

City Council

August 4, 2026

AdventHealth Louisville

Approval of Resolution XX, Series 2026 Approval of a Final Planned Unit Development (PUD) to allow a 371,600 square-foot hospital building, a 62,000 square-foot medical office building and a Special Review Use (SRU) to allow a helicopter pad on 39.9 acres at 900 Rockcress Drive.

Presented by Matt Post, AICP, Senior Planner

Summary: AdventHealth Louisville

- 900 Rockcress Drive – Redtail Ridge
- Applicant: SmithGroup / AdventHealth Avista
- **Request:**
 - Final PUD Approval
 - Special Review Use (SRU) for helipad
- **Proposal Includes:**
 - 371,600 SF hospital
 - 62,000 SF medical office building (MOB)
 - Parking, landscaping, pedestrian amenities
 - Helipad and supporting infrastructure



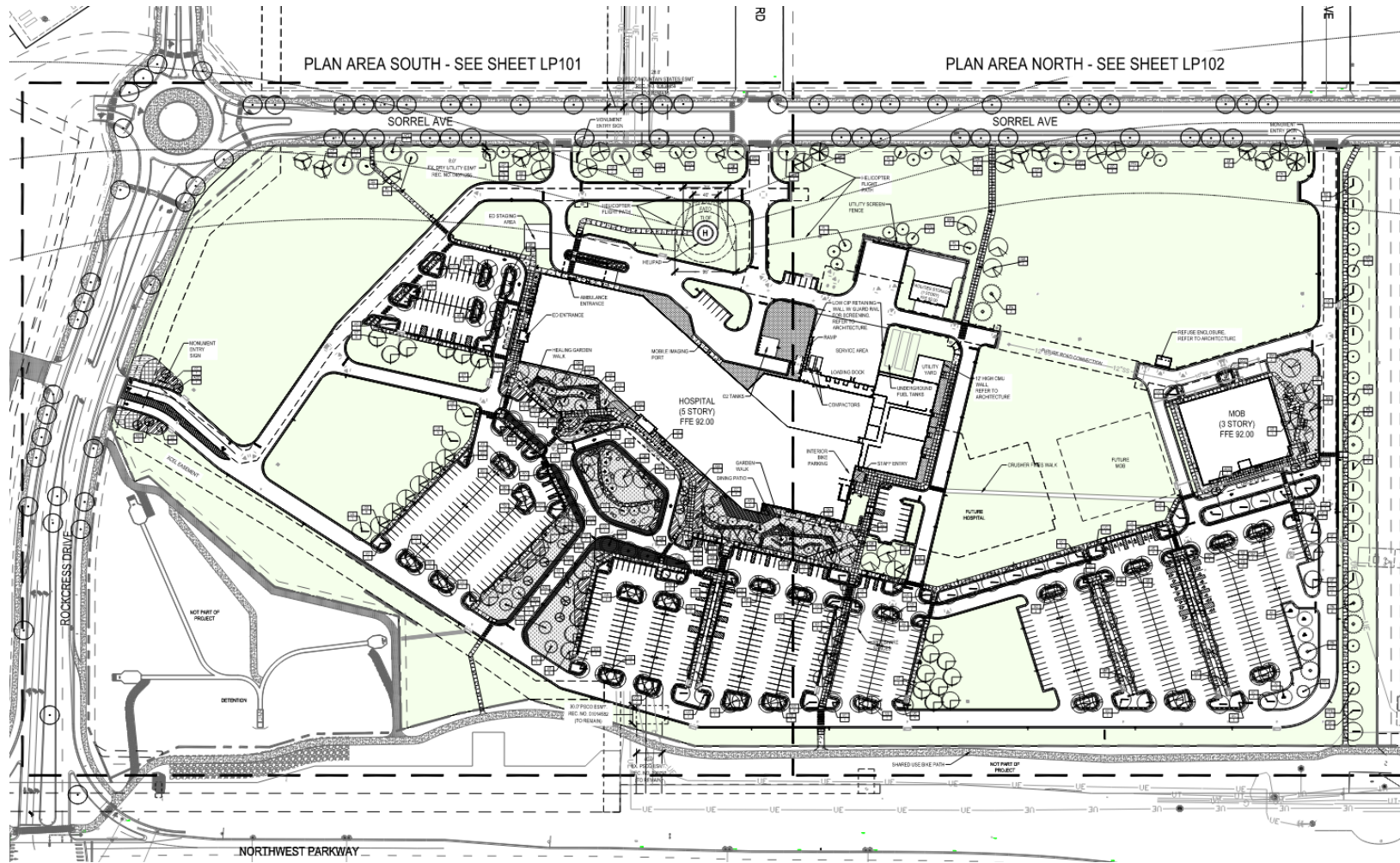
Background: AdventHealth Louisville

- Located within ConocoPhillips Campus GDP area
- Zoned PCZD-C (Planned Community Commercial)
- Former StorageTek / ConocoPhillips campus
- Part of broader Redtail Ridge development
- GDP amended in 2025 to:
 - Allow hospital and MOB uses
 - Establish medical campus height zones
 - Transfer additional development density

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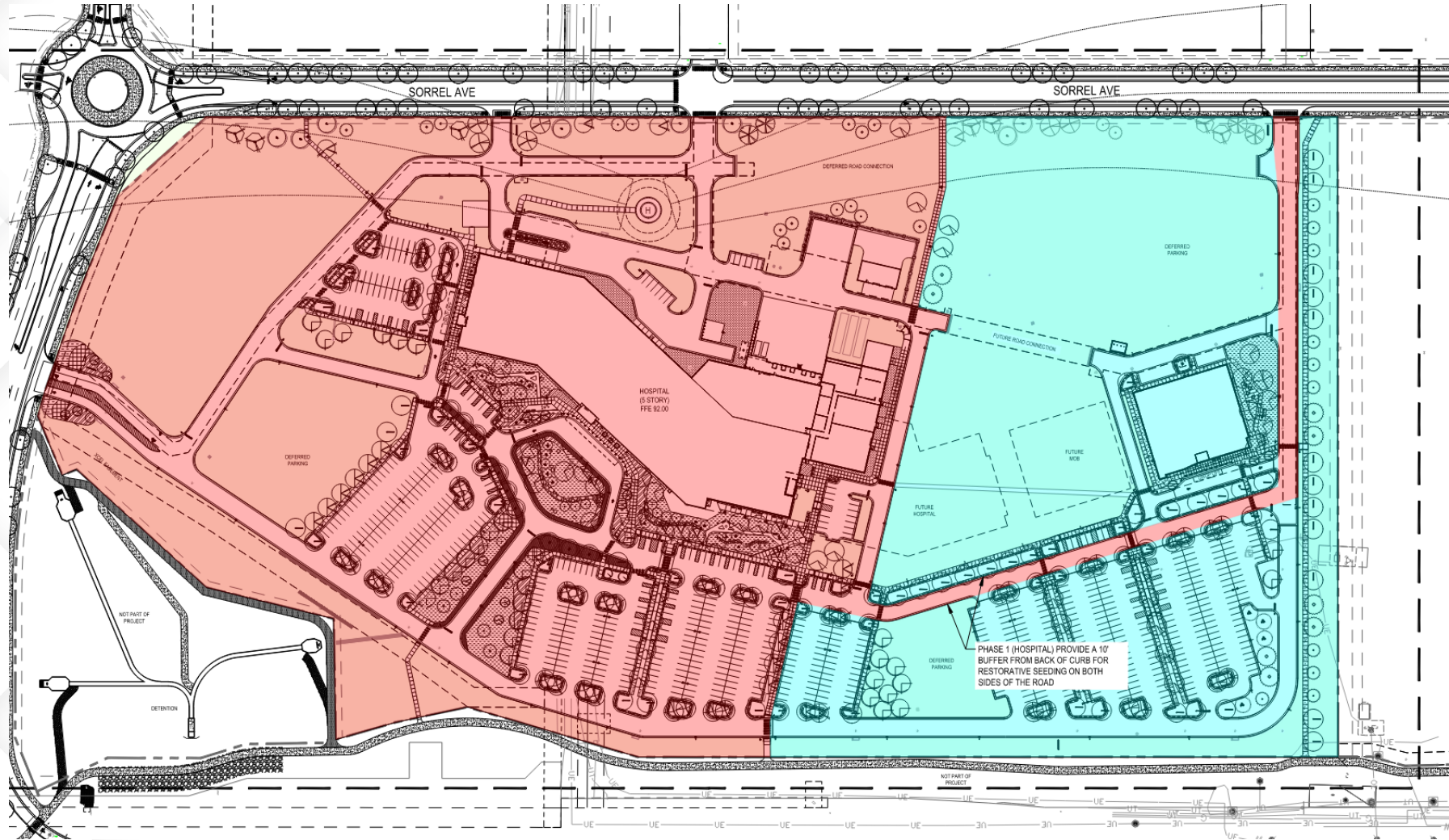
Proposal: AdventHealth Louisville

