee, I'm writing in strong support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I'm proud to work for Medtronic, recognized globally for being a top employer and a committed corporate citizen. Medtronic is mission-driven to put people and community first, and I'm confident that would be the case in Louisville.

As a Louisville resident who lives close to the proposed site, I believe that this development will generally strengthen our community. It will bring new residents to the city, and employees coming to this site every day will generate important and much-needed support for Louisville's restaurants and retail and other small businesses.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, **I encourage our Planning Commission to advance the Ryan Companies' development at Redtail Ridge.**

Sincerely,

Julie Halpern
1039 Turnberry Circle
Louisville, CO 80027
937-626-0482
julie@halperns.org

Julie Halpern

Senior Principal Internal Communication Specialist
Surgical Innovations

Medtronic

Minimally Invasive Therapies Group
5920 Longbow Dr | Boulder, CO 80301 | USA
Office 303.530.6415 | Mobile 720-788-2878 | Fax 303.581.6898
julie.m.halpern@medtronic.com
Medtronic.com

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Lisa Ritchie

From: Regina Macy <reginamacy@gmail.com>
Sent: Tuesday, June 9, 2020 8:14 AM
To: Planning Commission
Subject: Storage Tech Site

Dear Planning Commission,

I'm writing in regard to the Storage Tech Site. Please approve a plan the size of the Conoco Phillips plan which is still generous to the developer. Also please vote NO on the development plan and PUD on the agenda. Thank you for your service.

Best,
Regina Macy
1021 Willow Place
Louisville, CO 80027

Lisa Ritchie

Subject: FW: Redtail Ridge Development

From: MELANIE MARSH [<mailto:mmarsh1123@comcast.net>]

Sent: Thursday, June 11, 2020 11:42 AM

To: City Council <Council@louisvilleco.gov>

Subject: Redtail Ridge Development

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

Melanie Marsh
Louisville Resident

Lisa Ritchie

From: Meredyth Muth on behalf of Open Records
Sent: Tuesday, June 9, 2020 8:01 AM
To: Lisa Ritchie
Subject: FW: Medtronic project at Redtail Ridge

MEREDYTH MUTH
CITY CLERK
CITY OF LOUISVILLE
303.335.4536
303.335.4550 FAX
www.LouisvilleCO.gov
MeredythM@LouisvilleCO.gov

-----Original Message-----

From: Jerry Wall [<mailto:j4wall@gmail.com>]
Sent: Monday, June 8, 2020 9:25 PM
To: City Council <Council@louisvilleco.gov>
Subject: Medtronic project at Redtail Ridge

Dear elected officials for the City of Louisville,

As a longtime resident and a current employee of Medtronic I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have and makes Louisville one of the best small towns to live in North America. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Jerry Wall

Sent from my iPad



June 10, 2020

Rob Zuccaro, AICP
Planning and Building Safety Director
City of Louisville
749 Main St
Louisville, CO 80027
303-335-4590
rzuccaro@louisvilleco.gov

RE: Project 321 Office Campus – PUD Final Submittal

Dear Mr. Zuccaro,

We are very excited for the Planning Commission meeting on June 11 and want to make sure that Ryan and Staff are completely aligned as we prepare for this important discussion. There are two items that have been discussed extensively, and we have been asked by Lisa Ritchie to memorialize our position on the following items, both of which are driven by Medtronic security protocol:

- Applicant is requesting a variance to reduce the number of trees required at the parking lot area by CDDSG. The total number of trees required on site is 870; Applicant is providing 865 trees, including 126 salvage trees- simply stated, we feel that we are in compliance with the spirit of the code requirement. The decision to reallocate trees from the parking lot to the general site area was made for three reasons: 1) Projected future growth of tree canopies will impede views of security cameras that will be installed at the parking lot light poles, and will jeopardize employee safety. Surveillance cameras will be mounted on the light poles at a height of approximately 18'0"- well above the elevation of the tree canopies, thus creating a "dead zone" of visibility beneath the tree. If the code required density were to be provided, the security of Medtronic employees and customers would be compromised unnecessarily. 2) Our landscape architect has advised that the long term viability of a tree located in a parking island is only 10-15 years if planted at the density that the code requires. Trees that are overcrowded and lack ample area to develop a healthy root zone would require removal and replacement frequently at a significant cost to the building owner- We have thoughtfully moved these trees to unobstructed areas that will provide the opportunity for unlimited growth potential. 3) We have included 483 more shrubs in our design than required by the code, largely as a concession for the reduction in the quantity of trees at the parking area, thus creating more density than would have been provided if the code had been strictly interpreted.

Ryan Companies US, Inc.
3900 East Camelback Road, Suite 100
Phoenix, AZ 85018

p: 602-322-6100
ryancompanies.com

AZ LICENSE ROC212330 RES
AZ LICENSE ROC195813 COMM
Equal Opportunity Employer



- Applicant has provided a generous conservation easement at the North portion of the site that was been unanimously approved by the OSAB board at their May 13, 2020 meeting. While the conservation easement is protected from future development, it remains a part of the secured Medtronic campus, and per Medtronic's security protocol must be excluded from any publicly accessible trails or recreational areas. This conservation easement meets all other criteria per City ordinance and provides a generous and aesthetically pleasing buffer. Our landscape design includes a naturalized aesthetic, which is perfectly complemented by the vibrant and engaging design of the master development. Residents and visitors will enjoy generous sidewalk widths and setbacks, ample open space, and highly desirable amenities that will knit the development together seamlessly, while allowing property owners to provide security and safety for their employees.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Beal". The signature is fluid and cursive, with a large loop at the end.

Mark Beal

Director of Construction

Lisa Ritchie

From: Merritt, Katie <katie.merritt@medtronic.com>
Sent: Wednesday, June 17, 2020 2:03 PM
To: Planning Commission
Subject: Support for Office Development

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Katie Merritt

Katie Merritt

Business Development & Licensing

Medtronic

6135 Gunbarrel Ave | Boulder, CO 80301

Mobile 720.429.2414

katie.merritt@medtronic.com

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Lisa Ritchie

Subject: FW: Redtail Ridge

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

Brad Emms

Regional Vice President,
Rocky Mountain / Texas Region

Medtronic

Restorative Therapies Group
Mobile 636.399.1266

brad.emms@medtronic.com

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Lisa Ritchie

From: Hengeveld, Jason <jason.m.hengeveld@medtronic.com>
Sent: Wednesday, June 17, 2020 2:27 PM
To: City Council; Planning Commission
Subject: Proposed Medtronic Campus (Redtail Ridge)

Dear elected officials for the City of Louisville –

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Best!

Jason Hengeveld

Sr Supply Chain Planner | Surgical Innovations

Medtronic

5920 Longbow Dr | Boulder, CO 80301 | USA

Office 303.876.8948

jason.m.hengeveld@medtronic.com

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Lisa Ritchie

From: Merritt, Katie <katie.merritt@medtronic.com>
Sent: Wednesday, June 17, 2020 2:03 PM
To: Planning Commission
Subject: Support for Office Development

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Katie Merritt

Katie Merritt

Business Development & Licensing

Medtronic

6135 Gunbarrel Ave | Boulder, CO 80301

Mobile 720.429.2414

katie.merritt@medtronic.com

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Lisa Ritchie

From: Aron Peterson <peterson.aron.e@gmail.com>
Sent: Thursday, June 18, 2020 10:32 AM
To: City Council; Planning Commission
Subject: Medtronic at Redtail Ridge

Dear City of Louisville,

I am writing in support of the proposed new Medtronic campus at Redtail Ridge. Medtronic is a very positive and forward looking company, drawing in key talent and resources from around the country. A new Medtronic campus would contribute notable growth to Louisville.

Currently I live just north of Denver and commute to Boulder due to the high cost of living in Boulder. The vast majority of my coworkers also commute. There is no advantage to living closer. However, if Medtronic moves to Louisville, I would seriously consider purchasing a home and moving my family to Louisville. I visit Louisville from time to time and can definitely picture myself living and working there.

Sincerely,
Aron Peterson
peterson.aron.e@gmail.com
608-209-7658

Subject: FW: In support of the Redtail Ridge / Medtronic campus buildout

Dear elected officials for the City of Louisville,

I am a resident of nearby Superior and also an employee of Medtronic. I am writing in support of approval for the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

There are certainly economic benefits to the city and surrounding communities from such a development. I am writing more from the perspective of an employee of the company who also lives nearby.

Having my workplace be so near to our home would reduce my reliance on car travel - I would be able to bike or walk to work. I'm sure that many other employees living nearby would choose alternatives to car travel as well. Many of my coworkers also might choose to relocate to Louisville to be closer to this campus. (The current Medtronic campus location north of Boulder is less desirable of an area to live in, generally speaking.)

Our family frequently patronizes many Louisville businesses, including our son's daycare (The Goddard School), restaurants and shops in the old downtown (pre-COVID anyway!), and businesses along the McCaslin corridor. Having the campus so close to home would increase the likelihood that we stay in the area and continue to frequent these businesses for many years to come. It will also increase my likelihood of frequenting such businesses during the workday.

Thank you for your time and attention.

Sincerely,
Robert Stephens

Lisa Ritchie

From: Stevens, Ky <ky.d.stevens@medtronic.com>
Sent: Wednesday, June 17, 2020 2:40 PM
To: Planning Commission
Subject: Medtronic Redtail Ridge Development

Importance: High

Dear Louisville City Planning Commission for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Ky Stevens

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Lisa Ritchie

From: Teichman, Robert <robert.teichman@medtronic.com>
Sent: Friday, June 19, 2020 9:34 AM
To: Planning Commission
Subject: Support for Redtail Ridge

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge. I am a long time employee of Medtronic and Lafayette resident, I love the Louisville/Lafayette area and consider myself very fortunate to be able to live and work in this wonderful community.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Rob Teichman

--

Rob Teichman

Test and Electrical Engineering Director

Medtronic

RTG | Enabling Technologies

826 Coal Creek Circle | Louisville, CO 80026 | USA

Office 720.890.3328 | Mobile 720.938.1258

Robert.Teichman@Medtronic.com

medtronic.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

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Lisa Ritchie

From: Wang, Yan [COV] <yan.wang101@medtronic.com>
Sent: Thursday, June 18, 2020 9:42 AM
To: Planning Commission
Subject: Support of the proposed office development

Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Yan Wang

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June 17, 2020

VIA EMAIL

Ms. Lisa Ritchie, AICP – Senior Planner
Mr. Rob Zuccaro, AICP – Planning and Building Safety Director
City of Louisville
749 Main St
Louisville, CO 80027

RE: Project 321 Office Campus PUD – Request to group the Redtail Ridge GDP and Medtronic Office Campus PUD Items June 25 Planning Commission Public Hearing

Dear Ms. Ritchie, Mr. Zuccaro and Planning Commissioners,

Thank you for taking the time to schedule a second Planning Commission meeting in June to accommodate the many projects coming before the City of Louisville; your time and dedication is appreciated.

