



City Council

February 6, 2024
Packet Addendum #2



Live FORWARD

DEVELOPMENT

DeLo Boom : Louisville, CO
Concept Plan Presentation
02.06.24

1

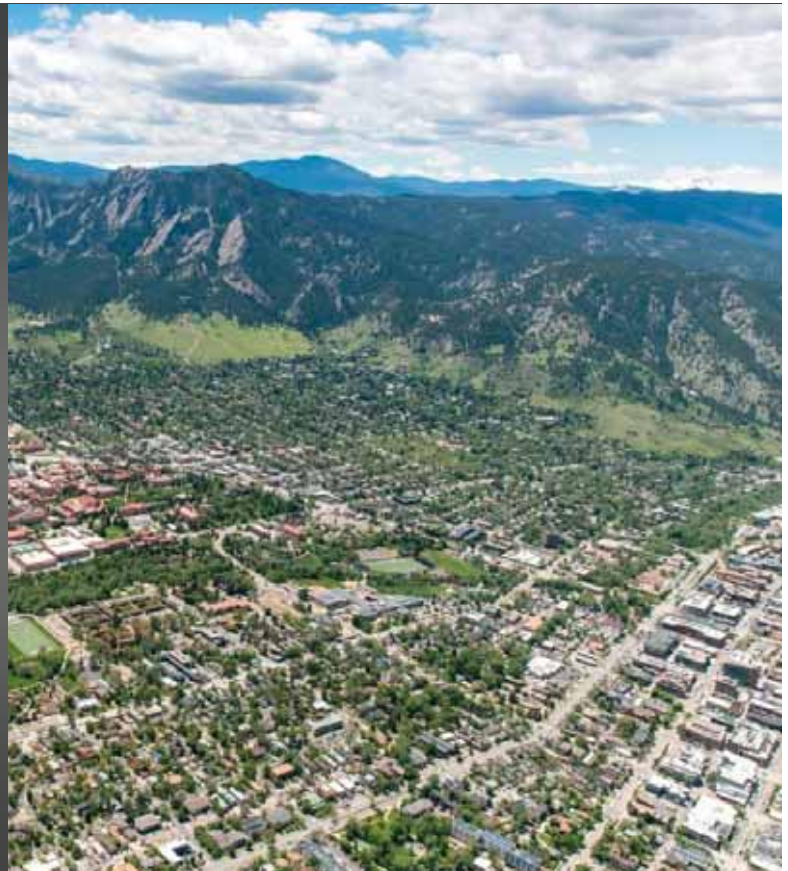
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Team

Site / Project History

Our Plan

Waivers / Discussion



ABOUT LIVEFORWARD DEVELOPMENT

With over 100 collective years of development experience among our four partners, LiveForward Development brings incredible experience to each project. But our partners also deliver a unique background and skill set that enables decisions to be made fluidly. With collective strengths in finance, entitlement, sales, design, construction, and project management they possess a comprehensive approach that is unparalleled.

This unique ability allows LiveForward Development to create finance, design, development, and construction solutions that attract and retain renters and buyers, and produce higher, faster returns for investors.

Our partner's completed local and regional developments have already set the standard for relatable design and density with a modern style and integrated green features. With numerous new projects on the horizon, our partners are primed to deliver even more impressive results.



SCOTT KILKENNY
PARTNER



TODD KILKENNY
PARTNER



JILL HARRIS
OPERATIONS



HUNTER FLOYD
PARTNER



NICK COKER
PARTNER

DESIGN TEAM



We build **high-impact, low-intensity** housing projects on challenging infill sites.

We **engage local neighborhoods** to create design solutions that celebrate the historic framework of a district and inspire us to integrate sustainable and modern elements.

1,050 UNITS DELIVERED 590 UNITS UNDER DEVELOPMENT



We create one-of-a-kind **design focused** urban communities that promote:

- Mental and Emotional Health** by focusing on advanced technology and design elements that foster Meditative and Contemplative spaces by reducing Noise, creating cleaner Air Quality, addressing Crime and Safety concerns and celebrating the front range’s Natural Beauty

- Environmental and Community Health** by applying construction methods that aspire to a Net Zero energy model, promote Multi-Modal transportation opportunities for our residents, exhibit Structural Durability, Display Context-Sensitive Scale and Design, connect to the outdoors and celebrate Public Art.



Community Focused

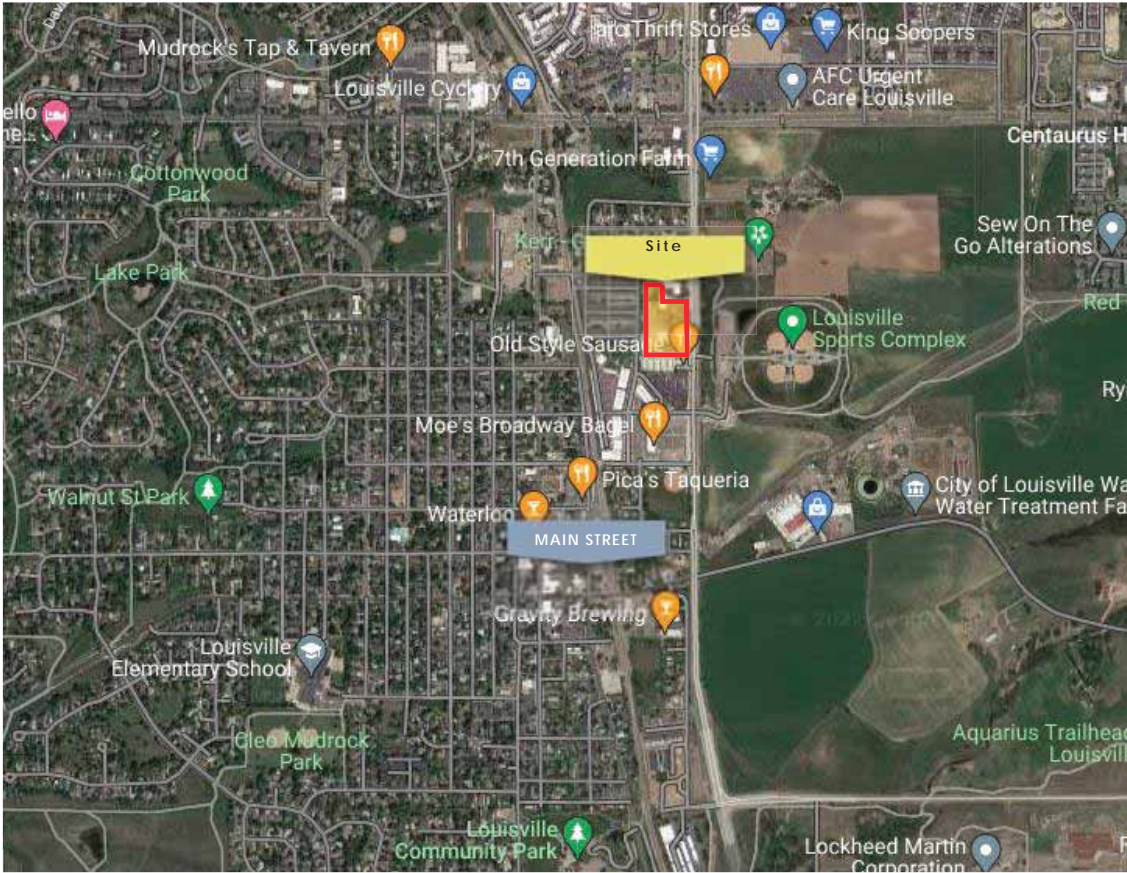
We bring backgrounds in Architecture, Urban Planning, and Construction with projects in the public sphere that ensure we're thinking about the **larger community** on our smaller site focused projects.



• SECTION TWO

Site / Project History





1390 CANNON STREET

Location

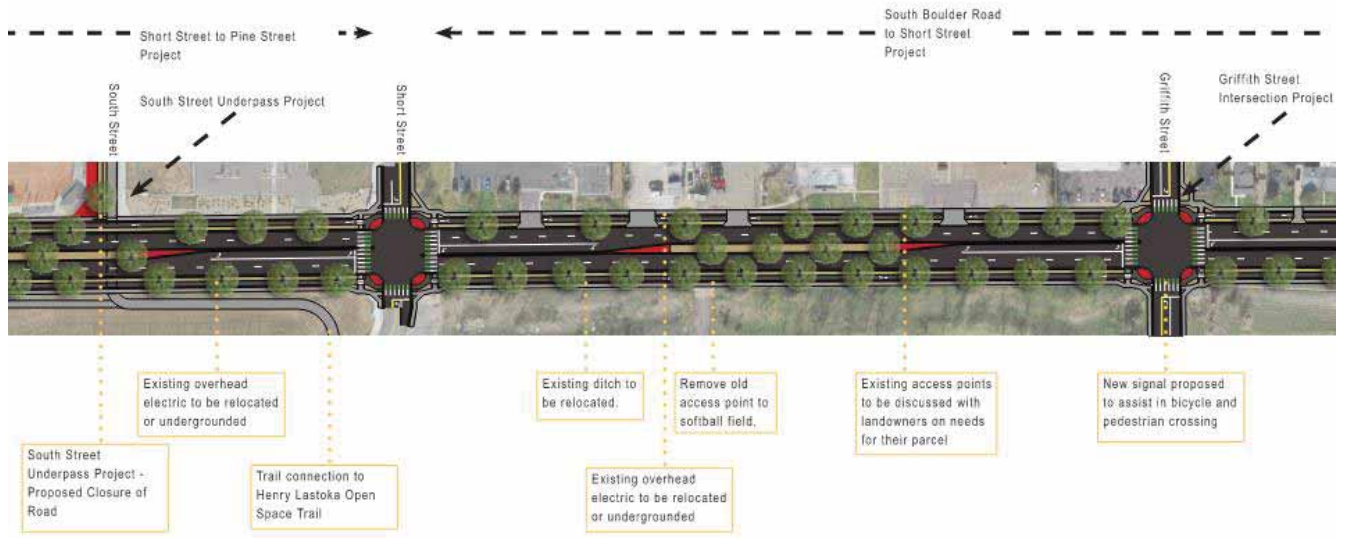
DeLo Boom is located in the "Downtown East Louisville" area of Louisville. Connected to Downtown via a beautiful new pedestrian tunnel, the location is walkable to all of the amenities on Main Street and across the street from a large park and sports complex.

The location provides a walkable environment within a small-town atmosphere.

Highway 42 Framework Plan

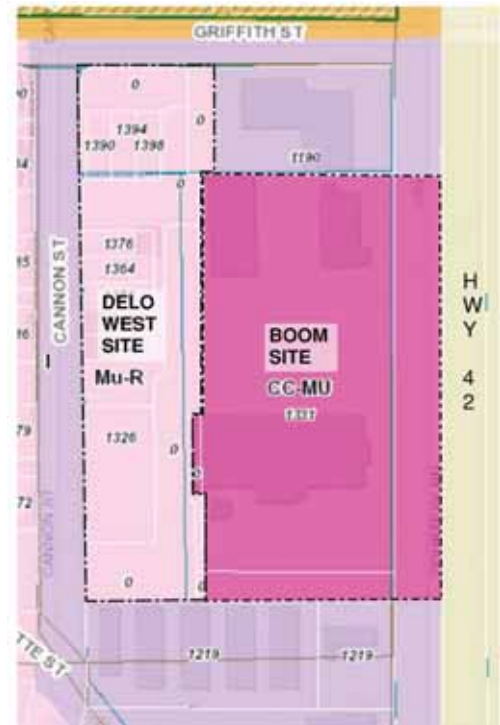
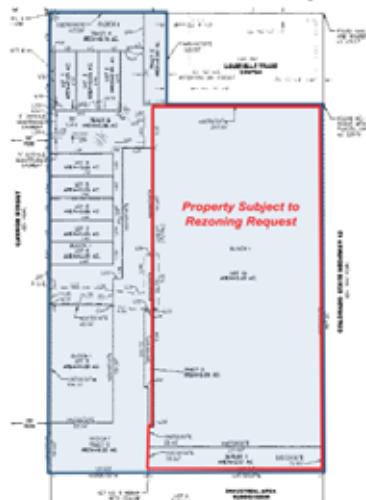


Future Hwy 42 Vision



Re-Zone October 2023

2016 DELO Lofts Plat and Current Rezoning Area



COMMUNITY ENGAGEMENT

- Neighborhood Residents
- Downtown Business Association
- Louisville Re-Development Committee
- Local Business Owners
- City of Louisville



Neighborhood Visioning

Concerns

- Lack of Green Space
- Dog Use of Delo Park Space
- High Density along Cannon
- Retail Commercial viability
 - Traffic + Safety
 - Connectivity

Requests

- *Affordable Housing*
- *Amenities for residents*
- *Outdoor space for dogs/residents*
- *More compatible use of site*

Desired Development Characteristics DeLo Townhome Residents

#1 Sustainability

#2 (tie) Local Sense of Place & Walkability

#4 Connected Community / Street Connectivity

DELO WEST SURVEY RESULTS

12.07.22

Letters of Support

Mike Deborski
Downtown Business Association
Rick Kron
Ashley O'Connell
A. Blair Price
Correl O'Connell
Kerry Hanneman
Tom Hurst
Clif Harald

Carol Shucker – DeLo Townhomes
Mark Shucker – DeLo Townhomes
Franklin Tessler – DeLo Townhomes
Deborah Tessler – DeLo Townhomes
Corrie Bernhardt – DeLo Townhomes
Bruce Bernhardt – DeLo Townhomes
James Dixon – Tebo Properties
Joshua Cooperman
Mike Reed

• SECTION THREE

Our Plan



Resident Homes –	135
Townhomes –	36
Apartments –	99
Parking Spaces –	206
Parking Required –	206
	195 Res
	11 Retail

CONCEPTUAL SITE PLAN



HWY 42

HWY 42

CANNON

CANNON

Project Benefits / Highlights

- Sustainable
- Adds Affordable / Attainable Housing
- Enhances Walkability and Streetscape
- Increases Connectivity
- Adds Greenspace
- Supports Local Business



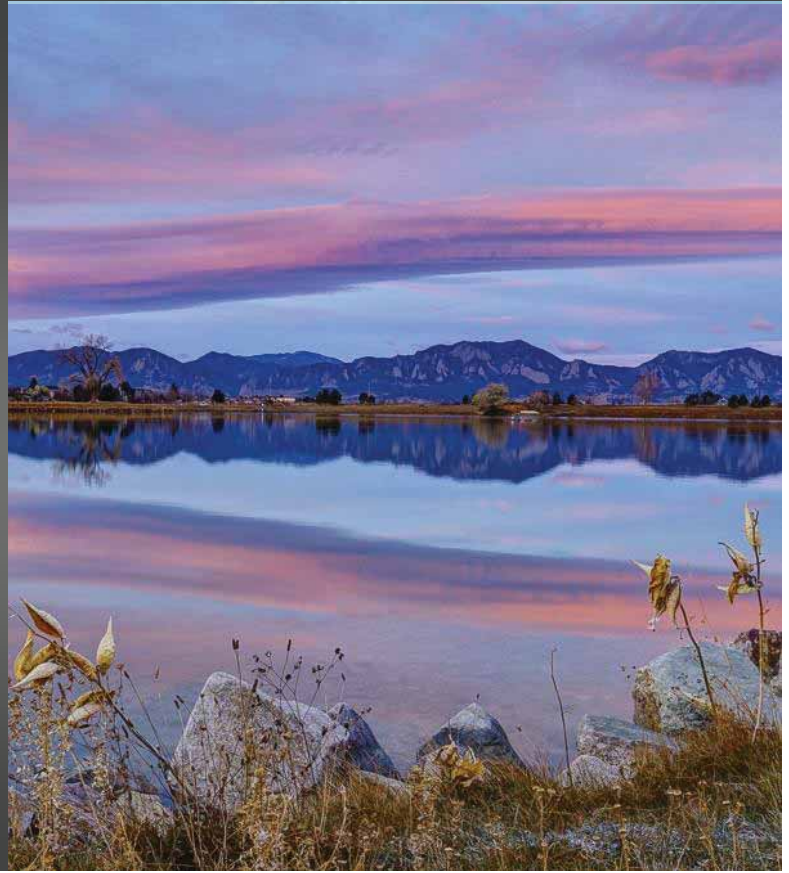
Sustainable Development

- Transportation sector biggest greenhouse gas contributor 29%!
- Cars are carbon intensive creations
- Support of Local Business and Main Street within walking distance for patrons
- Smart growth allows for conservation of natural environments and land
- Strong social sustainability with mix of incomes and stages of life



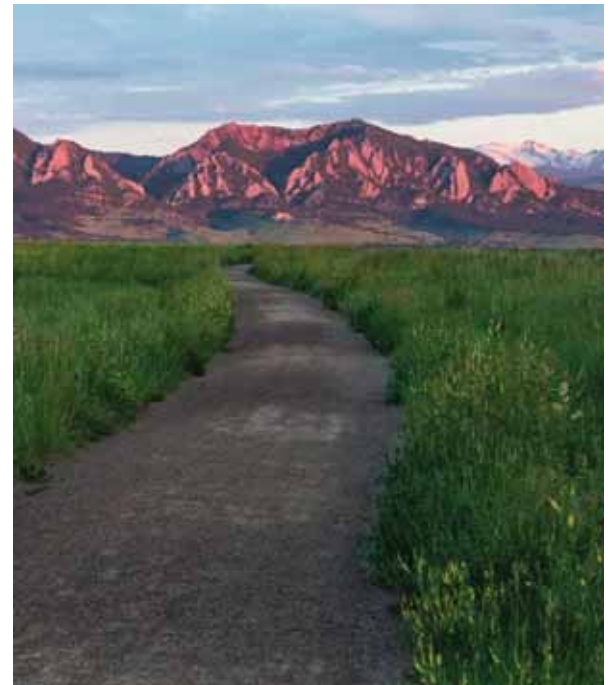
• SECTION FOUR

Waivers / Discussion

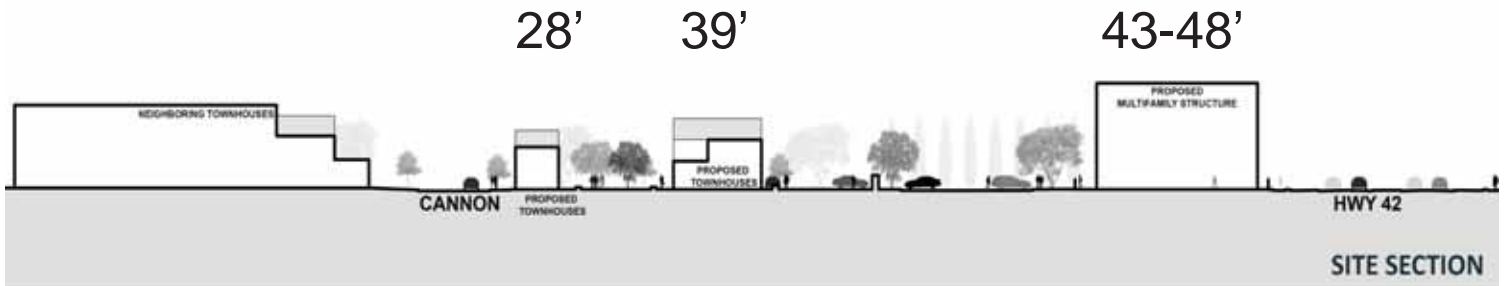


WAIVERS / DISCUSSION

- Building Area
- Building Height (minimum and maximum)
- Density
- Commercial Space Sizing
- IECC Appendix RC (Net Zero)
- Affordable Housing



PER MUDDSG:
 MAX BUILDING HEIGHT = 45'
 MIN BUILDING HEIGHT = 35'



DELO WEST DENSITY SECTION DIAGRAM

Building Area

Maximum Floor Area - Building 10,000 SF
 Project Request - 30,000 SF.

