Redtail Ridge

DENSITY ANALYSIS EXHIBIT
UPDATED MAY 8, 2020

Table of Contents:
I  Redtail Ridge Development Information
II  Density Comparisons
I. REDTAIL RIDGE DEVELOPMENT INFORMATION
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

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

NOTE: The development plans shown are illustrative only. Individual development parcel plans will be finalized during the planned unit development (PUD) process.
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ILLUSTRATIVE VIEW 1: PARCEL C PLAZA VIEW, LOOKING WEST
ILLUSTRATIVE VIEW 2: PARCEL C MAINSTREET
ILLUSTRATIVE VIEW 3: US-36, LOOKING EAST
ILLUSTRATIVE VIEW 4: CAMPUS DRIVE, LOOKING WEST
ILLUSTRATIVE VIEW 5: CAMPUS DRIVE & STREET A, LOOKING SOUTHWEST
ILLUSTRATIVE VIEW 6: CAMPUS DRIVE, LOOKING EAST
II. DENSITY COMPARISONS

**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
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/2954/Broomfield_Interchange-Broomfield_Interchange?bidId=
**INTERLOCKEN BUSINESS PARK**  BROOMFIELD, CO

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

*Information gathered from the City and County of Broomfield:*
hhttps://www.broomfield.org/223/Subdivision-Plat-Maps#anchor
## 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:*
Redtail Ridge

3-D MODEL EXHIBIT
MAY 01, 2020

Table of Contents:

<table>
<thead>
<tr>
<th>I</th>
<th>Illustrative Renderings</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>II</td>
<td>Conceptual Massing Aerial Views</td>
<td>10</td>
</tr>
<tr>
<td>III</td>
<td>360-Degree Ground Level Views (Interactive Links)</td>
<td>13</td>
</tr>
</tbody>
</table>
Note: rendering is for illustrative purposes only.
ILLUSTRATIVE RENDERING

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Redtail Ridge 3-D MODEL EXHIBIT | LOUISVILLE, COLORADO | APRIL 2020
ILLUSTRATIVE RENDERING
ILLUSTRATIVE RENDERING
CONCEPTUAL MASSING AERIAL VIEWS

KEY

Conceptual Massing Aerial Views
(See following pages)
CONCEPTUAL MASSING AERIAL VIEW
360-DEGREE GROUND-LEVEL VIEWS (LIVE INTERACTIVE LINKS)

Interactive 360-degree View Links
(Click Icons on Map for Live Links to illustrative panoramic views of the 3-D site model)
CITY OF LOUISVILLE
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS
(Pursuant to C.R.S. Section 24-65.5-101 et seq.)

Name of Development Application: Conoco Phillips Campus GDP

Applicant's Name: Jordan Swisher
Planning Commission Hearing Date: June 11, 2020
City Council Hearing Date: July 14, 2020

The undersigned applicant, Jordan Swisher, pursuant to Colorado Revised Statutes (C.R.S.) Section 24-65.5-103(4), hereby certifies that notice of the initial public hearing on the above-referenced development application has been provided by applicant to the mineral estate owner(s) pursuant to C.R.S. Section 24-65.5-103(1). The applicant hereby acknowledges that applicant is responsible for the giving of such notice to the mineral estate owner(s), and that the giving of this certification shall be a condition of approval of the above-referenced application.

Dated this 19th day of May, 2020.

Applicant: Brue Baukol Capital Partners, Jordan Swisher

By: [Signature]
Title: Vice President

ACKNOWLEDGEMENT

STATE OF COLORADO )
COUNTY OF Denver )ss

The above and foregoing signature of Jordan Swisher was subscribed and sworn to before me this 19th day of May, 2020.

Witness my hand and official seal.

My commission expires on: 2.21.21

(SEAL) THERESA L WATSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20114904819
MY COMMISSION EXPIRES FEB. 21, 2021
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
SCALE: 1" = 20'
REDTAIL RIDGE PLANNING NO. 2 - XCEL TRANSMISSION POLE 1
SECTION A - A
SCALE: NTS

REDTAIL RIDGE PLANNING NO. 2 - XCEL TRANSMISSION POLE 2
SECTION B - B
SCALE: NTS
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT EXPRESS WRITTEN CONSENT OF HARRI KOCHER SMITH