



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
 Transportation Demand Management (TDM) Plan Memo**

To Whom it may Concern,

The purpose of this letter is to accompany the Traffic Impact Study for AdventHealth Louisville prepared by Kimley-Horn and Associates, Inc. dated November 17, 2025 ("AdventHealth TIS") and outline the anticipated Transportation Demand Management (TDM) Plan strategies anticipated within the AdventHealth Louisville development.

The first phase of the development consists 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, an 62,000 SF medical office building, and a 2,000 SF facility storage shed with associated parking, utilities, and landscaping (the "Project"). 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.

The Site is part of the Redtail Ridge Subdivision which is under the Redtail Ridge Subdivision Improvements and Development Agreement (Reception No. 04071341) recorded December 24, 2024 (hereon referred to as SIA). Section 9.5 of the SIA requires that *"Each PUD request shall detail how the development proposed in such PUD will meet the applicable minimum commitments of the TDM and will detail how such PUD will, to the extent applicable to such PUD, achieve the applicable goals of the TDM. The City and owner of such property subject to the PUD may agree on alternative methods based on best available technology and industry accepted best practices as long as the original intended commitments of the TDM are met."* The TDM referenced in the SIA is the Redtail Ridge Transportation and Demand Management Plan prepared by Fox Tuttle Transportation Group, LLC dated March 8, 2024.

The TDM provides an overview of the City of Louisville's Transportation Master Plan (TMP) which outlines how Louisville and the surrounding communities travel to and from work and possible strategies to reduce trips. It is not documented how many of those trips by a single occupant vehicle are to/from the existing Avista campus. The travel habits of staff and patients/visitors at the existing Avista campus are mostly by car due to the locations where staff live and their commute distance and the inherent nature of patients/visitors that are seeking medical care at the campus.

TDM STRATEGIES

Below outlines the applicable strategies or solutions included in the TDM or in addition to those in the TDM that the Project anticipates as part of the first phase and/or the full buildout of the campus. AdventHealth Louisville anticipates the following alternative transportation solutions to support the goals identified in the TDM where appropriate and applicable.

- Bicycle Amenities – The Project consists of 20 bicycle parking spaces for both staff and patients/visitor bicycle travelers. The bicycle racks are located throughout the campus to accommodate travel from one of the many sidewalk and trail connections. In addition to the exterior bicycle spaces, 10 additional spaces are also provided within the interior of the hospital for staff. Showers and changing rooms are also anticipated to be provided for staff.
- EV Charging Stations – EV charging stations and parking spaces are available throughout the campus to offer environmentally friendly modes of transportation and to support the City with their sustainable goals.
- Carpool / Ride-Share – Encouragement of carpool and ride-share through internal communications and shift coordination will be continued at the new AdventHealth Louisville campus.
- Telework – AdventHealth will continue their support of limited work-from-home flexibility, further reducing commute traffic of staff.
- Transportation Related Event Support – Participation in community transportation related events, such as “Bike to Work Day,” or other contributions to support local transportation initiatives.
- Transit Support to Staff – Commitment to Employee communication around transit options, i.e., onboarding materials (last mile connections). This may include employer-subsidized transit passes when transit becomes available adjacent to the Project.

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