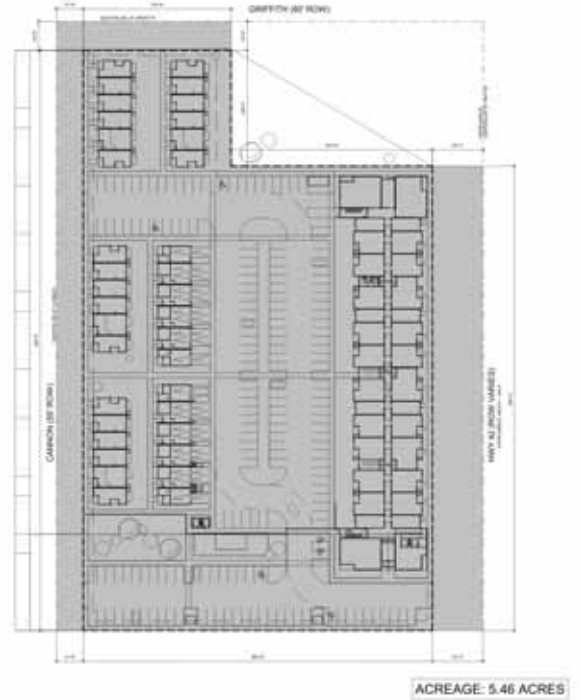
Neighboring Delo Apartments have an approximately 17,000 SF building which is still a small floor plate for multifamily

Building forms will have differentiation, setbacks and materiality to meet intent of this requirement and also be required to have fire rated construction



DENSITY

MU-R Limits Density = 20 Units/ AC.
Project Request = 25 Units / AC



DENSITY DIAGRAM



*Proposed Density Map from neighborhood visioning sessions, not for architectural design

Commercial Space

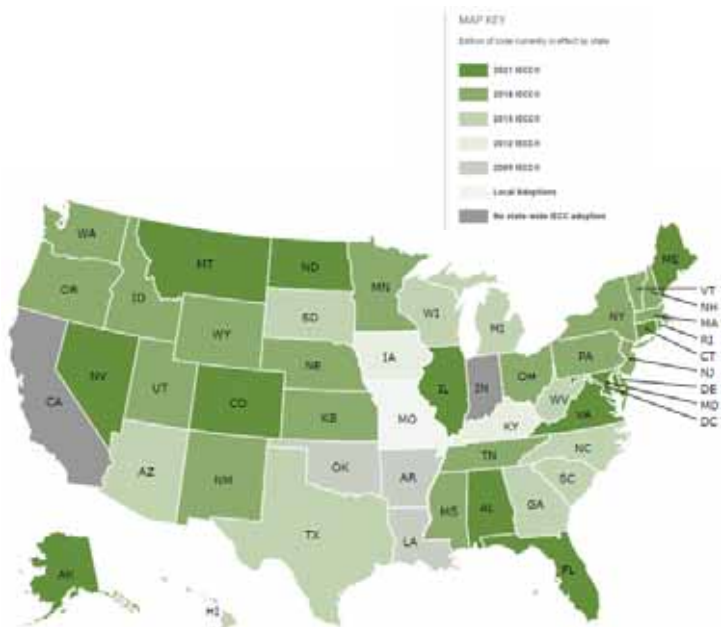
Current Retail Space - 3,100 SF

Requested Sizing from 2 Restaurant Groups - 2,000 – 2,500 SF.



2021 IECC appendix RC (Net Zero)

- Solar or Renewable energy required to meet all power for residential units
- Offsite Solar Farms may not be available for project Approx \$25-40k / Home Added Cost.
- There are ZERO LEED-Zero Multifamily projects in the world
- Louisville is only city in US to adopt RC Appendix



NBI Getting to Zero Buildings Database

Use the filters on the left to filter projects in the map, and/or select a bubble on the map to filter the table below. Use the tabs above or buttons in the top right to navigate to the analysis and graphics page

Reset Filters ↶

Analysis Graphics →

ZE Status **Count**

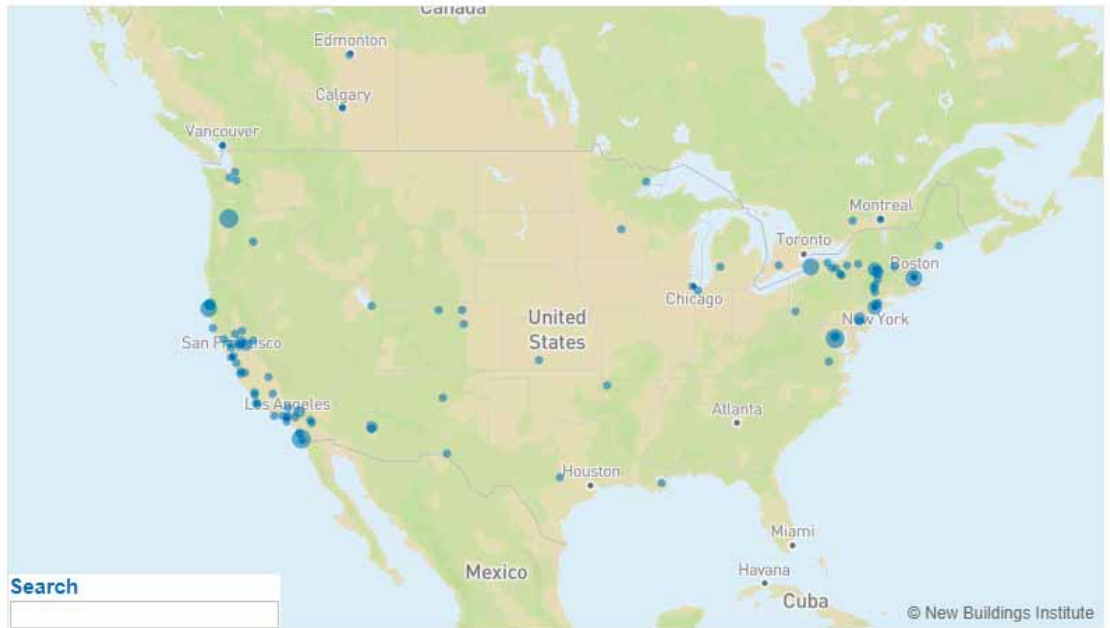
- Emerging 125
- Verified 5

State or Province

- (All)
- Alabama
- Alberta
- Arizona
- Arkansas
- British Columbia
- California
- Colorado
- Connecticut

Building Type 🔍 ⌵

- Mercantile (Retail Other...)
- Multifamily
- Not Available
- Office
- Other
- Public Assembly
- Public Order and Safety
- Service
- Warehouse and Storage



© New Buildings Institute

*from New Buildings Institute

ZE Status **Count**

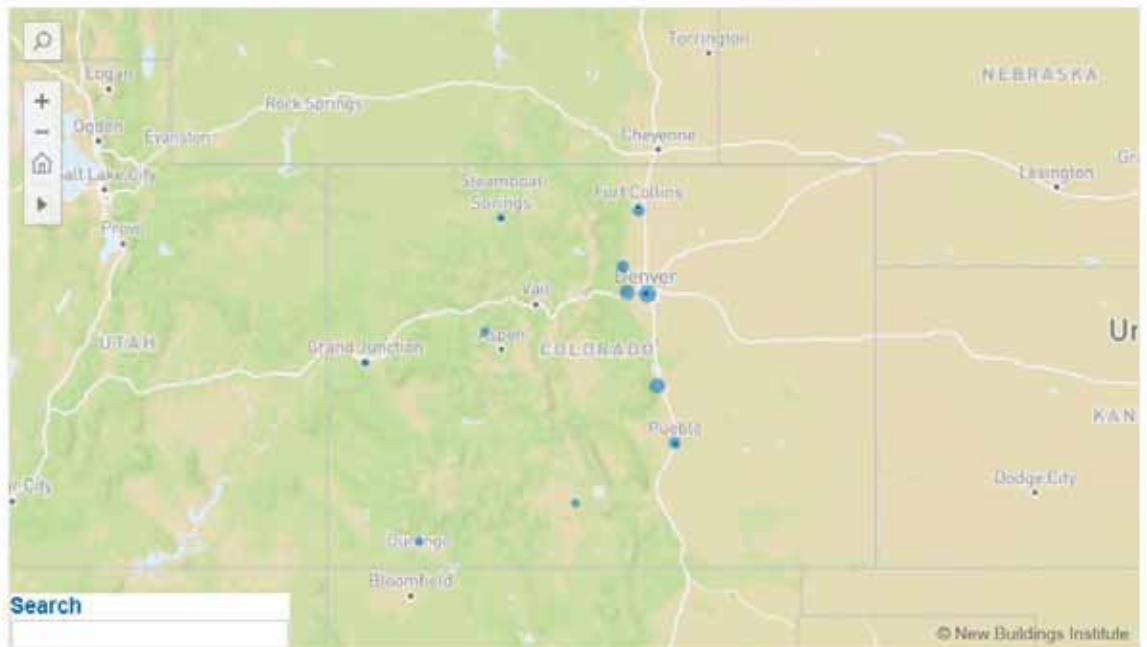
- Emerging 18
- Verified 3

State or Province

- British Columbia
- California
- Colorado
- Connecticut
- Delaware
- District of Columbia
- Florida
- Georgia
- Hawaii

Building Type

- (All)
- Education
- Food Sales
- Food Service
- Health Care (Inpatient)
- Health Care (Outpatient)
- Lodging
- Mercantile (Enclosed an...)
- Mercantile (Retail Other...)



© New Buildings Institute

ZE Status **Count**
 Emerging 3

State or Province

- (All)
- Alabama
- Alberta
- Arizona
- Arkansas
- British Columbia
- California
- Colorado
- Connecticut
- Delaware
- Florida
- Georgia
- Hawaii
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maine
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Vermont
- Virginia
- Washington
- West Virginia
- Wisconsin
- Wyoming

Building Type

- Food Sales
- Food Service
- Health Care (Inpatient)
- Health Care (Outpatient)
- Lodging
- Mercantile (Enclosed an...)
- Mercantile (Retail Other ...)
- Multifamily
- Not Available
- Office



ZE Status	State or Province	Name	Certifications	City	Building Type	Size (sf)	Total Site EUI	Net Site EUI
Emerging	CO	L'Avenir		Fort Collins	Multifamily	10,000	13	
Emerging	CO	Lowry Redevelopment Multi-Family ZE		Denver	Multifamily			
Emerging	CO	Passive House Apartments	x	Steamboat Springs	Multifamily			

AFFORDABLE HOUSING

Louisville Requirement
12% - 6% 60AMI, 6% 80AMI

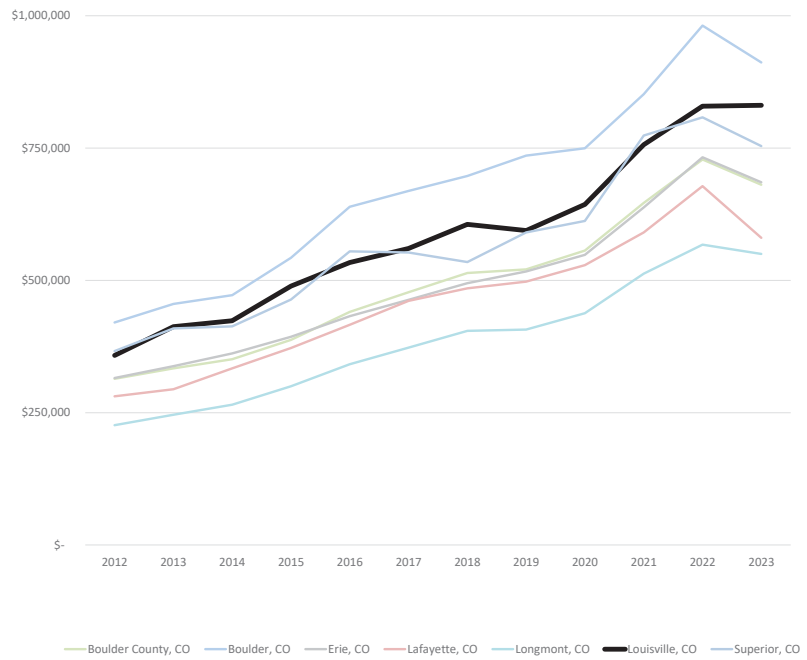
Project Proposal
13.5% - 6% 60AMI, 7.5% 80AMI = 18 Units



Louisville Housing

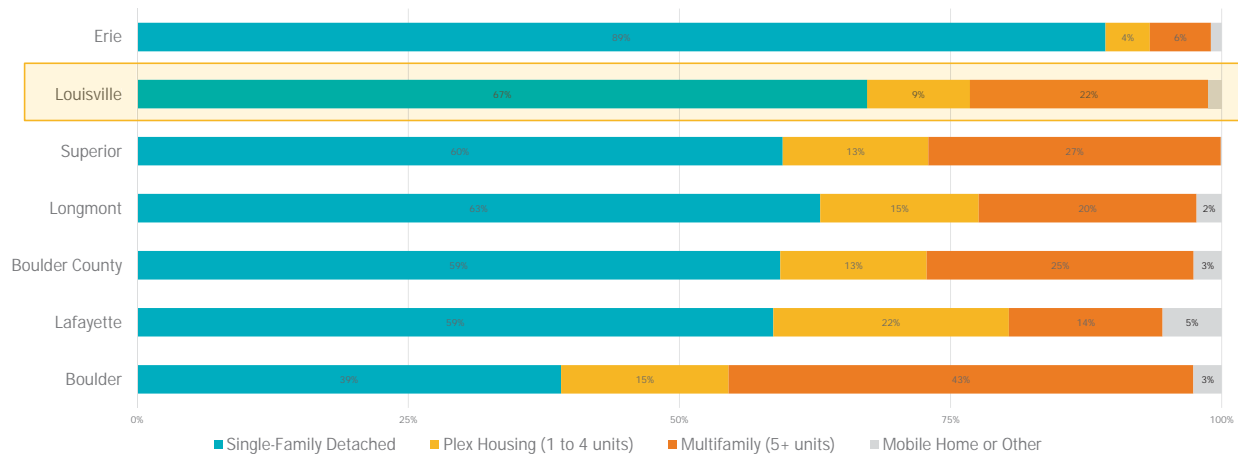
AVERAGE HOME PRICE
\$831,000
\$7,806 / MONTH
\$41,550 DOWNPAYMENT (5%)

