

Redtail Ridge

DENSITY ANALYSIS EXHIBIT

UPDATED MAY 8, 2020

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- II Density Comparisons



BRUE·BAUKOL
CAPITAL PARTNERS

TRYBA ARCHITECTS

I. REDTAIL RIDGE DEVELOPMENT INFORMATION

CURRENT CONCEPTUAL SITE PLAN

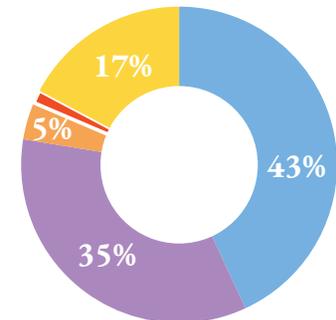


NOTE: The development plans shown are illustrative only. Individual development parcel plans will be finalized during the planned unit development (PUD) process.

Program Summary*

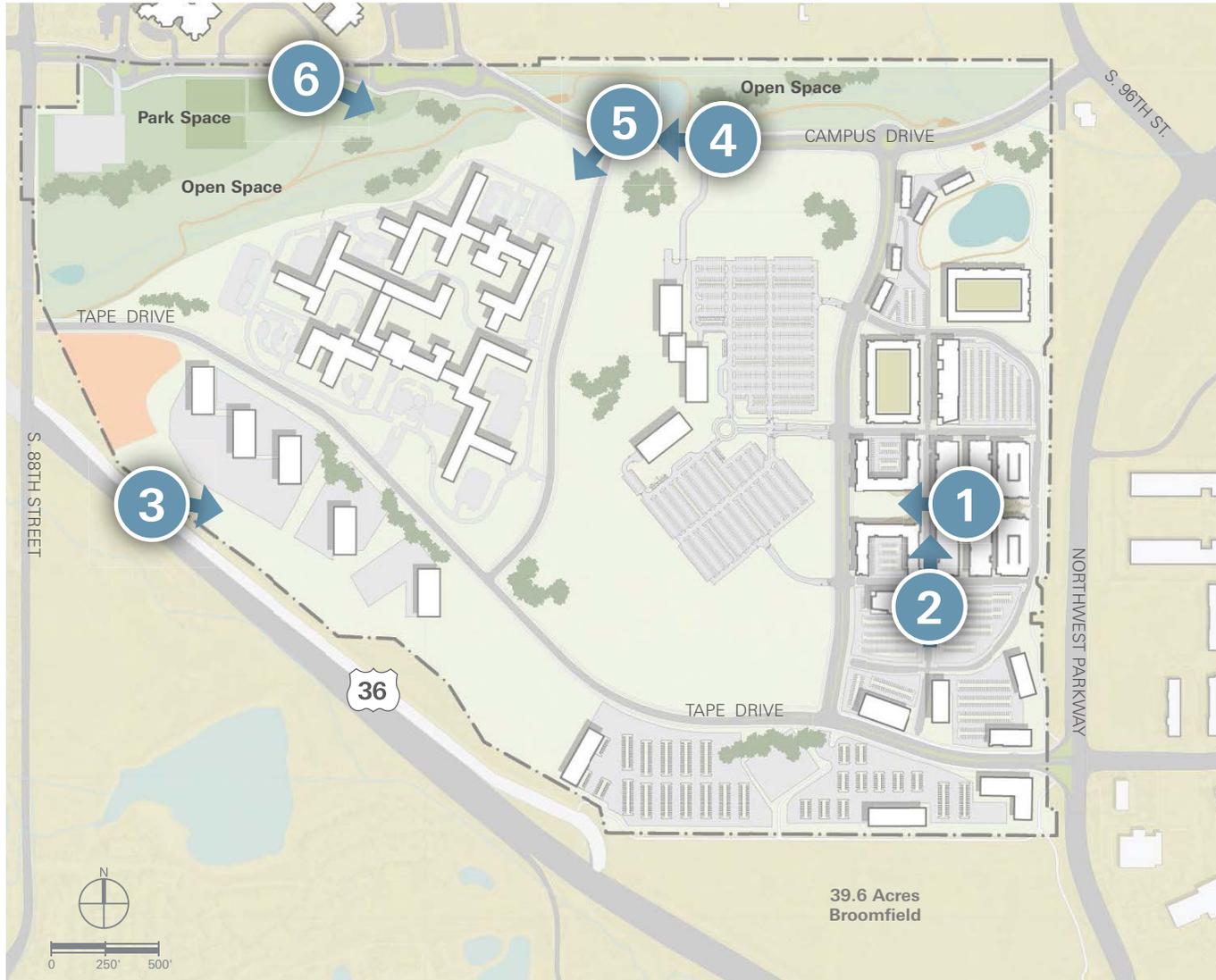
Office	2,250,000 SF
Senior Living	1,800,000 SF
Hotel	200,000 SF
Retail	70,000 SF
Residential	900,000 SF

