

**ORDINANCE NO. 1811
SERIES 2021**

**AN ORDINANCE APPROVING THE FIRST AMENDMENT TO CONOCOPHILLIPS
CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN)**

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 and property owner, Brue Baukol Capital Partners, has submitted to the City a proposal for amendments to the ConocoPhillips Campus General Development Plan (GDP) 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 Plan (Redtail Ridge Master Plan) includes changes to the development plan related to parcel layout, design requirements, the transportation network, public land dedications, and a mixed commercial and office development with up to 3,000,000 gross square feet of building area; and

WHEREAS, the Planning Commission held a public hearing concerning the request on May 13, 2021, May 20, 2021, and June 10, 2021, where evidence and testimony were entered into the record, and 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 approved Resolution No. 6, Series 2021 recommending to the City Council conditional approval of the proposed 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan); and

WHEREAS, the City Council has held a public hearing on July 27, 2021, August 3, 2021, August 17, 2021 and August 31, 2021 for the proposed GDP amendment and has provided notice of the public hearing as provided by law; and

WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council of the City of Louisville hereby approves the 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) with the following conditions:

1. The applicant shall amend the Development Acreage Table on the GDP to reflect an additional 11.6 acres of Open Space in Parcel C and 8.4 acres of Open Space in

- Parcel A in the locations shown in the applicant presentation included in the August 31, 2021 City Council meeting packet, and add a footnote to the Development Acreage table stating that an additional 9.3 acres of open space adjacent to other Open Space dedication area shall be provided, for a total of 93 acres of gross public land dedication area to be finalized with the first final subdivision plat for the development.
2. The applicant shall amend the Development Program table on the GDP to reflect Developable Area consistent with the adjustments to the final Open Space public dedication requirements and reflect a Total Allowable Development (GSF) of 3,000,000 sq. ft.
 3. The applicant shall amend the Permitted Uses table on the GDP to remove Gasoline Service Stations from the use list.
 4. The applicant shall apply for rezoning to the Open Space zone district for the areas designated as Open Space on the GDP and first final subdivision plat. Such rezoning application shall be made concurrent with the first final subdivision plat for the development.
 5. The applicant shall remove the areas noted as Common Open Space on the GDP, add a boundary line on the GDP in general alignment with Disc Drive between the western and eastern boundaries of the GDP labeled as *Former Disc Drive Alignment*, and replace Development Program note No. 2 on the GDP with the following:
If clustering is to occur in consideration of additional building height, preference is for development to cluster south of the former Disc Drive alignment. The City Council may approve building heights above three stories that result from clustering in consideration of preservation of additional undeveloped land adjacent to areas of publically dedicated open space. Any such undeveloped land shall include a deed restriction or similar agreement approved by the City to ensure the undeveloped land is maintained in in a natural state in perpetuity. The City Council, in its sole and absolute discretion, may approve limited improvements within the undeveloped areas through the PUD review process, such as detention and water quality ponds, trails, signage, trash and recycling receptacles, benches and split rail wood fencing limited to four feet in height.
 6. The applicant shall delete Section 3.3 of the Amended and Restated Planned Community Zone District Zoning Agreement, Redtail Ridge Master Plan, concerning Building Height and renumber subsequent sections of the agreement accordingly.
 7. The applicant shall revise the Sustainability Commitment Plan to note that all commercial development above 10,000 sq. ft. shall meet the LEED Silver rating.
 8. The applicant shall revise the Sustainability Commitment Plan to include a Commitment to provide 3 megawatts of solar capacity on site at a minimum rate of one watt of solar PV for every one square foot of gross building area.
 9. The applicant shall revise the Sustainability Commitment Plan to include a Commitment that all building types include all-electric HVAC and domestic water heating systems, with exceptions for use of natural gas to provide back-up emergency electrical generation power and for manufacturing and industrial processing when best available technology does not provide practical or feasible electric appliance options.

10. The applicant shall add a note to the GDP stating that future development shall provide Level 3 Direct Current (DC) Fast Vehicle Charging stations to meet demand of anticipated occupants.
11. The applicant shall add a note to the GDP stating that all construction traffic must enter and exit from intersections with Northwest Parkway.
12. The applicant shall add a note to the GDP stating that at the time of PUD an applicant may request a density bonus of up to 10% for development within any lot if the City Council determines that the proposed development qualifies as a Net Zero facility without the use of purchased renewable energy credits (RECs) and the additional density does not result in undesirable impacts that cannot be mitigated through the development plan.
13. The applicant shall add a note to the GDP stating that the subdivision improvement agreement for the first final plat for the development shall specify that the applicant is responsible for the cost of construction of all transportation improvements associated with the project described in the March 23, 2021 Redtail Ridge Traffic and Mobility Study, except that a proportional share of cost shall be provided for the widening of S. 96th Street that starts ½ mile north of Dillon Road and extends to Highway 42 if the City determines such improvements are warranted, and a proportional share of any costs required by the City and County of Broomfield or the Northwest Parkway Authority related to long-term improvements of Northwest Parkway and the Northwest Parkway/US 36 Interchange.

Section 2. The 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) shall be recorded in the Offices of the Boulder County Clerk and Recorder.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED THIS 13TH DAY OF JULY, 2021.**

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

APPROVED AS TO FORM:

Kelly PC
City Attorney

**PASSED AND ADOPTED ON SECOND AND FINAL READING, THIS 21ST DAY OF
SEPTEMBER, 2021.**

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

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.