AVERAGE MULTIFAMILY RENT
\$1,961 / MONTH



*from Louisville Housing Plan Housing Needs Assessment

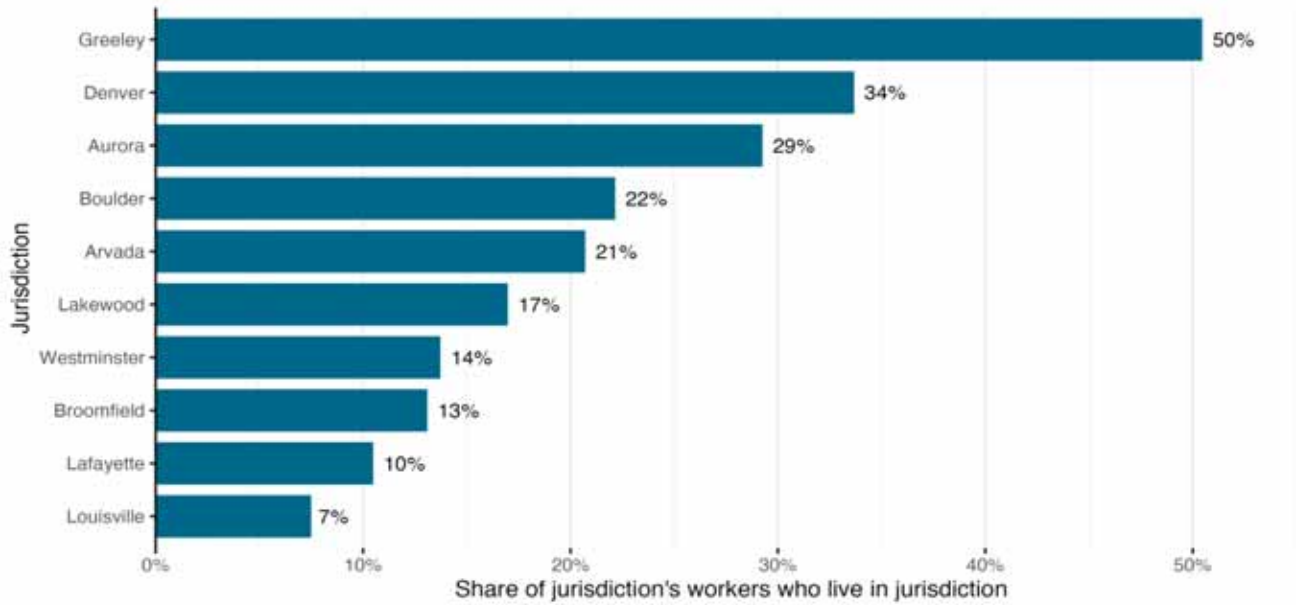
Housing Mix



- Majority (67%) of Louisville housing is single family detached
 - Second highest rate behind Erie
- Just under a quarter (22%) multifamily housing
- 9% "plex" housing

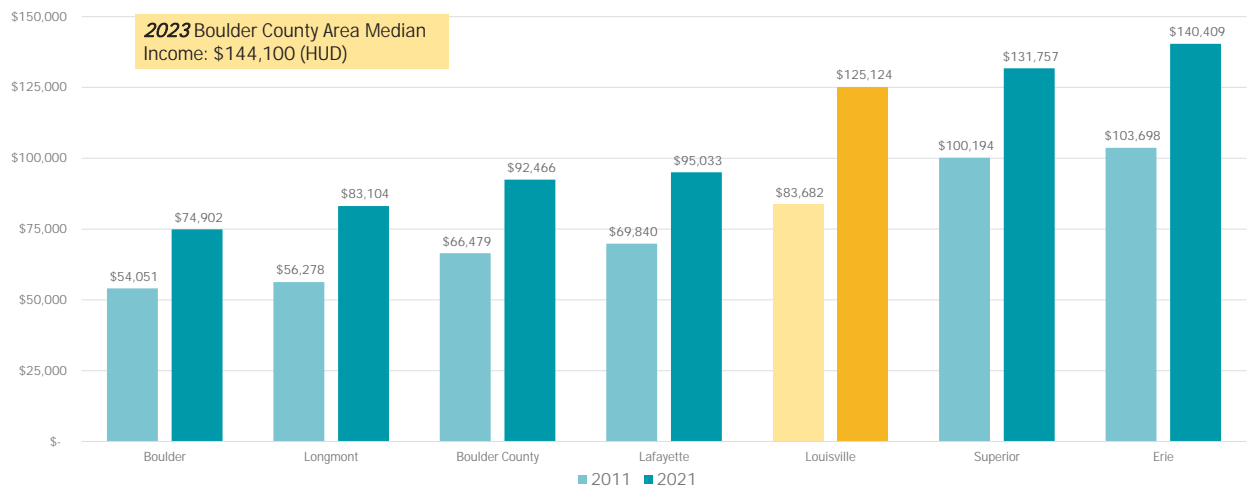
*from Louisville Housing Plan Housing Needs Assessment

Workforce



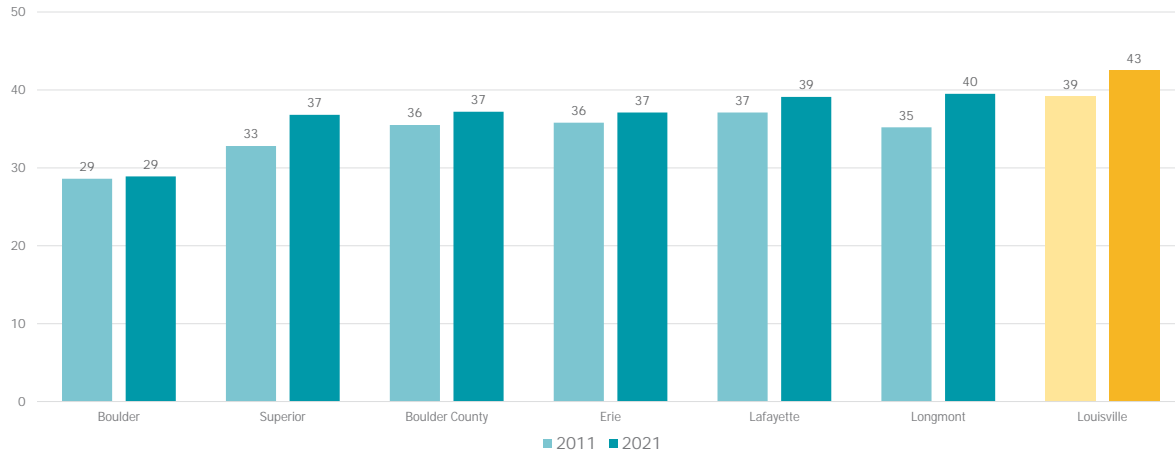
*from Louisville Housing Plan Housing Needs Assessment

Median Household Income



*from Louisville Housing Plan Housing Needs Assessment

Average Age



- Oldest median age of all jurisdictions
- Median age increased in all jurisdictions except Boulder

*from Louisville Housing Plan Housing Needs Assessment

AFFORDABLE HOUSING

Average Boulder County Fire Fighter Salary = **\$85,000**
 30% Monthly Rent = **\$2,125**

Average Boulder County Teacher Salary = **\$61,000**
 30% Monthly Rent = **\$1,525**

Average Monthly Rent in Louisville = **\$1,925**

- 1 Bedroom Rent @ 70% AMI = **\$1,629**
- Studio Rent @ 70% AMI = **\$1,520**



Thank You

LiveForward
Development





① RD REAR ELEVATION - 3-STORY TOWNHOME



① RD REAR ELEVATION - 2-STORY TOWNHOME



① SD FRONT ELEVATION - 3-STORY TOWNHOME



① SD FRONT ELEVATION - 2-STORY TOWNHOME

City Council Hearing

February 6, 202

Redtail Ridge

Resolution 80, Series 2023

Preliminary Subdivision Plat for Redtail Ridge Filing No. 1

Public Notice Certification:

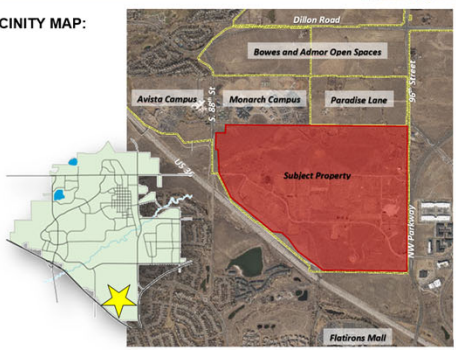
Published in the Boulder Daily Camera – Sunday, November 19, 2023

Posted at City Facilities, Property Posted and Mailed Notice – Monday, November 20, 2023

Continued from December 5, 2023

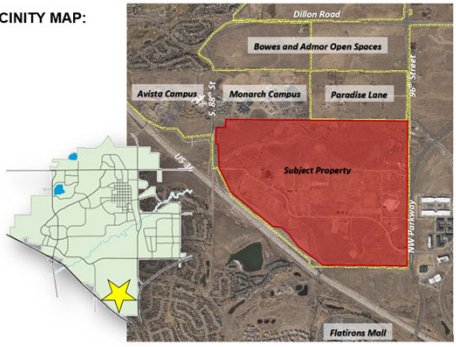
Redtail Ridge Background

VICINITY MAP:



Redtail Ridge Background

VICINITY MAP:



Redtail Ridge Background

- 2010: Approval of ConocoPhillips Campus GDP
 - Zoning Agreement
 - Preliminary PUD and Plat
- GDP and Zoning Agreement Govern
- Preliminary PUD and Plat are Expired

CONOCOPHILLIPS CAMPUS
GENERAL DEVELOPMENT PLAN
 A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 4TH P.M.
 SHEET 1 OF 1

GENERAL NOTES:

SITE INFORMATION:

PERMITTED USES	COMMENTS	PERMITTED
...

YARD AND BULK REQUIREMENTS:

GENERAL DEVELOPMENT PLAN
 SCALE: 1" = 40'

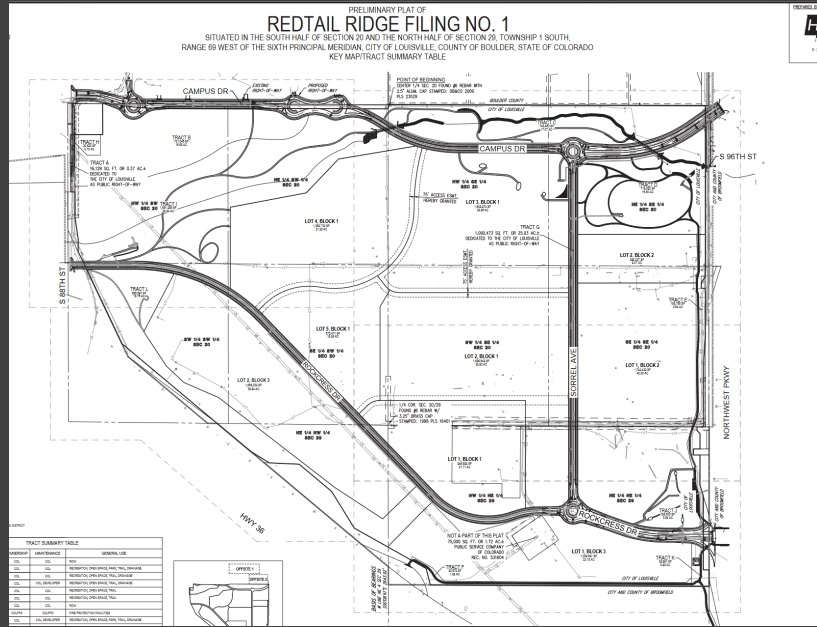
CERTIFICATIONS SIGNATURE BLOCKS:

APPROVED AND AUTHORIZED TO BE RECORDED AND FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WYOMING, BY THE COUNTY CLERK, ON 02/06/2024 AT 10:08 AM.

1 OF 1

Subdivision Plat

- Establishes Lots, Blocks and Tracts of Land for Development
- Establishes Rights of Way and Easements
- Includes Public Purpose Land Dedications
- Subdivision Improvement Agreement for installation of public infrastructure (roads, water, sewer)
- Does Not Determine Allowed Land Uses, Density, Building Heights or Any Zoning Standards



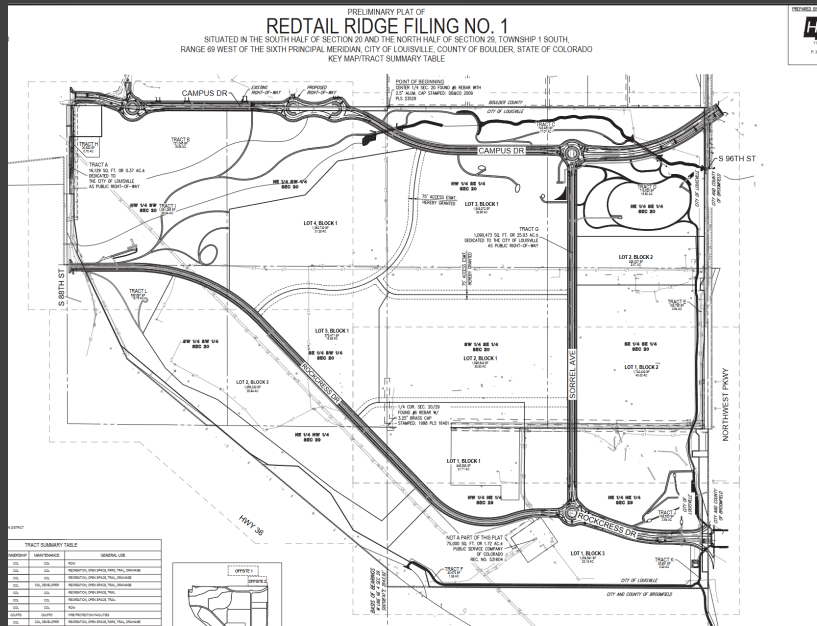
Preliminary vs Final Plat

Preliminary

- Lots, Blocks and Tracts of Land Rights of Way and Easements
- Public Purpose Land Dedications
- Preliminary Utility and Drainage
- Traffic Study

Final

- Subdivision Improvement Agreement
- Final Street, Landscaping, Grading and Drainage, and Utility Plans
- Final Agreements and Approvals from Other Jurisdictions
- Easement Vacations
- Metro District Service Plan Amendment



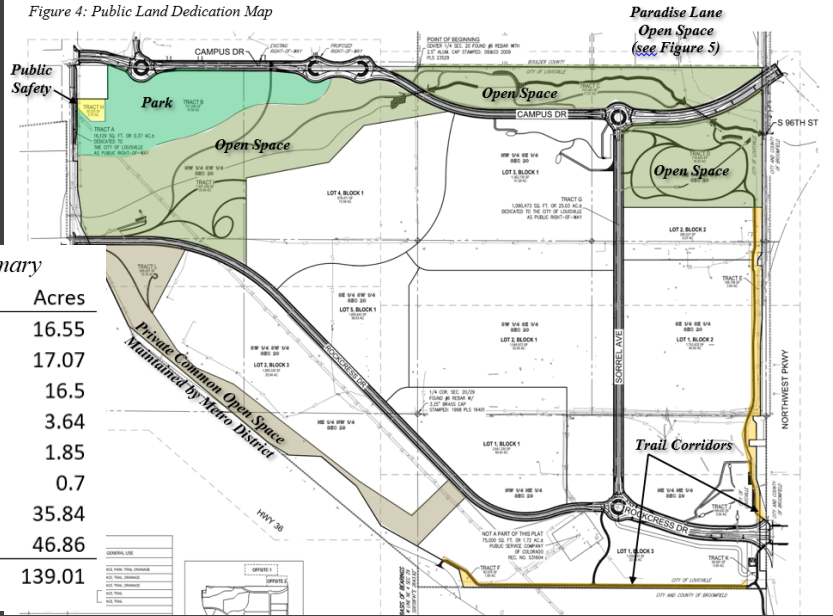
Public Land Dedication

- Code Requires Min. 12%
- 81 Ac of 390 Ac Exempt
- Minimum Required = 37.1 Ac
- Proposing 139 Ac
- OSAB/PPLAB Support

Figure 3: Public Land Dedication Summary

	Purpose	Acres
Tract B	Park	16.55
Tract C	Open Space	17.07
Tract D	Open Space	16.5
Tract E	Trail	3.64
Tract F	Trail	1.85
Tract H	Public Safety	0.7
Tract I	Open Space	35.84
Paradise Ln	Open Space	46.86
Grant Total		139.01

Figure 4: Public Land Dedication Map



Public Land Dedication Considerations

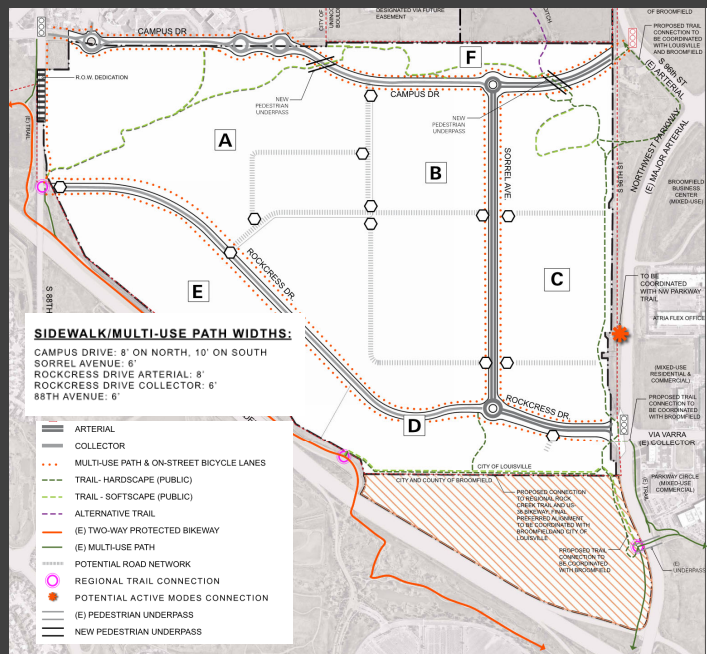
- Covers Relatively Undisturbed Areas of Land
- Follows Natural Drainageway with Habitat
- Continuity with Other Open Spaces
- Regional Trail Connections
- Buffers to Existing Residential Development
- Active Park in Proximity to Residential and School
- Public Safety Facility Expansion





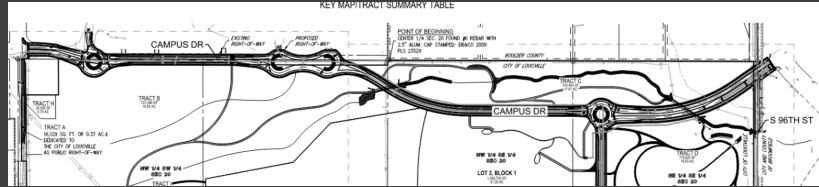
Road & Trail Plan

- Extend Campus to 96th St. with Roundabout Access to Schools
- Rockcross Drive (Former Tape Drive), Combination of 4-Lane Arterial and 2-Lane Collector
- Sorrel Avenue, North-South 4-Lane Arterial Connecting Campus Drive to Rockcross Drive