Total before Parking 5,220,000 SF



*REDTAIL RIDGE PROGRAM INCLUDES ESTIMATED 666,000 SQUARE FEET OF PARKING STRUCTURE

ILLUSTRATIVE VIEWS



- 1 Parcel C Plaza, looking West
- 2 Parcel C Mainstreet, looking North
- 3 US-36, looking East
- 4 Campus Drive, looking West
- 5 Campus Drive / Street A, looking Southwest
- 6 Campus Drive, looking East

NOTE: The development plans shown are illustrative only. Individual development parcel plans will be finalized during the planned unit development (PUD) process.

ILLUSTRATIVE VIEW 1: PARCEL C PLAZA VIEW, LOOKING WEST



ILLUSTRATIVE VIEW 2: PARCEL C MAINSTREET



ILLUSTRATIVE VIEW 3: US-36, LOOKING EAST



Google Earth
© 2020 Google

ILLUSTRATIVE VIEW 4: CAMPUS DRIVE, LOOKING WEST



ILLUSTRATIVE VIEW 5: CAMPUS DRIVE & STREET A, LOOKING SOUTHWEST



ILLUSTRATIVE VIEW 6: CAMPUS DRIVE, LOOKING EAST



PARCEL C AERIAL VIEW CONCEPTUAL MASSING

- Office
- Senior Living
- Hotel
- Retail
- Residential
- # No. of Stories



II. DENSITY COMPARISONS

REDTAIL RIDGE LOUISVILLE, CO



TOTAL ACRES	389.1
TOTAL COMMERCIAL SQUARE FOOTAGE	5,886,000 SF
AVERAGE DEVELOPMENT FAR	0.5
ALLOWABLE BUILDING HEIGHTS	1-5 STORIES
RESIDENTIAL UNITS	2,226
OPEN/PARK SPACE	59.6 ACRES

*Information gathered from City and County of Broomfield:
<https://www.broomfield.org/DocumentCenter/View/29353/BUTV---Arista-PUD-Plan-5th-Amendment---Commercial-and-Project-Branding-Signage---PZ-memo>

ARISTA DEVELOPMENT BROOMFIELD, CO



TOTAL ACRES	184.56
TOTAL COMMERCIAL SQUARE FOOTAGE	2,583,000 SF
AVERAGE DEVELOPMENT FAR	0.75
ALLOWABLE BUILDING HEIGHTS	1-6 STORIES
RESIDENTIAL UNITS	2,250
OPEN/PARK SPACE	24.73 ACRES

*Information gathered from City and County of Broomfield:
<https://www.broomfield.org/DocumentCenter/View/29353/BUTV---Arista-PUD-Plan-5th-Amendment---Commercial-and-Project-Branding-Signage---PZ-memo>
https://www.broomfield.org/DocumentCenter/View/2954/Broomfield_Interchange-Broomfield-Interchange?bidId=

INTERLOCKEN BUSINESS PARK BROOMFIELD, CO



TOTAL ACRES	963
TOTAL COMMERCIAL SQUARE FOOTAGE	7,944,165 SF (APPROVED FOR 10.5 MILLION)
AVERAGE DEVELOPMENT FAR	0.75
ALLOWABLE BUILDING HEIGHTS	135 FEET MAXIMUM (9-11 STORIES)
RESIDENTIAL UNITS	1,107+
OPEN/PARK SPACE	20.88

*Information gathered from the City and County of Broomfield:
<https://crej.com/news/interlockens-matures-north-park-begins/>
<https://www.broomfield.org/223/Subdivision-Plat-Maps#anchori>
https://www.broomfield.org/DocumentCenter/View/2959/I25_SAP-I-25?bidId=