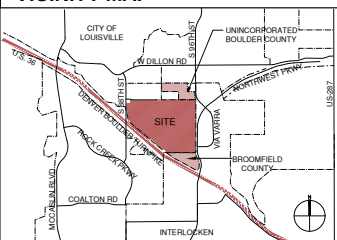
TRYBA ARCHITECTS

1616 Logan Street
Boulder, Colorado 80502
970.441.4000



CONOCOPHILLIPS CAMPUS GENERAL
DEVELOPMENT PLAN, 1ST AMENDMENT
Redtail Ridge
CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

VICINITY MAP



SITE INFORMATION

GROSS DEVELOPABLE AREA (GDP BOUNDARY):	389.1 ACRES
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL/INDUSTRIAL
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

	PARCEL		
	A & E "Office Districts"	B "Industrial R&D District"	C & D "Office / Industrial R&D and Retail District"
PERMITTED USES FOR PARCELS A,B,C, D & E			
USE GROUPS			
1 PUBLIC AND PRIVATE SCHOOLS (OTHER THAN 2 AND 3), STUDIOS FOR PROFESSIONAL WORK OR TEACHING OF ANY FORM OF FINE ARTS, PHOTOGRAPHY, MUSIC, DRAMA, BUT NOT INCLUDING A COMMERCIAL GYMNASIUM	Y	Y	Y
2 CHILD CARE CENTER ¹	Y	Y	Y
3 VOCATIONAL AND BUSINESS SCHOOLS	Y	Y	Y
4 HOSPITALS	Y	Y	Y
5 CHURCHES, CHAPELS, TEMPLES AND SYNAGOGUES	Y	Y	Y
6 PRIVATE RECREATIONAL AND SOCIAL FACILITIES SUCH AS TENNIS CLUBS, SWIMMING CLUBS AND GOLF COURSES ¹	Y	Y	Y
7 PRIVATE UTILITY USES	Y	Y	Y
8 PERSONAL SERVICES, INCLUDING BUT NOT LIMITED TO BARBERSHOPS AND BEAUTY SHOPS, DRY-CLEANING OUTLETS, SELF-SERVICE LAUNDRIES, SHOE REPAIR SHOPS AND SIMILAR ACTIVITIES OR A FACILITY OPERATED BY AN ACCREDITED MASSAGE THERAPIST FOR THE PURPOSE OF MASSAGE THERAPY AS DEFINED IN SECTION 5.16.010 ²	Y	Y	Y
9 ESTABLISHMENTS FOR RETAILING OF CONVENIENCE GOODS, INCLUDING BUT NOT LIMITED TO VARIETY STORES, SUPERMARKETS, HARDWARE STORES, SPORTING GOOD STORES, SHOE STORES AND DRUGSTORES ¹	N	Y	Y
10 ESTABLISHMENTS FOR THE RETAILING OF SHOPPERS GOODS, INCLUDING BUT NOT LIMITED TO DEPARTMENT STORES OR MAJOR COMPARISON GOODS STORES ¹	N	Y	Y
11 FURNITURE AND APPLIANCE REPAIR ¹	N	Y	Y
12 ESTABLISHMENTS FOR A WIDE VARIETY OF COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO ANIMAL HOSPITALS, PUBLIC GARAGES, CARWASHES, CLEANING LAUNDRY PLANTS, COLD STORAGE LOCKERS, NURSERY STOCK PRODUCTION AND SALES, BUILDING MATERIAL AND EQUIPMENT DEALERS AND WHOLESALE SERVICES ¹	Y	Y	Y
13 MEDICAL AND DENTAL CLINICS, PROFESSIONAL AND BUSINESS OFFICES, FINANCIAL INSTITUTIONS, SMALL ANIMAL CLINICS	Y	Y	Y
14A MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURER	N	Y	Y
14B MEDICAL MARIJUANA TESTING FACILITY	N	Y	Y
14C OPTIONAL PREMISES CULTIVATION OPERATION	N	Y	Y
15 INDOOR EATING AND DRINKING ESTABLISHMENTS ¹	Y	Y	Y
16 INDOOR COMMERCIAL AMUSEMENT ESTABLISHMENTS ¹	Y	Y	Y
17 MASSAGE PARLORS AND/OR ESTABLISHMENTS ¹	Y	Y	Y
18 OUTDOOR COMMERCIAL AMUSEMENT	Y	Y	Y
19 AUTOMOBILE PARKING LOTS	Y	Y	Y
20 AUTOMOBILE PARKING GARAGES ¹	Y	Y	Y
21 GASOLINE SERVICE STATIONS ¹	N	N	Y
22 GENERAL RESEARCH FACILITIES	Y	Y	Y
23 ACCESSORY BUILDINGS AND USES	Y	Y	Y
24 COMMERCIAL/INDUSTRIAL USES, INCLUDING BUT NOT LIMITED TO TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND SMALL STORAGE FACILITIES ¹	N	Y	Y
25 FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF PRODUCTS; PROVIDED THAT SUCH FACILITIES ARE COMPLETELY ENCLOSED AND PROVIDED THAT NO EFFECTS FROM NOISE, SMOKE, GLARE, VIBRATION, FUMES OR OTHER ENVIRONMENTAL FACTORS ARE MEASURABLE AT THE PROPERTY LINE ¹	N	Y	Y
26 ALL OTHER FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLY OF PRODUCTS; PROVIDED THAT SUCH FACILITIES ARE NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE AND PROVIDED THAT THE PERFORMANCE STANDARDS SET FORTH IN THE NOTES BELOW ARE MET ¹	N	Y	Y
27 SMALL CHILD CARE CENTERS ¹	Y	Y	Y
28 LIMITED WHOLESALE SALES	Y	Y	Y
29 PET CARE BUSINESS ¹	Y	Y	Y
30 RETAIL MARIJUANA CULTIVATION FACILITY	N	Y	Y
31 RETAIL MARIJUANA PRODUCTS MANUFACTURING FACILITY	N	Y	Y
32 RETAIL MARIJUANA TESTING FACILITY	N	Y	Y
33 HEALTH OR ATHLETIC CLUBS, SPAS, DANCE STUDIOS, FITNESS STUDIOS ¹	Y	Y	Y