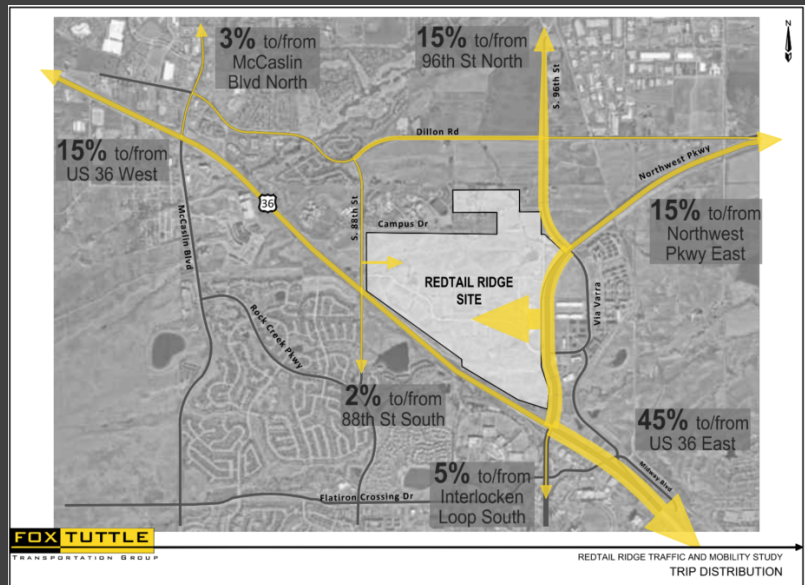
Campus Drive Alignment

- BVSD Support
- Proposed Alignment Runs through Portion of NW Parkway Right of Way
- Recommend Conditional Approval of Preliminary Plat Requiring Final NW Parkway Approval



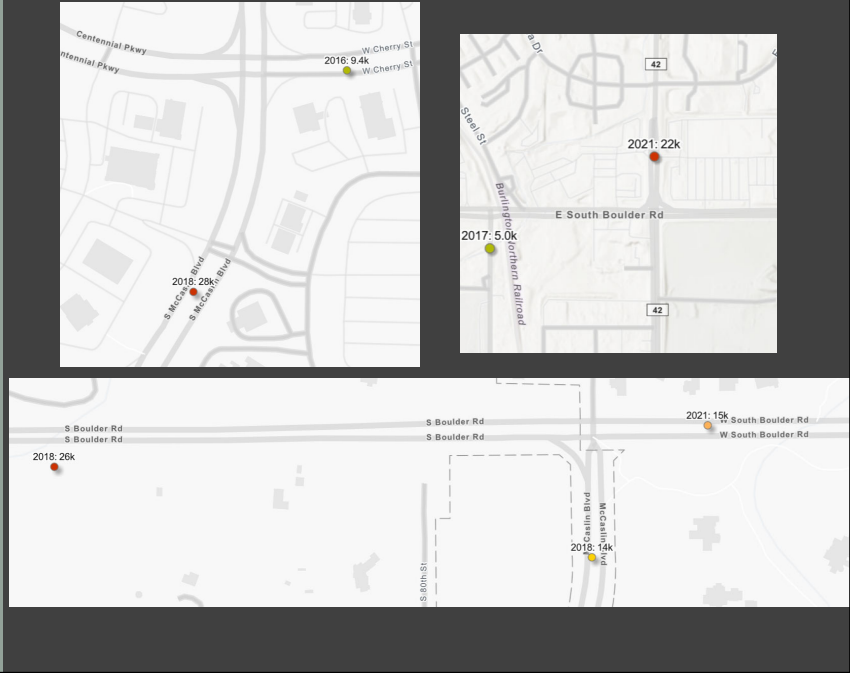
Traffic Analysis

- 75% of Traffic To/From NW Parkway and US 35
- 21,285 Average Daily Vehicle Trips at Full Build Out
- Outlines Road Capacity Improvements to Accommodate Traffic and Maintain Minimum Levels of Service (LOS)
- Specific Improvements Not Identified for NW Parkway/US 36 Interchange – Lack of Clarity on NW Parkway Expansion Plans



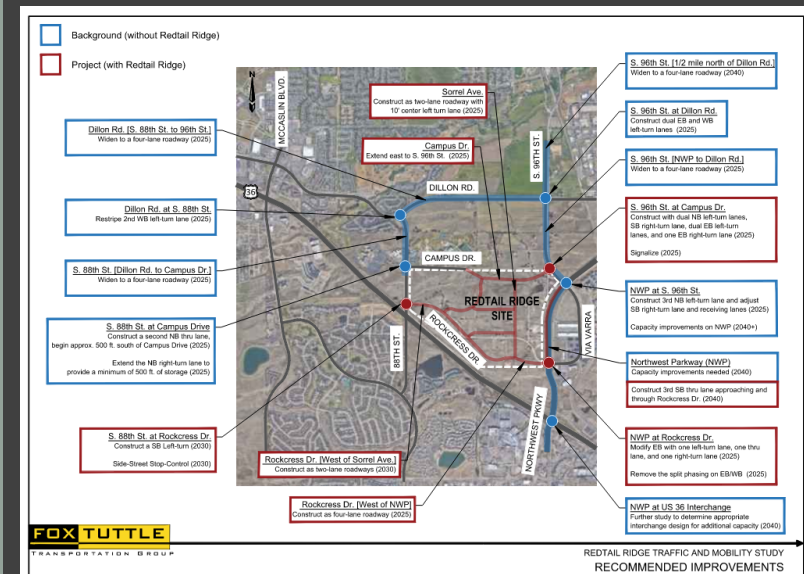
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Grading/Drainage and Utilities

- Drainage Report Provided
- Six Regional Detention Ponds
- New Storm Sewer, Waste Water and Potable Water Lines
- New Sewer Lift Station
- Waste Water Treatment Plant will Require Expansion at Future Stages of Development



Transportation Demand Management

- Required by 2010 Zoning Agreement
- Staff Recommends Updated Plan with Funding by Metro District
- E.g. Programs: EcoPasses; Hire TDM Coordinator; Carpool/Vanpool Program; Local Shuttles to RTD Stations; Bicycle Commute Amenities

	 Drive Alone	 Carpool	 Transit	 Bike	 Walk	 Work at Home	 Other
City of Louisville	72.3%	4.7%	5.9%	2.3%	1.7%	12.7%	0.5%
City of Boulder	51.3%	4.9%	8.3%	10.3%	11.4%	12.5%	1.2%
Boulder County	65.2%	7.6%	5.0%	4.4%	5.3%	11.3%	1.3%
Denver Region	74.8%	8.5%	4.4%	1.2%	2.5%	7.5%	1.0%

Sustainability Commitments

- Can be Assured through Subdivision Improvement Agreement and Planned Unit Development Approvals

Sustainability Commitments

SECTION	#	COMMITMENT	VALIDATION
Community	1	Wayfinding	Fitwel
	2	Crop Share Drop Off	Fitwel
	3	Building Operational Guidelines	Fitwel
	4	Comprehensive Composting	LEED
	5	Emergency Preparedness Plan	Fitwel
	6	Public Art	Fitwel
Energy & Carbon	7	LEED Certification for all buildings	LEED
	8	Idle Reduction	Fitwel
	9	Optimize Energy Performance	LEED
	10	Renewable Energy Production Min. 2.6 MW Solar Garden	LEED
	11	Heat Island Reduction	Fitwel
Site Development & Water	12	Advanced Energy Metering	LEED
	13	Open Space	LEED
	14	Walking Trail	Fitwel
	15	Light Pollution Mitigation	Fitwel
	16	Restorative Garden	Fitwel
	17	Indoor Water Use	LEED
Transportation & Mobility	18	Outdoor Water Use	LEED
	19	Pedestrian Network	Fitwel
	20	Green Vehicles	Fitwel
	21	Safe Street Infrastructure	Fitwel
	22	Transit Access	Fitwel
	23	Bicycle Parking	Fitwel
	24	Universal Accessibility	Fitwel
Health	25	Outdoor Fitness Area	Fitwel
	26	Bike Lanes	Fitwel
	27	Minimum IAQ Performance	LEED
	28	Outdoor Space Amenities	Fitwel
	29	Air Quality Testing	Fitwel
	30	Tobacco and Smoke-Free Outdoor Spaces	Fitwel

Redtail Ridge Preliminary Plat Review

LMC Sec. 16.12.075 Approval Criteria

1. Whether the plat conforms to all of the requirements of this title;
2. Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;
3. Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.

<p>Redtail Ridge Preliminary Plat Review</p>	<p><u>LMC Sec. 16.12.075 Approval Criteria</u></p> <p><i>1. Whether the plat conforms to all of the requirements of this title;</i></p> <p>Reviewed by Public Works, Parks, Recreation and Open Space, Police, Fire and Utilities and Referral Agencies. Staff finds the plat conditionally complies with the standards within Title 16, Subdivisions</p>
---	--

<p>Redtail Ridge Preliminary Plat Review</p>	<p><u>LMC Sec. 16.12.075 Approval Criteria</u></p> <p><i>2. Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;</i></p> <ul style="list-style-type: none">- Part of Phillips 66 Rural District, Includes Policies on Density (0.25 FAR), Limits Height to 3 Stories but Promotes Clustering of Buildings in Exchange for Height, Supports Retail, Office, Industrial and Institutional Uses- GDP Provides Setback and Parking Standards and Requires CDDSG Compliance, Applied at PUD Review Stage
---	---

Redtail Ridge
Preliminary Plat
Review

LMC Sec. 16.12.075 Approval Criteria

3. Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.

- Section 16.04.020 Includes 19 Specific Purpose Statements
- Chapter 16.16 Provides Subdivision Design Standards
 - General Design and Construction
 - Site Considerations
 - Streets, Alleys and Easements
 - Blocks
 - Lots
 - Public Sites and Dedications

Redtail Ridge
Preliminary Plat
Review

LMC Sec. 16.16.060 – Public Sites and Dedications

- the size of the development and its adequacy for accommodating a suitable public use site;
- the community facility aspects of the comprehensive development plan and the school district's master plan;
- existing parks and other public uses in the area;
- the topography, geology, and location of land in the subdivision available for dedication;
- the needs of the people in the area;
- and any other appropriate factors.

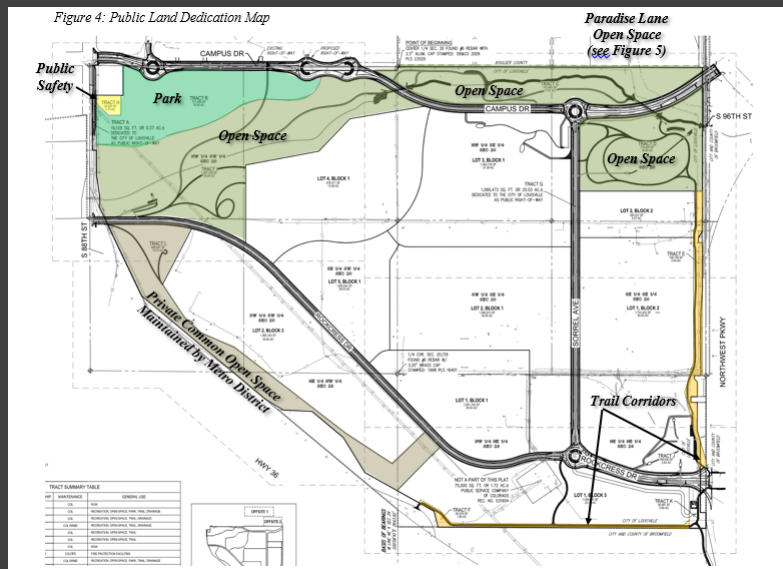
Redtail Ridge
Preliminary Plat
Review

LMC Sec. 16.16.060 – Public Sites and Dedications

- The size of dedication set forth in this section is designed and intended to reasonably relate to the needs created or contributed to by subdivision development within the city.

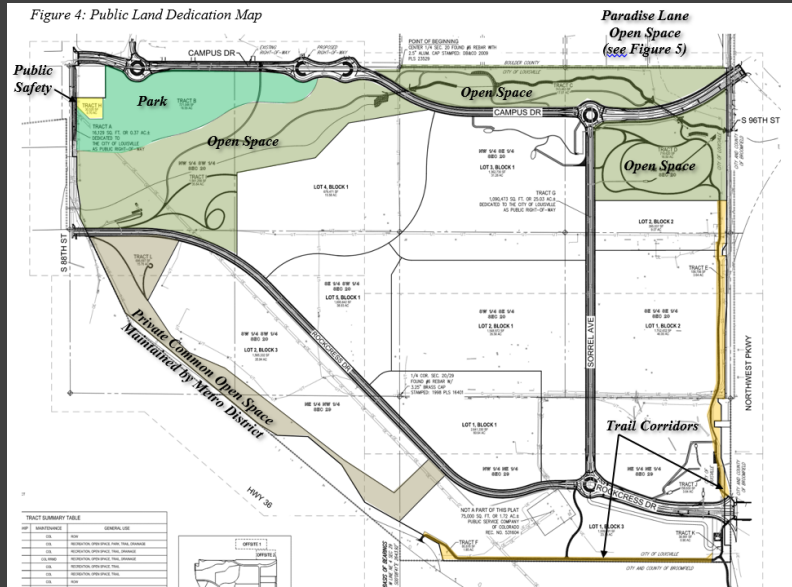
LMC Sec. 16.16.060 – Public Sites and Dedications

Redtail Ridge
Preliminary Plat
Review



Redtail Ridge
Preliminary Plat
Review

LMC Sec. 16.16.060 – Public Sites and Dedications



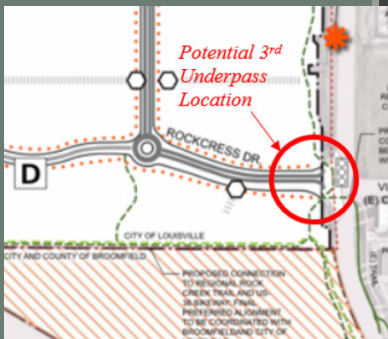
Parks and Public Landscaping Advisory Board (PPLAB) Review

- Reviewed on May 5, 2022 – Recommend Approval

Open Space Advisory Board (OSAB) Review

- Reviewed on May 11, 2022 and June 8, 2022 – Recommend Approval with Conditions
 - Legal Commitment to Rehabilitate and Dedicate Paradise Lane Properties
 - Follow City Standards for Underpass Design
 - OSAB Participation in PUD Review Process
 - Consider 3rd Underpass at Rockcross Drive/NW Parkway

Redtail Ridge



**Redtail Ridge
Preliminary Plat
Review**

Planning Commission

- Reviewed on Aug. 11, 2002; Sept. 8 2022; Sept. 22, 2022; Oct. 13, .2022; Nov. 10, 2022; Dec. 8, 2022
- Voted 3-2 to Recommend Denial

Findings:

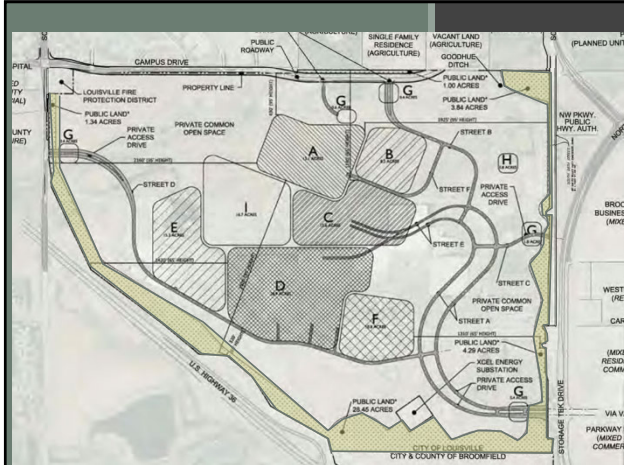
1. LMC Sec. 16.16.010.D. & E. Preservation of Natural Features
2. LMC Sec. 16.04.020.K. Traffic Congestion
3. LMC Sec. 16.16.040 Block Length
4. LMC Sec. 16.16.020B. Natural Drainage Areas
5. Non Compliance With ConocoPhillips GDP

**Redtail Ridge
Preliminary Plat
Review**

Staff Recommendation

Staff recommends approval with the following conditions:

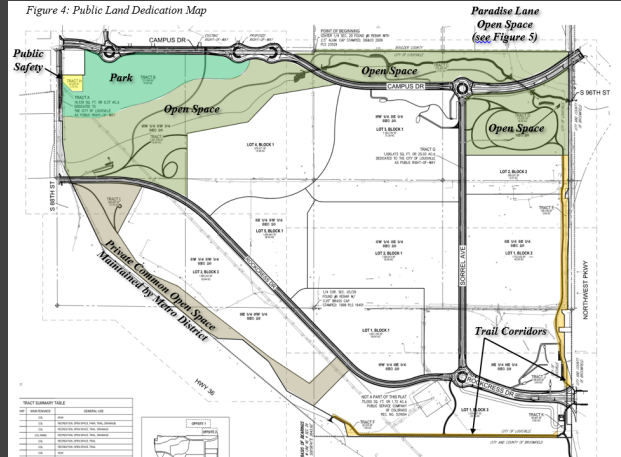
- Prior to the City Council hearing on the final plat, the applicant shall provide final approval from the NW Parkway Authority
- Prior to the City Council hearing on the final plat, the applicant shall address all Public Works comments on the Traffic and Mobility Study



ConocoPhillips

- 38.92 Ac Internal
- 20 Ac Paradise Ln
- 58.92 Ac Total Public Land Dedication

Figure 4: Public Land Dedication Map



Redtail Ridge

- 92.15 Ac Internal
- 46.86 Ac Paradise Ln
- 139.01 Ac Total Public Land Dedication

Condition of Property



Condition of Property

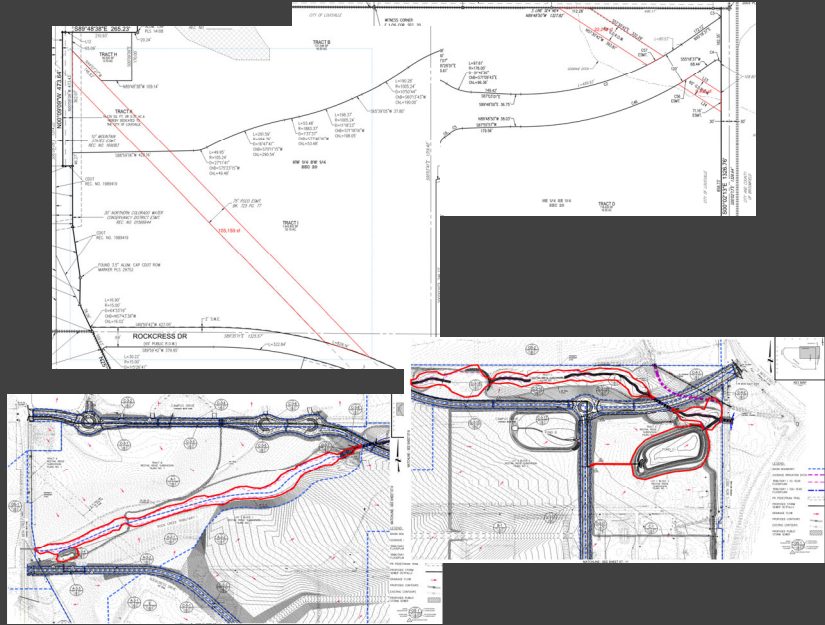


Condition of Property



What is Net Public Land Dedication (PLD)?

