

Redtail Ridge

AT-A-GLANCE FACTSHEET



93 ACRES

New Open Space, habitat preserves, parks, and publicly accessible trails



30%

Nearly 30% of the ConocoPhillips land will be donated for Open Space and public parks



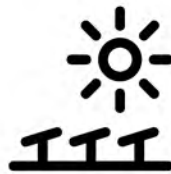
\$20.2 MILLION

Value of land to be donated to Louisville for new Open Space



GREEN BUILDINGS

LEED certification or better required for every building



3 MEGAWATT

Largest solar farm in BoCo thanks to rooftop solar and solar-covered parking lots



\$25+ MILLION ANNUALLY

New property tax revenue at full build-out



CAMPUS DR EXTENSION

\$30 million in construction and safety enhancements from Monarch K-12 to 96th



ZONED FOR HOSPITAL

Minutes away from US36 and RTD Station



18%

Approved commercial development limited to 18% of total site, or 3.0M SF

Redtail Ridge

OPEN SPACE & PARKS FACTSHEET



FOR THE FIRST TIME IN GENERATIONS

Families and pets will have public access to more than 93 acres of new Open Space, public parks, view corridors, and trails



15.6 ACRES OF PUBLIC PARKS

Dedicated for new recreation facilities, including soccer, ballfields, and tennis and pickleball



6.2 MILES

New multiuse paths, nature trails, and trail connectors



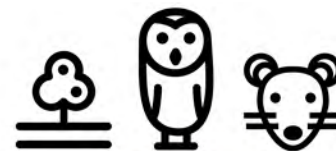
390 NEW TREES

Number of new trees planted on-site to reduce heat island effect and improve biodiversity



30% OF LAND

Nearly 30% of the ConocoPhillips land will be donated for Open Space and public parks



40 ACRES

Conservation easement for keystone species in Broomfield County

Redtail Ridge

SUSTAINABILITY FACTSHEET



The most sustainable commercial business park in Colorado



Largest solar farm in BoCo thanks to rooftop solar and solar-covered parking lots



Every building will be required to meet LEED certification or higher



Rooftop solar and solar-covered parking lots will generate surplus of electricity



Equipped with smart meters and systems to promote real-time behavior changes in water and energy usage



Reduce surface and ambient temperatures by planting more than 390 trees and native plant palettes



Promote improved biodiversity and reduce water usage through native, drought-resistant plants



Level 2 EV car charging throughout property



Cool Roofs and reflective materials will be featured on all buildings

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MOBILITY & TRANSPORTATION FACTSHEET

Redtail Ridge will redevelop this commercially zoned land with a view to improving safety and access along main traffic corridors while reducing CO2 emissions and transportation-related air pollution. These strategies are reinforced throughout the Louisville Comprehensive Plan and the City's Transportation Master Plan.



CAMPUS DRIVE EXTENSION
Development will pay for an urgently needed extension of Campus Drive from Monarch K-12 to 96th Street and new signalized intersection



VISION ZERO
Commitment to Vision Zero and safety for all users



FIRST-AND LAST-MILE SOLUTIONS
Shuttle buses to and from RTD station will promote mass transit use and reduce single occupancy vehicle (SOV) traffic



SHARED MOBILITY HUB
Plentiful bike-share, e-bikes, e-scooters, ride-hailing services and shuttle transportation



SAFER PATHS AND INTERSECTIONS
Safer roadways and intersections for pedestrians, cyclists, and motorists



DEVELOPMENT PAYS FOR IMPROVED INFRASTRUCTURE
If approved, the development would fund more than \$43.2 million in multi-modal infrastructure



EV-READY PARKING
For cars and e-bikes



BIKE-FRIENDLY AMENITIES
E-bikes, bike parking and storage, easy access to US 36 Bikeway and multiuse paths

Redtail Ridge

REDTAIL DEVELOPMENT PLAN VS. EXISTING CONOCO DEVELOPMENT PLAN

	REDTAIL PLAN	CONOCO PLAN
ACRES OF NEW, PERMANENT OPEN SPACE, PUBLIC PARKS, TRAILS	93	38
MAX COMMERCIAL DEVELOPMENT ALLOWED	3.0M SF	2.56M SF
REQUIRES 3+ MEGAWATTS OF SOLAR ENERGY GENERATED ON-SITE	YES	NO
VISION ZERO DESIGN FOR ALL USERS	YES	NO
REQUIRES LEED CERTIFICATION OR BETTER	YES	NO
ZONED FOR HOSPITAL USE	YES	NO
NEW ANNUAL PROPERTY TAX REVENUE GENERATED	\$25MM	\$21MM
ACREAGE FOR NEW RECREATION FACILITIES	15.6	0
PERMANENT CONSERVATION EASEMENT FOR KEYSTONE SPECIES	40 ACRES	20 ACRES
FIRST- AND LAST-MILE SOLUTIONS TO PROMOTE MASS TRANSIT	YES	NO
HABITAT RESTORATION AND ENHANCEMENT	YES	NO
NEW CAR TRIP GENERATION AT FULL BUILDOUT, AM PEAK	1,923	2,660
NEW CAR TRIP GENERATION AT FULL BUILDOUT, PM PEAK	2,010	2,455

Redtail Ridge

REDTAIL DEVELOPMENT PLAN VS. EXISTING CONOCO DEVELOPMENT PLAN

CONOCO DEVELOPMENT PLAN

Approved by Louisville City Council in 2010.



REDTAIL RIDGE DEVELOPMENT PLAN

Approved by City Council in September 2021. This plan would replace the Conoco plan and require new, permanent Open Space and public access, LEED-certified buildings, a permanent conservation easement, a minimum of 3 megawatts of renewable energy, among others.



MAP KEY

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|--------|------------------------|---|--|
| ●—●—●— | Property Boundary | ■ | Public Open Space, Parks & Preserved Land |
| — | Existing Trail Network | ■ | Public Safety Land Dedication (Fire Station) |
| — | Proposed Trail Network | ■ | Development Area |
| — | Existing Road Network | ■ | Planned Retention Pond |
| — | Proposed Road Network | | |