TOWN CENTER SUPERIOR, CO



TOTAL ACRES	156
TOTAL COMMERCIAL SQUARE FOOTAGE	817,600 SF
AVERAGE DEVELOPMENT FAR	0.5-1.5
ALLOWABLE BUILDING HEIGHTS	1-5 STORIES
RESIDENTIAL UNITS	1,400
OPEN/PARK SPACE	42 ACRES

*Information gathered from the Town of Superior:
<https://www.superiorcolorado.gov/departments/planning/development-projects/approved-developments/superior-town-center-downtown-superior>
<https://downtownsuperior.com/long-awaited-downtown-superior-development-gains-momentum/>

Redtail Ridge

3-D MODEL EXHIBIT

MAY 01, 2020

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BRUE·BAUKOL
CAPITAL PARTNERS

TRYBA ARCHITECTS

ILLUSTRATIVE RENDERINGS



KEY

← # **Illustrative Still Renderings**
(See following pages for renderings)



ILLUSTRATIVE RENDERING 1



Note: rendering is for illustrative purposes only.

ILLUSTRATIVE RENDERING 2



Note: rendering is for illustrative purposes only.

ILLUSTRATIVE RENDERING 3



Note: rendering is for illustrative purposes only.

ILLUSTRATIVE RENDERING 4



Google Earth

Note: rendering is for illustrative purposes only.

ILLUSTRATIVE RENDERING 5



ILLUSTRATIVE RENDERING 6



ILLUSTRATIVE RENDERING 7



CONCEPTUAL MASSING AERIAL VIEWS



KEY

Conceptual Massing Aerial Views
(See following pages)



CONCEPTUAL MASSING AERIAL VIEW ①



CONCEPTUAL MASSING AERIAL VIEW 2



360-DEGREE GROUND-LEVEL VIEWS (LIVE INTERACTIVE LINKS)



KEY

- #** Interactive 360-degree View Links
(Click Icons on Map for Live Links to illustrative panoramic views of the 3-D site model)

BOULDER VALLEY SCHOOL DISTRICT RE-2

RESOLUTION NO. 20-13

WHEREAS, the Board of Education (“Board”) of Boulder Valley School District RE-2 (“School District”) is the owner of the Monarch K-8 and Monarch High School Campus (“Campus”) located in the City of Louisville, Colorado (“City”); and

WHEREAS, vehicular access to and from the Campus is primarily along Campus Drive, a public right-of-way previously dedicated by the District to and owned by the City; and

WHEREAS, the real property adjacent to the Campus on the south has been acquired by Brue-Baukol Capital Partners (“Developer”) which has filed a land use application with the City to develop the property as a retirement community, corporate campus, and apartment/retail complex; and

WHEREAS, as a condition of that application process, the City has directed the Developer to make the widening and extension of Campus Drive part of the first phase of infrastructure improvements that will be followed in the future as part of a larger construction project by the Developer to extend the right-of-way on the Developer’s property to South 96th Street, creating a second and much-needed access to the Campus; and

WHEREAS, the alignment currently proposed by the Developer, in consultation with the District and City, will add approximately 1.15 acres of District property to the current Campus Drive right-of-way, improve pedestrian and vehicle access to and from the Campus, and keep the Campus parking lot virtually intact; and

WHEREAS, the proposed new configuration of Campus Drive is depicted on Attachment A; and general vicinity of the Campus Drive widening improvements is depicted on Attachment B; and

WHEREAS, the District’s staff has reviewed the proposed widening and new alignment, has determined that the construction of the Campus Drive project will not significantly impact school operations, and has recommended the project as it will provide a substantial benefit to the District by improving access to and from the Campus.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. Approval of Concept. That the Board of Education hereby approves the concept for the widening of Campus Drive by the Developer, substantially in the configuration presented on Attachment B, including the potential future conveyance or dedication by the District of 1.15 acres of District property to the City for additional right-of-way as shown on Attachment B, subject to the following:

- A. That the pending land use application of the Developer and the new alignment of Campus Drive as shown on Attachment A are approved by the City within 180 days from the date of this Resolution; and

- B. That the additional right-of-way be dedicated to the City within 180 days following approval of the land use application and upon written request by the City and that any necessary documents of conveyance to be subject to approval by the District's legal counsel; and
- C. That, if deemed necessary by the Authorized Officers, designated below, to allow construction of the Campus Drive widening improvements to proceed prior to dedication or conveyance of the additional right-of-way to the City as provided herein, that the District grant a temporary construction easement to the Developer, on terms approved by the District's legal counsel, following or in conjunction with approval and the issuance of building permits for the project by the City.
- D. That the widening of Campus Drive in the configuration presented does not prevent or materially interfere with pedestrian or vehicular access to and from the Campus during construction.