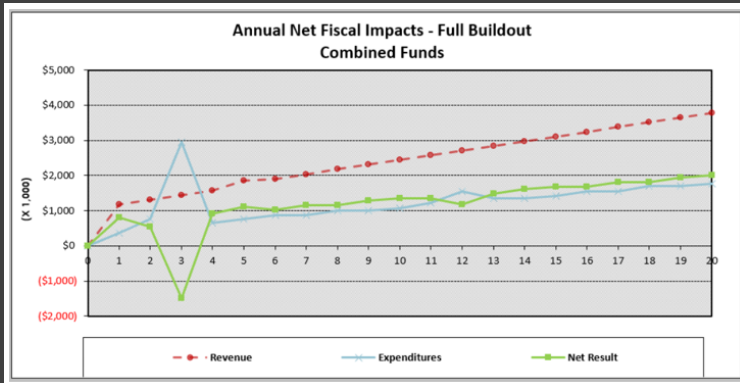
- 20.6 Acres Encumbered by Utility and Ditch Easements, and Drainage
- 118.41 Acres Net PLD



Fiscal Impact Estimates:

20 Year Totals (x\$1,000)	Full Buildout
Revenue by Fund	
General Fund	\$24,997
Open Spaces & Parks Fund	\$2,670
Recreation Fund	\$1,068
Historic Preservation Fund	\$285
Capital Projects Fund	\$20,330
TOTAL REVENUE	\$49,350
Expenditures by Fund	
General Fund	\$14,467
Open Spaces & Parks Fund	\$1,616
Recreation Fund	\$164
Historic Preservation Fund	\$0
Capital Projects Fund	\$9,220
TOTAL EXPENDITURE	\$25,467
NET FISCAL RESULT BY FUND	
General Fund	\$10,529
Open Spaces & Parks Fund	\$1,054
Recreation Fund	\$904
Historic Preservation Fund	\$285
Capital Projects Fund	\$11,110
NET FISCAL IMPACT (20 years)	\$23,883
AVERAGE ANNUAL NET IMPACT	\$1,194

Fiscal Impact Analysis





REDTAIL RIDGE

INNOVATION DISTRICT

Preliminary Plat
February 6, 2024



Meeting Agenda

- 1 Introductions & Overview
- 2 Our Vision
- 3 Preliminary Plat Application
- 4 New Home for AdventHealth Avista
- 5 2nd Largest Public Land Dedication
- 6 Connectivity and Mobility
- 7 Sustainability and Wellness
- 8 Questions and Comments

1

Introductions and Overview



OWNERSHIP



Sterling Bay

DESIGNERS, PARTNERS, PLANNERS



Perkins&Will

TRYBA ARCHITECTS

WARE MALCOMB

HISTORICAL REVIEW

Why We're Here

- **Privately owned site** that has been closed to public access for generations.
- **After 2022 special election**, allowable development reverted to GDP approved in 2010.
- **This preliminary plat** is for horizontal development only (road and infrastructure networks).
- **Includes Campus Drive extension** and second-largest public land dedication in Louisville's history.
- **Meets Louisville Municipal Code**, the Comp Plan, the governing GDP, and the revised Energy Code.

5



HISTORICAL REVIEW

About the Site

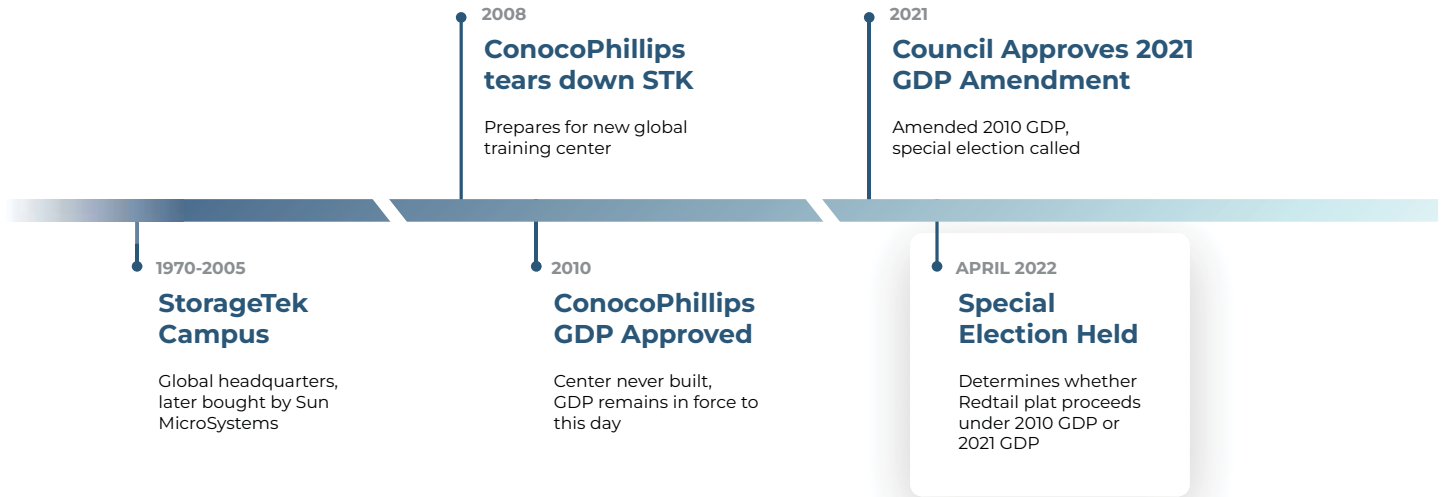
- **Best known** as StorageTek's global headquarters, and later purchased by ConocoPhillips.
- **More than 7,000 employees** worked at StorageTek at its peak.
- **More than 265 acres** was previously graded, paved, or mined.
- **General Development Plan** for ConocoPhillips' facility approved by City Council in 2010.
- **Commercial property tax bill reduced** to approx. \$10,000/year following demolition of buildings.

6



HISTORICAL REVIEW

The Redtail Ridge Timeline



HISTORICAL REVIEW

The Redtail Ridge Timeline



Sharing Our Vision



SHARING OUR VISION

Introducing Sterling Bay

- **In June 2022**, we purchased the site as majority owner and developer.
- **Brue Baukol** retains minority interest.
- **Nationally recognized leader** in building life- and bio-science campuses.
- **Deep experience with California's stringent environmental standards**, and applying best practices across our national portfolio.

OWNERSHIP PORTFOLIO TENANTS



SHARING OUR VISION

Our Approach

- **Redevelop the former StorageTek site** into the premier life- and bio-science campus in Colorado.
- **Build LEED Silver-certified properties** that draw the world's best companies and supports their ESG goals.
- **Implement best practices** in habitat creation and management.
- **Prioritize on-site renewable energy**, water conservation, and best-in-class sustainability measures.
- **Promote first- and last-mile solutions** through shuttles, micro-mobility solutions, and district-wide EcoPasses.

SHARING OUR VISION

Market Need for Life Sciences

- **Top Ten market:** The U.S. 36 Corridor is one of the largest life- and bio-science markets in the country.
- **Region-wide shortage** of next-generation, energy-efficient life science facilities (including laboratory, office, industrial capabilities).
- **Today's workforce** expects facilities with the highest standards in sustainability and wellness.
- **Pipeline for BVSD and universities:** Actively exploring internship and externship opportunities between tenants and academic institutions.
- **Colorado Bioscience Association** and other stakeholders are closely watching these discussions.

**“CBRE Analysis:
Denver/Boulder
Advances to Rank
Among the Top 10
US Markets for Life
Sciences Research
Talent”**

CBRE
June 2023

Our Vision for Redtail Ridge



Premier life science campus



New home for AdventHealth Avista



139+ acres for new public parks & trails



Campus Drive extension



Improved safety & mobility



Habitat creation and management



Community



Sustainability



Innovation



Quality of Design





SHARING OUR VISION

Opportunity Costs of Inaction

Instead of just **\$10,000 in annual tax revenue**, Redtail can generate:

- **\$43 million** in local fees and taxes to City of Louisville through full build-out.
- **PLUS: \$24.4 million annually in commercial property tax revenue** to Boulder County, BVSD, Fire District, City of Louisville, and others.
- **Hundreds of new customers** for Downtown, on the McCaslin Corridor, and South Boulder Road.
- **High-paying jobs** to boost economic revitalization.



Preliminary Plat Application

PRELIMINARY PLAT APPLICATION

City Approval Requirements

- 1**

Does the proposed preliminary plat conform to all of the required criteria of Title 16 of the Code?
- 2**

Will approval of the plat be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws?
- 3**

Will the proposed subdivision promote the purposes set forth in section 16.04.020 of the Code and comply with the standards set forth in Chapter 16.16 of the Code?

PRELIMINARY PLAT APPLICATION

Plat Application Overview



OUTLINES ROAD & UTILITY NETWORKS

For horizontal development only



PROPOSED USES ALLOWED BY GDP

And meet Commercial Design Standards



EXTENDS CAMPUS DRIVE

Meets the third-highest priority in Louisville's TMP



EXCEEDS PLD REQUIREMENTS

Public Land Dedication of 139+ acres



PRELIMINARY PLAT APPLICATION

Governing GDP Requirements (2010)

KEY FEATURES	2010 GDP
Total public land dedication (open space, parks, trails, CE)	38 ac
% of land as public land dedication	12%
Commercial/industrial square feet	2.55M SF
On-site solar generation (Watt/Square Feet)	N/A
Extension of Campus Drive	Yes
Zoned for Hospital	No
Offsite improvements (incl. NWP and 96th Street)	N/A
Sustainability / wellness / operational commitments	N/A
Meets IECC, Dark Sky requirements	N/A

PRELIMINARY PLAT APPLICATION

Approved 2021 GDP Amendment

KEY FEATURES	2010 GDP	2021 GDP
Total public land dedication (open space, parks, trails, CE)	38 ac	93 ac
% of land as public land dedication	12%	29.3%
Commercial/industrial square feet	2.55M SF	3.1M SF
On-site solar generation (Watt/Square Feet)	N/A	1.0 W/SF
Extension of Campus Drive	Yes	Yes
Zoned for Hospital	No	Yes
Offsite improvements (incl. NWP and 96th Street)	N/A	\$16M
Sustainability / wellness / operational commitments	N/A	30
Meets IECC, Dark Sky requirements	N/A	N/A

PRELIMINARY PLAT APPLICATION

2023 Plat Relative to 2010 & 2021 GDPs

KEY FEATURES	2010 GDP	2021 GDP	2023 Plat	
Total public land dedication (open space, parks, trails, CE)	38 ac	93 ac	139+ ac	↑
% of land as public land dedication	12%	29.3%	45%	↑
Commercial/industrial square feet	2.55M SF	3.1M SF	2.55M SF	
On-site solar generation (Watt/Square Feet)	N/A	1.0 W/SF	1.0 W/SF	↑
Extension of Campus Drive	Yes	Yes	Yes	
Zoned for Hospital	No	Yes	Yes	↑
Offsite improvements (incl. NWP and 96th Street)	N/A	\$16M	\$25M+	↑
Sustainability / wellness / operational commitments	N/A	30	30	↑
Meets IECC, Dark Sky requirements	N/A	N/A	Yes	↑

PRELIMINARY PLAT APPLICATION

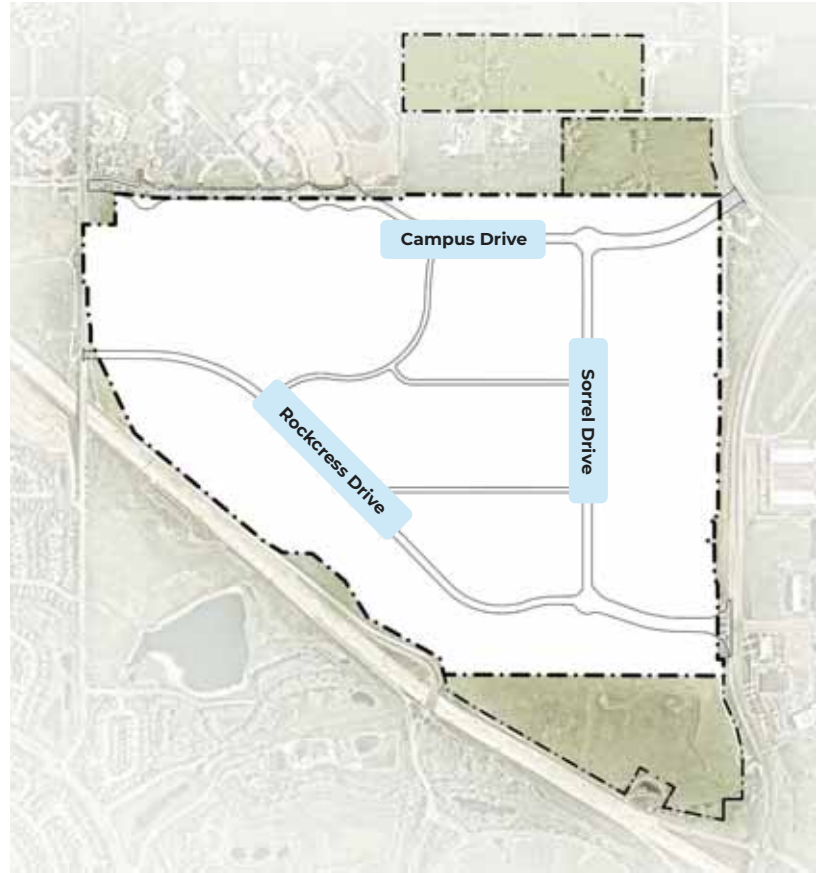
Actions Since Planning Commission

- **Enhanced designs** for habitat protections and management
- **Minimized disturbances to vegetation** on northern side of property
- **Committed to new nature preserve**, including design and management
- **Adjusted block lengths** to meet Louisville requirements
- **Focused regrading activities** on previously developed areas
- **Added new trails and bike paths** across both plat and PUDs
- **Dedicated major roads as public** and provides access via easements for minor roads
- **Conducted 5th traffic study** since 2021
- **Designed safer sidewalks** and bike paths
- **Continued good-faith negotiations** with Northwest Parkway Authority
- **Developed new public amenities**, including community park, pickleball courts, and a multi-acre dog park

PRELIMINARY PLAT APPLICATION

Proposed Road Configurations

- **Paid by Development:** New public road network and Campus Drive extension paid for by development – not Louisville residents.
- **Designed to disperse traffic** and create safer outlets for Monarch and other users.
- **Campus Drive:** Full extension of Campus Drive anticipated to begin immediately.
- **New emergency access** for both Monarch and Avista.
- **Creates best possible allocation** of open space and trails, per OSAB.



PRELIMINARY PLAT APPLICATION

Future Entitlement Process

- **Vertical development** is addressed in individual parcels and PUDs.
- **LEED certification** achieved at PUD level.
- **AdventHealth Avista** will proceed with public process upon plat approval.



