



Redtail Ridge 2.0

AGENDA

1. Existing Comprehensive Plan Guidance
2. Redtail Ridge 2.0 - Fresh Start
3. Habitat
4. Sustainable Practices
5. Identity & Conceptual Plan
6. Community Amenities
7. Key Topics
8. The User Experience
9. Closing Remarks

COMPREHENSIVE PLAN

Align with Community's Currently-Supported Policies

	Comprehensive Plan Guidance for the P66 Property	Redtail Ridge 2.0
Land Use Mix		
Retail	✓ Allowed	✓ Allowed
Office	✓ Allowed	✓ Allowed
Industrial	✓ Allowed	✓ Allowed
Institutional	✓ Allowed	✓ Allowed
Residential	✗ Not Permitted	✗ Not Permitted
Density Range		
Up to 0.25 FAR (Rural)	✓ Allowed	✓ Allowed
Building Height		
3-5 Stories (Rural)	✓ Allowed with clustering	✓ Allowed with clustering



FRESH START

The Natural Assets



HABITAT

Preserve, Restore, Sustain

The High Plains Environmental Center works to educate communities to become replicable “living laboratories” which demonstrate restorative examples of land stewardship, native plants and wildlife habitat.



Key Opportunities:

- Design detention to improve wildlife habitat as well as an aesthetic passive recreational experience
- Apply best practices for public right-of-way plantings and design, building considerations and existing prairie dog communities
- Control and eradicate noxious weeds



HABITAT

HPEC Case Study



Before: Weeds Infestation



Wetland Construction



Wetland Seeding



Established Wetland, Year 3

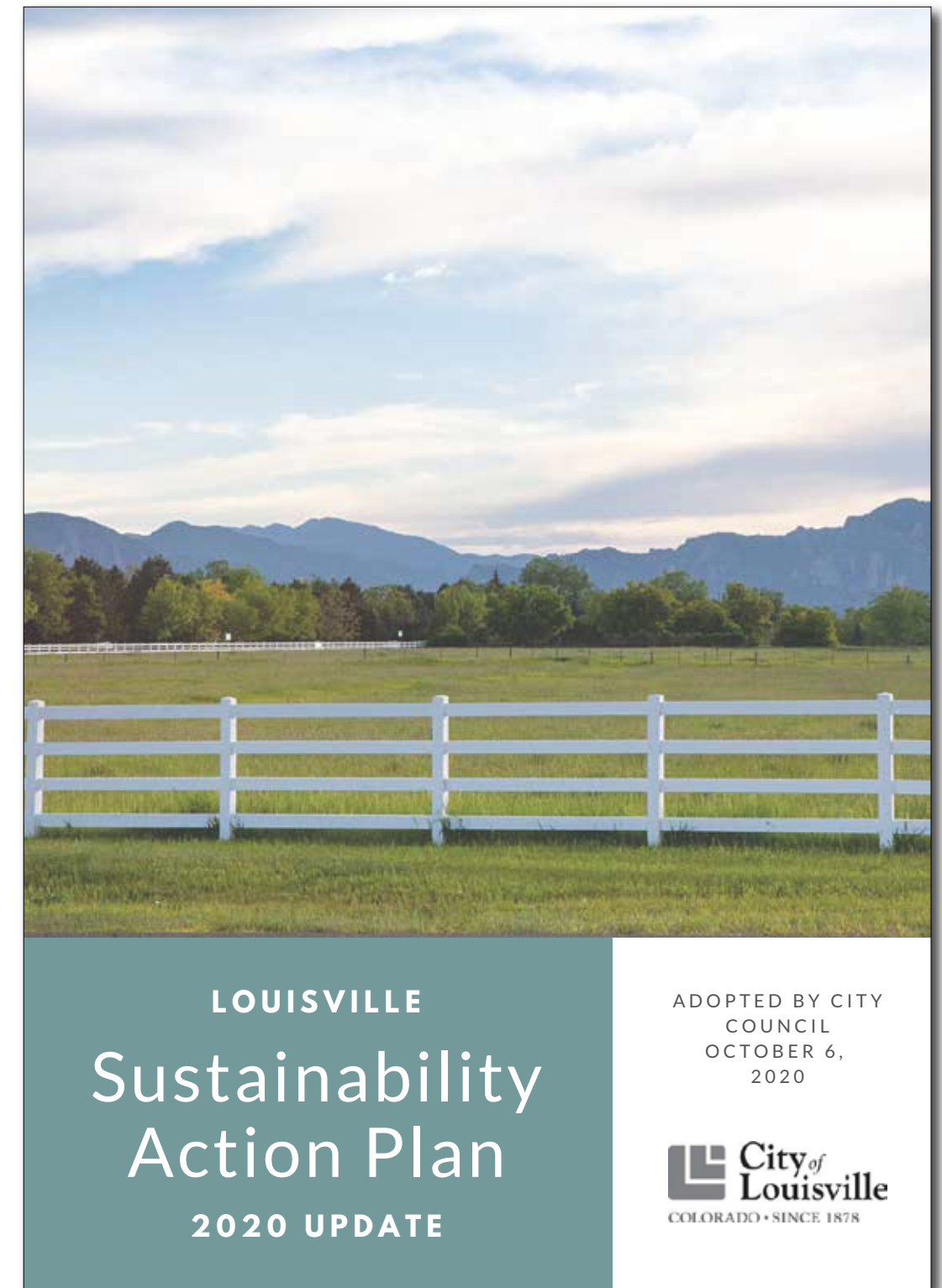


Tulip Gentian

SUSTAINABLE PRACTICES

Key Resources & Framework

1. Identified Key Areas for Sustainability Opportunities
2. Identified Minimum Commitments in Key Areas
3. Identified Larger Goals in Key Areas
4. **Require all Future Developments to Meet Commitments and Evaluate Goals**



SUSTAINABLE PRACTICES

Redevelopment of Existing Site



“One of the primary sustainability attributes of the project is that it will **redevelop an existing site** with **transit connectivity** that has laid **unused and idle** for the past 10+ years.”

*- Josh Radoff, Sr. Director,
Built Ecology, WSP*

SUSTAINABILITY COMMITMENTS

Building Construction & Operations

- 1.** LEED Silver Minimum Building and Construction Design Standard*
- 2.** LEED Point Areas: At least 1 point will be earned in:
 - Construction Waste Management
 - Outdoor Water Efficiency
 - Indoor Water Efficiency
 - Optimize Energy Performance
- 3.** Composting and Recycling Provided to All Buildings
- 4.** Sustainability Education about the Site Features to be Provided

* Excludes buildings under 50,000 SF for cost feasibility reasons



SUSTAINABILITY COMMITMENTS

Energy & Carbon

1. All buildings will meet IECC 2021 Standards
2. All tenants will be separately sub-metered and charged for electricity consumption
3. All buildings will be Solar Ready



SUSTAINABILITY COMMITMENTS

Site Development & Water

- 1.** A site-wide habitat management plan will be developed by a qualified habitat professional
- 2.** 39.7 acres of dedicated open space will be provided to the City of Louisville and 40 acres as a conservation easement in the City and County of Broomfield.
- 3.** Native and water-wise landscaping elements will be prioritized with turf only being provided if deemed necessary
- 4.** Biophilic oriented site plan
- 5.** Development of a green infrastructure plan to manage stormwater



SUSTAINABILITY COMMITMENTS

Transportation & Mobility

1. Complete Street Design
2. All Parking will be EV Ready
3. A set minimum Level 2 EV Chargers will be required
4. Parking spaces not to exceed City's parking minimum requirements



REDTAIL RIDGE 2.0

Multi-Tenant Campus Vision

An **innovation hub** that fosters **collaboration**, provides new **public amenities**, embraces **sustainability**, and honors the **natural beauty** of the site.