As you heard at the June 11 Planning Commission meeting, the Redtail Ridge GDP and Medtronic Office Campus PUD are closely tied together in content and also from a public interest standpoint. In light of this, we are requesting your modification to the agenda and hear these items back to back. With the strong synergy, hearing them one after the other could be more efficient/effective for Planning and the individuals from the public.

Thank you in advance for your consideration. Please do not hesitate to reach out with any comments or questions.

Regards,

Ryan Companies US, Inc.
Molly Ryan Carson
Senior Vice President, Market Leader

Medtronic
James Driessen
Vice President, Global Facility Operations

cc: Heather Balser - City Manager, City of Louisville
Mark Beal - Director of Construction, Ryan Companies US, Inc.

Ryan Companies US, Inc.
3900 East Camelback Road, Suite 100
Phoenix, AZ 85018

p: 602-322-6100
ryancompanies.com

AZ LICENSE ROC212330 RES
AZ LICENSE ROC195813 COMM
Equal Opportunity Employer

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

REDTAIL RIDGE MASTER PLAN

PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

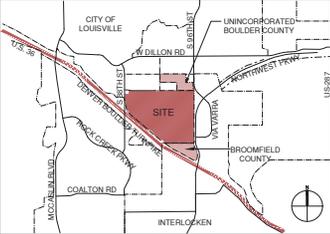


TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
303.851.4010



CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT
Redtail Ridge
CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 S.O. 86TH STREET, LOUISVILLE, CO

VICINITY MAP



GENERAL BUILDING HEIGHTS & SETBACKS

MAXIMUM BUILDING HEIGHTS
MAXIMUM BUILDING HEIGHTS PROPOSED ON THE SITE WILL EXCEED LIMITATIONS SET FORTH IN THE CITY CODE OR ADOPTED DESIGN STANDARDS (ADS).

PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF ADS REQUIREMENTS WILL REQUIRE CITY COUNCIL APPROVAL THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS AND ARE NOT APPROVED BY THIS GDP. REFER TO THE DEVELOPMENT PROGRAM ON SHEET 2 FOR PROPOSED BUILDING HEIGHT LIMITATIONS PER PARCEL.

BUILDING SETBACKS

BUILDING SETBACKS PROPOSED ON THE SITE WILL NOT VARY FROM THE LIMITATIONS SET FORTH IN THE ADS UNLESS NOTED ON SHEET 2.

SETBACKS THAT VARY FROM ADS REQUIREMENTS WILL REQUIRE CITY COUNCIL APPROVAL THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS AND ARE NOT APPROVED BY THIS GDP.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;

THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,328.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 238668 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 33°27'26" WEST, A DISTANCE OF 60.84 FEET;
2. SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
3. SOUTH 88°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2399700 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28" AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;
2. SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
3. SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2399700 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
2. SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
3. SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;
4. SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
- 2) SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
- 3) SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;
2. SOUTH 16°40'03" EAST ALONG THE SOUTHEAST LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2399700 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;
2. NORTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

1. NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
2. NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
3. NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
4. NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
5. NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 328 AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;

THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 366.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL WARRANTY DEED;

THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 800, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 25°25'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
2. NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
3. NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
4. SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE WEST LINE OF SAID EAST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1919000 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;

THENCE SOUTH 89°48'45" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 89°48'45" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 50.02 FEET;
2. SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09" AND A CHORD WHICH BEARS SOUTH 89°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
4. SOUTH 89°48'45" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;

THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED AT RECEPTION NO. 531610;

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS.

SITE INFORMATION

GROSS DEVELOPABLE AREA (GDP BOUNDARY): 389.1 ACRES
ZONING: PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL/RESIDENTIAL
PLANNED ACCESS: NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET, TAPE DRIVE

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 DEVELOPMENT PLAN
SHEET 3 CIRCULATION PLAN

PERMITTED USES

PERMITTED USES SPECIFIC TO PARCEL A

- ACCESSORY BUILDINGS AND USES, INCLUDING BUT NOT LIMITED TO, MEDICAL AND DENTAL CLINICS, RESTAURANTS AND DINING FACILITIES, PLACES OF WORSHIP, INDOOR AND OUTDOOR RECREATION, RETAIL AND BANKING FACILITIES, BEAUTY SALONS AND BARBER SHOPS, DAY CARE CENTERS
- PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS INCLUDING SUCH AMENITIES AS OUTDOOR ART EXHIBIT FACILITIES, STATUARY, FOUNTAINS AND LANDSCAPING FEATURES
- REST, NURSING, AND RETIREMENT HOMES AND OTHER RESIDENTIAL CARE FACILITIES FOR USERS 55+ IN AGE, INCLUDING: CONGREGATE HOUSING-INDEPENDENT LIVING, ASSISTED LIVING, MEMORY CARE, SKILLED NURSING, HIGH ACUITY ASSISTED LIVING, ACTIVE ADULT COMMUNITIES/AGE RESTRICTED APARTMENTS
- TRANSPORTATION TERMINALS, PARKING LOTS AND PARKING BUILDINGS

PERMITTED USES SPECIFIC TO PARCEL B

- ACCESSORY BUILDINGS AND USES, INCLUDING BUT NOT LIMITED TO BANKING, CHILDCARE, INDOOR EATING ESTABLISHMENTS, ESTABLISHMENTS FOR RETAILING OF CONVENIENCE GOODS, HEALTH OR ATHLETIC CLUBS
- PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS INCLUDING SUCH AMENITIES AS OUTDOOR ART EXHIBIT FACILITIES, STATUARY, FOUNTAINS AND LANDSCAPING FEATURES
- PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES
- RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS OR OTHER PRODUCTS, IF SUCH USES ARE COMPATIBLE WITH SURROUNDING AREAS. SUCH FACILITIES SHALL BE COMPLETELY ENCLOSED AND ANY NOISE, SMOKE, DUST, ODOOR, OR OTHER ENVIRONMENTAL CONTAMINATION PRODUCED BY SUCH FACILITIES CONFINED TO THE LOT UPON WHICH SUCH FACILITIES ARE LOCATED AND CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS
- TRANSPORTATION TERMINALS, PARKING LOTS AND PARKING BUILDINGS
- RESEARCH AND DEVELOPMENT
- TRAINING

PERMITTED USES SPECIFIC TO PARCELS C, D & E	PARCEL			
	C	D	E	
1 ACCESSORY BUILDINGS AND USES	Y	Y	Y	
2 RETAIL TRADE*	Y	Y	N	
3 CULTURAL FACILITIES SUCH AS MUSEUMS, THEATRES, ART GALLERIES, AND CHURCHES	Y	Y	N	
4 PERSONAL SERVICE SHOP	Y	Y	N	
5 MEDICAL AND DENTAL CLINICS, FINANCIAL INSTITUTIONS, ANIMAL HOSPITAL, SMALL ANIMAL CLINICS	Y	Y	N	
6 ESTABLISHMENTS FOR RETAILING OF CONVENIENCE GOODS, INCLUDING BUT NOT LIMITED TO VARIETY STORE, HARDWARE STORES, SUPERMARKETS, SPORTING GOODS STORES, SHOE STORES, AND DRUGSTORES*	Y	Y	N	
7 HEALTH OR ATHLETIC CLUBS, SPA'S, DANCE STUDIOS, AND FITNESS STUDIOS	Y	Y	Y	
8 HOTELS AND EXTENDED STAY LODGING FACILITIES, INCLUDING RESTAURANTS AND OTHER INCIDENTAL COMMERCIAL USES INSIDE THE PRINCIPAL BUILDING	Y	Y	Y	
9 LIMITED WHOLESALE SALES	Y	Y	N	
10 INDOOR EATING AND DRINKING ESTABLISHMENTS*	Y	Y	N	
11 MULTI-UNIT RESIDENTIAL DWELLINGS	Y	Y	N	
12 OUTDOOR SPECIALTY USES INCLUDING SIDEWALK CAFES AND OUTDOOR MARKETPLACES TO PROVIDE UNIQUE CONGREGATING PLACES FOR SALES AND SHOPPER INTERESTS	Y	Y	Y	
13 PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS INCLUDING SUCH AMENITIES AS OUTDOOR ART EXHIBIT FACILITIES, STATUARY, FOUNTAINS AND LANDSCAPING FEATURES	Y	Y	Y	
14 PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES	Y	Y	Y	
15 RECREATIONAL FACILITIES, BOTH INDOOR AND OUTDOORS, SUCH AS ICE SKATING AND ROLLER-SKATING RINKS WHICH MAY BE DESIGNATED AS INTEGRAL PARTS OF A CENTER	Y	Y	Y	
16 RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS OR OTHER PRODUCTS, IF SUCH USES ARE COMPATIBLE WITH SURROUNDING AREAS. SUCH FACILITIES SHALL BE COMPLETELY ENCLOSED AND ANY NOISE, SMOKE, DUST, ODOOR, OR OTHER ENVIRONMENTAL CONTAMINATION PRODUCED BY SUCH FACILITIES CONFINED TO THE LOT UPON WHICH SUCH FACILITIES ARE LOCATED AND CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS	Y	Y	Y	
17 CHILDCARE CENTERS	Y	Y	Y	
18 TRANSPORTATION TERMINALS, PARKING LOTS AND PARKING BUILDINGS	Y	Y	Y	

PERMITTED USE KEY:
Y = YES N = NO *Drive-thru facilities shall not be permitted. **Any marijuana-related trade or business shall not be permitted.