Section 2. Approval and Execution of Documents; Authorized Officers. The President or Vice-President of the Board, the Superintendent of Schools, and the District's Assistant Superintendent for Operational Services are each individually hereby authorized to execute and deliver for and on behalf of the Board and School District any and all additional documents, easements, agreements and other papers and to perform all other acts that each of them may deem necessary or appropriate in order to implement and carry out the transaction and other matters authorized by this Resolution.

Section 3. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

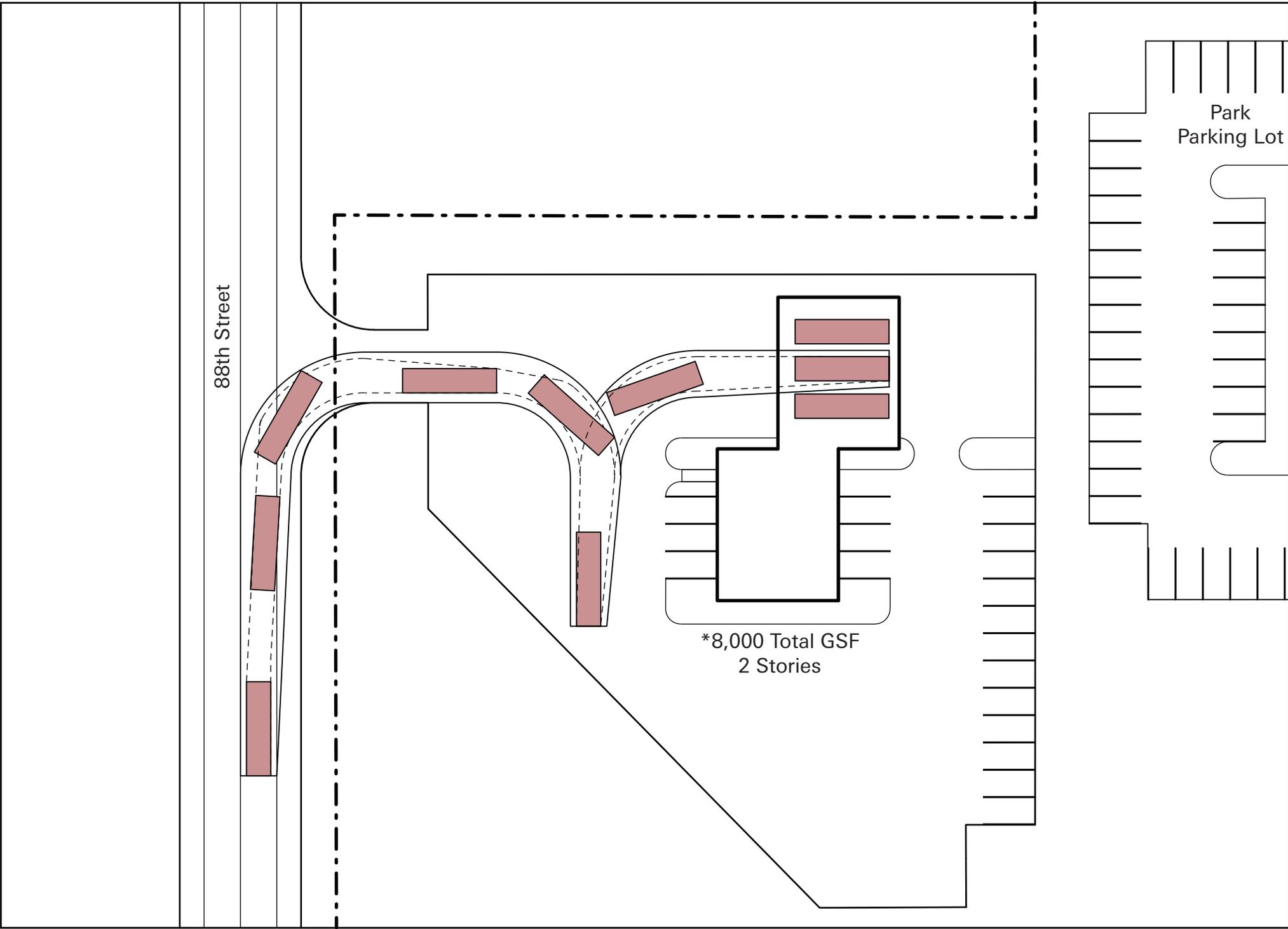
APPROVED AND ADOPTED this ___ th day of April 2020.