REDTAIL RIDGE 2.0

Multi-Tenant Campus Vision



INNOVATION
FLEXIBLE SPACE
COLLABORATE
TALENT
PARTNERS
CONNECT TO
PLACE

DISTRICTS & PLACES

Soul Throughout

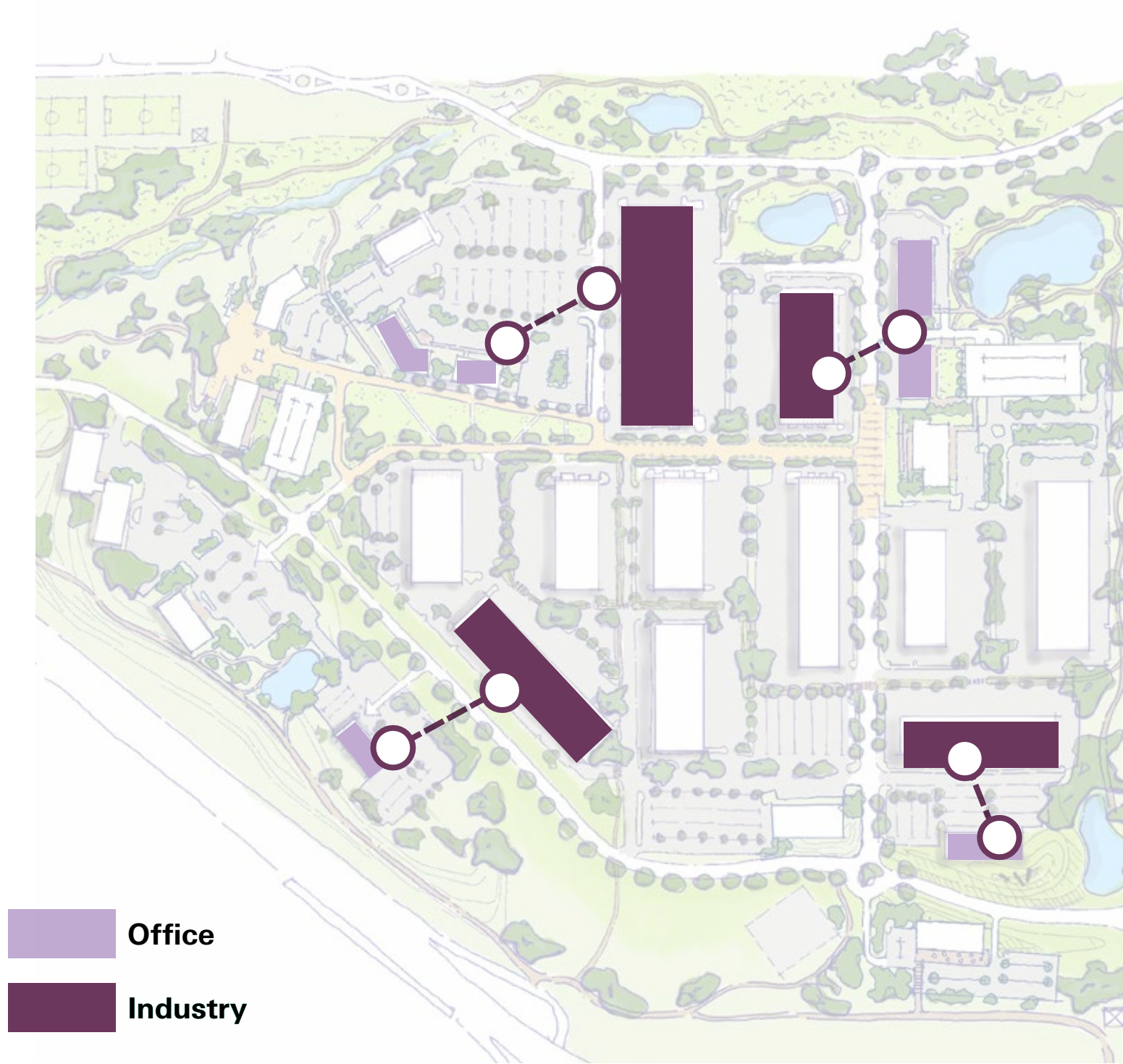


SOCIAL HEART

Coming Together Through Places & Programming



CONNECTION Office & Industry



REDTAIL RIDGE 2.0 Conceptual Plan



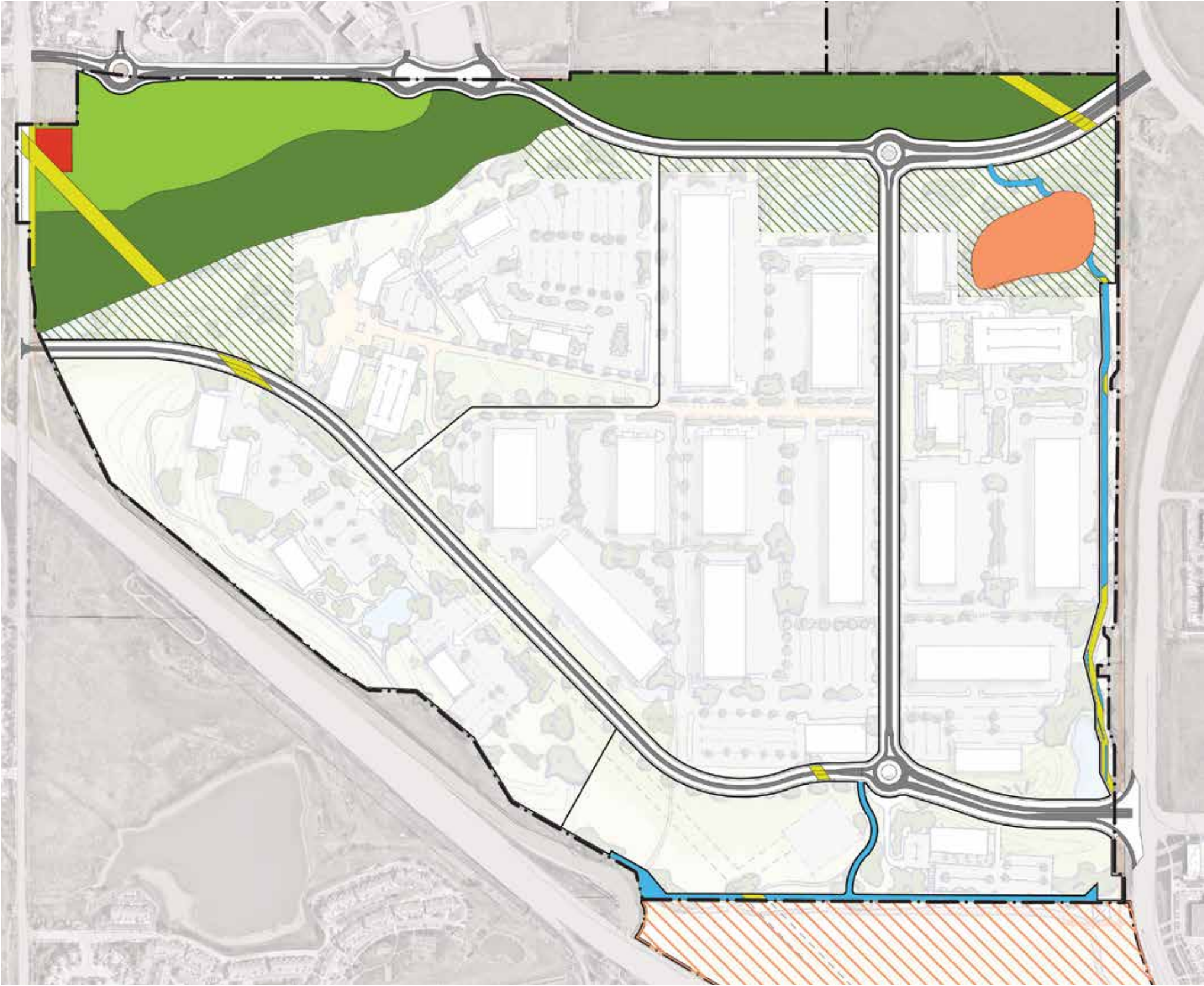
PROGRAM SUMMARY	AREA (SF)
OFFICE	1,720,000
INDUSTRIAL	1,380,000
RETAIL	15,000
TOTAL BEFORE PARKING	3,115,000

Compared to Redtail Ridge 1.0, Redtail Ridge 2.0 is **a 46% reduction in total density** and is below the City's lowest **0.25 Rural FAR designation.**