4

AdventHealth Avista's New Home



NEW HOME FOR ADVENTHEALTH AVISTA

Pillar in the Community



#1 EMPLOYER

Largest employer
in Louisville



60K+ BABIES

Delivered at Avista
over 30+ years



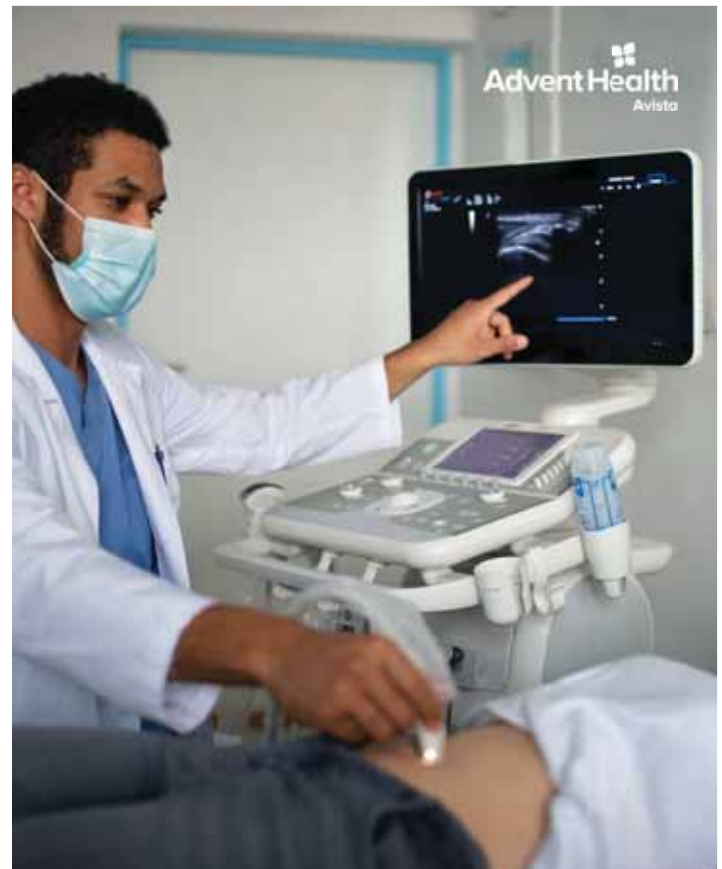
LANDLOCKED

30+ year-old facility
can't expand or grow



NEW AFFILIATION

Now allied with
AdventHealth



NEW HOME FOR ADVENTHEALTH AVISTA

Better and Safer Access



OUR PRIORITY

Modern, more accessible hospital



UNDER CONTRACT

for 40 acres since late 2021



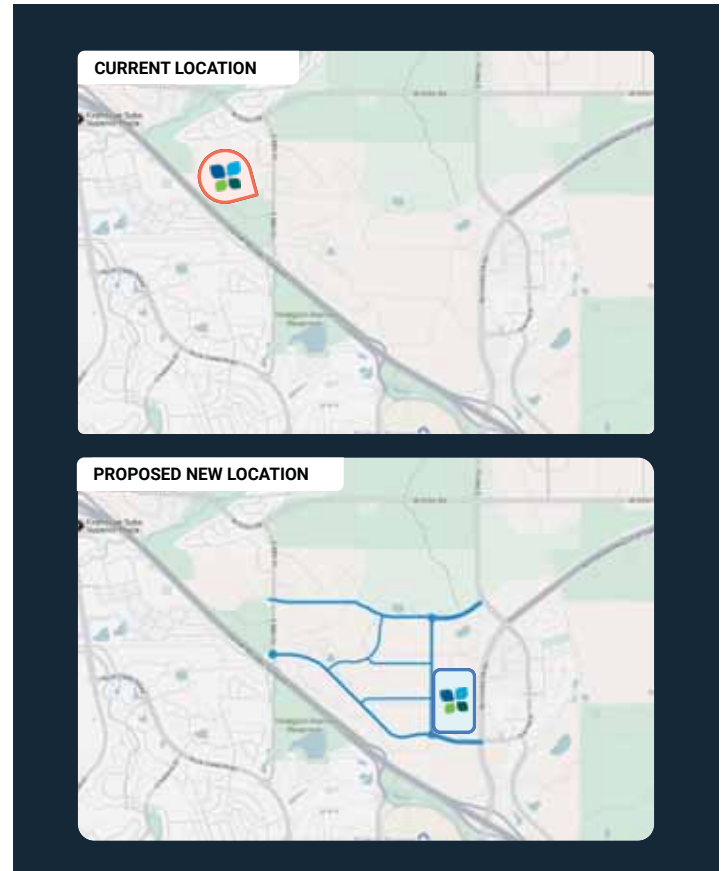
LIFE SAFETY OPPORTUNITY

300K+ more people within 17-min radius



PIONEERING FACILITY

with more beds and new equipment



NEW HOME FOR ADVENTHEALTH AVISTA

Urgency of Now



2 YEARS, 1 MONTH

Since Avista's Marshall Fire evacuation



LIMITED ACCESS

Single access point jeopardizes our community



ACCESSIBILITY NEEDS

Our community needs health care options close to RTD



CONSTRAINED SERVICE RADIUS

Landlocked location not convenient for community



NEW HOME FOR ADVENTHEALTH AVISTA

Setting the Record Straight

- **Preserve Louisville** shared inaccurate information regarding Avista's strategic planning.
- Their statement references earlier Centura statements and **do not apply to Avista today.**
- **AdventHealth speaks for Avista tonight**, and we speak with one voice.
- **Avista's goal is to stay in Louisville with Redtail's approval.**

From: **Preserve Louisville** <preservelouisville@gmail.com@shared1.ccsend.com>
Date: Fri, Feb 2, 2024 at 9:08AM
Subject: It's Time: Redtail Ridge at City Council on Tuesday

Show Up, Speak Up on February 6

Calling all Louisvillians!

Our mayor and representatives on Council have one responsibility above all:
To respect and uphold the democratic process. This means:

- Rejecting false rumors like the one saying Avista will leave Louisville without Redtail Ridge: *the Avista CEO affirms the hospital is staying, no matter what*

Our Ask To You:

Keep Avista

as Louisville's community health partner and largest employer

Help Us

serve even more patients from a state-of-the-art facility

Promote Accessibility

and improved health outcomes by locating the hospital close to mass transit

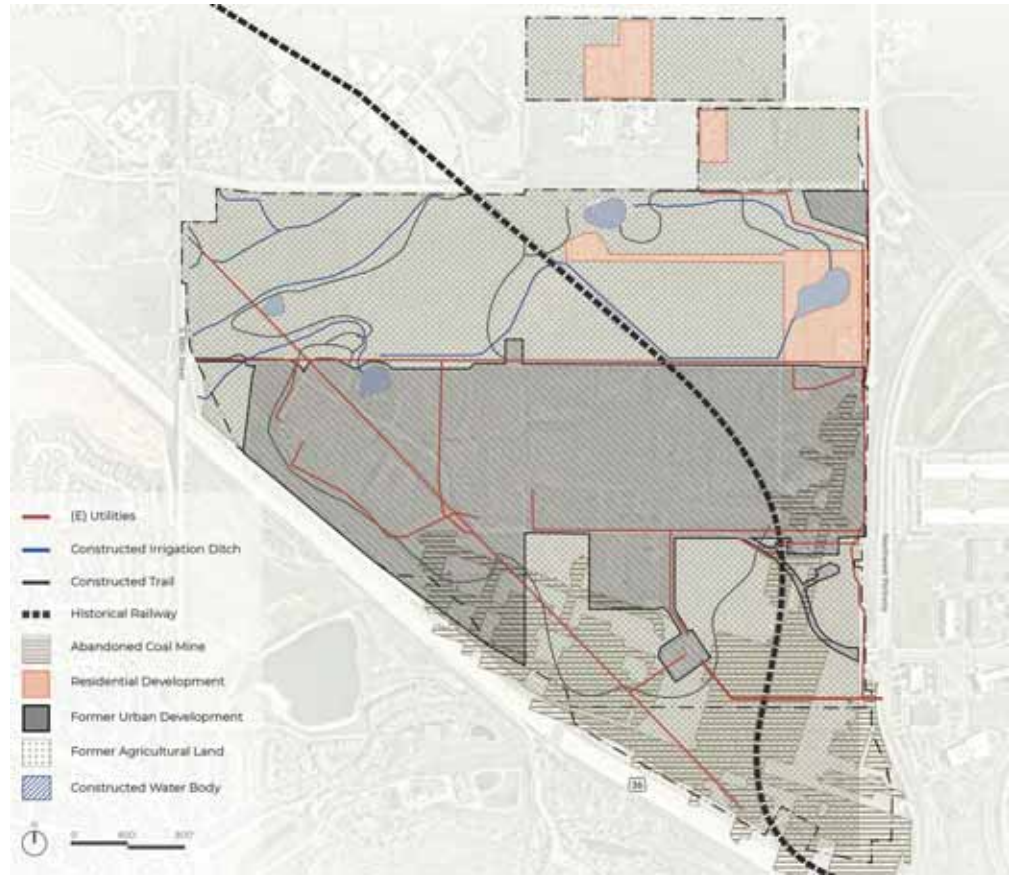




ECOSYSTEM ANALYSIS

History of Land Disturbance

- **A significant majority of the site** has been previously disturbed in some fashion.
- **Legacy debris and infrastructure**, noxious plants, and other remnants across the site require removal.
- **Site regrading will clean up debris** and create ADA path and road networks for the campus.



Landscape Vision

LANDSCAPE VISION

Linking the Fabric of the Louisville Landscape



Connect
the adjacent
micro and macro
communities



Design
and implement a
sustainable and
resilient campus



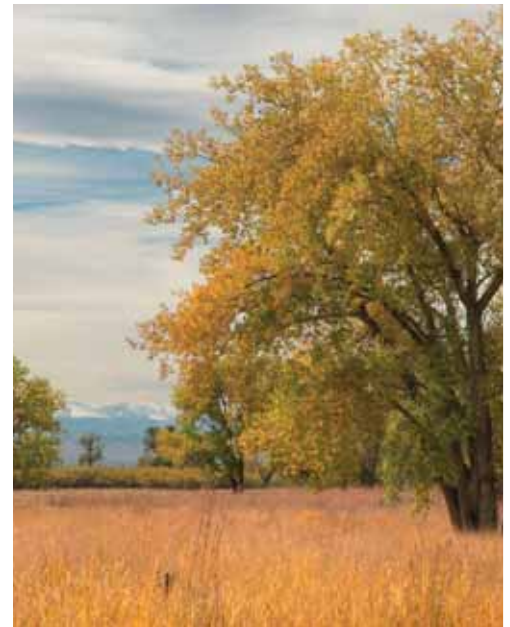
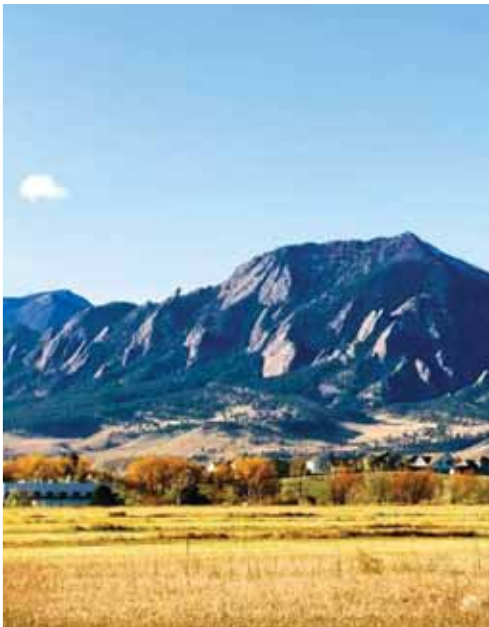
Honor
the natural landscape
and habitats of the
front range



Embrace
and respect the
ethos of Louisville,
Colorado

LANDSCAPE VISION

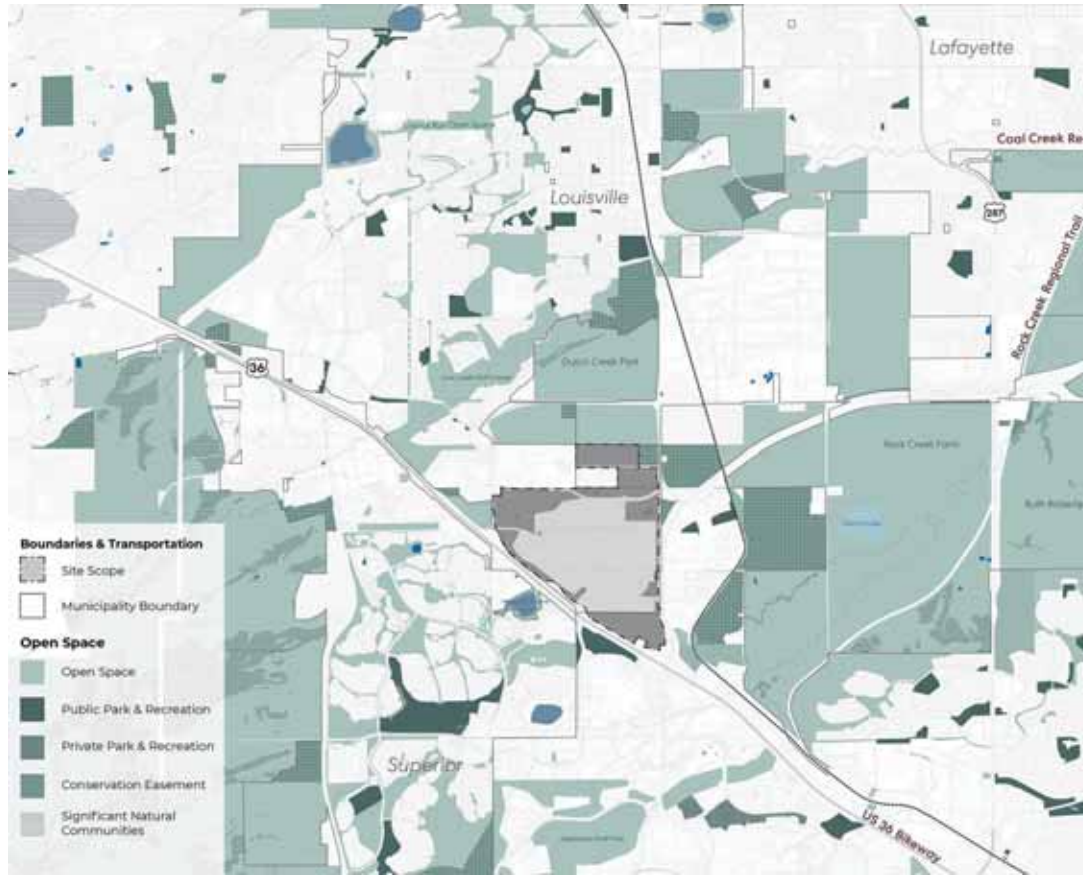
Site Open Space



LANDSCAPE VISION

Regional Open Space Analysis

- Redtail Ridge is **completely closed** to the public.
- **Opening the site** creates new connectivity and community benefits.
- **Largest non-golf Public Land Dedication** in the history of Louisville (139+ acres).



LANDSCAPE VISION

194+

Acres of Conservation and Open Space

City of Louisville Public Land Dedication **139.01** acres

Broomfield County Dedicated Conservation Land **40.1** acres

Developer-maintained Common Open Space **15.76** acres



LANDSCAPE VISION

Public Amenities

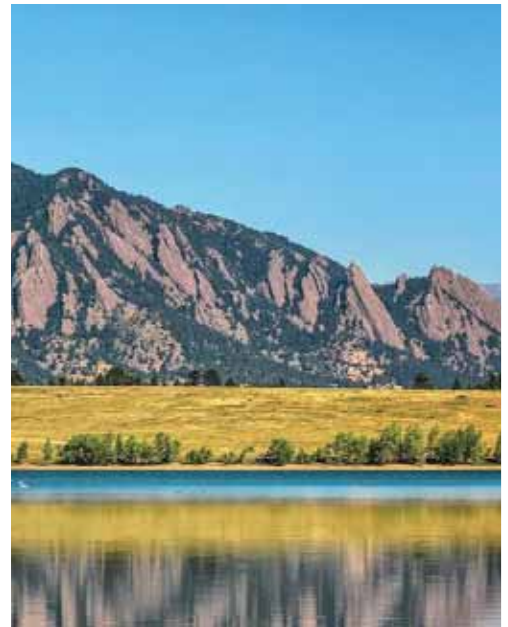
- **New, publicly accessible parks and amenities** throughout the site.
- **Includes pickleball, dog park, food truck court, and retail.**
- **Open access to overlook, amphitheater, and nature preserves.**