BOULDER VALLEY SCHOOL DISTRICT RE-2

By: _____
 Name: Tina Marquis
 Title: President, Board of Education

ATTEST:

By: _____
 Name: Laura Shafer
 Title: Secretary, Board of Education



88th Street

Park
Parking Lot

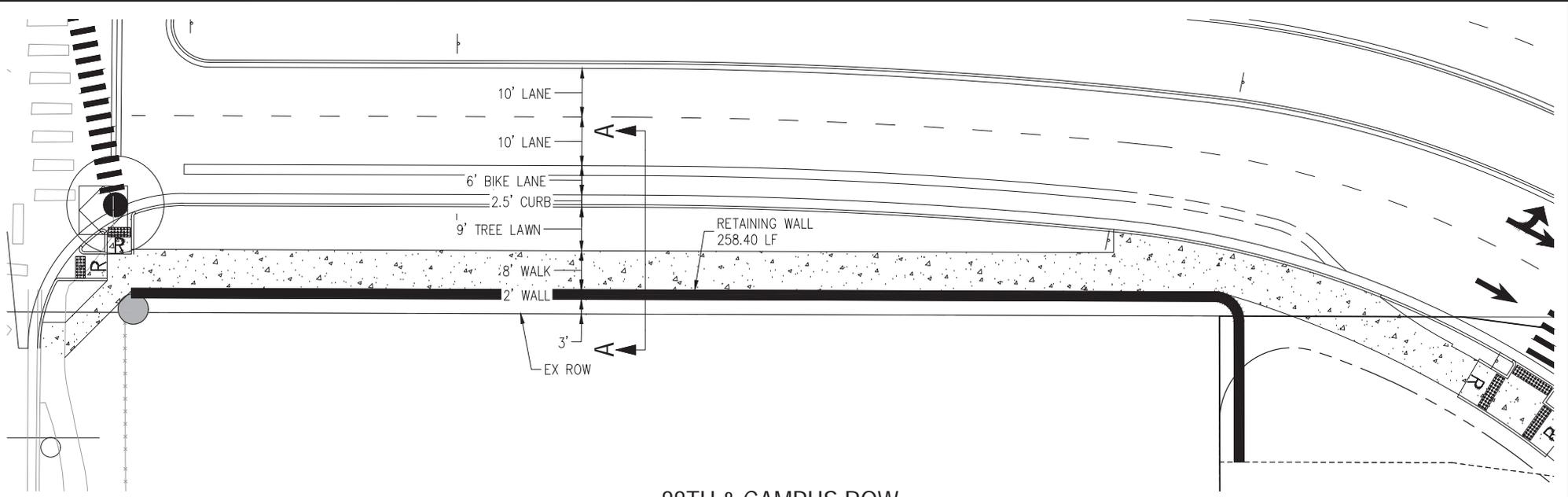
*8,000 Total GSF
2 Stories

Redtail Ridge Fire Station

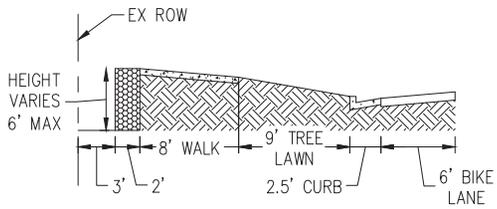
Scale: 1" = 50'



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



88TH & CAMPUS ROW
SCALE: 1" = 20'



SECTION A-A
NTS



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6390 F: 303.623.6311
HarrisKocherSmith.com