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

PUBLIC AMENITY

Publicly Dedicated and Protected Lands



PUBLIC LAND DEDICATION		AC
OPEN SPACE		39.4
PARK LAND		15.6
TRAIL CORRIDOR LAND		3.6
FIRE & POLICE STATION		0.7
SUBTOTAL		59.3

PUBLIC PURPOSE EASEMENTS		AC
PUBLIC PURPOSE EASEMENT		4.4
SUBTOTAL		4.4

TOTAL PROTECTED LOUISVILLE LAND	63.7 AC
Required Land Dedication	40 AC

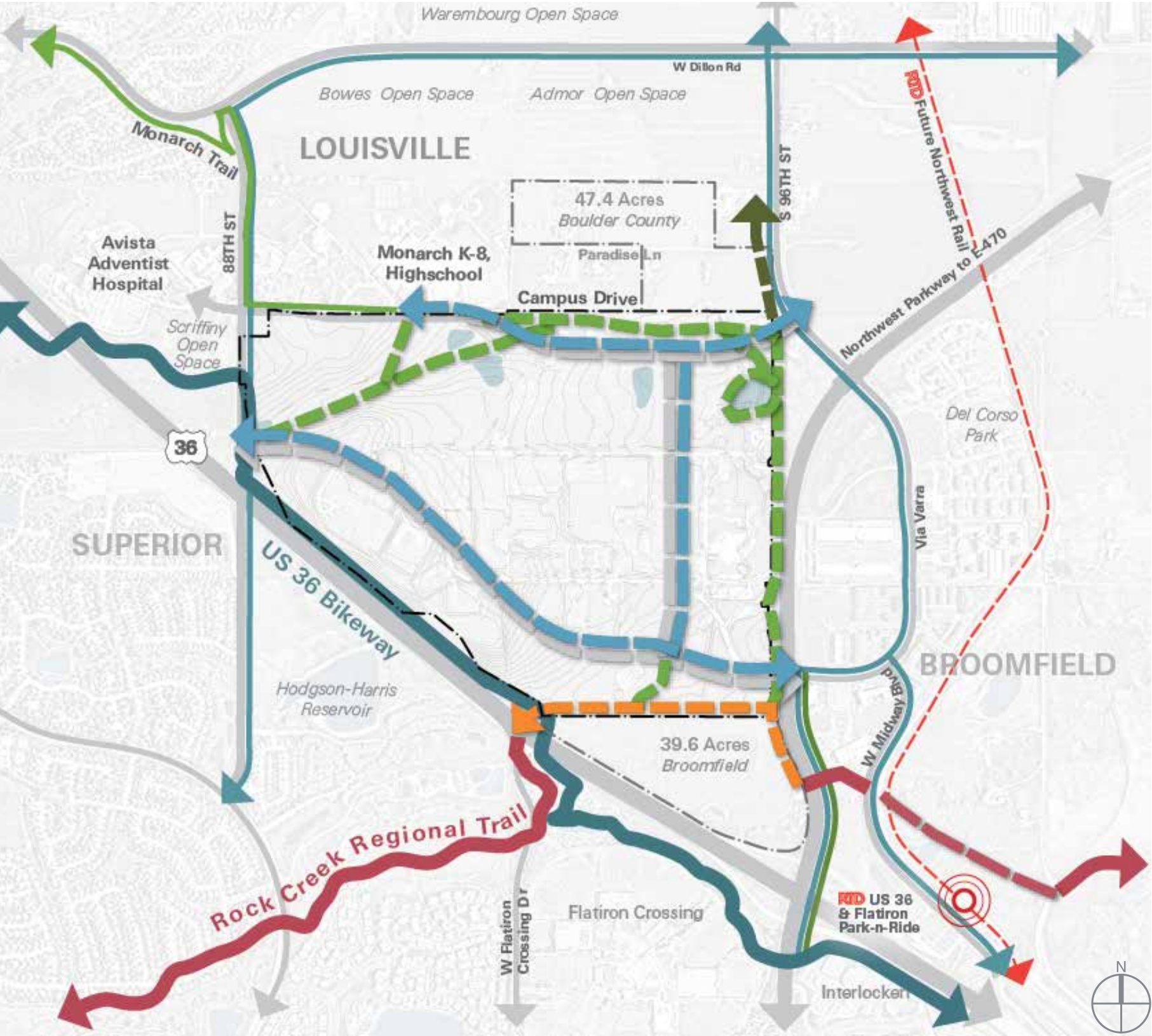
POTENTIAL COMMON OPEN SPACE		AC
POTENTIAL COMMON OPEN SPACE		25.8
TOTAL		25.8

ADDITIONAL EASEMENTS		AC
BROOMFIELD CONSERVATION EASEMENT		40.0
ENCUMBERED EASEMENTS (NON-DEVELOPABLE)		4.0
TOTAL		44.0

COMPREHENSIVE TOTAL	133.5 AC
---------------------	----------

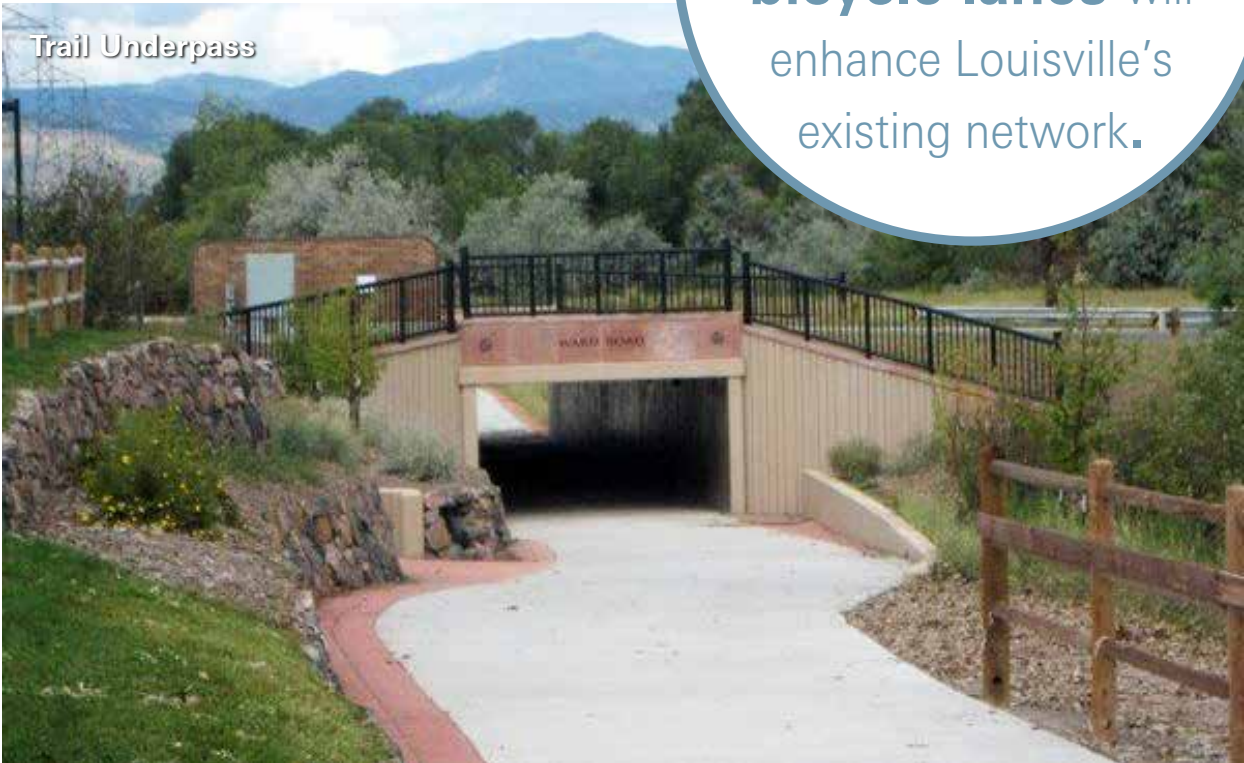
PUBLIC AMENITY

Regional Trail Connections



Trails & Open Space

More than
**6.2 miles of
new trails and
bicycle lanes** will
enhance Louisville's
existing network.