- 39.9-acre medical campus
- 5-story regional hospital
- 3-story medical office building
- Integrated emergency operations
- Future expansion areas reserved
- Pedestrian-focused site design
- Healing gardens and outdoor amenities



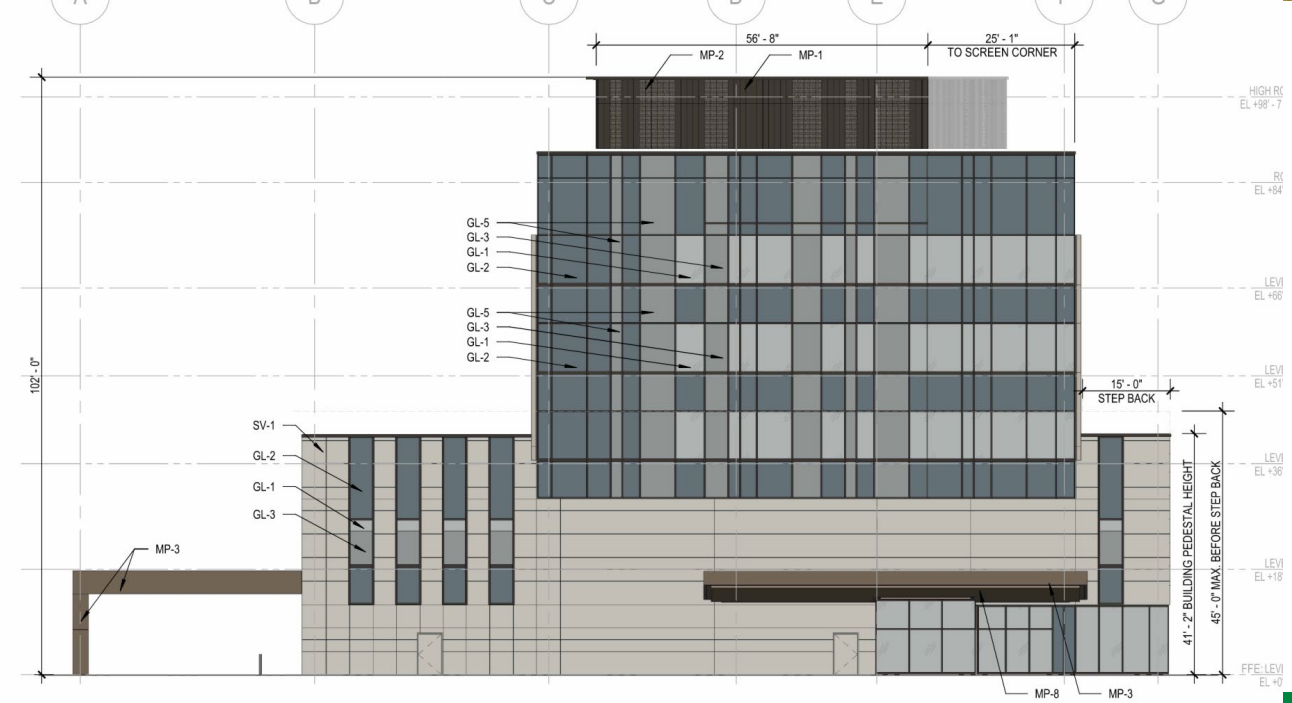
Proposal: AdventHealth Louisville – Phasing