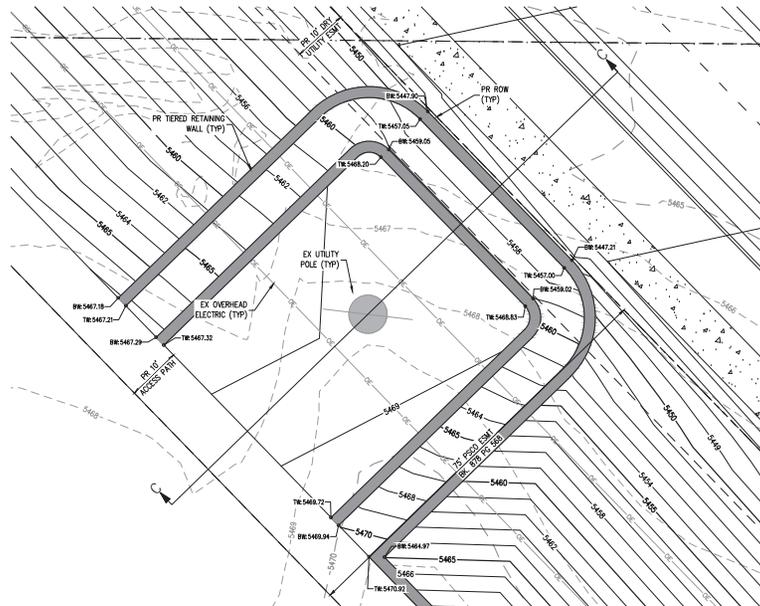


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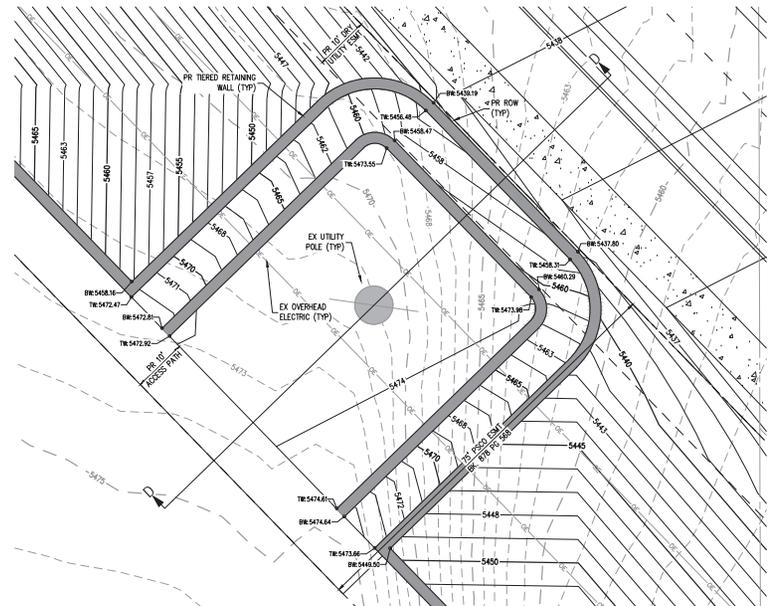
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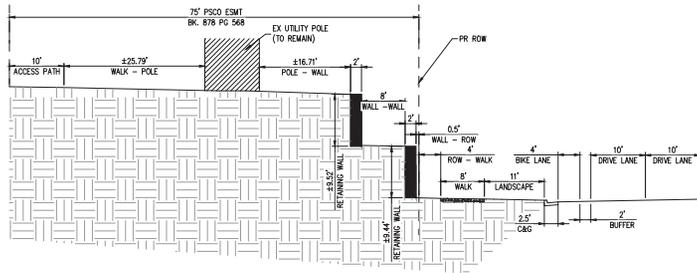
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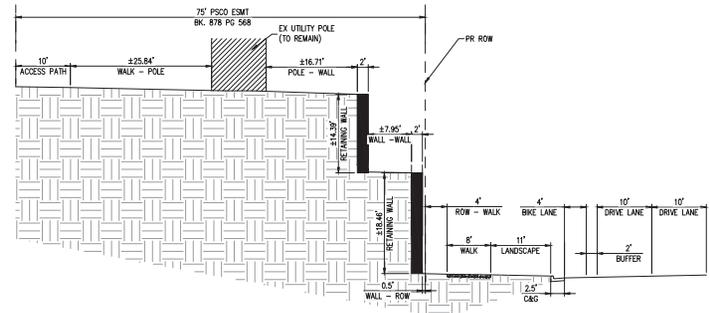
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SCALE: 1" = 10'