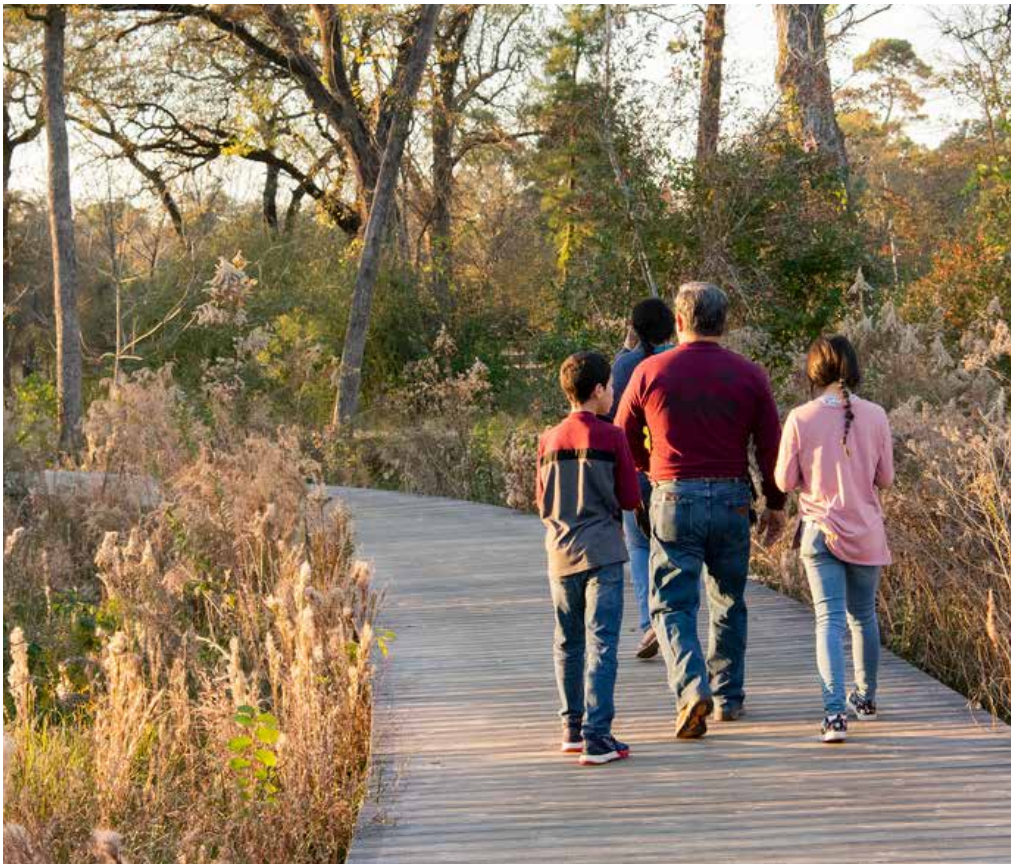
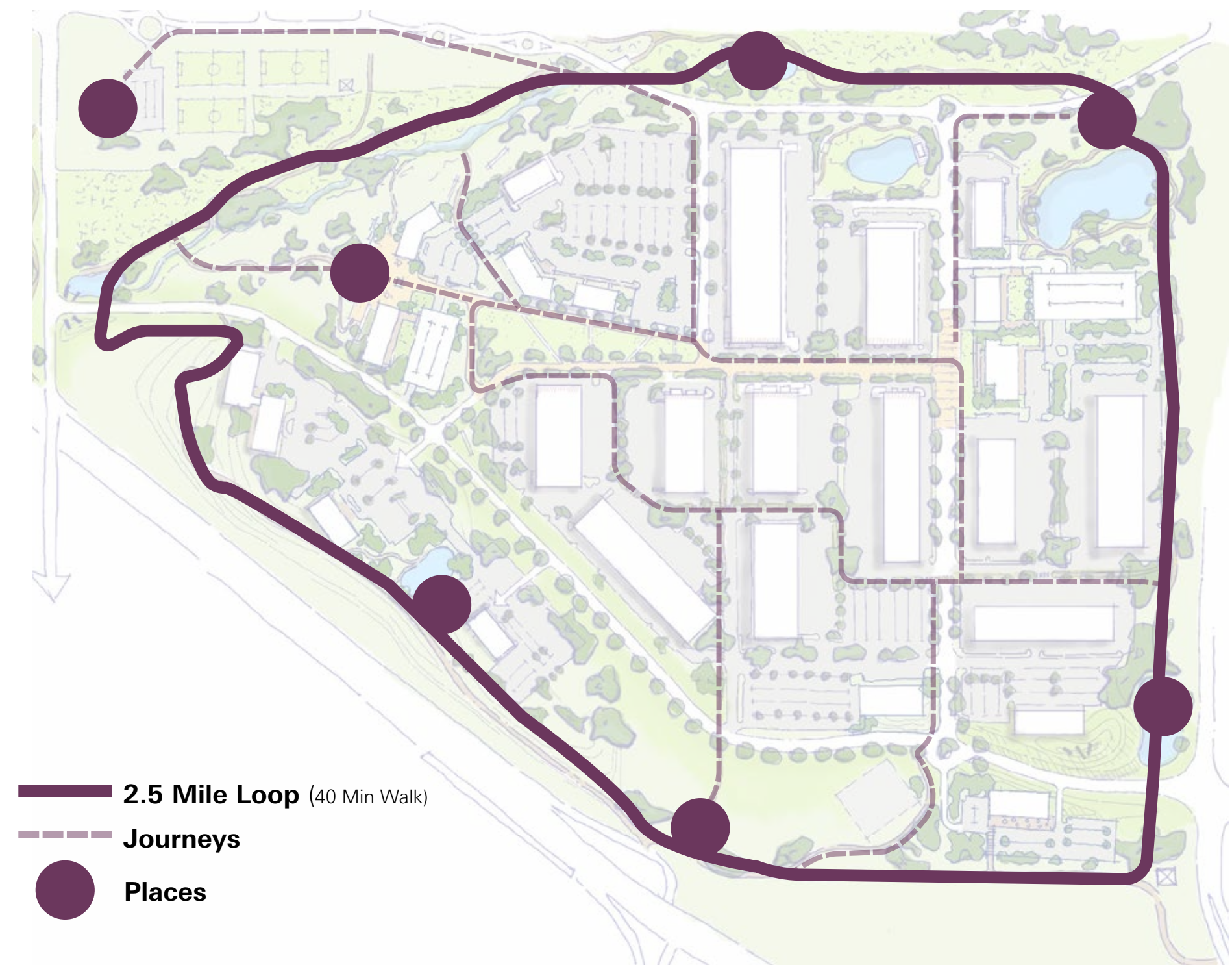
Trail Underpass

- Proposed Rock Creek Trail Connection
- Proposed Trail
- Proposed Downtown Louisville Trail
- Proposed Protected Bicycle Lanes