PERMITTED USE KEY:

Y = YES N = NO

FOOTNOTES:

- STRUCTURED PARKING OR GARAGES SHALL NOT BE INCLUDED WITHIN THE GROSS DEVELOPABLE SQUARE FOOTAGE. THE TOTAL NUMBER OF STRUCTURED PARKING STALLS CONSTRUCTED ON ANY SITE SHALL NOT EXCEED EITHER THE REQUIRED PARKING MINIMUM SET FORTH IN LMC SECTION 17.20.020 AS OF THE DATE OF THIS GDP OR ANY PARKING MAXIMUM WHICH MAY BE APPLICABLE TO THE PROJECT PURSUANT TO A FUTURE AMENDMENT TO THE LMC.
- USE NOT PERMITTED IN SUBAREA C3.
- USES IN A, E, B1 AND C1 ALLOWED UP TO 20% OF GROSS DEVELOPABLE SQUARE FOOTAGE WITHIN THE APPLICABLE PARCEL.

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 1,326.76 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-712 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
- SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
- 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-712 DESCRIBED AT RECEPTION NO. 2399730 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 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;
- SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
- SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-711 DESCRIBED AT RECEPTION NO. 2399730 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:

- NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
- SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;
- 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:

- NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
- 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:

- 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;
- 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. 2399730 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:

- NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
- NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
- NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
- NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
- 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 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:

- NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
- NORTH 88°22'46" WEST, A DISTANCE OF 184.53 FEET;
- 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;
- 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. 1819020 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:

- SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
- SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 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 88°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
- 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.

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 ____ THIS ____ FEET 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____.

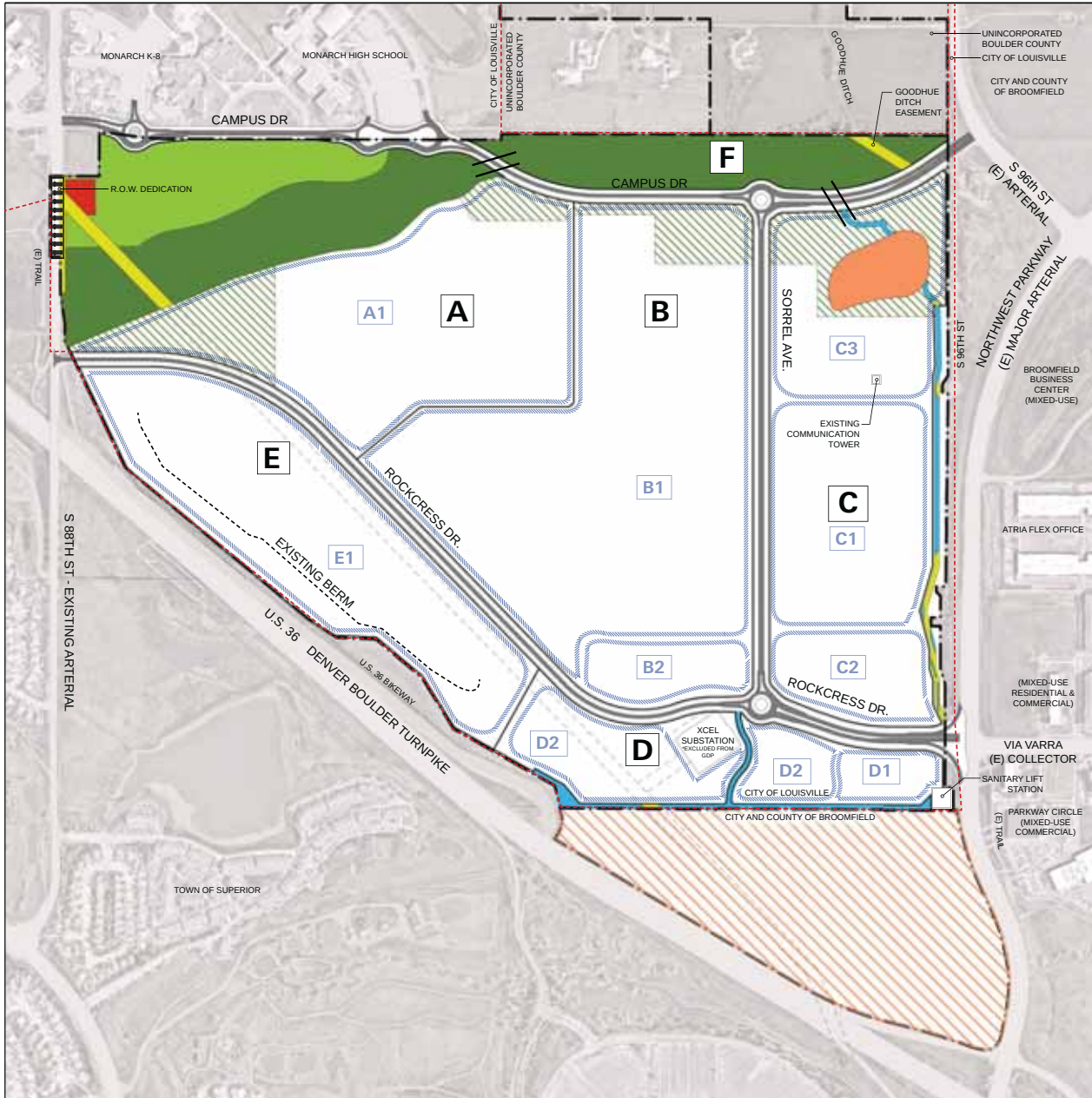
PHILLIPS 66 COMPANY,
a Delaware Corporation