REDTAIL RIDGE FILING NO. 2 - XCEL TRANSMISSION POLE 4
SCALE: 1" = 10'

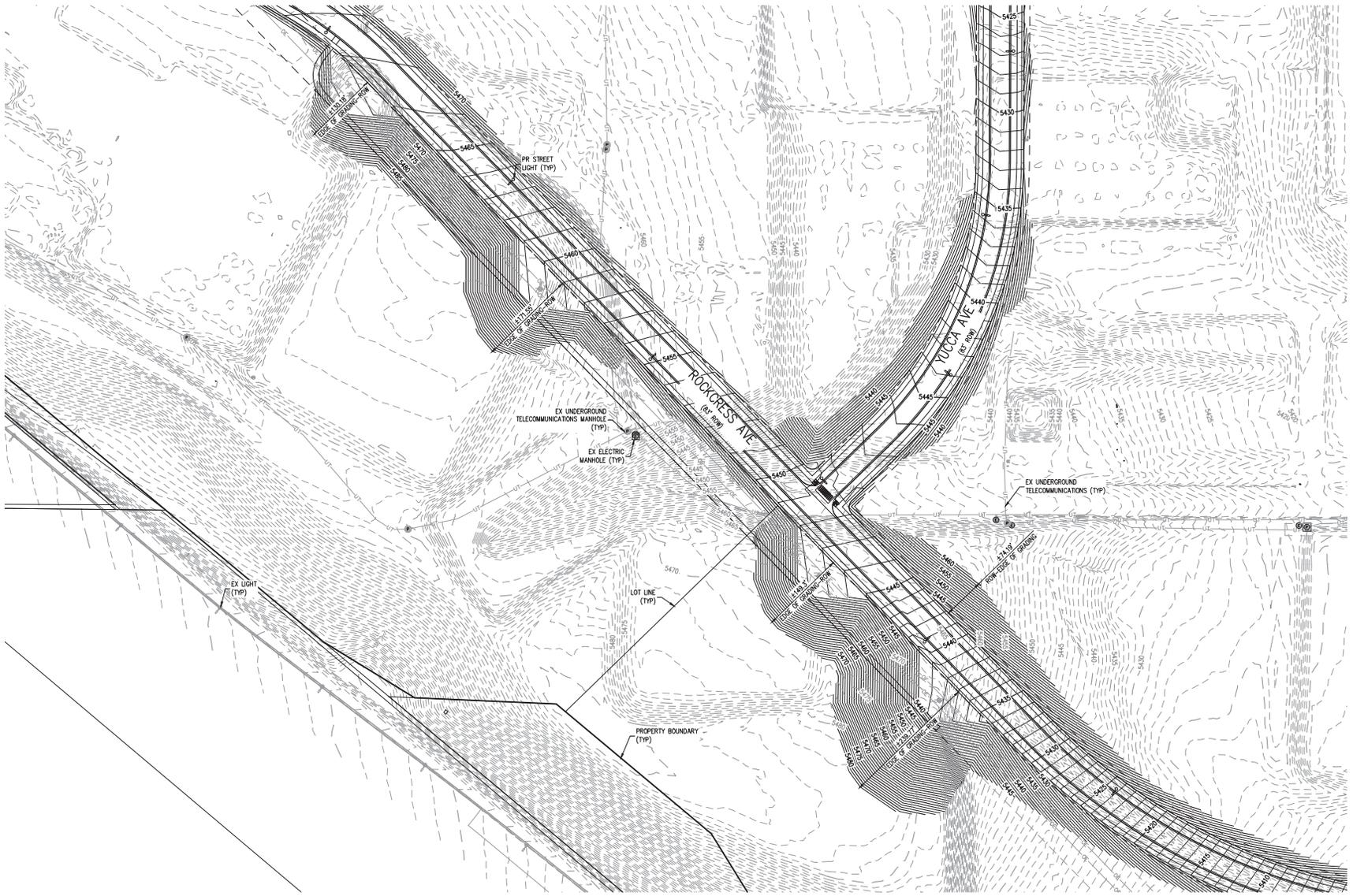


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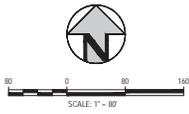