PUBLIC AMENITY

On-Site Trails

Take an afternoon ride or stroll



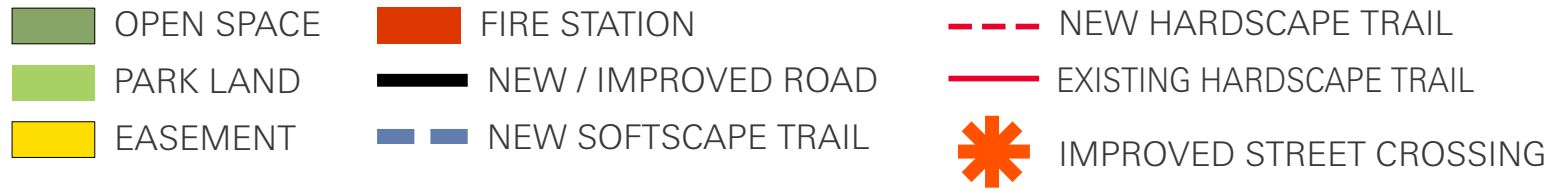
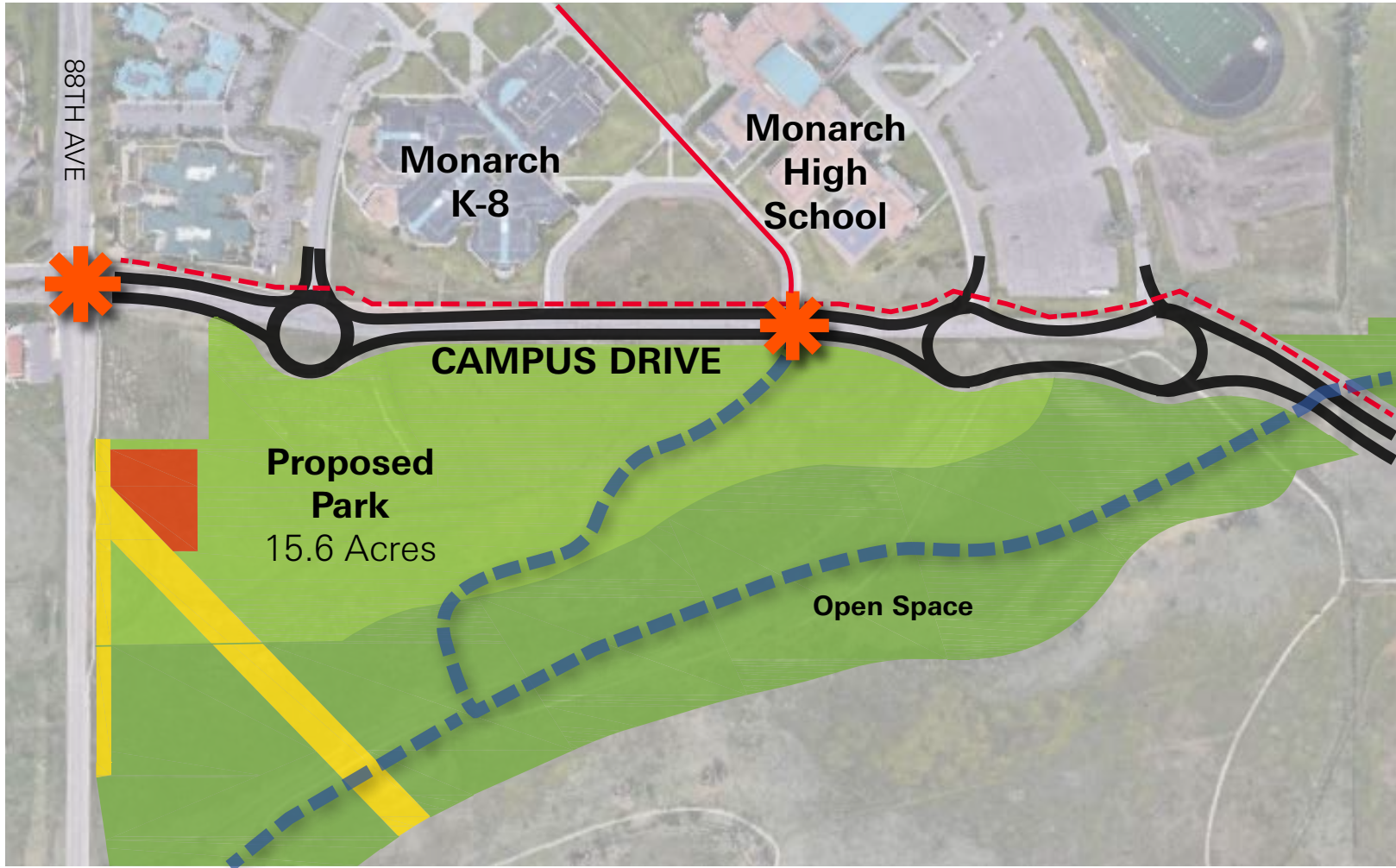
CAMPUS DRIVE

Safety & Access

1. Enhanced Safety for All Users

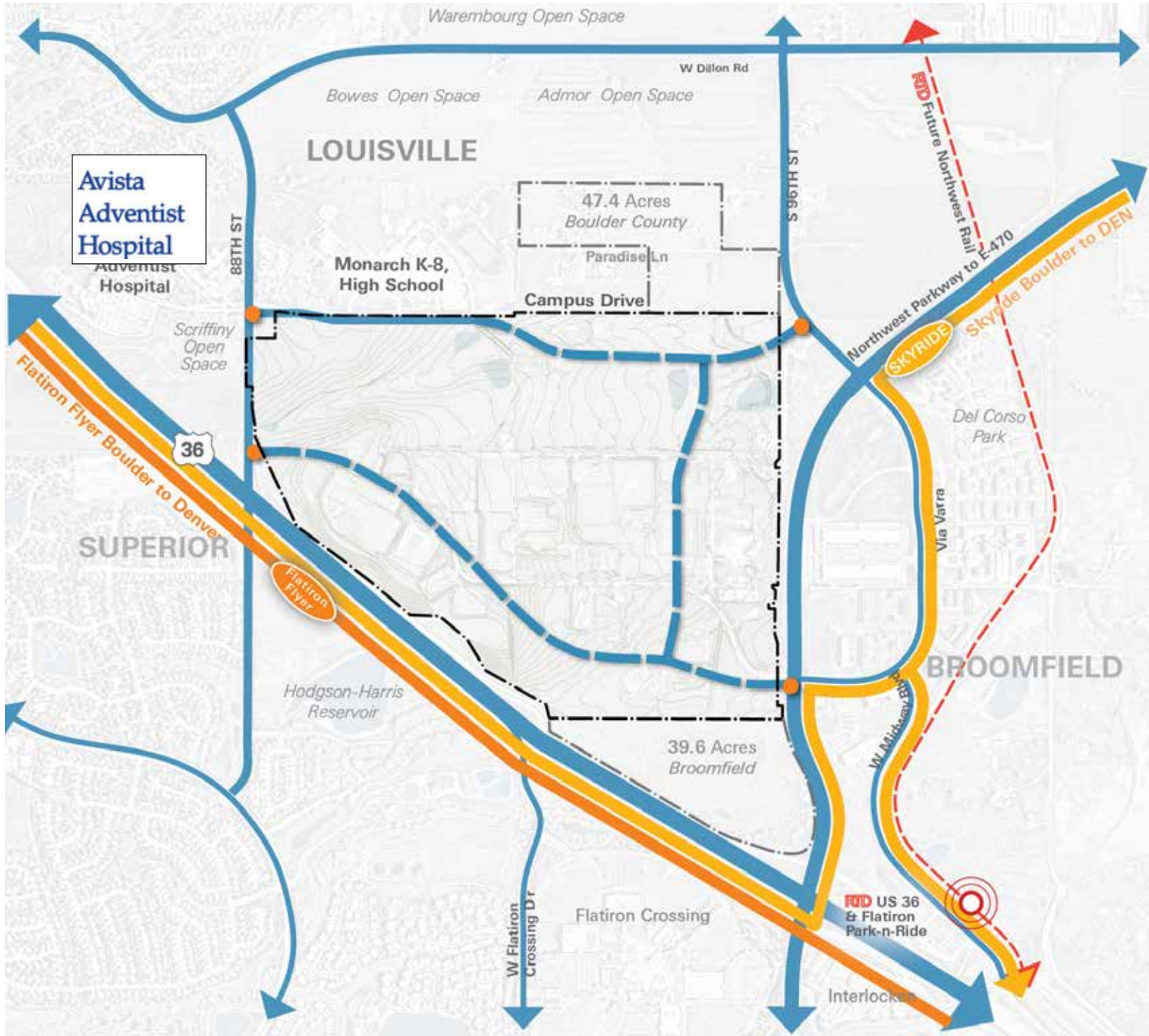
2. Ease of Access and Circulation
3. Improved Emergency Access to Schools

