



November 17, 2025

City of Louisville
Community Development Department
749 Main St
Louisville, CO 80027

RE: AdventHealth Louisville
NW Corner Northwest Parkway and Rockcress Drive, Louisville, CO
Special Review Use Narrative

To Whom it may Concern,

Please accept this letter as our request for a Special Review Use for a helipad located within the phased AdventHealth Louisville development. The first phase of the development consists of a hospital with ground level helipad and medical office building with associated visitor and staff parking, utility, and landscape improvements (the "Project"). Attached hereto is the Planned Unit Development (PUD) package showing the Project and the location of the helipad within the Project along with the other improvements associated with the Project.

PROJECT LOCATION

The Project (first phase) consists of the development of a portion of the overall 39.94-acre site located northwest of Northwest Parkway and future Rockcress Drive in the City of Louisville, County of Boulder, Colorado (the "Site"). More specifically the Site is Lot 1, Block 2 Redtail Ridge Filing No. 1. The Site is surrounded by future Sorrel Avenue and future development beyond to the west, future development and a regional water quality and detention pond beyond to the north, open space tracts and Northwest Parkway to the east, and future Rockcress Drive and a regional water quality and detention pond to the south.

PROJECT DESCRIPTION

The Site is anticipated to be developed in phases with the first phase consisting of a fully operational hospital totaling 371,600 SF including 153 inpatient beds (30 of those beds are shelled for future buildout) and an emergency department and imaging, helipad, trash and utility yard, a 62,000 SF medical office building, and a 2,000 SF facility storage shed with associated parking, utilities, and landscaping to support the Project. Most of the improvements associated with the Project are anticipated to be constructed within the Site boundaries except for possible utility and access connections to Sorrel Avenue and Rockcress Drive and drainage outfall connections through the adjacent lots into the existing regional water quality and detention facilities located south and north of the Site. The Site is part of the Redtail Ridge Master Development within the ConocoPhillips General Development Plan (GDP). The Redtail Ridge Master Development has phases of the public infrastructure that is currently under construction and general office, industrial, and retail lots, some of which are currently under review by the city. Required infrastructure and improvements consisting of parking, drive aisles, landscape, and utilities are anticipated to be completed at each phase and as necessary to support the Project.

HELIPAD DETAILS

A ground level helipad is proposed as part of the Project to provide rapid care and transport of emergency department patients to a full-service hospital quickly, if necessary, as there are no current trauma facilities in the immediate area of the proposed Site. The helipad proposed with the Project is located along the west side of the Site near Sorrel Avenue, west of the proposed buildings. The location

is approximately 125-feet from the western property line and Sorrel Avenue and 800-feet from the southern property line and Rockcress Drive. Sorrel Avenue and Rockcress Drive have rights-of-way of 79-feet and 120-feet, respectively. Takeoffs and landings are anticipated to be in a north-south orientation traveling over Rockcress Drive, Sorrel Avenue, and US-36. No refueling activities are proposed with this helipad. The helipad is comparable to the existing helipad located on the Avista campus located west of the Redtail Ridge Subdivision. The helipad for the Project is anticipated to have approximately 8.33 landings/take-offs per month for a yearly total of 100.

CITY OF LOUISVILLE CRITERIA FOR APPROVAL

The Special Review Use for the Project complies with Section 17.40.100.A of the City Code. The section below outlines each approval criteria and how the Project complies with each criterion.

- 1) That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood.
 - a) The helipad for this Project will comply with applicable standards in the City Code, NFPA 418, FAA AC 150/5390-2D Helipad Design, and the ConocoPhillips GDP. The ground level helipad is proposed as part of the Project to provide rapid care and transport emergency department patients to a full-service hospital.
- 2) That such use/development will lend economic stability, compatible with the character of any surrounding established areas.
 - a) The helipad for this Project will comply with applicable standards in the City Code, NFPA 418, FAA AC 150/5390-2D Helipad Design, and the ConocoPhillips GDP. The Project has provided a design as allowed by the City Code, the GDP, and the Commercial Development Design Standards and Guidelines (CDDSG) that attempts to mitigate impacts on the surrounding uses to an extent practicable.
- 3) That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience.
 - a) The helipad has been located to provide the most direct path to the emergency department. The helipad for this Project will comply with applicable standards and safety recommendations in the NFPA 418 and FAA AC 150/5390-2D Helipad Design. No refueling activities are proposed with this helipad. The Project is located within the Redtail Ridge Subdivision and has a Master Utility Plan and Master Drainage Plan for which the Project was accounted for in the capacity calculations and infrastructure sizing.
- 4) That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience.
 - a) The helipad proposed with the Project is located along the west side of the Site near Sorrel Avenue, west of the proposed buildings. Takeoffs and landings are anticipated to be in a north-south orientation traveling over Rockcress Drive, Sorrel Avenue, and US-36. The Project has been designed to limit the impacts to the surrounding

community. The Project will provide applicable lighting and signage for the helipad and the surrounding areas.

- 5) That an adequate amount and proper location of pedestrian walks, malls and landscape spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.
 - a) The helipad for the Project has been located to allow pedestrians to circulate throughout the campus safely by using the various sidewalks and trails proposed.

We appreciate your attention to this project and look forward to meeting with you and collaborating with your staff on this Special Review Use. Should you have any questions please contact me at 303-228-2300 or erin.griffin@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Erin Griffin, P.E.
Project Manager