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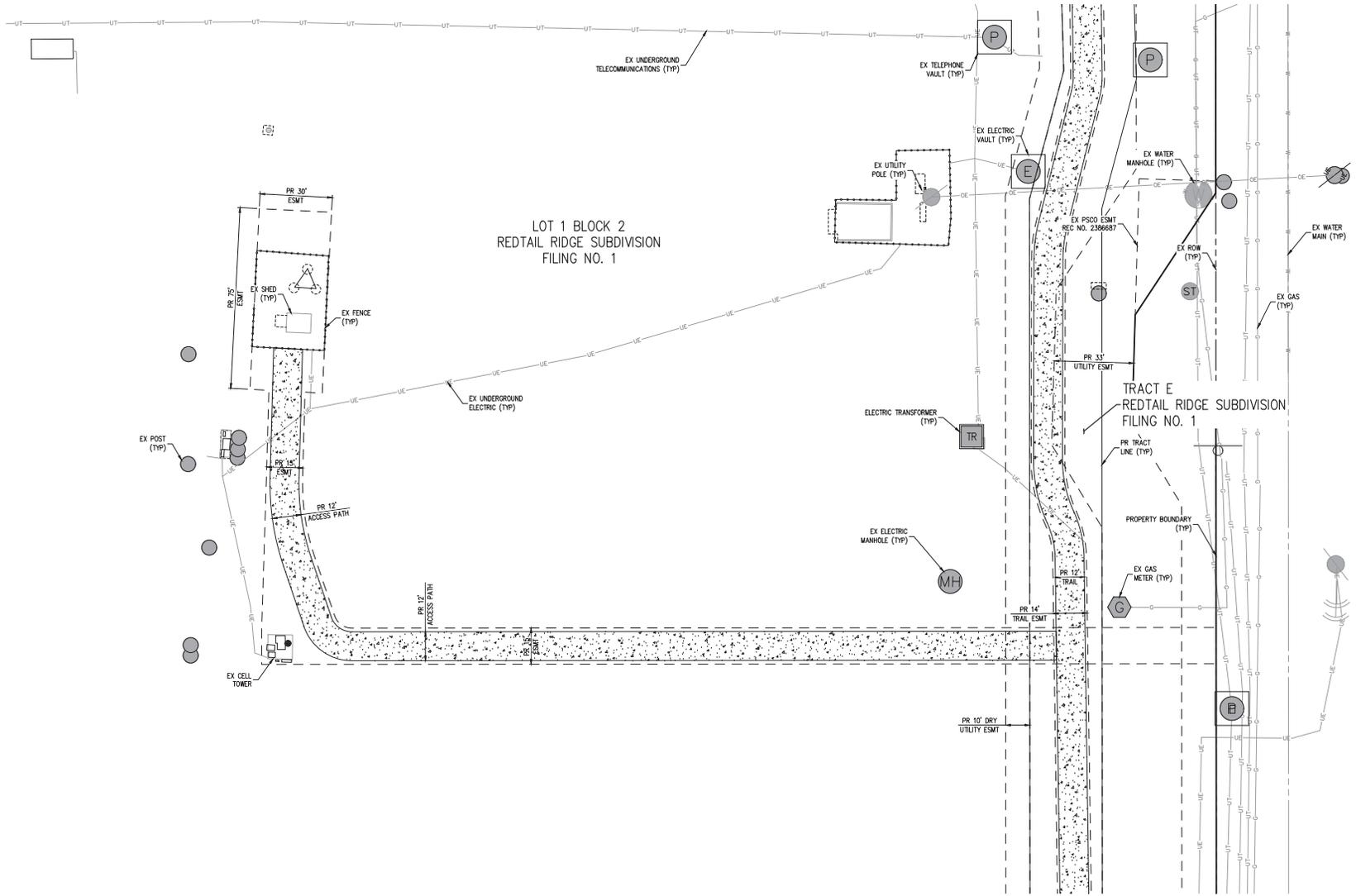


RETAIL RIDGE FILING NO. 2 - EXCEL TRANSMISSION LINE POLE LOWERING EXHIBIT



NO CHANGES HAVE BEEN MADE TO THE EXISTING SURVEY INFORMATION OR DIMENSIONS SHOWN ON THIS PLAN.

PLANNED BY: PROGRESSIVE ENGINEERING, INC. 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
DRAWN BY: J. J. JENSEN, P.E. 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202



REDTAIL RIDGE FILING NO. 1 COMMUNICATION TOWER EASEMENT EXHIBIT