4. BVSD-Approved Design & Right-of-Way Dedications

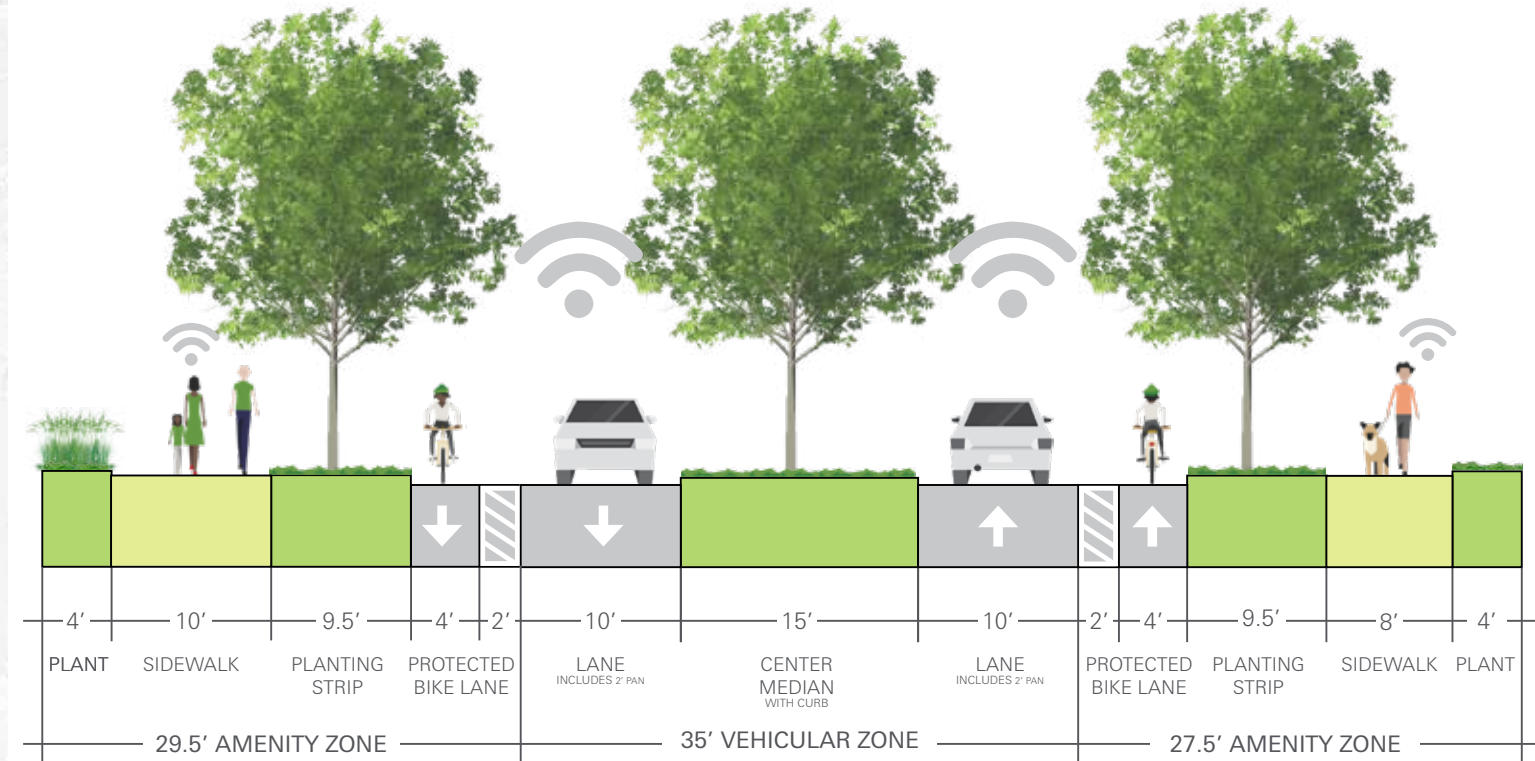


ROAD NETWORK

Improving Access & Safety



-  Arterial Highway
  RTD Flatiron Flyer (BRT)
  RTD Future Northwest Lightrail
 Collector Road
  RTD Skyride
  Future Collector Road
 Local Road
  RTD Local Louisville



REDTAIL RIDGE 2.0 FISCAL BENEFIT

Gross Property Tax Benefits

Property Tax Recipient		2020	Redtail Ridge 2.0 at Proposed Build-out
	Boulder Valley School District	5,646	14,270,000
	Boulder County	2,890	7,310,000
	City of Louisville	926	1,530,000
	Fire Department	1,235	3,120,000
	Northern Water	93	300,000
	Urban Drainage & Flood Control	105	270,000
ANNUAL TOTALS		\$ 10,894	\$ 26,800,000

→ This represents a **27% increase** of Louisville’s 2020 Property Taxes.

Note: These are estimates by the Applicant and do not include one-time use tax from construction or sales tax on materials or retail sales. City of Louisville to perform independent fiscal analysis.

PARKING Meeting or Exceeding Standards

- Parking in Concept Plan reflects City of Louisville minimum standards for office use
- Not all parking is created equal
- GDP allows for and incentivizes structured parking



TRAFFIC

Past, Approved and Potential Site Trips

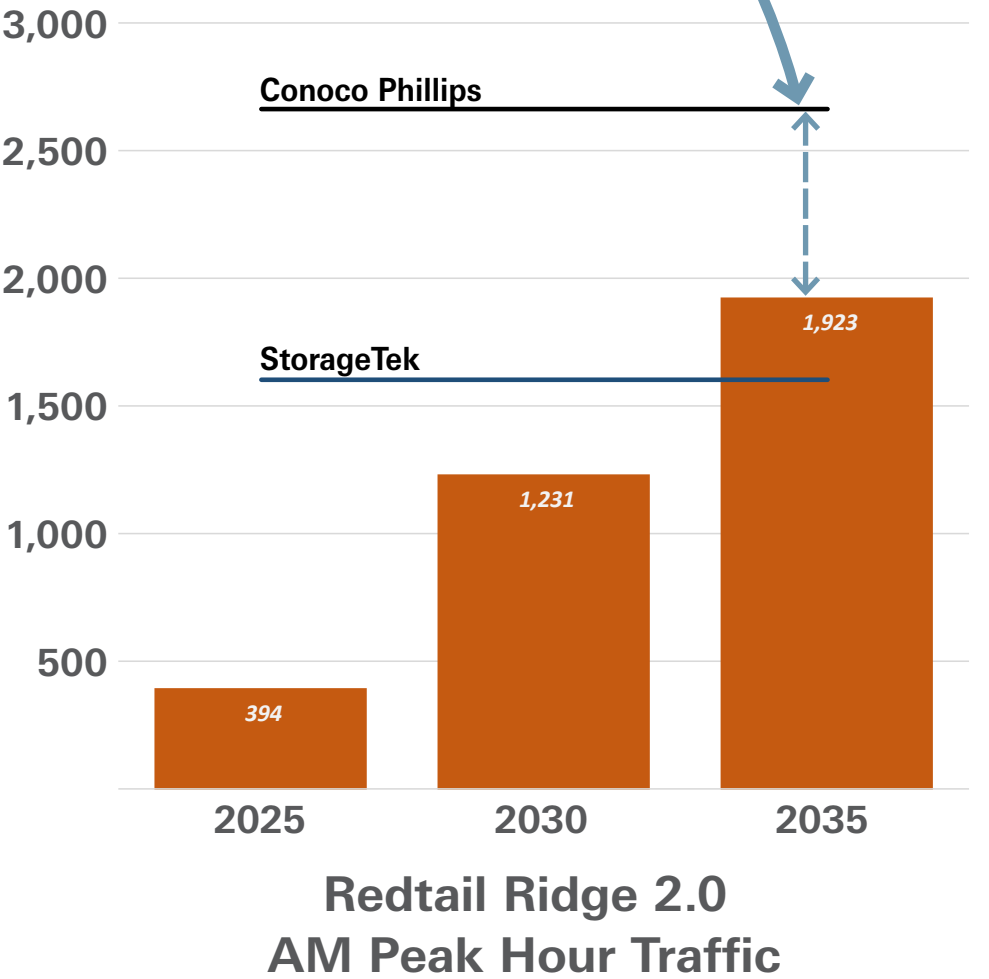
Development	Area (SF)	Daily Trips	AM Peak	PM Peak
StorageTek	1,700,000	12,400	1,600	1,400
Conoco Phillips	2,500,000	17,500	2,660	2,455
Redtail Ridge 2.0	3,115,000	20,104	1,923	2,010
Redtail Ridge 2.0 vs. Conoco Phillips:		+15%	-28%	-18%

Source: Fox Tuttle Transportation Group, Traffic & Mobility Study; March 23, 2021, p. 7