- Phase 1 includes construction of the hospital and associated site improvements
- Phase 2 includes construction of the MOB and associated site improvements, concurrent with hospital development
- Phasing allows hospital operations to begin while MOB construction continues
- City may issue acceptance for infrastructure and horizontal improvements independently
- Hospital Certificate of Occupancy may be issued prior to MOB completion



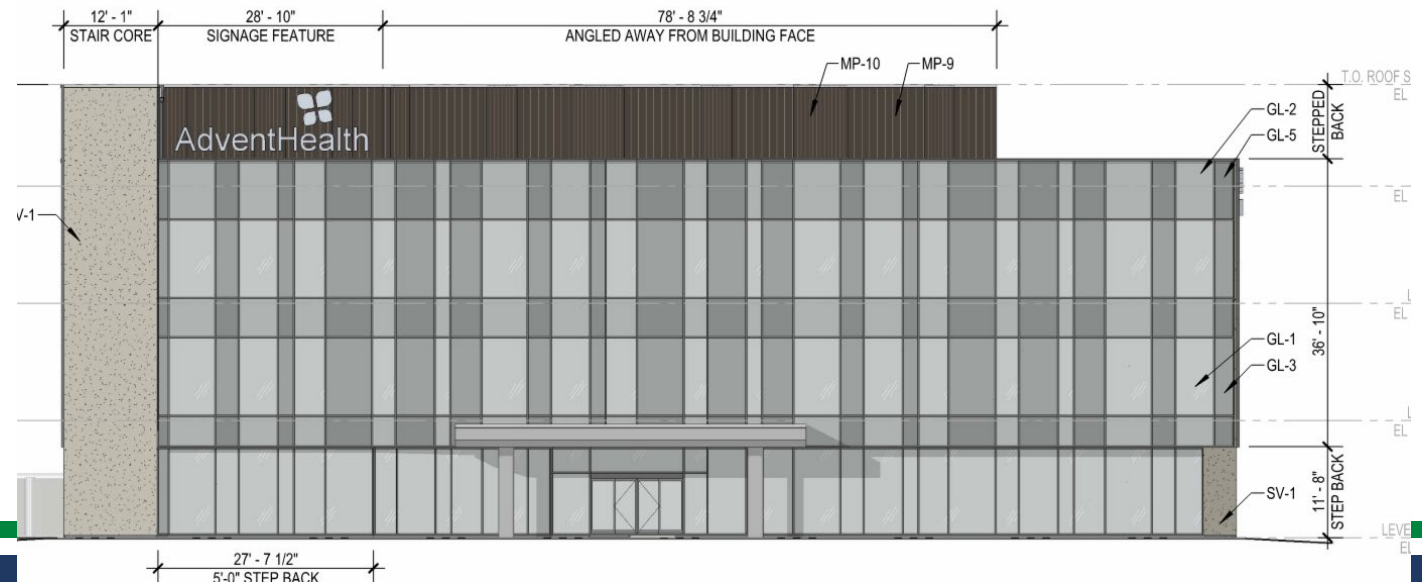
Proposal: Hospital Building

- 371,600 SF / 5 stories
- Primary entrance oriented to US 36
- Emergency department on south side
- Dedicated ambulance access and staging
- Upper-story stepbacks reduce perceived mass
- Rooftop mechanical equipment fully screened



Proposal: Medical Office Building (MOB)

- 62,000 SF / 3 stories
- Located north of hospital
- East-facing primary entrance
- Drop-off lane and pedestrian plaza
- Enhanced landscaping and seating areas
- Mechanical equipment fully screened