49

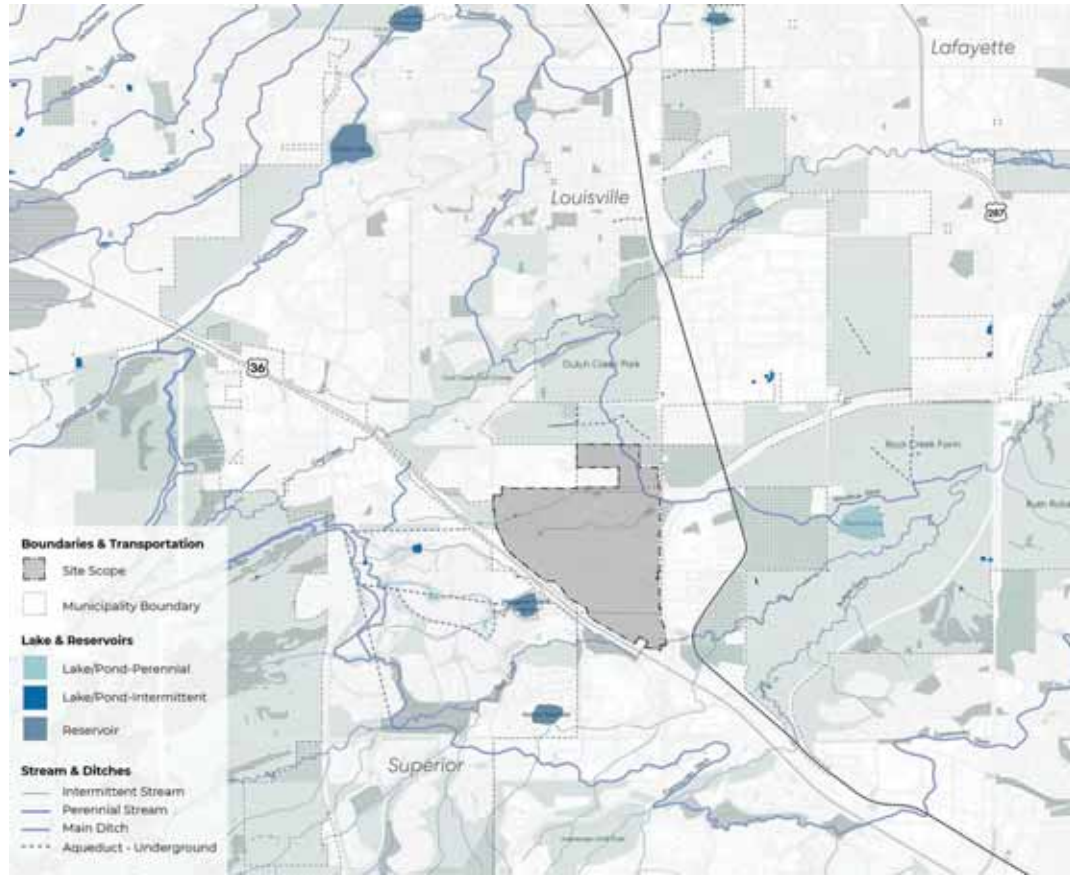
LANDSCAPE VISION
Regional Water Systems



LANDSCAPE VISION

Regional Water Systems Analysis

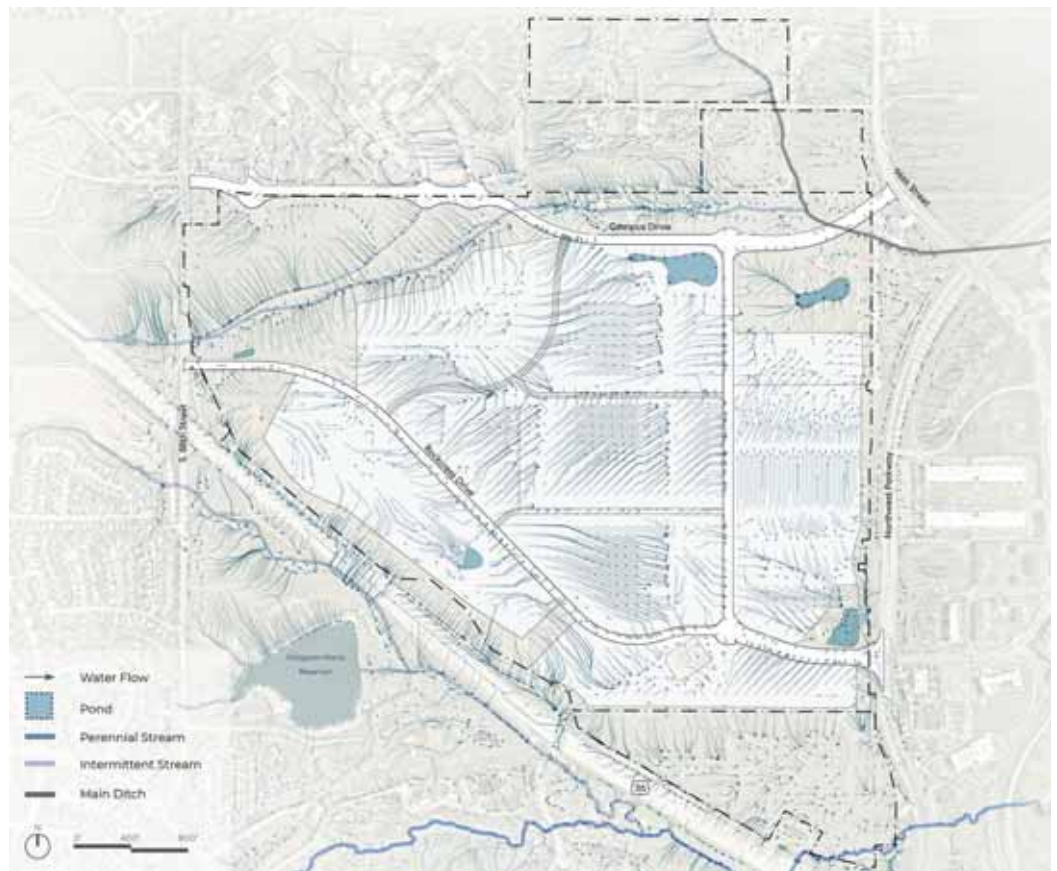
- **Cleaning the site is necessary** due to the site's connection to waterway network.
- **Fully complies** with Louisville's codes and requirements for stormwater management.
- **Utilizes best practices** in drainage.



LANDSCAPE VISION

Proposed Water Management

- Integrated quantity and quality stormwater management to **ensure water returns to the system.**
- **Implements water-wise solutions** across the site for irrigation and other systems.





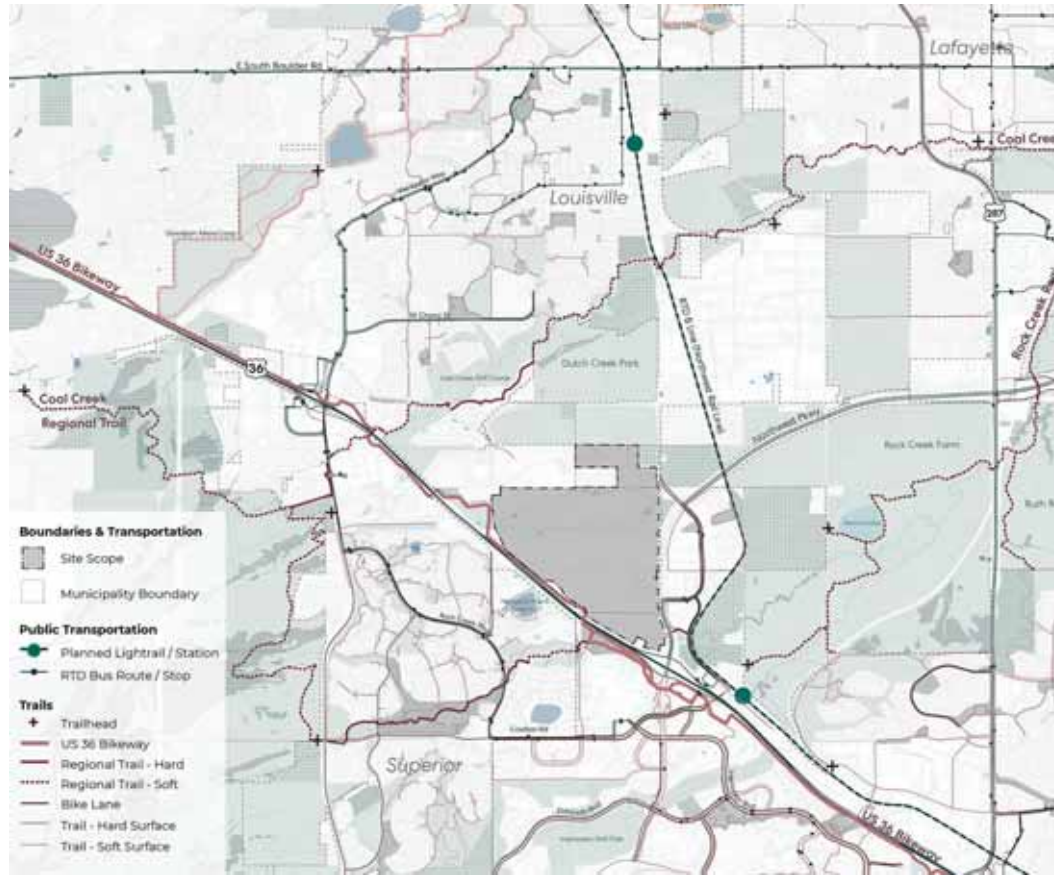
LANDSCAPE VISION
Regional Mobility Network



LANDSCAPE VISION

Regional Mobility Network Analysis

- **An opportunity for mass transit,** bicycle and pedestrian network connectivity.
- **Within ¾ mile from three RTD stations.**
- **Creates greater options for mobility networks for Louisville.**

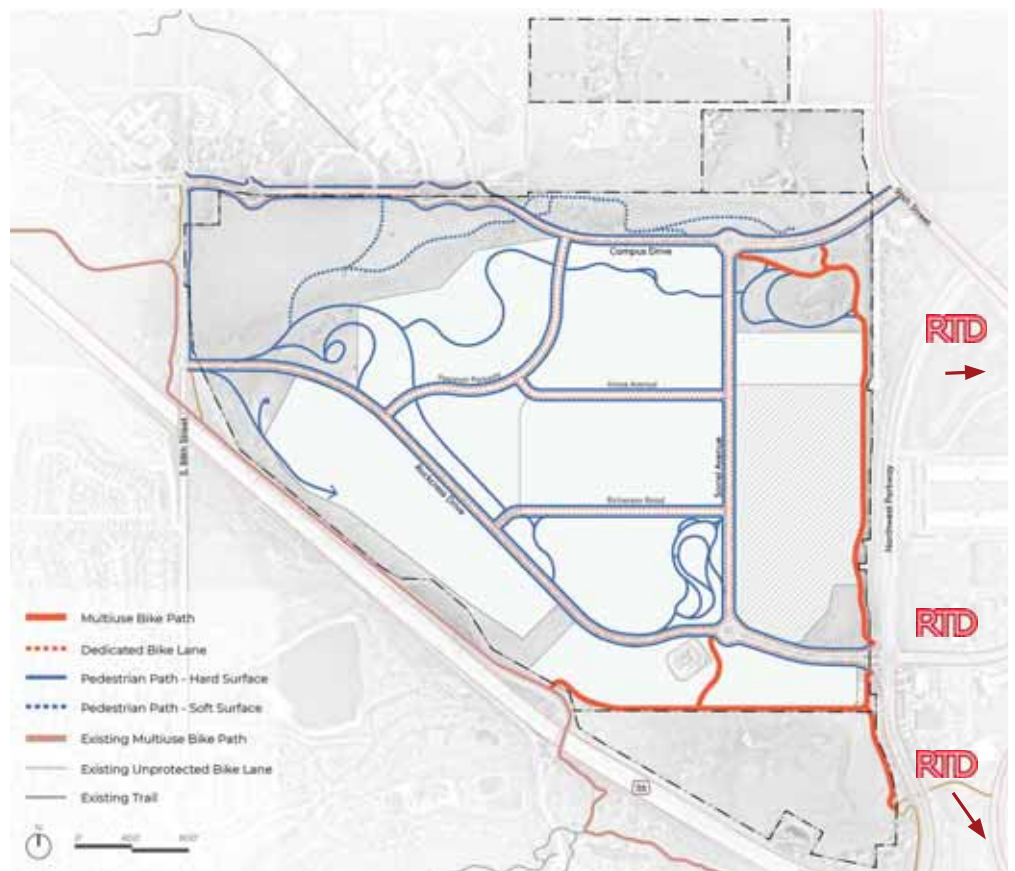


LANDSCAPE VISION

Trails and Bikeways

20+
Miles of trails, walks and bike routes

Multi Use Path	1.6+ Miles
Dedicated Bike Lane	7.3+ Miles
Trails	10.0+ Miles
PUD Walks & Trails	1.7+ Miles





LANDSCAPE VISION Site Planting



LANDSCAPE VISION

Existing Site Planting

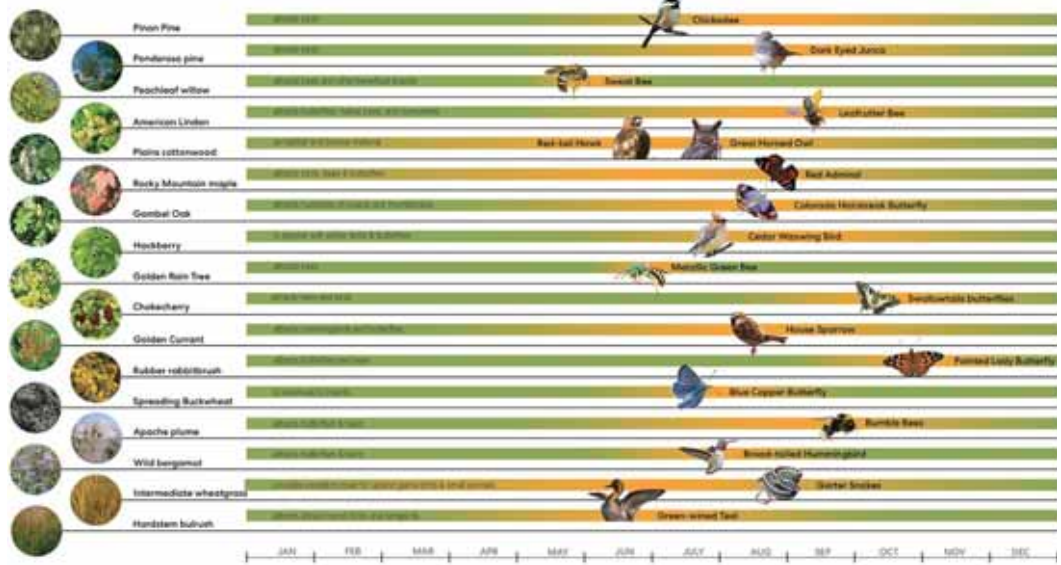
- Existing plant palette is approx. **25% noxious weeds.**
- **Comprehensive tree survey** found significant portions of site with poor tree health and non-native plants.
- **Majority of existing plant palette does not support** a robust and thriving community of pollinators and wildlife.



LANDSCAPE VISION

Proposed Site Planting

- **Adding 100 native and 25 native-adaptive** plant species.
- **Improved ecological and wildlife diversity** through HPEC.
- **Certified Pollinator District w/ Butterfly Pavilion.**
- Plant typologies will include **native, drought-tolerant plants.**
- **3000+ new trees.**



LANDSCAPE VISION

Habitat and Wildlife Management Plan and Preservation

- Continuous monitoring of:
- Wildlife Use study
 - Burrowing Owl surveys
 - Raptor surveys
 - Prairie Dog Management Plan
 - Migratory Bird Nest Assessments
 - Tree Survey and Recommendations
 - Pollinator Protections





7

Improved Connectivity & Mobility

CONNECTIVITY AND MOBILITY

Campus Drive Extension



3rd HIGHEST PRIORITY

Meets key goal in Louisville's TMP



PRIORITY COMPLETION

Anticipated to begin immediately



PAID BY DEVELOPMENT

Fully paid for by development — not existing residents



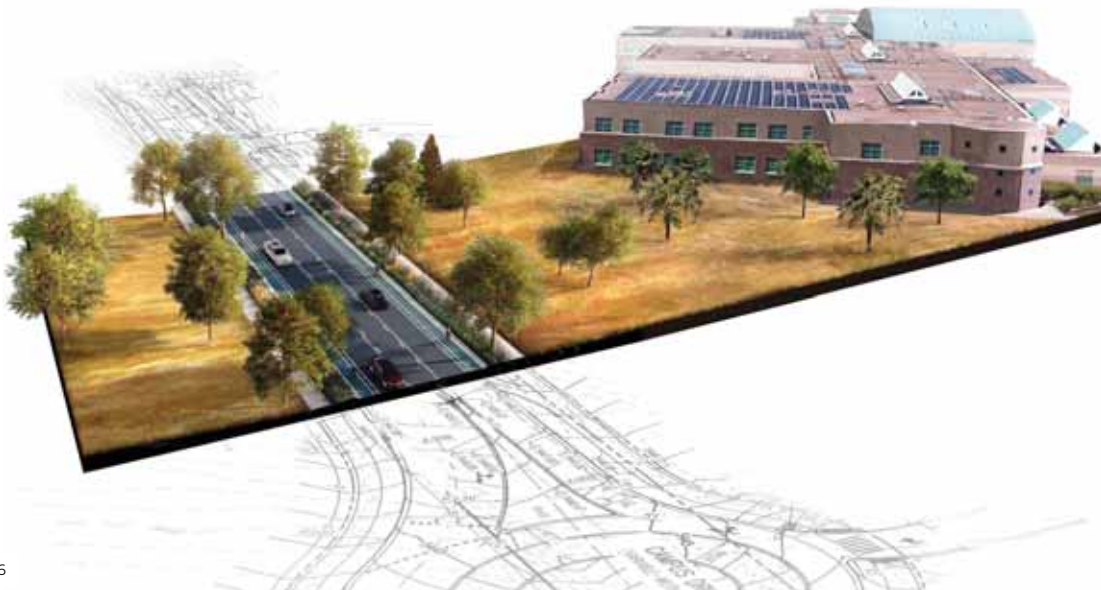
EMERGENCY ACCESS

For Monarch, Avista, and Fire District



CONNECTIVITY AND MOBILITY

Safer Road Networks



- **Public road network** designed for all users.
- **Improves emergency response times** and access.
- **Disperses internal and external traffic** safely and efficiently.
- **Incorporates traffic circles** and other traffic-calming measures.
- **Engineered intersections, paths, and bike lanes** for safe and efficient flow.

CONNECTIVITY AND MOBILITY

Transit-Oriented Development



MINUTES AWAY

Three RTD stops or stations within .75 miles



ECOPASSES AND INCENTIVES

District employees receive transit incentives like EcoPasses



FIRST / LAST MILE SOLUTIONS

Shuttles to/from RTD station, mobility and micro-mobility solutions



TDM STRATEGIES & IMPLEMENTATION

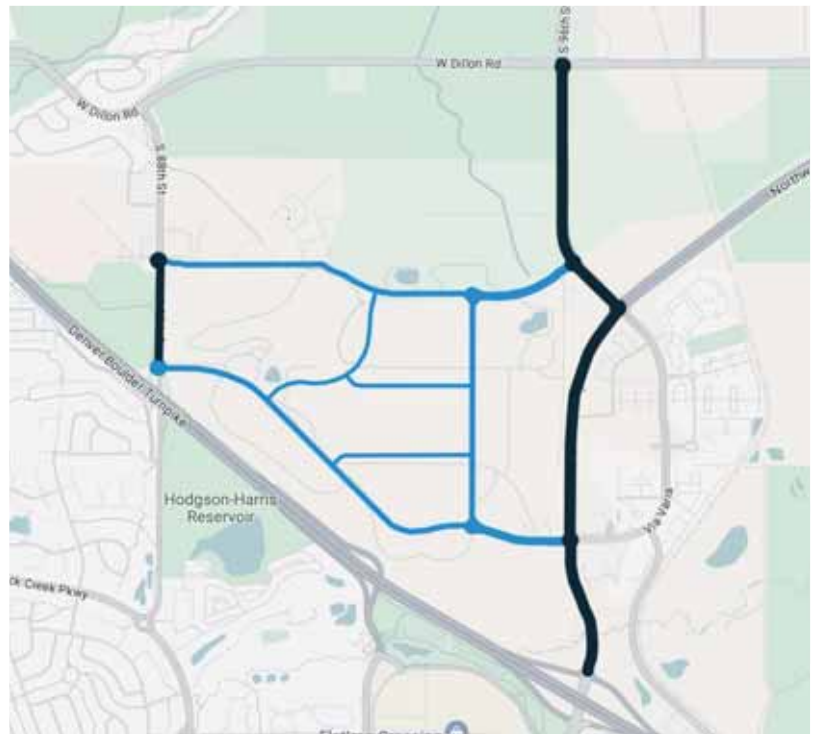
Includes Transportation Demand Management Coordinator



CONNECTIVITY AND MOBILITY

Offsite Improvements

- **Five traffic studies in four years:** Redtail is one of the most heavily studied sites in the Front Range.
- **Every traffic study** shows multiple sections destined for increased delays and unacceptable Levels of Service (LOS) without improvements.
- **Projected regional growth** is expected to place additional stress on roadway network — even without Redtail.
- **Tonight, Sterling Bay announces \$9 million** in additional Northwest Parkway improvements.
- **\$25 million total** in offsite improvements create better and safer corridors that benefit the entire community.