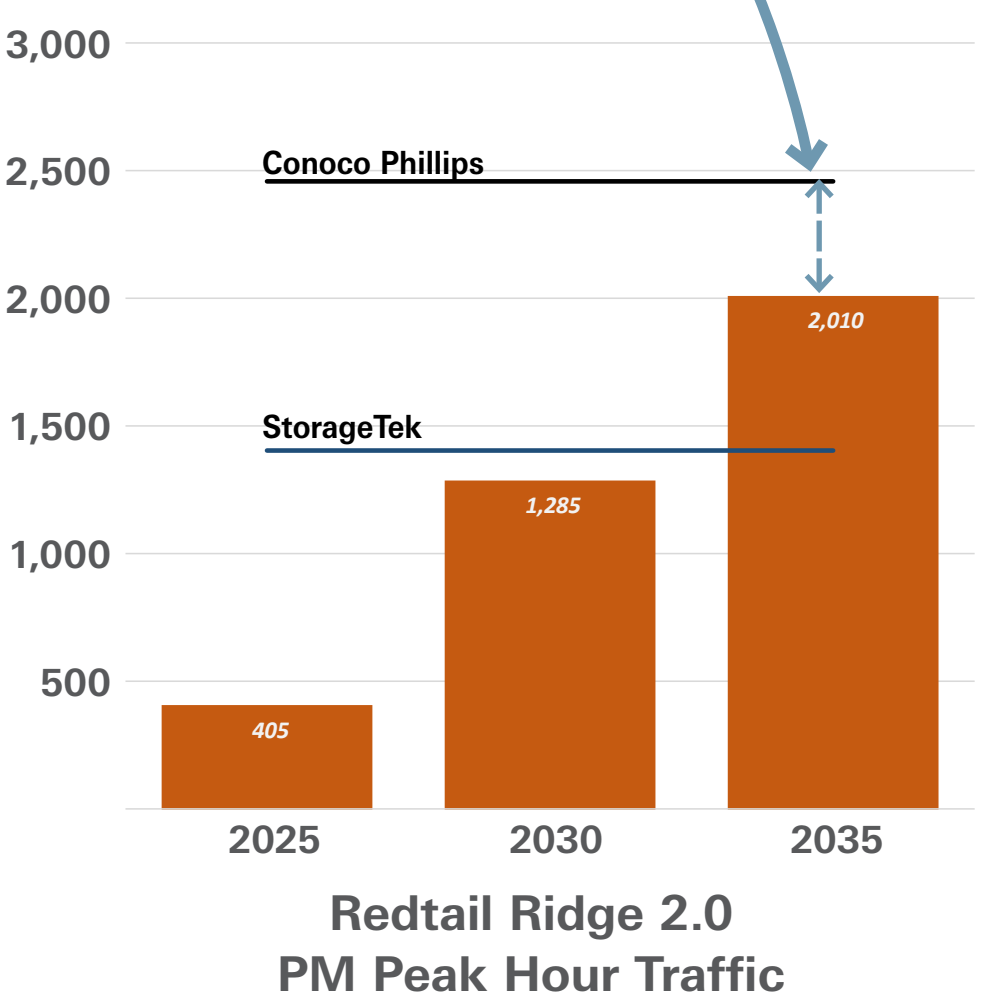
TRAFFIC

Peak Traffic Comparison

28% Fewer AM Peak Trips generated than what was previously approved for Conoco Phillips



18% Fewer PM Peak Trips generated than what was previously approved for Conoco Phillips



TRAFFIC

Demand Management Strategies

Redtail Ridge aims to reduce car trips, mitigate traffic and greenhouse gas impacts, through the following strategies:

- Connections to the regional trail network and enhance the internal trail network
- Hiring a transportation coordinator for the entire project which will lead many of the initiatives
- Ecopass discounts for employers and employees
- Vanpool and Carpool Coordination
- Bike access, parking and amenities for commuters
- Walk and Bike to Work Sponsorships
- Partnership funding for High Capacity Shuttle

Commuting
Solutions



ROADWAY INFRASTRUCTURE

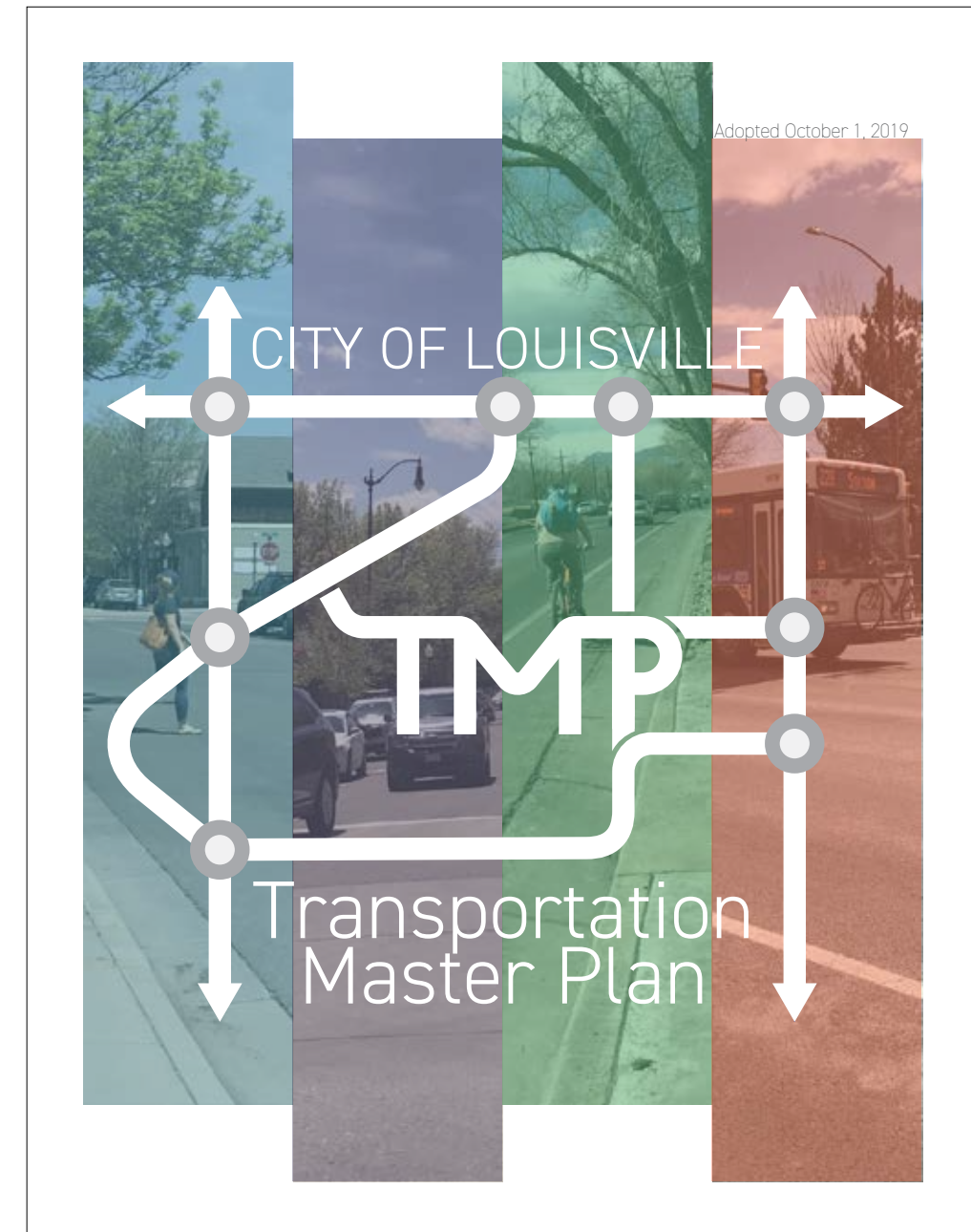
On-Site & Off-Site Investment

Estimated **\$90M** total infrastructure costs paid by development

- Approximately \$30M in roadways alone
- Including off-site improvements
- Select right-of-way maintenance funded by Metro District, not City (landscape maintenance, snow removal of sidewalks, etc.)