BUILDING PERMITS

WITH RESPECT TO BUILDING PERMITS FOR RESIDENTIAL USES IN PARCELS C AND D OF THE AMENDED GDP WHICH ARE NOT SUBJECT TO THE AFFORDABLE RENTAL RATE LIMITS, THE CITY AGREES THAT OWNER SHALL BE ENTITLED TO SUCH PERMITS IN ACCORDANCE WITH THE FOLLOWING BASE PERMIT AND INCENTIVE PERMIT PHASING PROGRAM: (i) OWNER SHALL BE ENTITLED TO BUILDING PERMITS FOR MULTI-FAMILY RENTAL RESIDENTIAL USE SUFFICIENT TO ALLOW FOR CONSTRUCTION OF 300 UNITS. (ii) OWNER SHALL BE ENTITLED TO BUILDING PERMITS FOR THE MULTI-FAMILY RENTAL RESIDENTIAL USE SUFFICIENT TO ALLOW FOR CONSTRUCTION OF AN ADDITIONAL 300 UNITS ONCE APPROXIMATELY 250,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT WITHIN PARCELS C, D OR E HAS BEEN ISSUED CERTIFICATES OF OCCUPANCY PROVIDED THERE IS NOT LESS THAN 10,000 SQUARE FEET OF RETAIL DEVELOPMENT WITHIN SUCH COMMERCIAL DEVELOPMENT. (iii) OWNER SHALL BE ENTITLED TO BUILDING PERMITS FOR THE RESIDENTIAL USES SUFFICIENT TO ALLOW FOR CONSTRUCTION OF AN ADDITIONAL 300 UNITS ONCE APPROXIMATELY 25,000 SQUARE FEET OF RETAIL DEVELOPMENT WITHIN SUCH COMMERCIAL DEVELOPMENT.

CERTIFICATIONS AND SIGNATURES

CITY COUNCIL CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CLERK AND RECORDED CERTIFICATE:(COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ THIS ____ DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID, _____ FILM NO. _____ RECEPTION _____

CLERK AND RECORDER

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP 1ST AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 20____.

PHILLIPS 66 COMPANY, a Delaware Corporation

By: _____

ISSUED FOR:	DATE:
GDP SUBMITTAL	07/15/2019
GDP SUBMITTAL #2	11/01/2019
GDP SUBMITTAL #3	11/27/2019
GDP SUBMITTAL #4	03/03/2020
GDP SUBMITTAL #5	05/29/2020

COVER SHEET

SHEET

1 OF 3



DEVELOPMENT PROGRAM

PARCEL	DEVELOPABLE AREA (AC)	MAX. ALLOWABLE DEVELOPMENT (GSF)	MAXIMUM BLDG HEIGHT / MAXIMUM BLDG STORIES (REFER TO MAP)	FAIR	RESIDENTIAL UNIT LIMIT
A	60.0	1,800,000	SUBAREA A3 = 45 FEET / 3 STORIES SUBAREA A4 = 60 FEET / 4 STORIES SUBAREA A5 = 75 FEET / 5 STORIES	0.69	1,326
B	91.4	530,000	SUBAREA B2 = 30 FEET / 2 STORIES SUBAREA B3 = 45 FEET / 3 STORIES SUBAREA B5 = 90 FEET / 5 STORIES	0.13	-
C	60.5	2,836,000	SUBAREA C3 = 45 FEET / 3 STORIES SUBAREA C4 = 60 FEET / 4 STORIES SUBAREA C5 = 75 FEET / 5 STORIES	1.08	900
D	36.6	390,000	60 FEET / 4 STORIES	0.25	-
E	30.6	330,000	SUBAREA E2 = 35 FEET / 2 STORIES SUBAREA E3 = 45 FEET / 3 STORIES	0.25	-
F	-	0	-	N/A	N/A
TOTAL	278.9	5,886,000		0.48	2,226

- GROSS SQUARE FOOTAGES FOR PARCEL B, PARCEL C, AND PARCEL D ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS B, C AND D, WHICH SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL PROVIDED THAT SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS OF PARCELS B, C AND D AT THE TIME OF SUCH REQUEST BEFORE A TRANSFER OF GROSS SQUARE FOOTAGE WILL BE EFFECTIVE.
- RESIDENTIAL UNIT LIMITS FOR PARCEL C AND PARCEL D ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS C AND D, WHICH SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL PROVIDED THAT SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS OF PARCELS C AND D AT THE TIME OF SUCH REQUEST BEFORE A TRANSFER OF RESIDENTIAL UNITS WILL BE EFFECTIVE.
- SUBAREA BOUNDARIES ARE CONCEPTUAL, BUILDING HEIGHT, STORIES, AND PLACEMENT SHALL BE CONFIRMED DURING PUD PROCESS.
- MAXIMUM BUILDING HEIGHTS PROPOSED ON PARCEL C WILL EXCEED LIMITATIONS SET FORTH IN THE ADS. TO OFFSET THE TALLER BUILDING HEIGHTS THAT WILL BE REQUESTED THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, IN PARCEL C DEVELOPER WILL CONSTRUCT A PLAZA OR PARK WITH A COMBINATION OF HARD AND SOFT-SCAPED LANDSCAPING.

DEVELOPMENT ACREAGE

PARCEL	TOTAL ACRES	LAND DEDICATION (EXACT LOCATION TO BE DETERMINED DURING PLAT PROCESS)					DEVELOPABLE (AC)
		ENCUMBERED & PUBLIC PURPOSE EASEMENTS	OPEN SPACE	TRAIL CORRIDOR	PUBLIC SAFETY	PARK	
A	101.1	2.0	22.8	-	0.7	15.6	60.1
B	91.4	-	-	-	-	-	91.4
C	68.2	6.3	-	1.4	-	-	60.5
D	38.7	0.1	-	2.2	-	-	36.3
E	35.6	5.0	-	-	-	-	30.6
F	17.1	0.2	16.9	-	-	-	-
ROW	37.0	-	-	-	-	-	-
TOTAL	389.10	13.6	39.7	3.6	0.7	15.6	278.9

TOTAL PUBLIC + OTHER: 69.2 AC (18% OF TOTAL ACREAGE)
TOTAL PUBLIC LANDS: 59.6 AC (15% OF TOTAL ACREAGE)

GENERAL NOTES

- THE LAND PLAN SHOWN IN THIS GDP IS CONCEPTUAL IN NATURE AND THE EXACT ACREAGE AND LOCATION OF ANY DEVELOPMENT PARCEL OR PUBLIC LANDS SHALL BE FINALLY DETERMINED DURING THE PLATTING PROCESS. PROVIDED, HOWEVER, THE TOTAL AMOUNT PROVIDED FOR PUBLIC LANDS SHALL NOT BE LESS THAN 15 ACRES FOR PARKS, 36 ACRES FOR OPEN SPACE, 3 ACRES FOR TRAILS AND 7 ACRES FOR PUBLIC SAFETY.
- ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST FINAL SUBDIVISION PLAT ON THE PROPERTY.
- EXISTING COMMUNICATION TOWER TO BE MAINTAINED WITH SUFFICIENT ACCESS AND MAINTENANCE EASEMENTS PROVIDED. ANY RELOCATION OF THE COMMUNICATION TOWER BY DEVELOPER SHALL CONTINUE TO PROVIDE SUFFICIENT ACCESS AND MAINTENANCE EASEMENTS.
- OWNER SHALL ENSURE THAT NO FEWER THAN 224 OF THE MULTI-FAMILY RENTAL RESIDENTIAL UNITS IN PARCEL C, D SHALL BE MADE AVAILABLE AT RENTAL RATES THAT DO NOT EXCEED THE RENTAL LIMITS SET BY THE COLORADO HOUSING & FINANCE AUTHORITY ANNUALLY FOR RENTERS WITH INCOMES OF 60% OF THE BOULDER COUNTY AVERAGE MEDIAN INCOME (AMI), FOR A PERIOD OF 40 (FORTY) YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY ISSUED FOR THE FIRST MULTI-FAMILY RENTAL RESIDENTIAL UNIT.

DESIGN GUIDELINES

DEVELOPMENT WILL MEET ADS REQUIREMENTS EXCEPT AS NOTED BELOW. THE FOLLOWING ARE INTENDED TO BE CONCEPTUAL MINIMUM GUIDELINES FOR PARCEL C TO MEET THE GOAL OF CREATING A QUALITY PEDESTRIAN-ORIENTED DEVELOPMENT.

STREET DESIGN

- BLOCKS MAY HAVE ON-STREET PARKING.
- MAIN STREET
 - A NORTH-SOUTH MAIN STREET SHALL EXIST WITH ENHANCED STREETSCAPING, PAVING MATERIALS, STREET FURNISHING, STREET TREES, AND LIGHTING.
 - VEHICULAR GARAGE ENTRANCES OR SURFACE PARKING ENTRANCES SHALL NOT BE ACCESSED FROM THE MAIN STREET
 - ON-STREET PARKING SHALL BE PROVIDED ON THE MAIN STREET
 - MAIN STREET SHALL PRIORITIZE SIDEWALKS AND PEDESTRIAN CROSSINGS. SIDEWALKS SHALL BE A MINIMUM OF 8' WIDE ON MAIN STREET AND PEDESTRIAN CROSSINGS SHOULD REDUCE THE STREET CROSSING WIDTH THROUGH THE USE OF CURB BULB-OUTS. PLANTING ZONES ADJACENT TO SIDEWALKS SHALL MEET ADS STANDARDS.

PLAZA

- A PLAZA OR PARK WITH A COMBINATION OF HARD AND SOFT-SCAPED LANDSCAPING THAT HIGHLIGHTS AND FRAMES WESTERLY VIEWS TOWARDS THE MOUNTAINS SHALL BE PROVIDED. TOTAL PLAZA SPACE SHALL BE A MINIMUM OF TWO ACRES AND MAY SPAN ACROSS MAIN STREET.
- SURFACE LOT PARKING SHALL NOT BE IMMEDIATELY ADJACENT TO THE PLAZA.

BUILD-TO & SETBACK REQUIREMENTS

- BUILDINGS SHALL HAVE NO MINIMUM SETBACKS.
- BUILDINGS ON MAIN STREET SHALL HAVE NO SETBACK FOR AT LEAST 50% OF THE MAIN STREET-FACING FACADE, AND NO MORE THAN A 15' SETBACK.

LEGEND

DEVELOPMENT AREAS	PUBLIC PURPOSE EASEMENTS
OPEN SPACE (PUBLIC LAND)	CONSERVATION EASEMENTS (OFF-SITE)
PARKS (PUBLIC LAND)	PARCEL LABEL
TRAIL CORRIDOR (PUBLIC LAND)	SUBAREA BOUNDARY
PUBLIC SAFETY (PUBLIC LAND)	
ENCUMBERED EASEMENTS	

BRUE BAUKOL CAPITAL PARTNERS

TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
303.851.4010

HKS HARRIS KOCHER SMITH

FOX TUTTLE

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT
Redtail Ridge
CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

ISSUED FOR:	DATE:
GDP SUBMITTAL #1	07/15/2019
GDP SUBMITTAL #2	11/02/2019
GDP SUBMITTAL #3	11/27/2019
GDP SUBMITTAL #4	03/03/2020
GDP SUBMITTAL #5	05/29/2020

DEVELOPMENT PLAN

SHEET

2 OF 3

**AMENDED AND RESTATED
PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT
Redtail Ridge Master Plan**

THIS PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT (“Agreement”) is made and entered into this ___ day of _____, 20___, by and between the [_____]¹, a Colorado limited liability company authorized to do business in the State of Colorado, hereinafter referred to as “**Owner**,” and the CITY OF LOUISVILLE, a Colorado home rule municipal corporation, hereinafter referred to as “**Louisville**” or “**City**.” The Owner and Louisville are collectively referred to as the “Parties.”