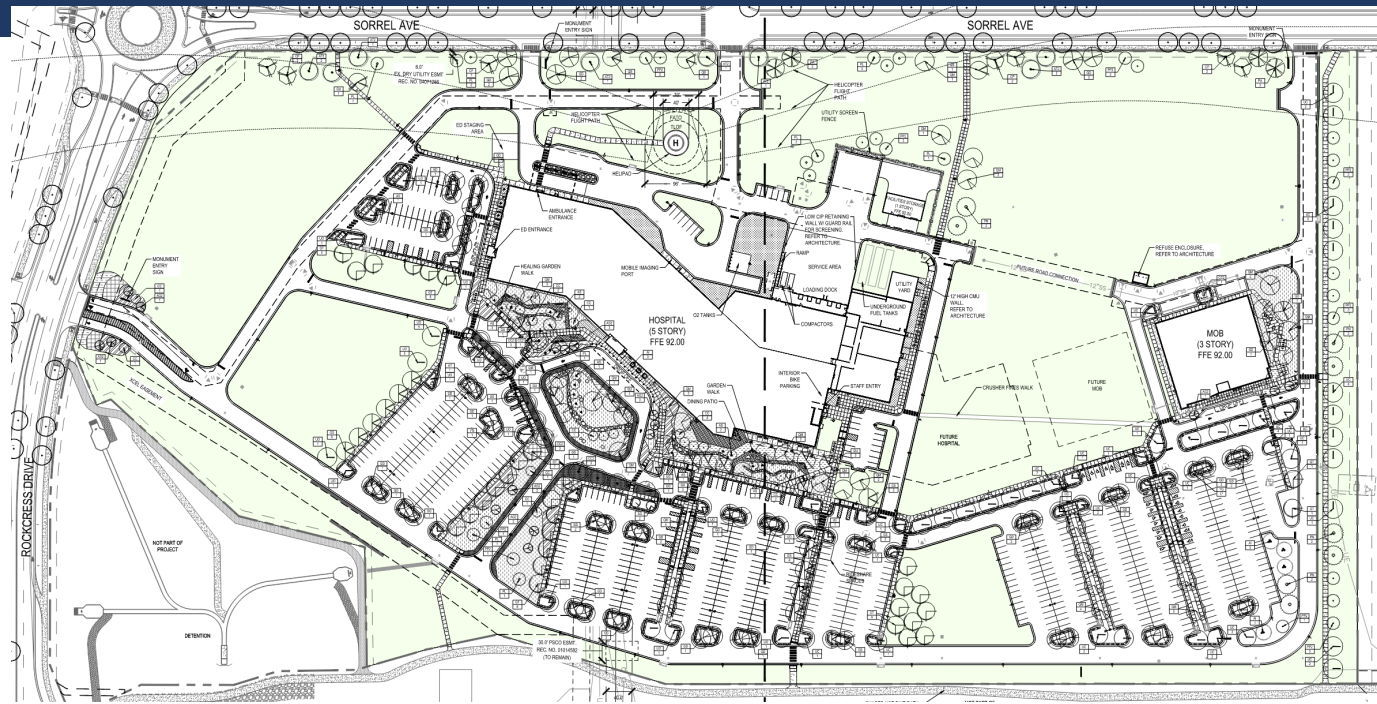
Proposal: Parking and Circulation

- 773 total parking spaces
 - 306 hospital
 - 467 MOB
- 4 site access points
- Internal pedestrian circulation throughout site
- Raised crosswalks for pedestrian safety
- 10-foot shared-use path through site
- Bicycle and regional trail connectivity
- EV charging infrastructure included



Proposal: Landscaping

- 63% of site preserved as open space/landscaping
- 393 trees proposed
- Nearly 4,000 low-water plantings
- Native shortgrass prairie restoration
- Two waivers requested from relief from street tree and shrub plantings on south side, shrub plantings on west side