TMP Identified Improvements & Policy Alignments

- Critical Campus Drive connection
- Complete Streets
- Pedestrian Underpasses/Crossings



NORTHWEST PARKWAY

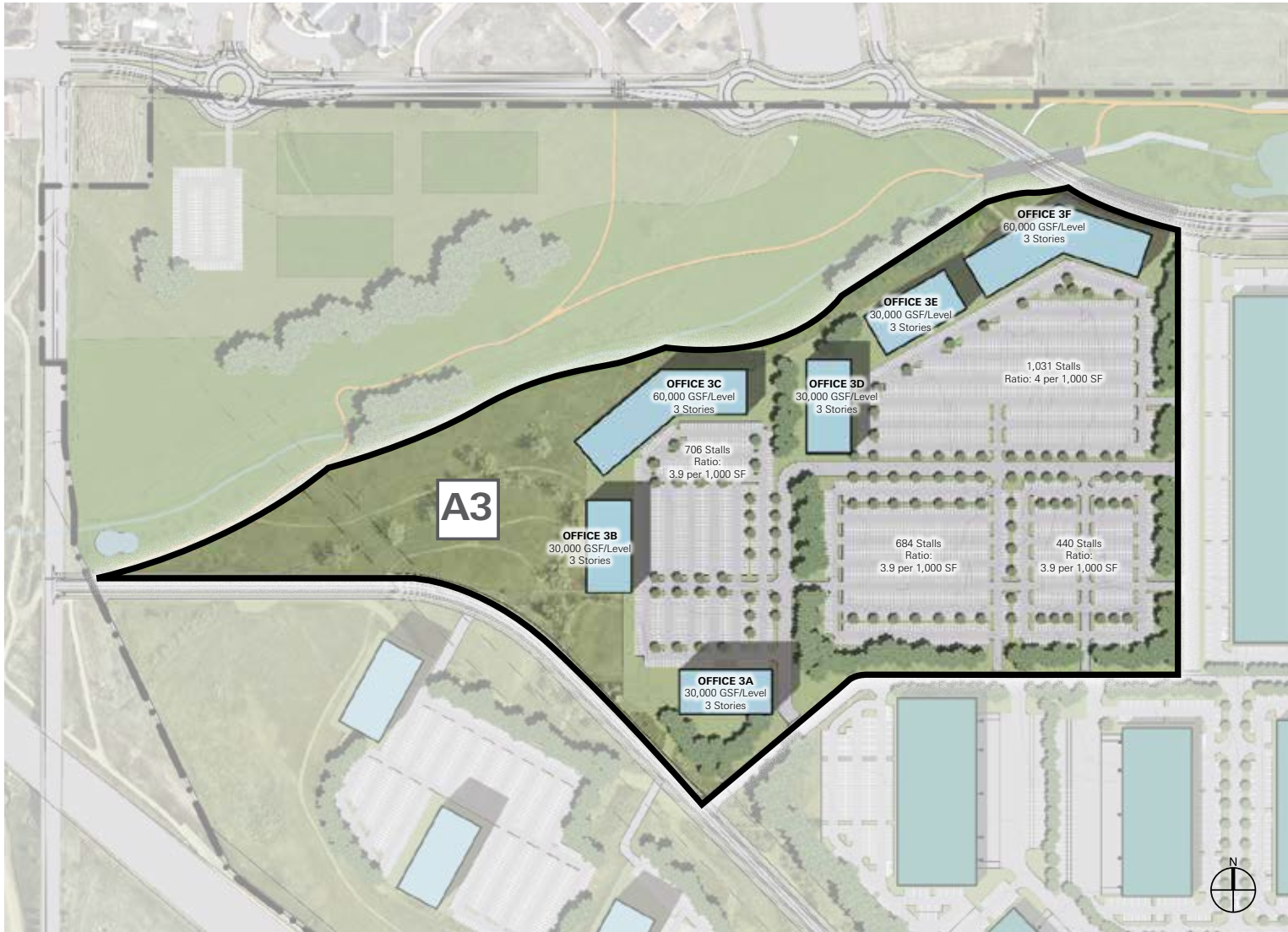
Coordination & Current Plans

- Completed a joint evaluation of traffic study findings and recommended improvements
- Redtail Ridge contribution towards short-term and long-term infrastructure needs
- Identified next steps:
 - Finalize scope of improvements (construction detail to be follow along plat process)
 - Form Memorandum of Understanding and Agreement



CLUSTERING

Increasing Green Space Buffer - 3 Stories vs. 5 Stories



BASELINE: CONSISTENT 3-STORY HEIGHT LIMIT

Sample Baseline Site Coverage:
6 buildings, 720,000 GSF of development in 53.0 AC with surface parking



DENSITY CLUSTER: 3 TO 5-STORY HEIGHT LIMITS

Sample Cluster Site Coverage:
4 buildings, 720,000 GSF of development in 53.0 AC with structured parking **results in Additional Undeveloped Land** in the form of **Potential Common Open Space**

 POTENTIAL COMMON OPEN SPACE

REDTAIL RIDGE 2.0

Who is Using the Site?

The Employee



The Graduate



Empty Nester



Active Family



Single tenant



Multi-tenant



Supply Chain tenant



CARL

Works in Bioscience Research - Living in Louisville with 2 children



“

Carl has two kids, loves his job (which takes a lot of his time), so he's looking for day care options that will give him the most flexibility to work and spend quality time with the kids.



Redtail Ridge 2.0

CARL

Works in Bioscience Research - Living in Louisville with 2 children



MORNING ROUTINE

WHAT HE'S LOOKING FOR:

Carl drives to work drops the kids off at the campus daycare facility before grabbing breakfast at the lobby cafe.

His ritual is to walk down the central promenade on his way to his research building. Mountain views!



CARL

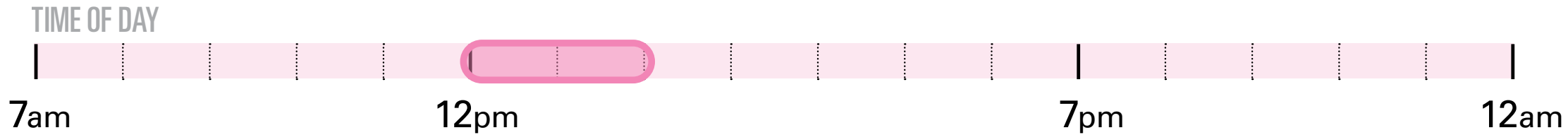
Works in Bioscience Research - Living in Louisville with 2 children



GETTING IN HIS STEPS...

WHAT HE'S LOOKING FOR:

Carl spends most of his time behind a work station...but several times a day he checks on the lab and uses that time to get his steps in and grab a coffee with colleagues



CARL

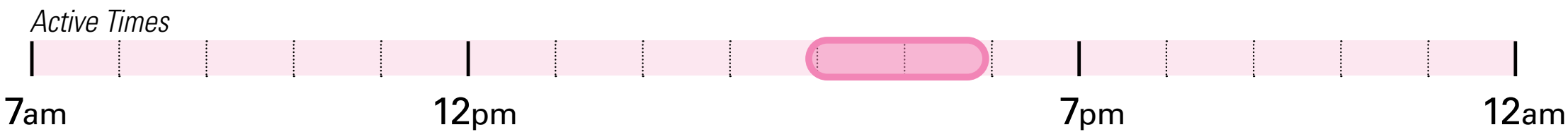
Works in Bioscience Research - Living in Louisville with 2 children



RECREATION AND TRAILS

WHAT HE'S LOOKING FOR:

Carl keeps active after work and takes a campus bike into the surrounding trails, before heading home to the family.



COMPREHENSIVE PLAN

Align with Community's Currently-Supported Policies

	Comprehensive Plan Guidance for the P66 Property	Redtail Ridge 2.0
Land Use Mix		
Retail	✓ Allowed	✓ Allowed
Office	✓ Allowed	✓ Allowed
Industrial	✓ Allowed	✓ Allowed
Institutional	✓ Allowed	✓ Allowed
Residential	✗ Not Permitted	✗ Not Permitted
Density Range		
Up to 0.25 FAR (Rural)	✓ Allowed	✓ Allowed
Building Height		
3-5 Stories (Rural)	✓ Allowed with clustering	✓ Allowed with clustering





THANK YOU!