WITNESSETH:

WHEREAS, the City previously approved a Planned Community Zone District (“**PCZD**”) zoning agreement for that land more particularly described on Exhibit “A,” which is attached hereto, incorporated herein, and made a part hereof by this reference (such property is hereinafter referred to as “the **Property**”), and which agreement was recorded with the Boulder County Clerk and Recorder on January 25, 2013 at Reception No. 03284516 (the “**Prior Agreement**”); and

WHEREAS, the Owner and the City acknowledge that PCZD zoning provides a mechanism by which the Owner may assemble the Property into the framework of an overall Amended General Development Plan, in order to coordinate development, design, access, circulation, and infrastructure requirements into a unified plan; and

WHEREAS, the Owner acknowledges that the Property and the use and development of the Property will be subject to all ordinances, resolutions, and other regulations of the City of Louisville, as they may be amended from time to time; and

WHEREAS, the Owner acknowledges that the need for conveyances and dedication of certain property, including but not limited to property for right-of-ways and easements, and for public use lands, as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation; and

WHEREAS, the PCZD regulations of the City require such a zone district be accompanied by an agreement, and the development regulations of the City require that public improvement obligations be guaranteed in a form acceptable to the City;

WHEREAS, the Owner has submitted an application to amend the ConocoPhillips General Development to create a revised General Development Plan entitled Redtail Ridge Master Plan (together with any amendments thereto as may be approved by the Parties, hereafter referred to as the “**Amended GDP**”);

¹ This should be signed at the same time as the Plan Amendment is approved and we can substitute the new owner entity.

WHEREAS, in conjunction with the approval of the Amended GDP which is now recorded with the Boulder County Clerk at Reception No. _____, the City and the Owner desire to amend and restate the Prior Agreement in its entirety;

WHEREAS, this Agreement is intended to set forth mutual understandings of the Parties regarding certain matters related to the zoning and development of the Property;

NOW, THEREFORE, in consideration of the above premises and the covenants as hereinafter set forth, it is agreed by and between the Parties as follows:

1.0 GENERAL CONDITIONS.

1.1 Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Agreement.

1.2 Purpose. The purpose of this Agreement is to set forth the Parties' mutual agreement and understanding concerning certain matters related to the zoning and development of the Property within the PCZD zone district, and to set forth the Parties' agreement concerning certain matters related to the use and development of the Property, including subdivision of the Property; the requirement for submission of development and public improvement phasing and construction plans; the requirement for dedication of open space/public use lands; permissible uses of the Property; and other matters. All terms and conditions herein are in addition to all requirements concerning zoning, subdivision and development contained in the Louisville Municipal Code ("LMC"). This Agreement shall not preclude the requirement for execution of a subdivision or development agreement at the time of any subdivision or development of the Property, or other future agreements between the Parties.

1.3 PCZD Amended GDP. The Amended GDP is incorporated herein and made a part hereof by this reference. The Amended GDP shall be binding upon the Owner and shall limit and control the issuance and validity of all building and occupancy permits for the Property. The Amended GDP shall further serve to restrict and limit the construction, location, use and operation of all land and structures included within Property to all conditions and limitations set forth in the Amended GDP. Further, all development within the Amended GDP shall occur in accordance with the provisions of titles 16 and 17 of the LMC, and as a Planned Unit Development ("PUD").

1.4 Responsibility to Subdivide. The Owner agrees that, except as otherwise expressly provided in this Agreement, prior to any division of the Property for the purposes of any sale or development, and prior to commencement of any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property, the Owner shall obtain City approval of a final subdivision plat for all or the affected portion of the Property. Such subdivision request shall be processed through the City's preliminary and final subdivision process. The Owner further agrees that no portion of the Property shall be divided for the purposes of any sale or building development, and that no permits, licenses or notices to proceed for any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property shall be issued until an approved final plat and the accompanying subdivision agreement for the affected portion of the Property have been recorded

in the Office of the Boulder County Clerk and Recorder. Notwithstanding the foregoing, it is expressly understood and agreed by the Parties that the Owner shall not be required to plat the Property, nor any portion thereof, prior to commencing work on existing private utilities or irrigation facilities owned by third parties nor shall the foregoing or anything contained in this Agreement shall preclude phased platting and development of the Property in accordance with a City approved phasing plan. The City agrees that a final subdivision plat, subdivision agreement and final PUD development plan submitted for any portion of the Property may be processed concurrently and/or as a combined application upon the request of the Owner.

1.5 Subdivision Agreement. Prior to the presentation and acceptance of a final subdivision plat for all or any portion of the Property by the City Council, the Owner shall execute a subdivision agreement with the City that guarantees the construction of all required public improvements and completion of all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans for the applicable portion of the Property. The subdivision agreement may provide for phasing of public improvements; however, any phasing plan shall be acceptable to and approved by the City Council. Further, building permits, as well as approvals or notices to proceed for public improvements as set forth herein above, will be issued for only that phase of development of the Property for which the required financial guarantee has been provided. The required guarantee shall be a performance bond, cash escrow or an irrevocable letter of credit in form and substance acceptable to the City. The subdivision agreement shall detail the amount, duration and terms of release of such guarantee.

1.6 Public Improvements.

(a) The Owner agrees to design, improve, construct, install and provide signage, lighting, and signalization for, all public streets and other public ways within or adjacent to the Property in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards. The Owner further agrees to design, improve, construct, install and provide such other utility, landscaping, parks, open space, trails and other improvements as set forth on the applicable final subdivision plats and development plans for the Property, and to make such other improvements as required by City ordinances, resolutions and standards. The Owner shall guarantee construction of all required public improvements and, if requested by the City, shall dedicate to the City any or all such required public improvements. In addition to those improvements which may be described in the required subdivision agreement, the Owner shall also be responsible for coordination of and payment for installation of on-site and off-site electric, streetlights, natural gas, telephone and utilities required in connection with the Amended GDP. All utilities shall be placed underground to the extent required by the LMC or applicable City standards. Notwithstanding the foregoing, the City may elect, in its sole discretion, to design and construct any or all of the public improvements on the Property that are intended to be dedicated to the City, with such costs to be paid for by the Owner; provided, however, that such design and construction costs shall be substantially similar to other public improvements constructed within the City.

(b) In addition to the public improvements to be constructed within or adjacent to the Property as shall be very specifically detailed in the applicable final subdivision plats, the

Owner hereby agrees to design, improve, construct and install the improvements set forth on Exhibit B attached hereto, in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards.

1.7 Development Phasing. Development of the Property shall proceed in accordance with a detailed, City-approved phasing plan as established in an executed and recorded subdivision agreement in conjunction with each subdivision and PUD request. Any phasing plan shall be acceptable to and approved by the City. The phasing plan shall establish acceptable completion schedules (including deadlines within which specified public improvements serving the Property must be completed and receive construction acceptance by the City) in order for the Owner to receive building permits, certificates of occupancy or other approvals or notices to proceed in order to build, develop or occupy portions of the development. The completion of each phase of development of the Property, including completion of public and private improvements, shall occur in accordance with the completion schedules and deadlines set forth in the approved phasing plan, or City approved modifications thereof. All modifications shall be in writing and signed by the City Manager or the City Manager's designee. The Owner specifically agrees that a detailed phasing plan shall be submitted to and receive City approval prior to commencement of any development activities (excepting only overlot grading and work on existing private utilities or irrigation facilities owned by third parties) or construction of any structure upon any portion of the Property. Without limiting the foregoing, the Owner agrees that the full width of Campus Drive from 88th Street to 96th Street, including, without limitation, all roadway improvements and associated landscaping, medians, bikeways, signage and other improvements, shall be completed and receive construction acceptance as part of the first phase of improvements and by the deadlines established in the subdivision agreement which shall accompany the first final subdivision plat for the Property.

1.8 Plan Submission and Approval. Prior to development and in accordance with subdivision requirements of the LMC, the Owner shall furnish to the City complete plans for each phase of public improvements. Except as otherwise expressly provided in this Agreement, the Owner shall obtain approval of each phase prior to commencing any construction work thereon. No work shall commence on any phase of improvements until the City has approved the plans therefor, the City and the Owner have executed the subdivision agreement governing such improvements, and the Owner has posted the required improvement guarantee for all public improvements to be constructed in such phase of improvements. The improvement guarantee shall include, without limitation, street construction, public trail construction, improvements to public use lands, including all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans, streetlights, public water, sewer, storm sewer, erosion control and drainage improvements. Building permits and other approvals or notices to proceed shall be issued for only that phase of the development for which said guarantee has been furnished.

1.9 Engineering Services. The Owner agrees to furnish, at its expense, all necessary engineering services relating to the design, development and construction of the Property and public improvements to serve the Property. Said engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with

applicable Colorado law; and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.10 Existing Utility Capacity. The City shall provide Owner credit for the sewer and water capacity previously purchased by Storage Technology Corporation for the Property, the amount of which credit shall be mutually determined by the City and Owner and set forth in the initial subdivision agreement for the Property. The credit shall be appurtenant to and used solely for development on the Property, which credit may be designated by Owner to a particular portion of the Property.

1.11 96th Street Vacation. It is recognized by the Parties that the City may, in the future, vacate all or a portion of the 96th Street right-of-way adjacent to the Property, and that such land, by operation of law, may revert to the Owner. In the event of such a vacation, Owner may seek to include vacated right-of-way within this Agreement by amendment to Exhibit A and within the Amended GDP pursuant to the procedures within Section 17.72.060 of the LMC.

2.0 PUBLIC USE DEDICATION.

2.1 Public Use Dedication and Public Purpose Easements. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property record public purpose easements over such portions of the Property as depicted on the Amended GDP, which public purpose easements shall restrict any future commercial development upon such portions of the Property. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property, dedicate the open space on the Property in locations identified on the Amended GDP (collectively, the “**Sitewide Open Space**”). As part of the approval of the Amended GDP, the City has determined that the Sitewide Open Space complies with the public use dedication requirements within Sections 16.16.060B and 17.28.080 of the LMC, in order to provide for parks, open space, trails or other public use lands on the Property. The allocation of the Sitewide Open Space throughout the Property shall be credited against the open space requirements of Sections 16.16.060B and 17.28.080 of the LMC for the applicable portions of the Property as requested by the Owner in a final subdivision plat and final PUD development plan, provided such open space shall not be credited more than once on the Property. It is intended that all or some portion of the required public use dedication will be to establish and enhance trail connectivity in or through the City. Therefore, if the City so requires, the Owner shall, at time of recording the first final subdivision plat, convey to the City, by easement or fee title absolute, as the City shall determine, public land, right-of-way or a combination thereof necessary for the entirety of the public trail system as established on such plat.