By: _____

COVER SHEET

SHEET

1 OF 3



DEVELOPMENT PROGRAM

PARCEL	DEVELOPABLE AREA (AC)	MAX. ALLOWABLE DEVELOPMENT (GSP)	FAR RANGE
A	56.0	720,000	0.25 - 0.36
B	99.2	1,174,000	0.23 - 0.31
C	66.4	756,000	0.23-0.31
D	25.2	105,000	0.08 - 0.11
E	50.2	360,000	0.14 - 0.19
F	N/A	N/A	N/A
TOTAL	297.0	3,115,000	0.24

1. GROSS SQUARE FOOTAGES ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS PROVIDED THAT ANY SUCH TRANSFER SHALL NOT CAUSE THE RESULTING FAR ON THE AFFECTED PARCELS TO FALL OUTSIDE OF THE APPLICABLE FAR RANGE SET FORTH ABOVE. SQUARE FOOTAGE TRANSFERS SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL AND SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS AFFECTED BY THE TRANSFER.

2. BUILDING HEIGHTS WILL RANGE BETWEEN ONE AND THREE STORIES AND UP TO A MAXIMUM OF 55' IN HEIGHT INCLUDING MECHANICAL SCREENING, EXCEPT IN PARCELS A AND C3 WHERE BUILDING HEIGHTS UP TO FIVE STORIES MAY BE CONSIDERED THROUGH THE PUD WAIVER PROCESS PURSUANT TO SEC. 17.26.110 OF THE LMC AND THE GUIDELINES SET FORTH IN THE CITY'S 2013 COMPREHENSIVE PLAN POLICY FOR RURAL SPECIAL DISTRICTS, INCLUDING A REQUIREMENT FOR CLUSTERING OF BUILDINGS. ANY SUCH PUD APPROVAL SHALL BE IN COMPLIANCE WITH THE AMENDED AND RESTATED PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT, INCLUDING THE REQUIREMENT FOR CLUSTERING AND PROVISION OF COMMON OPEN SPACE FOR THE AREAS NOTED ON THIS GDP.

3. THE INDUSTRIAL DEVELOPMENT ON LOTS ADJACENT TO NORTHWEST PARKWAY AND CAMPUS DRIVE SHALL LOCATE LOADING BAYS ON THE NON-STREET SIDES OF BUILDINGS.

4. ANY STRUCTURE ABOVE THREE STORIES ON PARCELS A AND C3 WHERE BUILDING HEIGHTS UP TO FIVE STORIES MAY BE CONSIDERED THROUGH THE PUD WAIVER PROCESS PURSUANT TO SEC. 17.26.110 OF THE LMC AND THE GUIDELINES SET FORTH IN THE CITY'S 2013 COMPREHENSIVE PLAN POLICY FOR RURAL SPECIAL DISTRICTS, INCLUDING A REQUIREMENT FOR CLUSTERING OF BUILDINGS. ANY SUCH PUD APPROVAL SHALL BE IN COMPLIANCE WITH THE AMENDED AND RESTATED PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT, INCLUDING THE REQUIREMENT FOR CLUSTERING AND PROVISION OF COMMON OPEN SPACE FOR THE AREAS NOTED ON THIS GDP.

5. MAXIMUM ALLOWABLE DEVELOPMENT IN SUBAREA C3 IS 365,000 GROSS SQUARE FOOTAGE.

DEVELOPMENT ACREAGE

PARCEL	TOTAL ACRES	LAND DEDICATION (EXACT LOCATION TO BE DETERMINED DURING PLAT PROCESS)						POTENTIAL COMMON OPEN SPACE	DEVELOPABLE (AC)
		ENCUMBERED & PUBLIC PURPOSE EASEMENTS	OPEN SPACE	TRAIL CORRIDOR	PUBLIC SAFETY	PARK	OPEN SPACE		
A	99.7	2.0	22.8	-	0.7	15.6	11.5	56.0	
B	99.2	-	-	-	-	-	-	99.2	
C	72.9	5.1	-	1.4	-	-	9.0	66.4	
D	27.5	0.1	-	2.2	-	-	-	25.2	
E	50.2	-	-	-	-	-	-	50.2	
F	17.1	0.5	16.6	-	-	-	-	N/A	
ROW	25.2	-	-	-	-	-	-	N/A	
TOTAL	389.1	7.7	39.4	3.6	0.7	15.6	25.8	297.0	

TOTAL PUBLIC + OTHER + COMMON OPEN SPACE: 92.8 AC (24% OF TOTAL AC)
TOTAL PUBLIC + OTHER: 67.0 AC (17% OF TOTAL ACREAGE)
TOTAL PUBLIC LANDS: 59.3 AC (15% OF TOTAL ACREAGE)

GENERAL NOTES

1. 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. THE GROSS TOTAL AMOUNT OF PUBLIC LANDS SHALL BE AS SET FORTH IN THE TABLE ABOVE WITH THE UNDERSTANDING THAT THE NET ACREAGE OF THE PUBLIC LANDS MAY BE LESS AS A RESULT OF EASEMENTS REQUIRED DURING THE PLATTING PROCESS.

2. ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST SUBDIVISION PLAT ON THE PROPERTY.

3. EASEMENTS WILL BE PROVIDED AT FINAL PLAT TO ALLOW FOR THE CITY'S USE OF THE EXISTING COMMUNICATION TOWER AND PROVIDE ACCESS TO AND MAINTENANCE OF THE TOWER AND ASSOCIATED STRUCTURES AND ADDITIONAL EASEMENT AREA PROVIDED FOR EXPANSION TO THE EQUIPMENT PROVIDED THE LAND OWNER SHALL RETAIN THE RIGHT TO RELOCATE ALL SUCH IMPROVEMENTS AT THE LAND OWNER'S SOLE COST AND EXPENSE.

4. THE OVERALL HEIGHT OF THE EXISTING BERM DEPICTED IN PARCEL E WILL BE MAINTAINED. MINOR MODIFICATIONS MAY BE ALLOWED TO THE BERM IF REASONABLY REQUIRED FOR DEVELOPMENT IN PARCEL E AND AS LONG AS THE OVERALL HEIGHT AND SCREENING PROVIDED BY THE BERM IS NOT ALTERED.

LEGEND

DEVELOPMENT AREAS

OPEN SPACE (PUBLIC LAND)

PARKS (PUBLIC LAND)

TRAIL CORRIDOR (PUBLIC LAND)

PUBLIC SAFETY (PUBLIC LAND)

PUBLIC LAND DEDICATION AREAS ENCUMBERED BY EASEMENTS

COMMON OPEN SPACE

POTENTIAL COMMON OPEN SPACE

PUBLIC PURPOSE EASEMENTS

CONSERVATION EASEMENTS (OFF-SITE)