Completed with Redtail Ridge Project

- New Connectivity
- Improvements to Existing Roadway/Intersection

CONNECTIVITY AND MOBILITY

Estimated Traffic

Vehicle trips will gradually increase over 16 years, and the 2025 total is estimated to include 30-40% of total traffic.

“21,000 new cars” is inaccurate. Trips are not the same as vehicles.

Avista accounts for 25% of vehicle trips by 2030, with majority of traffic diverted from residential and onto major corridors.

	Weekday AM Peak Hr. Trips	Weekday PM Peak Hr. Trips	Total Weekday Trips
2025 Total	758	803	6,663
2030 Total	911 ❖ (244 Avista - 27%)	1,096 ❖ (231 Avista - 21%)	12,037 ❖ (3,048 Avista - 25%)
2040 Total	239	250	2,585
Estimated Daily Trip Generation at Build-Out	1,908	2,149	21,285

CONNECTIVITY AND MOBILITY

Traffic Analysis Summary

- **Rerouted from residential areas:** Existing and background traffic will move to major corridors designed to serve regional growth.
- **Existing and future congestion** will be significantly reduced through onsite road network and offsite improvements.
- **All roadways will have available capacity** on all roadways after full build-out.
- **Improvements to roads and intersections** will be constructed prior to any vertical development.



Sustainability & Wellness

SUSTAINABILITY & WELLNESS

Framework for Accountability

- **Our goal:** Set a new standard in sustainable and compatible development.
- **Sterling Bay is making 30 additional commitments** for site-wide sustainability and wellness.
- **Every commitment** will be validated and enforced by LEED and Fitwel.
- **Natural and built environments** covered by these additional commitments.
- **Commitments exceed** city's requirements and code.



SUSTAINABILITY & WELLNESS

Validation and Enforcement

Community

- Building Operational Guidelines
- Comprehensive Composting
- Crop Share Drop-Off
- Emergency Preparedness Plan
- ▶ **Public Art**
- Wayfinding

Energy & Carbon

- Advanced Energy Metering
- Heat Island Reduction
- Idle Reduction
- LEED Certification for All Buildings
- Optimize Energy Performance
- ▶ **2.6 MW Solar Rooftop Arrays**

Site Development & Water

- Indoor Water Use
- ▶ **Light Pollution Mitigation**
- Open Space
- Outdoor Water Use
- Restorative Garden
- Walking Trail

Transportation & Mobility

- Bicycle Parking
- Green Vehicles
- ▶ **Pedestrian Network**
- Safe Street Infrastructure
- Transit Access
- Universal Accessibility

Health

- Air Quality Testing
- Bike Lanes
- Enhanced Indoor Air Quality
- ▶ **Outdoor Fitness Area**
- Outdoor Space Amenities
- Tobacco and Smoke-Free Outdoor Spaces

SUSTAINABILITY & WELLNESS

Health & Well-being

- **Fitwel is the “EnergyStar” equivalent** of wellness certifications.
- **2nd in Colorado:** Redtail would become the second site in Colorado to achieve Fitwel certification.
- **Commercial and industrial sites certification** for the district.
- **Validates and enforces commitments** related to equity, multi-mobility, public art, light pollution, and more.



SUSTAINABILITY & WELLNESS

Site-Wide Sustainability

- **Minimum LEED Silver certification** for all buildings at PUD level.
- **2.6 MW:** New solar rooftop arrays larger than CU Boulder's and nearly as big as NREL.
- **That's enough renewable energy** to power 320 Louisville homes.
- **Utilizes 50% less water** than comparable developments.
- **Meets updated Energy Code** in support of clean energy future.



The Heart of this Project

Redtail Ridge can
become the region's
**premier life science
campus.**

Redtail Ridge
can **keep Avista
in Louisville.**

Redtail Ridge can
become the **largest
non-golf PLD in
Louisville history.**

Redtail Ridge can
finally **extend
Campus Drive.**

PRELIMINARY PLAT APPLICATION Approval Requirements

1

Does the proposed preliminary plat conform to all of the required criteria of Title 16 of the Code?



2

Will approval of the plat be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws?



3

Will the proposed subdivision promote the purposes set forth in section 16.04.020 of the Code and comply with the standards set forth in Chapter 16.16 of the Code?



From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Subject: Fwd: Redtail Ridge
Date: Wednesday, February 7, 2024 6:45:10 AM

Best Regards,

Chris Leh
Mayor
City of Louisville (CO)
(c) 303.668.3916
Leh@louisvilleco.gov

Begin forwarded message:

From: barmstrob@gmail.com
Date: February 2, 2024 at 4:42:22 PM MST
To: Christopher Leh <leh@louisvilleco.gov>, Caleb Dickinson <cdickinson@louisvilleco.gov>, Deb Fahey <dfahey@louisvilleco.gov>, Dietrich Hoefner <DHoefner@louisvilleco.gov>, Barbara Hamlington <BHamlington@louisvilleco.gov>, Judi Kern <jkern@louisvilleco.gov>
Subject: Redtail Ridge

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City Council Members,

I am writing to encourage you, as a council, to definitively resolve the Redtail Ridge issue in our town for once and for all. This property is privately owned, and as such, the city needs to work in good faith with the owners to get to a compromise where no one gets everything they want, but all parties get most of what they want. The position of the No Campaign is a zero sum game as it has become clear that members of this campaign will settle for nothing less than zero development. This approach is the epitome of not acting in good faith. Our town has suffered long enough from the undue and disproportionate influence the No Campaign has had on our city governance and progress, to the point that an average citizen of Louisville would be excused from wondering who's really making the decisions for our city, a duly elected set of Council members in whom we invest the responsibility of these very difficult and complex decisions, or a small but vocal group of residents who are propagating misinformation and are appealing to residents who simply do not have the same context and information, nor the time, to inform and instruct a wise decision in the way that elected City Council members have.

Please prioritize what's right for our city over the long-term rather than what feels good to a small subset of residents in the immediate term. This would be good governance in practice.

Brian & Elizabeth Armstrong
1201 La Farge Ave

From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Subject: Fwd: Vote yes on Redtail Ridge development
Date: Wednesday, February 7, 2024 6:36:50 AM

Meredith – I am going to forward to you emails that were addressed solely to me to ensure that they are part of the public record.

Best Regards,

Chris Leh
Mayor
City of Louisville (CO)
(c) 303.668.3916
Leh@louisvilleco.gov

Begin forwarded message:

From: Bob Anastasi <bob.anastasi@outlook.com>
Date: February 6, 2024 at 1:04:49 PM MST
To: Christopher Leh <leh@louisvilleco.gov>
Subject: **Vote yes on Redtail Ridge development**

You don't often get email from bob.anastasi@outlook.com. [Learn why this is important](#)

Mr. Leh, I have lived in Louisville since 1983. I have raised a family here, and even started a business here back in 2001. I am emailing you to let you know how important I think it is that you vote in favor of the Redtail Ridge development. There are some people who will never be happy unless the whole area is turned into Open Space, but I feel like the development group has made a number of reasonable concessions over the years. There are a number of reasons why I am asking you to vote in favor of the Redtail Ridge development plan.

- 1) It is not the right of people to just keep a property from that is zoned for development, from being developed, just because they wish the space was zoned something else.
- 2) We need the residential units to provide for more living options within the city (more residents also means more people to support Louisville businesses)
- 3) This is prime real estate for business (the location is both convenient, and high-profile)... Louisville needs to take advantage of that, like Broomfield did with Interlocken years ago.
- 4) We need to keep Avista hospital in Louisville (we can't have them pull a Medtronic and leave)
- 5) We need the additional access roads to Monarch K-12, Monarch High School and Avista in the case of any one of a number of emergency that might occur (not just another wildfire)
- 6) The city needs the revenue from the taxes that will be generated once Redtail Ridge is completed and people, companies & businesses move in

Bob Anastasi
839 Trail Ridge Drive

From: [Edward Duell](#)
To: [City Council](#)
Subject: Red Tail Ridge.
Date: Tuesday, February 6, 2024 8:42:52 PM

[Some people who received this message don't often get email from edduell@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello city council,

I am just another concerned Louisville resident voicing my opinion to vote against the RTR proposal that the developers are trying to force on the city.

While I understand the need to grow the city, we have one chance to get this development right. The proposed plan is not focused on the long term good of the city residents nor on sustainable growth and I recommend that the current plan be rejected.

Thank you
Ed Duell
Louisville Resident. (794 West Pinyon Way)

Sent from my iPhone

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From: [carol deborski](#)
To: [City Council](#); [Jeff Durbin](#)
Subject: Fw: MISC-PC-000497-2023/1301 Courtesy Road
Date: Tuesday, February 6, 2024 7:15:24 PM

Some people who received this message don't often get email from carolsd@live.com. [Learn why this is important](#)

The email below was sent to Planning Department previously on February 5th, 2024.

Please ensure this is considered by council, planning and is entered into the record for February 6th, 2024 council meeting regarding the DELO Lofts.

From: Maureen Eldredge <maureen.eldredge@hbcboulder.com>
Sent: Monday, February 5, 2024 12:52 PM
To: planning@louisvilleco.gov <planning@louisvilleco.gov>
Cc: carol deborski ; Kimberly M. Hult <kimberly.hult@hbcboulder.com>
Subject: MISC-PC-000497-2023/1301 Courtesy Road

To Whom It May Concern,

Our firm represents Carol Deborski, CSD Holdings, and Louisville Store & Lock, which owns the land and operates the storage facility located immediately south of the proposed development (1219 Courtesy Road, Lot 6 Block A).

Mrs. Deborski does not have objections to the development based on current available information. However she is concerned about possible encroachments of the development onto her property and any drainage or other issues that could arise. Please ensure that any planned development on the property north of her does not adversely affect her property.

Additionally, Mrs. Deborski would oppose any changes to her access to her property at the western gate on Cannon St. just south of the proposed development. This access point is in active use and will continue to be used. Any development to the north must not impede the use of the western gate and access from Cannon St.

Finally, Mrs. Deborski has an access easement from Highway 42 across the Old Town Sausage property, and would oppose any development that adversely impacted her access easement.

Please be advised that our firm is the sole entity authorized to make comments or enter into any negotiations on behalf of Mrs. Deborski, CSD Holdings, LLC, and Louisville Store & Lock. No other person has authority to make representations regarding the position of the above parties on this or any other matter.

Please feel free to contact me if you have any questions.

Regards

MAUREEN E. ELDREDGE

Partner

Hutchinson Black and Cook, LLC

921 Walnut Street | Suite 200 | Boulder, CO 80302

T 303.442.6514 | F 303.442.6593

maureen.eldredge@HBCboulder.com | www.HBCboulder.com

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From: [sherry sommer](#)
To: [City Council](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Red Tail Ridge Referendum Council Clips
Date: Tuesday, February 6, 2024 6:00:30 PM

<https://youtu.be/c1BUkJONPt8?feature=shared>

Sherry

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From: [Elizabeth Stahr](#)
To: [City Council](#)
Subject: Please save Redtail Ridge
Date: Tuesday, February 6, 2024 5:14:28 PM

Some people who received this message don't often get email from mestahr@gmail.com. [Learn why this is important](#)

Dear City Council Members,

I hope this letter is not too late to be considered regarding developing another new area in Louisville.

This should be open space for the community to enjoy and keep as a reminder of what a beautiful area this is. Louisville remains within the top 10 towns to live in, in Colorado and the United States. People are drawn to this area for the open space, lifestyle and beauty that that provides, and the small town feel that is quickly being lost in development and overcrowding. The focus should be on building out areas to shop and spend within this community, in areas set up for this very reason. The former Lowes, the empty scrapbooking building, Alfalfas and so on should be the focus and the "new" draw. Instead of adding more humans, please consider adding more businesses so that we don't all need to shop in Boulder, Broomfield, Lafayette and Denver. We need a buffer from Superior, Broomfield, Lafayette and Boulder so we are not lost and will remain (in a very small way) Louisville.

Please don't continue to overcrowd and cause animosity, instead add a sense of community where we spend where we live and support a healthy lifestyle. Please save this beautiful area!

Elizabeth Stahr

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From: [Zachary Leinberger](#)
To: [City Council](#)
Subject: Appoint Josh Cooperman to vacant City Council seat
Date: Tuesday, February 6, 2024 5:02:54 PM

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As a proud Louisville resident, I still support Josh Cooperman for the vacant Ward 1 City Council seat. I request that the council consider a substitute motion to appoint Josh. Josh is the right choice for this seat, as a level-headed scientist he will use data and evidence to make the best choices for Louisville, as a father of two children at Louisville Elementary he's a passionate supporter of strong schools and a safe, inclusive town. Despite last week's straw poll, the Council still has time to make the right decision and appoint Josh Cooperman.

Thank you for your time and consideration,
Zach Leinberger

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From: [Adrienne Middleton](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, February 6, 2024 3:58:46 PM

Some people who received this message don't often get email from adriannemiddleton@mac.com. [Learn why this is important](#)

In 2022 voters turned down this development, and I can't believe that the city council is entertaining it. Again.

I understand that the developer is proposing fewer square feet of built out space, but it will still turn the entire Storage Tek site into an asphalt and concrete desert. It will still bring 20,000 cars/day to Louisville, necessitating a costly upgrade to the Interlocken interchange. Who is going to pay for that upgrade? The taxpayers? We're struggling to find funds for essential services. Why should we pay a big corporation's bills? Has the developer gone through the process of requesting a building permit and getting the Northwest Parkway's approval? If it hasn't, why is this even being considered?

As I understand the situation, the city council asked for open space as part of the development project. What they got were a few acres divided by a parkway. There will not be any red tailed hawks there if we don't protect the land north of Disc Drive. There won't be nice places for people to walk. We will lose a valuable ecological property.

Do we want our city to look like an industrial park, or do we want it to be a place where our grandchildren will be happy growing up? Louisville voters have already chosen. Will you support the democratic process?

Thank you for your consideration.
Adrienne

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From: [Don Brown](#)
To: [City Council](#)
Subject: RedTail Ridge
Date: Tuesday, February 6, 2024 3:05:53 PM

Some people who received this message don't often get email from donpbrown2@gmail.com. [Learn why this is important](#)

Dear Esteemed Councilmember,

The Redtail Ridge decision before you tonight is an opportunity for Louisville to take the first step in waking up from our long slumber. A slumber where our community has avoided making land use decisions that are appropriate for our modern circumstances.

Our current Comprehensive Plan and, more importantly, our existing zoning scheme have their roots in the circumstances that faced Louisville in the 1960's through the 1990's. We were a community where the mines were closing, residents were demanding local shopping, and Boulder was beginning to burst. We created a plan that was driven by sales tax maximization, big box retail, separate suburban housing, and automobile accessibility.

Most would agree that it was these plans that led to our many years of prosperity where we led the region in sales tax collection, used proceed from this dominance to build several enduring municipal assets, and fostered an old-town feel downtown as it converted from primarily utilitarian business to the browsing and dining uses that occupy downtown Louisville today.

However, times have changed. With the onset of online sales, our sales tax revenue is no longer dependent on land use. The radical escalation of housing costs that many of us have (or will) benefit from have left us with a complete lack of housing that is attainable for our teachers, firefighters, police officers and other workers who are the lifeblood of our community. In fact, many of us who are empty nesters have come to the realization that it is difficult, if not impossible, for our kids to locate in Louisville. Finally, we have under utilized access to significant transit infrastructure that has evolved around us.

The proposal before you tonight presents an opportunity for us to move forward. Not only is it in compliance with our current requirements, it will bring jobs and customers for our business. Further, approval of this project will send a signal that Louisville is no longer to be considered closed for business. And it ensures that Avista Hospital -- our biggest employer and a place where many of our citizens began their journey in life -- will stay in our community for the foreseeable future.

It is my hope that as this development moves forward, we can enhance its current features to meet some of the current needs of our community. Better recreational opportunities for our citizens. Better connectedness through trails. Housing that takes advantage of the existing transit infrastructure and fills the gaps in our current stock. Businesses with housing that is walkable to reduce the traffic impact of this development.

Redtail Ridge is not all those things today. But it could be. And our City, through your leadership, could again become a regional leader in innovative thinking that enables us to modernize our land use plans, preserve our old-town character feel of downtown, and move us forward as a healthier, more sustainable community into the 21st century.

Thank you for your service and your dedication to our community.

With Greatest Regards!

Don Brown

505 Grant Ave.