Conveyance of public use land shall be by Special Warranty Deed in form and substance satisfactory to the City Manager or the City Manager’s designee. The Owner shall, at Owner’s expense, furnish a commitment for title insurance on any property proposed to be dedicated to the City. The property shall be free and clear of liens, taxes and encumbrances, except for ad valorem real property taxes for the year of conveyance (which shall be prorated and paid by the Owner) and thereafter, but subject to all easements, rights-of-way, reservations, restrictions, or other title burdens of record which are acceptable to the City in its discretion. The Owner shall, at its expense, cause a title policy in conformance herewith to be delivered to the City at the time of the conveyance. Nothing herein is intended to or shall be construed to affect the discretion of

the Louisville Planning commission or City Council to evaluate and approve or reject any proposed public use dedication under the criteria set forth in the LMC or to modify requirements pursuant to the provisions of Sections 16.24.020 and 17.28.110 of the LMC.

2.2 The Owner shall either provide for the construction and dedication of a fire station, inclusive of a police substation, to service the Property or negotiate for the acquisition of an existing fire station to be dedicated to the City.

3.0 DEVELOPMENT STANDARDS AND USES.

3.1 Development Standards. All non-residential development of the Property shall be developed in accordance with City adopted design standards and PUD-C standards and criteria, as applicable, in the LMC, subject to such waivers or modifications of applicable requirements as are approved through the PUD development plan approval process.

3.2 Development Density. The maximum density for the Property shall be as set forth in the Amended GDP. It is acknowledged that application of City development standards and criteria may serve to limit or prevent development of density upon the Property.

3.3 Permitted Uses. Uses of the Property are limited to those uses specifically set forth on the Amended GDP, and to such other uses as established by the City Council in the LMC as found to be specifically compatible for commercial and mixed use planning areas. No permitted uses may be commenced unless the City has approved a preliminary and final PUD development plan for such use pursuant to the PUD procedures, standards and criteria set forth in the LMC, as in effect from time to time. It is acknowledged that application of the foregoing standards and criteria may serve to limit or prevent development of particular uses and/or density upon the Property.

3.4 Traffic Demand Management Plan. The Owner has provided the City with a draft comprehensive traffic demand management plan, the Redtail Ridge Transportation Demand Management Plan date January 28, 2020 (“TDM”). The TDM covers the entire Property and all anticipated phases of development of the Property. The TDM details the improvements, programs and strategies the Owner intends to implement in its development and use of the Property to reduce vehicle trips, manage transportation demands, and encourage the use of alternative modes of transportation. The Owner shall reasonably cooperate with the City to incorporate City comments to the TDM plan. The Owner further agrees to adopt a final TDM plan prior to initial occupancy of the Property, to update the TDM plan from time to time, and to use commercially reasonable efforts to implement the TDM plan. The requirement herein for the Owner to adopt a TDM plan is in addition to compliance with applicable procedures, standards and criteria set forth in the LMC.

4.0 BUILDING PERMITS AND AFFORDABLE HOUSING.

4.1 With respect to building permits for residential uses in Areas C and D of the Amended GDP which are not subject to the affordable rental rate limits, the City agrees that Owner shall be entitled to such permits in accordance with the following Base Permit and Incentive Permit phasing program:

(a) Owner shall be entitled to building permits for multi-family rental residential use sufficient to allow for construction of 300 units.

(b) Owner shall be entitled to building permits for the multi-family rental residential use sufficient to allow for construction of an additional 300 units once approximately 250,000 square feet of commercial development within Areas C, D or E has been issued certificates of occupancy provided there is not less than 10,000 square feet of retail development within such commercial development.

(c) Owner shall be entitled to building permits for the multi-family rental residential use sufficient to allow for construction of an additional 300 units once approximately 25,000 square feet of retail development within such commercial development.

4.2 Owner shall ensure that no fewer than 224 of the multi-family rental residential units in Parcel C or D shall be made available at rental rates that do not exceed the rent limits set by the Colorado Housing & Finance Authority annually for renters with incomes of 60% of the Boulder County Average Median Income (AMI), for a period of 40 forty) years from the date of the first certificate of occupancy issued for the first multi-family rental residential unit.

4.3 Except as provided herein, Owner shall be entitled to an unlimited number of building permits for uses permitted under the General Development Plan.

5.0 MISCELLANEOUS PROVISIONS.

5.1 Reference to Amendment. As used in this Agreement, unless otherwise specifically provided herein or in any separate vesting agreement, any reference to any provision of any City ordinance, resolution, rule, regulation, standard or policy is intended to refer to any subsequent amendments or revisions thereto, and the Parties agree such amendments or revisions shall be binding upon the Owner.

5.2 Binding Agreement. As used in this Agreement, the term “Owner” includes the undersigned Owner and any of the transferees, successors, or assigns of the undersigned Owner, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto. This Agreement shall be binding upon and inure to the benefit of the transferees, successors, and assigns hereof, and shall constitute covenants running with the land. This Agreement shall be recorded with the County Clerk of Boulder County, Colorado, at the Owner’s expense.

5.3 Remedies and Vested Rights. The Parties agree that they shall work cooperatively and use reasonable best efforts to resolve any dispute arising under or relating to this Agreement prior to pursuing any available legal or equitable remedies for the alleged breach of any provision hereof. The Owner acknowledges that certain actions, such as the review of subdivision plats and site-specific development plans are matters of quasi-judicial discretion, and no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner. The Owner further acknowledges that this Agreement does not constitute a vested rights agreement pursuant to C.R.S. § 24-68-101 *et seq.* or Chapter 17.54 of the LMC.

5.4 Conformity with Laws. The Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that the Owner shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.

5.5 No Repeal of Laws. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City's ordinances or resolutions, or as a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.

5.6 Amendment. This Agreement may be amended by the City and any Owner of the Property or any portion thereof without the consent of any other Owner as long as such amendment affects only that portion of the Property owned by such Owner at the time of such amendment. Such amendments shall be in writing and recorded with the County Clerk of Boulder County.

5.7 Construction. In the event of any direct and express conflict between any provision of this Agreement and any provision of an annexation agreement affecting any portion of the property, this Agreement shall control. This Agreement is not intended to nor shall it be deemed to confer any rights on third parties. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Boulder County, Colorado or the federal district courts for Colorado. The paragraph headings in this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

OWNER:

_____, a Colorado limited liability company

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF _____)

)ss

COUNTY OF _____)

The above and foregoing signature of _____, as _____, a Colorado limited liability company, was subscribed and sworn to before me this _____ day of _____, 2019.

Witness my hand and official seal.

My commission expires on: _____.

(SEAL)

**CITY OF LOUISVILLE,
a Colorado home rule municipal corporation**

By: _____
Mayor

ATTEST:

Meredyth Muth
City Clerk

Exhibit "A"
Legal Description of Property

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;
THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
- 2) SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
- 3) SOUTH 88°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;

- 2) SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;

- 3) SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
- 2) SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
- 3) SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;

4) SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
- 2) SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
- 3) SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;

2) SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;

THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
- 2) NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
- 3) NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
- 4) NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
- 5) NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;

THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL

WARRANTY DEED;

THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
- 2) NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
- 3) NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
- 4) SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;

THENCE SOUTH 89°48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
- 2) SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND A CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
- 4) SOUTH 89°48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;

THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED AT RECEPTION NO. 531604.

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS.

Exhibit “B”

ON-SITE INFRASTRUCTURE DETAIL	
Category	Improvement
Right of Way	
	Campus Drive S. 96th & Campus Intersection
Recreational Amenities	
	Public Restrooms Multi-Use Field Parking Lot Hardscape Trails Softscape Trails
Other	
	Fire Station/Police Annex

OFF-SITE INFRASTRUCTURE DETAIL	
Category	Improvement
Wastewater	
	Off-Site Utilities Design Construction
Right of Way	
	Expand 96th Street 1/2 Mile NW Pkwy to Dillon Expand 96th Street 1/2 Mile N of Dillon 96th & Dillon - Dual Left Turn Lanes + Intersection Capacity NW Pkwy & 96th - Triple Northbound 88th & Tape Turn Lanes 88th & Campus Lengthen Turn Lane NW Pkwy 3rd SB Lane Contribution US 36 Interchange Ramp Contribution
Pedestrian Elements	
	Downtown Connector Dillon Underpass 88th Multi-Use Path Extension
Other	
	Water Storage Design

AMENDED AND RESTATED
PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT
~~ConocoPhillips Colorado Campus General Development~~**Redtail Ridge Master Plan**

THIS PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT (“Agreement”) is made and entered into this ___ day of _____, ~~2010,20~~, by and between the ~~CONOCOPHILLIPS COMPANY, a Delaware corporation~~[_____]¹, a Colorado limited liability company authorized to do business in the State of Colorado, hereinafter referred to as “Owner,” and the CITY OF LOUISVILLE, a Colorado home rule municipal corporation, hereinafter referred to as “Louisville” or “City.” The Owner and Louisville are collectively referred to as the “Parties.”

WITNESSETH:

WHEREAS, the ~~Owner desires to enter into~~City previously approved a Planned Community Zone District (“PCZD”) zoning agreement for that land more particularly described on Exhibit “A,” which is attached hereto, incorporated herein, and made a part hereof by this reference (such property is hereinafter referred to as “the **Property**”), and which agreement was recorded with the Boulder County Clerk and Recorder on January 25, 2013 at Reception No. 03284516 (the “Prior Agreement”); and

WHEREAS, the Owner and the City acknowledge that PCZD zoning provides a mechanism by which the Owner may assemble the Property into the framework of an overall Amended General Development Plan, in order to coordinate development, design, access, circulation, and infrastructure requirements into a unified plan; and

WHEREAS, the Owner acknowledges that the Property and the use and development of the Property will be subject to all ordinances, resolutions, and other regulations of the City of Louisville, as they may be amended from time to time; and

WHEREAS, the Owner acknowledges that the need for conveyances and dedication of certain property, including but not limited to property for right-of-ways and easements, and for public use lands, as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation; and

WHEREAS, the PCZD regulations of the City require such a zone district be accompanied by an agreement, and the development regulations of the City require that public improvement obligations be guaranteed in a form acceptable to the City; ~~and—~~

WHEREAS, the Owner has submitted an application to amend the ConocoPhillips General Development to create a revised General Development Plan entitled Redtail Ridge Master Plan (together with any amendments thereto as may be approved by the Parties, hereafter referred to as the “Amended GDP”);

¹ This should be signed at the same time as the Plan Amendment is approved and we can substitute the new owner entity.