PARCEL LABEL

SUBAREA BOUNDARY

CITY OF LOUISVILLE BOUNDARY

EXISTING BERM

NEW PEDESTRIAN UNDERPASS

BRUE BAUKOL CAPITAL PARTNERS

TRYBA ARCHITECTS

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

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

GDP SUBMITTAL #6

01/27/2021

GDP SUBMITTAL #7

03/24/2021

GDP SUBMITTAL #8

04/30/2021

GDP SUBMITTAL #9

06/02/2021

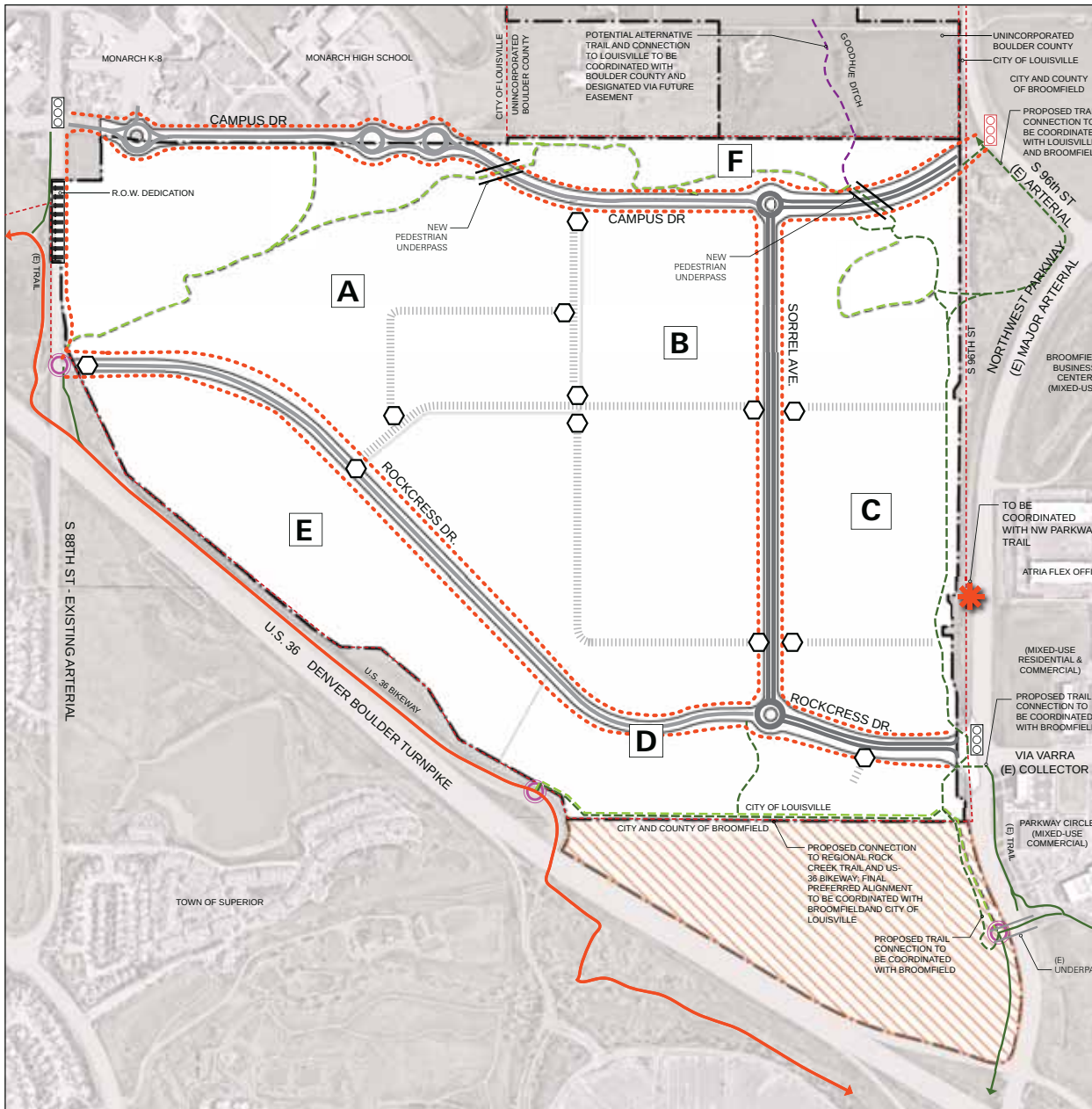
GDP SUBMITTAL #10

06/28/2021

DEVELOPMENT PLAN

SHEET

2 OF 3



GENERAL NOTES

1. TRAFFIC CIRCULATION PATTERNS, TRAIL, AND BIKEWAY ALIGNMENTS DEPICTED ACROSS THE PARCELS ARE CONCEPTUAL AND MINOR MODIFICATIONS MAY OCCUR AS LONG AS GENERAL INTENT REMAINS.
2. 30' OFF-SITE TRAIL CORRIDOR SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST SUBDIVISION PLAT ON THE PROPERTY.
3. THE DEVELOPER SHALL COOPERATE WITH THE CITY OF LOUISVILLE AND THE CITY AND COUNTY OF BROOMFIELD TO PROVIDE A CONSTRUCTION AND PUBLIC ACCESS EASEMENT FOR EITHER AN OVERPASS OR UNDERPASS PEDESTRIAN AND BICYCLE CROSSING FROM PROPERTY TO THE NORTHWEST PARKWAY TRAIL. THE EXACT LOCATION FOR THE EASEMENT IS YET TO BE DETERMINED BUT IS IN THE GENERAL VICINITY OF THE ATRIA PROJECT LOCATED AT 13650 VIA VARRA IN BROOMFIELD AND PARCEL C IN THE REDTAIL RIDGE GENERAL DEVELOPMENT PLAN 1ST AMENDMENT. PLEASE SEE THE ASTERISK ON THIS SHEET 3.
4. CITY AND COUNTY OF BROOMFIELD OFF-SITE TRAILS WILL BE CONSTRUCTED BY PROPERTY OWNERS AS PART OF PROJECT. ANY EXTENSION OF OFF-SITE TRAILS ALONG 96TH STREET OR IN UNINCORPORATED BOULDER COUNTY WILL BE SEPARATE PROJECTS.

LEGEND

- SIDE STREET STOP CONTROL
- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- ARTERIAL
- COLLECTOR
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- TRAIL- HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- ALTERNATIVE TRAIL
- (E) TWO-WAY PROTECTED BIKEWAY
- (E) MULTI-USE PATH
- POTENTIAL ROAD NETWORK
- REGIONAL TRAIL CONNECTION
- POTENTIAL ACTIVE MODES CONNECTION
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- PARCEL BOUNDARY
- PARCEL LABEL
- CONSERVATION PURPOSE EASEMENTS (OFF-SITE)
- CITY OF LOUISVILLE BOUNDARY



