

REDTAIL RIDGE: MASSIVE DEVELOPMENT AT LOUISVILLE'S SOUTHEAST GATEWAY

Redtail Ridge is the large development proposed for the former StorageTek / ConocoPhillips site at Louisville's southeastern entrance.

City Council will be voting on the developer's proposal on **August 4.**

Email Louisville's City Council at: Council@LouisvilleCO.gov

- At 5,886,000 square feet of built area, Redtail Ridge is totally out of character with Louisville and its small town feel. It includes:
 - 900 rental apartments
 - 1,326 senior-living rental units
 - 2,250,000 sq. ft. office space
 - 70,000 sq. ft. retail space
 - 240 hotel rooms
 - vast parking lots



The site today. Photo by Chris Wheeler.



Part of the proposed development.

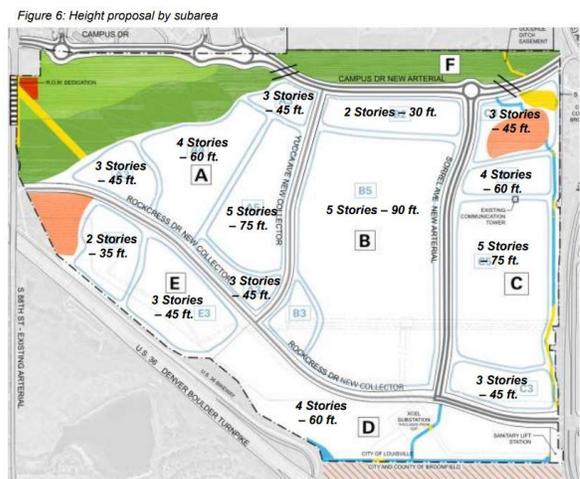
- Redtail Ridge will be 150% larger than ConocoPhillips would have been when it was approved in 2010. It will be 245% larger than StorageTek.
- Building Redtail Ridge requires Louisville to amend its citizen-created Comprehensive Plan, changing the area's designation from rural to suburban. This change must take place for approval of the proposed development.
- A rural designation allows for commercial development but not residential. Suburban development allows for both. Commercial development in conjunction with residential development, at the proposed scale, would produce less revenue for the city's General Fund than would commercial alone.
- Redtail Ridge's location means the people who work and live there will shop in Broomfield and Superior more than in Louisville.
- Redtail Ridge will increase traffic in Louisville by 27,274 car trips daily, resulting in even worse congestion and air pollution.
- This 389 acre site is rich in wildlife. Redtail Ridge's enormous footprint and scant open space dedication will destroy habitat.

NO ON REDTAIL RIDGE

- The Louisville Planning Commission unanimously rejected the developer's request for changes to the city's Comprehensive Plan and the General Development Plan because Redtail Ridge is TOO BIG FOR LOUISVILLE. The City Council decision on August 4 can override Planning's denial.
- Boulder County objects to Redtail Ridge based on its DENSITY, its negative impacts on regional TRAFFIC and AIR QUALITY, and the destruction of the site's NATURAL FEATURES.



Site plan for Redtail Ridge.



Height proposals by sub-area at Redtail Ridge.

WHAT YOU CAN DO

- Email the Louisville City Council before the **August 4** meeting and ask them to deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan: Council@LouisvilleCO.gov.
- Speak at the City Council meeting on Zoom on **August 4**. (The link is posted on the online agenda.)
- Join the **No On Redtail Ridge** group on Facebook. Visit the **No On Redtail Ridge** website: <https://sites.google.com/view/public-engagement-louisville/home>.
- See the full Redtail Ridge application here: www.louisvilleco.gov/Home/ShowDocument?id=27789.
- Email NoRedtailRidge@gmail.com for more information.