WHEREAS, in conjunction with the approval of the Amended GDP which is now recorded with the Boulder County Clerk at Reception No. _____, the City and the Owner desire to amend and restate the Prior Agreement in its entirety;

WHEREAS, this Agreement is intended to set forth mutual understandings of the Parties regarding certain matters related to the zoning and development of the Property;

NOW, THEREFORE, in consideration of the above premises and the covenants as hereinafter set forth, it is agreed by and between the Parties as follows:

1.0 GENERAL CONDITIONS.

1.1 Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Agreement.

1.2 Purpose. The purpose of this Agreement is to set forth the Parties' mutual agreement and understanding concerning certain matters related to the zoning and development of the Property within the ~~Planned Community Zone District — Commercial~~ (~~“PCZD-C”~~) PCZD zone district, and to set forth the Parties' agreement concerning certain matters related to the use and development of the Property, including subdivision of the Property; the requirement for submission of development and public improvement phasing and construction plans; the requirement for dedication of open space/public use lands; permissible uses of the Property; and other matters. All terms and conditions herein are in addition to all requirements concerning zoning, subdivision and development contained in the Louisville Municipal Code (“LMC”). This Agreement shall not preclude the requirement for execution of a subdivision or development agreement at the time of any subdivision or development of the Property, or other future agreements between the Parties.

1.3 ~~PCZD-C General Development Plan. A copy of the approved ConocoPhillips Campus General Development Plan is set forth as Exhibit “B” attached hereto and Amended GDP. The Amended GDP is incorporated herein and made a part hereof by this reference. Such ConocoPhillips Campus General Development Plan, together with any amendments thereto as may be adopted, is hereafter referred to as the “General Development Plan.” The General Development Plan~~ The Amended GDP shall be binding upon the Owner and shall limit and control the issuance and validity of all building and occupancy permits for the Property. ~~The General Development Plan~~ Amended GDP shall further serve to restrict and limit the construction, location, use and operation of all land and structures included within Property to all conditions and limitations set forth in the ~~General Development Plan~~ Amended GDP. Further, all development within the ~~General Development Plan~~ Amended GDP shall occur in accordance with the provisions of titles 16 and 17 of the LMC, and as a Planned Unit Development — ~~Commercial (“PUD-C”) overlay district as further described in Section 3.1, below.”~~

1.4 Responsibility to Subdivide. The Owner agrees that, except as otherwise expressly provided in this Agreement, prior to any division of the Property for the purposes of any sale or development, and prior to commencement of any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property, the Owner shall obtain City approval of a final subdivision plat for all or the affected portion of the

Property. Such subdivision request shall be processed through the City's preliminary and final subdivision process. The Owner further agrees that no portion of the Property shall be divided for the purposes of any sale or building development, and that no permits, licenses or notices to proceed for any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property shall be issued until an approved final plat and the accompanying subdivision agreement for the affected portion of the Property have been recorded in the Office of the Boulder County Clerk and Recorder. Notwithstanding the foregoing, it is expressly understood and agreed by the Parties that the Owner shall not be required to plat the Property, nor any portion thereof, prior to commencing work on existing private utilities or irrigation facilities owned by third parties; nor shall the foregoing or anything contained in this Agreement shall preclude phased platting and development of the Property in accordance with a City approved phasing plan. The City agrees that a final subdivision plat, subdivision agreement and final PUD development plan submitted for any portion of the Property may be processed concurrently and/or as a combined application upon the request of the Owner.

1.5 Subdivision Agreement. Prior to the presentation and acceptance of a final subdivision plat for all or any portion of the Property by the City Council, the Owner shall execute a subdivision agreement with the City that guarantees the construction of all required public improvements and completion of all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans for the applicable portion of the Property. The subdivision agreement may provide for phasing of public improvements; however, any phasing plan shall be acceptable to and approved by the City Council. Further, building permits, as well as approvals or notices to proceed for public improvements as set forth herein above, will be issued for only that phase of development of the Property for which the required financial guarantee has been provided. The required guarantee shall be a performance bond, cash escrow or an irrevocable letter of credit in form and substance acceptable to the City. The subdivision agreement shall detail the amount, duration and terms of release of such guarantee.

1.6 Public Improvements.

(a) The Owner agrees to design, improve, construct, install and provide signage, lighting, and signalization for, all public streets and other public ways within or adjacent to the Property in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards. The Owner further agrees to design, improve, construct, install and provide such other utility, landscaping, parks, open space, trails and other improvements as set forth on the applicable final subdivision plats and development plans for the Property, and to make such other improvements as required by City ordinances, resolutions and standards. The Owner shall guarantee construction of all required public improvements and, if requested by the City, shall dedicate to the City any or all such required public improvements. In addition to those improvements which may be described in ~~Exhibit "B" of~~ the required subdivision agreement, the Owner shall also be responsible for coordination of and payment for installation of ~~all required~~ on-site and off-site electric, streetlights, natural gas, telephone and utilities required in connection with the Amended GDP. All utilities shall be placed underground to the extent required by the LMC or applicable City standards. Notwithstanding the foregoing, the City may elect, in its sole discretion, to design and construct any or all of the public improvements on the Property that are

intended to be dedicated to the City, with such costs to be paid for by the Owner; provided, however, that such design and construction costs shall be substantially similar to other public improvements constructed within the City.

(b) In addition to the public improvements to be constructed within or adjacent to the Property as shall be very specifically detailed in the applicable final subdivision plats, the Owner hereby agrees to design, improve, construct and install the improvements set forth on Exhibit B attached hereto, in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards.

1.7 Development Phasing. Development of the Property shall proceed in accordance with a detailed, City-approved phasing plan as established in an executed and recorded subdivision agreement in conjunction with each subdivision and PUD request. Any phasing plan shall be acceptable to and approved by the City. The phasing plan shall establish acceptable completion schedules (including deadlines within which specified public improvements serving the Property must be completed and receive construction acceptance by the City) in order for the Owner to receive building permits, certificates of occupancy or other approvals or notices to proceed in order to build, develop or occupy portions of the development. The completion of each phase of development of the Property, including completion of public and private improvements, shall occur in accordance with the completion schedules and deadlines set forth in the approved phasing plan, or City approved modifications thereof. All modifications shall be in writing and signed by the City Manager or the City Manager's designee. The Owner specifically agrees that a detailed phasing plan shall be submitted to and receive City approval prior to commencement of any development activities (excepting only overlot grading and work on existing private utilities or irrigation facilities owned by third parties) or construction of any structure upon any portion of the Property. Without limiting the foregoing, the Owner agrees that the full width of Campus Drive from 88th Street to 96th Street, including, without limitation, all roadway improvements and associated landscaping, medians, bikeways, signage and other improvements, shall be completed and receive construction acceptance as part of the first phase of improvements and by the ~~deadline(s)~~deadlines established in the subdivision agreement which shall accompany the first final subdivision plat for the Property.

1.8 Plan Submission and Approval. Prior to development and in accordance with subdivision requirements of the LMC, the Owner shall furnish to the City complete plans for each phase of public improvements. Except as otherwise expressly provided in this Agreement, the Owner shall obtain approval of each phase prior to commencing any construction work thereon. No work shall commence on any phase of improvements until the City has approved the plans therefor, the City and the Owner have executed the subdivision agreement governing such improvements, and the Owner has posted the required improvement guarantee for all public improvements to be constructed in such phase of improvements. The improvement guarantee shall include, without limitation, street construction, public trail construction, improvements to public use lands, including all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans, streetlights, public water, sewer, storm sewer, erosion control and drainage improvements. Building permits and other approvals or notices to proceed shall be issued for only that phase of the development for which said guarantee has been furnished.

1.9 Engineering Services. The Owner agrees to furnish, at its expense, all necessary engineering services relating to the design, development and construction of the Property and public improvements to serve the Property. Said engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law; and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.10 Existing Utility Capacity. The City shall provide Owner credit for the sewer and water capacity previously purchased by Storage Technology Corporation for the Property, the amount of which credit shall be mutually determined by the City and Owner and set forth in the initial subdivision agreement for the Property. The credit shall be appurtenant to and used solely for development on the Property, which credit may be designated by Owner to a particular portion of the Property.

1.11 96th Street Vacation. It is recognized by the Parties that the City may, in the future, vacate all or a portion of the 96th Street right-of-way adjacent to the Property, and that such land, by operation of law, may revert to the Owner. In the event of such a vacation, Owner may seek to include vacated right-of-way within this Agreement by amendment to Exhibit A and within the ~~General Development Plan~~ Amended GDP pursuant to the procedures within Section 17.72.060 of the LMC.

2.0 PUBLIC USE DEDICATION.

2.1 Public Use Dedication and Public Purpose Easements. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property record public purpose easements over such portions of the Property as depicted on the Amended GDP, which public purpose easements shall restrict any future commercial development upon such portions of the Property. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property, ~~comply~~ dedicate the open space on the Property in locations identified on the Amended GDP (collectively, the "Sitewide Open Space"). ~~As part of the approval of the Amended GDP, the City has determined that the Sitewide Open Space complies with the public use dedication requirements within Section 16.16.060.B, Sections 16.16.060B and 17.28.080 of the LMC, in order to provide for parks, open space, trails or other public use lands with respect to 309 acres of the Property, which equals the entirety of Property less and except 81 acres which the City previously released from such public use dedication requirements pursuant to an annexation agreement with Owner's predecessors in title to on the Property.~~ The allocation of the Sitewide Open Space throughout the Property shall be credited against the open space requirements of Sections 16.16.060B and 17.28.080 of the LMC for the applicable portions of the Property as requested by the Owner in a final subdivision plat and final PUD development plan, provided such open space shall not be credited more than once on the Property. It is intended that all or some portion of the required public use dedication will be to establish and enhance trail connectivity in or through the City. Therefore, if the City so requires, the Owner shall, ~~at or prior to time of~~ recording of the first final subdivision plat, convey to the City, by easement or fee title absolute, as the City shall determine, public land, right-of-way or a combination thereof necessary for the entirety of the public trail system as established on such plat.