TRYBA ARCHITECTS

4500 Logan Street
Denver, Colorado 80202
303.451.4000



CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

Redtail Ridge

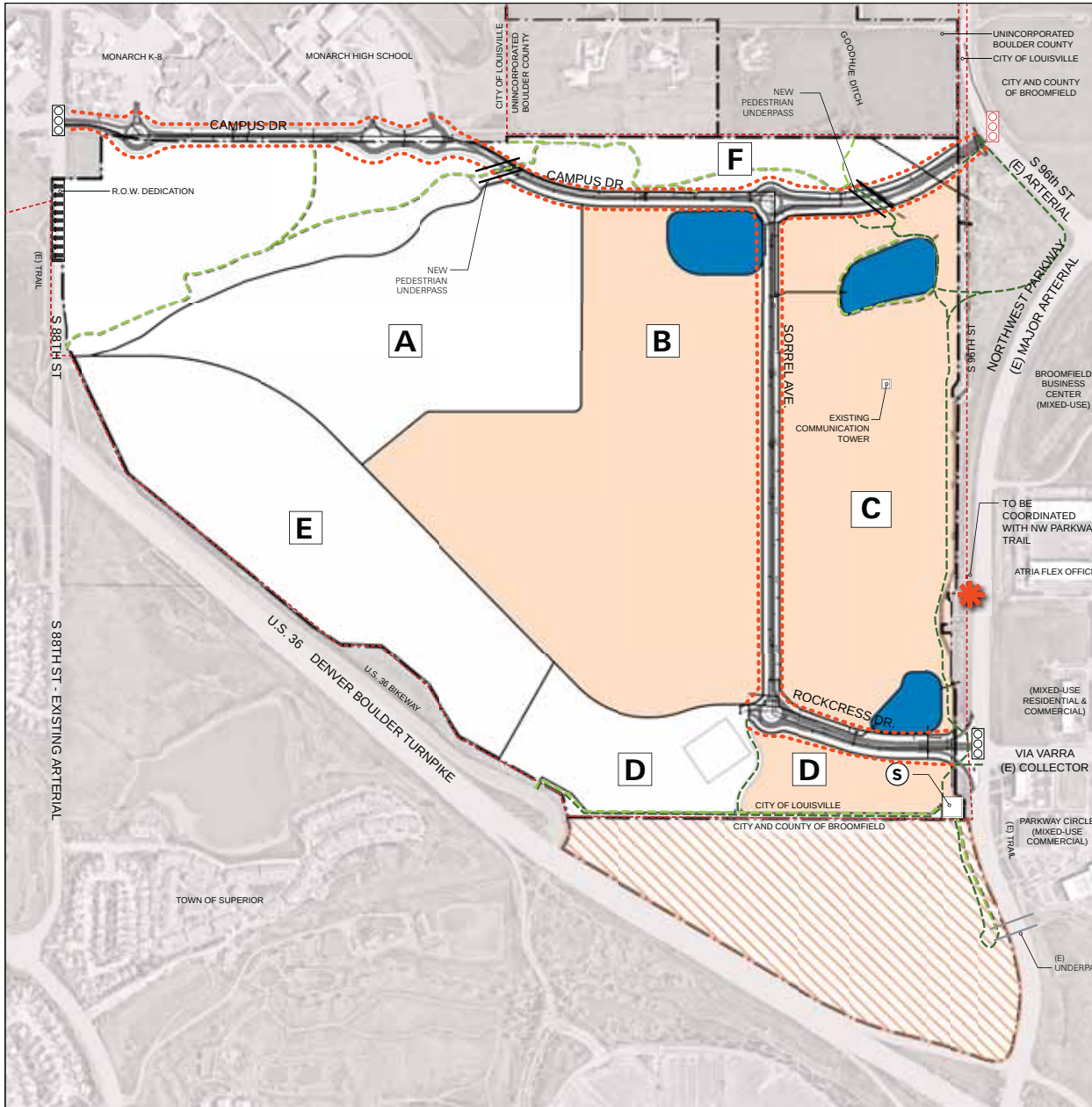
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2270 SO. 88TH STREET, LOUISVILLE, CO

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GDP SUBMITTAL #10	06/28/2021

CIRCULATION PLAN

SHEET

3 OF 3



INFRASTRUCTURE PHASING NARRATIVE - 1

GENERAL NOTES:

1. THE PHASING PLANS FOR PUBLIC IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS. DEVELOPMENT OF THE PROPERTY SHALL PROCEED IN ACCORDANCE WITH A CITY-APPROVED PHASING PLAN AS ESTABLISHED IN A SUBDIVISION AGREEMENT IN CONJUNCTION WITH EACH SUBDIVISION AND PUD REQUEST WHICH SHALL ADDRESS THE SCOPE, NATURE AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT WITHIN SUCH SUBDIVISION.
2. THE FORCE MAIN WILL CONTINUE TO LOCK STREET AND COUNTY ROAD AND PRV WILL BE INSTALLED IN VICINITY OF INTERSECTION WITH DILLON ROAD.

SIDEWALK/MULTI-USE PATH WIDTHS:

CAMPUS DRIVE: 8' ON NORTH, 10' ON SOUTH
SORREL AVENUE: 6'
ROCKCRESS DRIVE ARTERIAL: 8'
ROCKCRESS DRIVE COLLECTOR: 6'
88TH AVENUE: 6'

LEGEND

- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- NEW SANITARY LIFT STATION
- NEW ROAD
- DEVELOPMENT PHASE 1
- FUTURE DEVELOPMENT PHASE
- (E) DETENTION POND
- PROPOSED DETENTION
- UTILITIES - WATER
- UTILITIES - SEWER SYSTEM
- UTILITIES - STORM
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- POTENTIAL ACTIVE MODES CONNECTION
- PARCEL LABEL
- PARCEL BOUNDARY
- TRAIL - HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- CONSERVATION PURPOSE EASEMENTS (OFF-SITE)
- CITY OF LOUISVILLE BOUNDARY



CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT Redtail Ridge

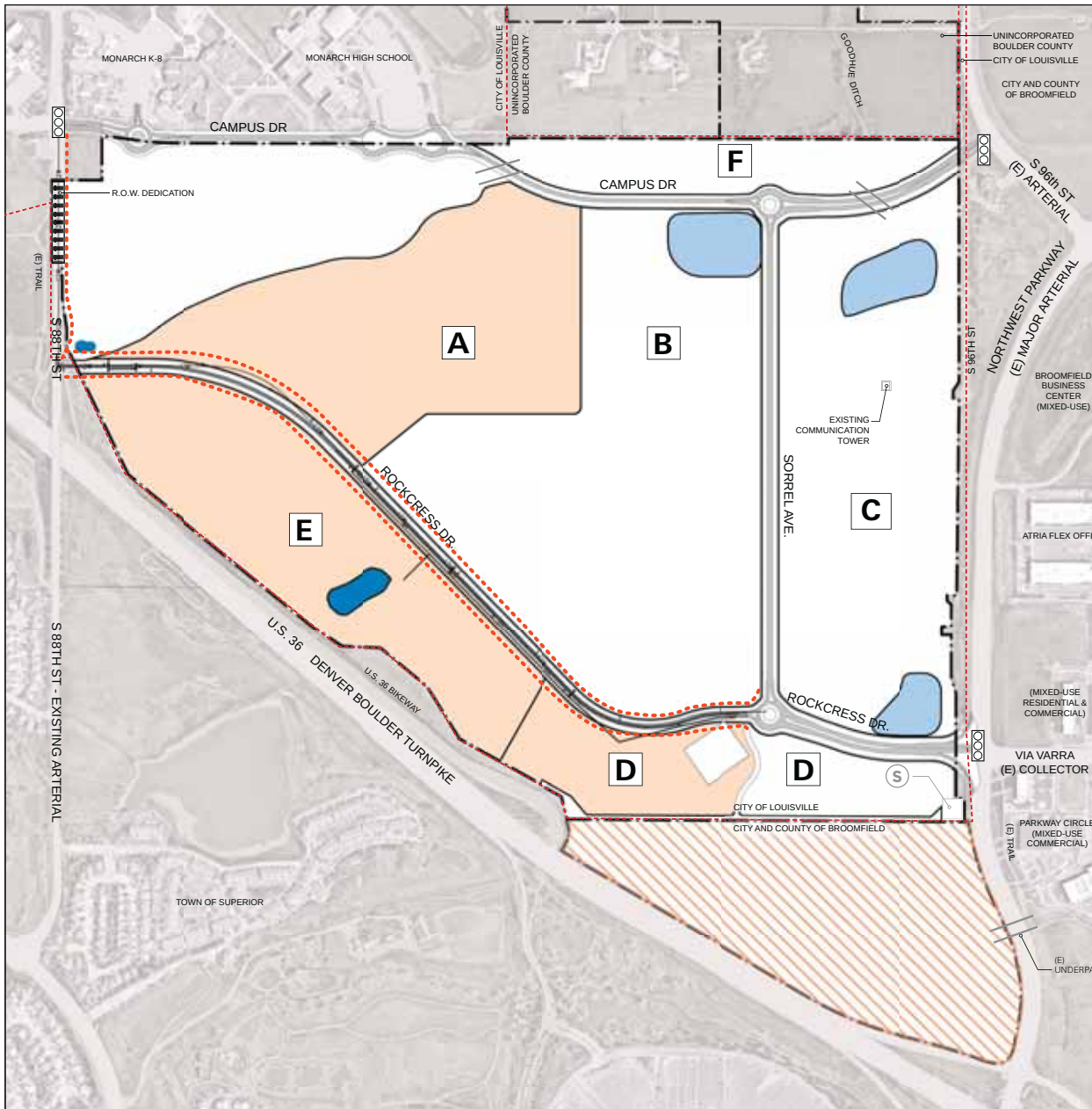
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GDP SUBMITTAL #10	06/28/2021

PHASING
EXHIBIT

SHEET

1 OF 3



INFRASTRUCTURE PHASING NARRATIVE - 2

GENERAL NOTE:

THE PHASING PLANS FOR PUBLIC IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS. DEVELOPMENT OF THE PROPERTY SHALL PROCEED IN ACCORDANCE WITH A CITY-APPROVED PHASING PLAN AS ESTABLISHED IN A SUBDIVISION AGREEMENT IN CONJUNCTION WITH EACH SUBDIVISION AND PUD REQUEST WHICH SHALL ADDRESS THE SCOPE, NATURE AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT WITHIN SUCH SUBDIVISION.

SIDEWALK/MULTI-USE PATH WIDTHS:

CAMPUS DRIVE: 8' ON NORTH, 10' ON SOUTH
SOREL AVENUE: 6'
ROCKCRESS DRIVE ARTERIAL: 8'
ROCKCRESS DRIVE COLLECTOR: 6'
88TH AVENUE: 6'

LEGEND

- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- (E) SANITARY LIFT STATION
- NEW ROAD
- (E) ROAD
- DEVELOPMENT PHASE 2
- (E) DETENTION POND
- PROPOSED DETENTION
- UTILITIES - WATER
- UTILITIES - SEWER SYSTEM
- UTILITIES - STORM
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- PARCEL LABEL
- PARCEL BOUNDARY
- TRAIL - HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- CONSERVATION PURPOSE EASEMENTS (OFF-SITE)
- CITY OF LOUISVILLE BOUNDARY



TRYBA ARCHITECTS
4600 Logan Street
Denver, Colorado 80202
303.451.4000



**CONOCOPHILLIPS CAMPUS GENERAL
DEVELOPMENT PLAN, 1ST AMENDMENT**
Redtail Ridge
CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

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**PHASING
EXHIBIT**

SHEET

2 OF 3



PHASING NARRATIVE - PUBLIC LANDS

GENERAL NOTE:

ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST SUBDIVISION PLAT ON THE PROPERTY.

LEGEND

- OPEN SPACE - PUBLIC LAND
- NON-PUBLIC DEDICATED LAND
- TRAIL - HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- ALTERNATIVE TRAIL
- (E) MULTI-USE PATH
- (E) TWO-WAY PROTECTED BIKEWAY
- PARKS
- TRAIL CORRIDOR
- (E) EASEMENTS
- PUBLIC LAND DEDICATION AREAS ENCUMBERED BY EASEMENTS
- DETENTION POND
- PUBLIC PURPOSE EASEMENTS
- CONSERVATION EASEMENTS (OFF-SITE)
- REGIONAL TRAIL CONNECTIONS
- POTENTIAL ACTIVE MODES CONNECTION
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- PARCEL LABEL
- PARCEL BOUNDARY
- CITY OF LOUISVILLE BOUNDARY