Conveyance of public use land shall be by Special Warranty Deed in form and substance satisfactory to the City Manager or the City Manager's designee. The Owner shall, at Owner's expense, furnish a commitment for title insurance on any property proposed to be dedicated to the City. The property shall be free and clear of liens, taxes and encumbrances, except for ad valorem real property taxes for the year of conveyance (which shall be prorated and paid by the Owner) and thereafter, but subject to all easements, rights-of-way, reservations, restrictions, or other title burdens of record which are acceptable to the City in its discretion. The Owner shall, at its expense, cause a title policy in conformance herewith to be delivered to the City at the time of the conveyance. Nothing herein is intended to or shall be construed to affect the discretion of the Louisville Planning ~~Commission~~commission or City Council to evaluate and approve or reject any proposed public use dedication under the criteria set forth in the LMC; ~~to require cash payment in lieu of dedication; to require open space pursuant to Section 17.28.080 of the LMC;~~ or to modify requirements pursuant to the provisions of Sections 16.24.020 and 17.28.110 of the LMC.

2.2 The Owner ~~acknowledges that dedications required pursuant to Section 16.16.060.B are in addition to those required by Section 16.16.060.A of the LMC.~~shall either provide for the construction and dedication of a fire station, inclusive of a police substation, to service the Property or negotiate for the acquisition of an existing fire station to be dedicated to the City.

3.0 DEVELOPMENT STANDARDS AND USES.

3.1 Development Standards. All non-residential development of the Property shall be developed ~~as a PUD-C overlay district. The PUD-C overlay requires that a preliminary Planned Unit Development ("PUD") development plan and one or more final PUD development plan(s) be submitted for development within the Property, and that such development occur in accordance with the Commercial Development Design Standards and Guidelines ("CDDSG")~~in accordance with City adopted design standards and PUD-C standards and criteria, as applicable, in the LMC, subject to such waivers or modifications of applicable requirements as are approved through the PUD development plan approval process.

3.2 Development Density. The maximum density for the Property shall be as set forth in the ~~General Development Plan~~Amended GDP. It is acknowledged that application of City development standards and criteria may serve to limit or prevent development of density upon the Property.

3.3 Permitted Uses. Uses of the Property are limited to those uses specifically set forth on the ~~General Development Plan~~Amended GDP, and to such other uses as established by the City Council in the LMC as found to be specifically compatible for commercial and ~~office~~mixed use planning areas. No permitted uses may be commenced unless the City has approved a preliminary and final PUD development plan for such use pursuant to the PUD procedures, standards and criteria set forth in the LMC, as in effect from time to time. It is acknowledged that application of the foregoing standards and criteria may serve to limit or prevent development of particular uses and/or density upon the Property. ~~Uses not expressly listed on the General Development Plan, or otherwise established by the City Council in the LMC as found to be specifically compatible for commercial and office planning areas are~~

~~prohibited, and the City shall have the right to pursue an action for injunctive relief to require cessation of any prohibited use or to require the Owner's compliance with provisions of the General Development Plan.~~

3.4 Traffic Demand Management Plan. The Owner ~~agrees that the first final subdivision plat and final PUD development plan for the Property shall be accompanied by a~~has provided the City with a draft comprehensive traffic demand management plan, the Redtail Ridge Transportation Demand Management Plan date January 28, 2020 ("TDM")~~plan.~~ The TDM ~~plan shall cover~~covers the entire Property and all anticipated phases of development of the Property. The TDM ~~plan shall detail~~details the improvements, programs and strategies the Owner intends to implement in its development and use of the Property to reduce vehicle trips, manage transportation demands, and encourage the use of alternative modes of transportation. The Owner ~~agrees to give consideration to~~shall reasonably cooperate with the City to incorporate City comments onto the TDM plan ~~that are received from the City and other real parties in interest.~~ The Owner further agrees to adopt a final TDM plan prior to initial occupancy of the Property, to update the TDM plan from time to time, and to use commercially reasonable efforts to implement the TDM plan. The requirement herein for the Owner to adopt a TDM plan is in addition to compliance with applicable procedures, standards and criteria set forth in the LMC.

4.0 BUILDING PERMITS AND AFFORDABLE HOUSING.

4.1 With respect to building permits for residential uses in Areas C and D of the Amended GDP which are not subject to the affordable rental rate limits, the City agrees that Owner shall be entitled to such permits in accordance with the following Base Permit and Incentive Permit phasing program:

(a) Owner shall be entitled to building permits for multi-family rental residential use sufficient to allow for construction of 300 units.

(b) Owner shall be entitled to building permits for the multi-family rental residential use sufficient to allow for construction of an additional 300 units once approximately 250,000 square feet of commercial development within Areas C, D or E has been issued certificates of occupancy provided there is not less than 10,000 square feet of retail development within such commercial development.

(c) Owner shall be entitled to building permits for the multi-family rental residential use sufficient to allow for construction of an additional 300 units once approximately 25,000 square feet of retail development within such commercial development.

4.2 Owner shall ensure that no fewer than 224 of the multi-family rental residential units in Parcel C or D shall be made available at rental rates that do not exceed the rent limits set by the Colorado Housing & Finance Authority annually for renters with incomes of 60% of the Boulder County Average Median Income (AMI), for a period of 40 forty) years from the date of the first certificate of occupancy issued for the first multi-family rental residential unit.

4.3 Except as provided herein, Owner shall be entitled to an unlimited number of building permits for uses permitted under the General Development Plan.

5.0 ~~4.0~~ MISCELLANEOUS PROVISIONS.

5.1 ~~4.1~~ Reference to Amendment. As used in this Agreement, unless otherwise specifically provided herein or in any separate vesting agreement, any reference to any provision of any City ordinance, resolution, rule, regulation, standard or policy is intended to refer to any subsequent amendments or revisions thereto, and the Parties agree such amendments or revisions shall be binding upon the Owner.

5.2 ~~4.2~~ Binding Agreement. As used in this Agreement, the term “Owner” includes the undersigned Owner and any of the transferees, successors, or assigns of the undersigned Owner, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto. This Agreement shall be binding upon and inure to the benefit of the transferees, successors, and assigns hereof, and shall constitute covenants running with the land. This Agreement shall be recorded with the County Clerk of Boulder County, Colorado, at the Owner’s expense.

5.3 ~~4.3~~ Remedies and Vested Rights. The Parties agree that they shall work cooperatively and use reasonable best efforts to resolve any dispute arising under or relating to this Agreement prior to pursuing any available legal or equitable remedies for the alleged breach of any provision hereof. The Owner acknowledges that certain actions, such as the review of subdivision plats and site-specific development plans are matters of quasi-judicial discretion, and no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner. The Owner further acknowledges that this Agreement does not constitute a vested rights agreement pursuant to C.R.S. § 24-68-101 *et seq.* or Chapter 17.54 of the LMC.

5.4 ~~4.4~~ Conformity with Laws. The Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that the Owner shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.

5.5 ~~4.5~~ No Repeal of Laws. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City’s ordinances or resolutions, or as a waiver of the City’s legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.

5.6 ~~4.6~~ Amendment. This Agreement may be amended by the City and any Owner of the Property or any portion thereof without the consent of any other Owner as long as such amendment affects only that portion of the Property owned by such Owner at the time of such amendment. Such amendments shall be in writing and recorded with the County Clerk of Boulder County.

5.7 ~~4.7~~ Construction. In the event of any direct and express conflict between any provision of this Agreement and any provision of an annexation agreement affecting any portion of the property, this Agreement shall control. This Agreement is not intended to nor shall it be deemed to confer any rights on third parties. The laws of the State of Colorado shall govern the

validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Boulder County, Colorado or the federal district courts for Colorado. The paragraph headings in this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

OWNER:

~~ConocoPhillips Company, a Delaware corporation~~ _____, a Colorado limited liability company

By: _____

Name: Mark R. Headley

Title: Attorney in Fact

ACKNOWLEDGEMENT

STATE OF _____)

)ss

COUNTY OF _____)

The above and foregoing signature of ~~Mark R. Headley, as Attorney in Fact of ConocoPhillips Company, a Delaware corporation~~ _____, as _____, a Colorado limited liability company, was subscribed and sworn to before me this _____ day of _____, ~~2010-2019~~.

Witness my hand and official seal.

My commission expires on: _____.

(SEAL)

**CITY OF LOUISVILLE,
a Colorado home rule municipal corporation**

By: _____

~~Charles Sisk~~
Mayor

ATTEST:

~~Nancy Varra~~ Meredyth Muth

City Clerk

Exhibit "A"

Legal Description of ~~ConocoPhillips Colorado Campus~~ Property

A ~~TRACT~~PARCEL OF LAND ~~LOCATED~~SITUATED IN THE ~~S1/2~~SOUTH HALF OF SECTION 20 AND ~~IN THE N1/2 OF THE N1/2~~NORTH HALF OF SECTION 29, ~~T1S,~~R~~TOWNSHIP 1 SOUTH, RANGE 69W WEST OF THE 6TH P.M. SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE,~~ COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

~~BASIS OF BEARINGS: THE EAST LINE OF THE SE1/4 OF SECTION 20 ASSUMED TO BEAR N00°02'11"W.~~

~~COMMENCING~~

BEGINNING AT THE ~~E1/4~~CENTER QUARTER CORNER OF SAID SECTION ~~20, 20;~~ THENCE ~~SOUTH N89°48'41"W, 30.00 FEET~~50" EAST ALONG THE NORTH LINE OF THE ~~SE1/4 OF SAID SECTION 20 TO THE WEST LINE OF THE EAST 30 FEET OF THE SE1/4 OF SAID SECTION 20 AND THE TRUE POINT OF BEGINNING;~~SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;

THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE S~~SOUTH 00°02'11"E, 1412.21 FEET~~35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE ~~SE1/4~~SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION ~~20, 20,~~ A DISTANCE OF 85.45 FEET TO THE ~~NORTH LINE OF THAT TRACT OF LAND AS~~CORNER OF PARCEL TK-71-2 DESCRIBED ~~IN DEED RECORDED~~ AT RECEPTION NO. 2386686 ~~OF IN~~ THE RECORDS OF BOULDER COUNTY, ~~COLORADO;~~

THENCE ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHERLY LINES OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2386686 PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) S~~SOUTH 33°27'49"W, 26"~~ WEST, A DISTANCE OF 60.64 FEET;
- 2) S~~SOUTH 01°40'51"W, 28"~~ WEST, A DISTANCE OF 45.12 FEET;
- 3) S~~SOUTH 88°19'09"E, 32"~~ EAST, A DISTANCE OF 34.84 FEET TO ~~THE WEST LINE OF THE EAST~~A POINT 30 FEET ~~OF THE SE1/4~~WEST OF SAID ~~SECTION 20;~~EAST LINE;

THENCE S~~SOUTH 00°02'11"E, 404.21 FEET~~35" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 20 TO THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 ~~IN DEED RECORDED~~DESCRIBED AT RECEPTION NO. 2309730 ~~OF IN~~ THE RECORDS OF BOULDER COUNTY, ~~COLORADO;~~

THENCE ALONG THE WESTERLY LINESPERIMETER OF SAID PARCEL ~~TK-71 AND~~ PARCEL TK-71-1 AS DESCRIBED AT SAID RECEPTION NO. 2309730 THE FOLLOWING THREE (3) COURSES:

- 1) SOUTHERLY, 86.27 FEET ALONG THE ARC OF A SAID CURVE CONCAVE TO THE EAST TO A POINT TANGENT, SAID ARC TO THE LEFT AN ARC LENGTH OF 86.28 FEET.

SAID CURVE HAVING A RADIUS OF 2441.832,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND ~~BEING SUBTENDE~~D BY A CHORD ~~THAT WHICH~~ BEARS SSOUTH 04°26'51"W,27" WEST A CHORD DISTANCE OF 86.27 FEET;

2) SSOUTH 03°26'07"W,25'43" WEST, A DISTANCE OF 124.37 FEET;

3) ~~S00°02'11"E,529.70~~SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SECTION 20 AND SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF THAT TRACT OF LAND PARCEL 12 AS DESCRIBED IN EXHIBIT D IN DEED RECORDED ON FILM 2088 AT RECEPTION NO. 1560711 OF IN THE RECORDS OF BOULDER COUNTY, COLORADO;

~~THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT D ON SAID FILM 2088 AT RECEPTION NO.~~

~~1560711~~PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:

1) ~~N~~NORTH 89°43'22"W,55.7242'42" WEST, A DISTANCE OF 55.73 FEET;

2) SSOUTH 00°00'51"W,30.0035" WEST, A DISTANCE OF 30.02 FEET;

3) SSOUTH 44°51'10"E,26" EAST, A DISTANCE OF 35.44 FEET;

4) SSOUTH 00°00'51"W,35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND AS PARCEL DESCRIBED IN DEED RECORDED ON FILM 1229 AT RECEPTION NO. 520800 OF IN THE RECORDS OF BOULDER COUNTY, COLORADO;

~~THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1229 AT RECEPTION NO.~~

~~520800~~PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1) ~~N~~NORTH 89°59'09"W,25" WEST, A DISTANCE OF 55.00 FEET;

2) SSOUTH 00°00'51"W,35" WEST, A DISTANCE OF 50.00 FEET;

3) SSOUTH 89°59'09"E,25" EAST, A DISTANCE OF 55.00 FEET TO THE ~~WEST LINE OF THAT TRACT OF LAND~~NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED IN EXHIBIT C ON SAID FILM 2088 AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

~~THENCE ALONG THE WESTERLY LINES OF THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT C ON SAID FILM 2088 AT RECEPTION NO. 1560711~~PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:

1) ~~S00°00'51"W,~~SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;

2) ~~S16°40'10"E,93.73~~SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE WESTERLY LINE NORTH CORNER OF PARCEL TK-75 AS DESCRIBED AT SAID RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

~~THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF PARCEL TK-75 AS DESCRIBED AT SAID RECEPTION NO. 2309730 THE FOLLOWING TWO (2) COURSES:~~

~~1) S00°00'51"W, 611.16 FEET~~SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET.

~~2) S89°48'29"E, THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NE1/4 NORTHEAST QUARTER OF SAID SECTION 29; THENCE S SOUTH 00°00'51"W, 136.13 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 29 TO THE SOUTHEAST CORNER OF PARCEL 5 AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2906901 OF THE RECORDS OF BOULDER COUNTY, COLORADO~~ 35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;

~~THENCE N89°43'22"W, 2308.90 FEET PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SAID SECTION 29 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED AS PARCEL E IN~~ NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 ~~OF IN~~ THE RECORDS OF BOULDER COUNTY, COLORADO; ~~THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED AS PARCELS E, B AND C AT SAID RECEPTION NO. 2013403 AND IN DEEDS RECORDED IN BOOK 878 AT PAGE 507 AND BOOK 880 AT PAGE 98 OF THE RECORDS OF BOULDER COUNTY, COLORADO, THE FOLLOWING EIGHT (8)~~ PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1) ~~N~~ NORTH 14°10'39"W, 139.83 ~~13'32" WEST, A DISTANCE OF 140.04 FEET;~~
- 2) ~~N~~ NORTH 60°40'32"W, 682.73 ~~44'04" WEST, A DISTANCE OF 682.66 FEET;~~
- 3) ~~N~~ NORTH 31°43'34"W, 355.23 ~~59" WEST, A DISTANCE OF 355.27 FEET;~~
- 4) ~~N~~ NORTH 50°05'55"W, 351.45 ~~04'57" WEST, A DISTANCE OF 351.37 FEET;~~
- 5) ~~N87°28'56"W, 291.28 FEET; NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;~~

~~6) N50°04'31"W, 504.79 FEET;~~

~~7) N53°12'12"W, 923.62 FEET;~~

~~8) N25°29'10"W, 857.10 FEET TO THE~~

~~THENCE NORTH~~ 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF ~~THE S1/2 OF THE SW1/4 OF SAID SECTION 20; SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;~~

~~THENCE S89°35'16"E, 0.64 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SW1/4~~ NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 ~~TO THE MOST EASTERLY AND THE SOUTH CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 878 AT PAGE 503 OF THE RECORDS OF BOULDER COUNTY, COLORADO~~ PARCEL 32A OF SAID SPECIAL WARRANTY DEED;

~~THENCE N25°38'10"W, 103.33 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 878 AT PAGE 503 TO THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED~~ CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45

FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419
~~OF IN~~ THE RECORDS OF BOULDER COUNTY, ~~COLORADO~~;

THENCE ALONG THE ~~EASTERLY AND NORTHERLY LINES OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1989419~~ PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) ~~N~~NORTH 00°57'04"E, 95.8454'00" EAST, A DISTANCE OF 95.53 FEET;
- 2) ~~N~~NORTH 08°19'13"W, 184.7722'46" WEST, A DISTANCE OF 184.53 FEET;
- 3) ~~N~~00°09'40"W, NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
- 4) ~~S~~SOUTH 89°50'20"W, 59.0651" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF THE N1/2 OF THE SW1/4 OF SAID SECTION 20 SAID SOUTHWEST QUARTER;
~~THENCE N~~NORTH 00°09'40"W, 473.73 FEET ALONG THE WEST LINE OF THE N1/2 OF THE SW1/4 OF SAID SECTION 20 TO THE SOUTH LINE EXTENDED WESTERLY 09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND AS PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NO. 1819920
~~OF IN~~ THE RECORDS OF BOULDER COUNTY, ~~COLORADO~~ EXTENDED WESTERLY;
~~THENCE S~~SOUTH 89°48'41"E, 290.23 FEET 38" EAST ALONG THE SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WESTERLY AND ALONG THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1819920, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER THEREOF; OF SAID PARCEL;
~~THENCE N~~NORTH 00°09'40"W, 256.00 FEET 09" WEST ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1819920 TO THE NORTH LINE OF THE SW1/4 OF SAID SECTION 20 1669751;
~~THENCE S~~89°48'41"E, 50.03 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 20 TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED ON FILM 2169 AT RECEPTION NO. 1658713 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
~~THENCE ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 2169 AT RECEPTION NO. 1658713 THE FOLLOWING THREE SAID SOUTH LINE THE FOLLOWING FOUR (34) COURSES:~~
 - 1) ~~S~~SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
 - 2) ~~S~~SOUTH 82°25'31"E, 202.2228" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 3) ~~ALONG THE ARC OF SAID CURVE TO THE LEFT;~~ 2) SOUTHEASTERLY, AN ARC LENGTH OF 139.86 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1085.00 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND BEING SUBTENDED BY A CHORD THAT WHICH BEARS SSOUTH 86°07'07"E, 04" EAST A CHORD DISTANCE OF 139.77 FEET;

~~34) S~~SOUTH 89°48'41"E, 1975.0638" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE WESTEAST LINE OF THE SE1/4 OF SAID SECTION 20~~SOUTHWEST QUARTER;~~
THENCE ~~N~~NORTH 00°02'10"E, 35.00 FEET~~50" EAST~~ ALONG ~~THE WEST LINE OF THE SE1/4 OF SAID SECTION 20 TO THE CENTER 1/4 CORNER OF SAID SECTION 20;~~
~~THENCE S89°48'41"E, 2625.65 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 20 TO THE TRUE~~SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE
POINT OF BEGINNING-;

~~EXCEPT~~EXCEPTING THEREFROM THAT ~~PORTION~~PARCEL CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED ~~FEBRUARY 3, 1983 ON FILM 1238 AS~~ AT RECEPTION NO. ~~531604 OF THE RECORDS OF BOULDER COUNTY, COLORADO.~~531604.

~~AREA= 390.013~~SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES,
MORE OR LESS.

~~LEGAL DESCRIPTION PREPARED BY:~~
~~WILLIAM K. WRIGHT, PLS #23529~~
~~DREXEL, BARRELL & CO.~~
~~1800 38TH STREET~~
~~BOULDER, CO 80301~~

Exhibit “B”
Copy of ConocoPhillips Colorado Campus General Development Plan

ON-SITE INFRASTRUCTURE DETAIL	
Category	Improvement
Right of Way	Campus Drive S. 96th & Campus Intersection
Recreational Amenities	Public Restrooms Multi-Use Field Parking Lot Hardscape Trails Softscape Trails
Other	Fire Station/Police Annex

OFF-SITE INFRASTRUCTURE DETAIL	
Category	Improvement
Wastewater	Off-Site Utilities Design Construction
Right of Way	Expand 96th Street 1/2 Mile NW Pkwy to Dillon Expand 96th Street 1/2 Mile N of Dillon 96th & Dillon - Dual Left Turn Lanes + Intersection Capacity NW Pkwy & 96th - Triple Northbound 88th & Tape Turn Lanes 88th & Campus Lengthen Turn Lane NW Pkwy 3rd SB Lane Contribution US 36 Interchange Ramp Contribution
Pedestrian Elements	Downtown Connector Dillon Underpass 88th Multi-Use Path Extension
Other	Water Storage Design

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Rendering set	Standard

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
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