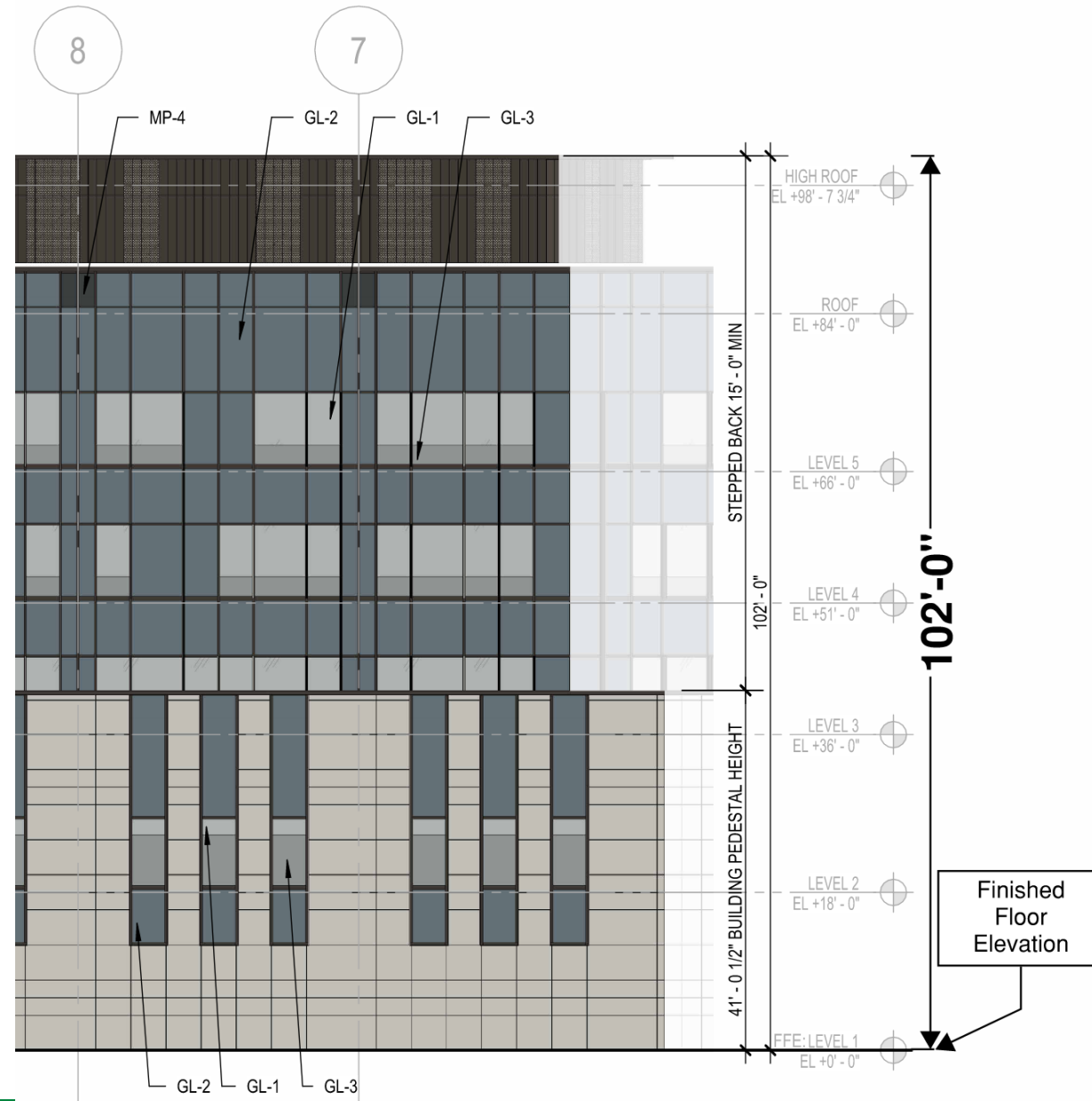


ADVENT HEALTH LOUISVILLE
OUTDOOR AMENITY SPACES



Proposal: GDP Amendment

- Proposed GDP 3rd Amendment
- Revises building height measurement method
- Height measured from Finished Floor Elevation (FFE)
 - *Method of Measurement – Height: Building height shall be measured as the vertical distance from the approved finished floor elevation (FFE) of the structure to the highest point of the specific building element being measured. The FFE shall be as established on the approved grading and drainage plans*
- No material change to building massing or character
- Amendment reviewed administratively
- Requires City Council acceptance



Analysis: AdventHealth Louisville

- TDM plan consistent with Redtail Ridge requirements
- Includes:
 - Bike facilities
 - EV infrastructure
 - Carpool/ride-share spaces
 - Employee transportation programs
- Supports reduction in single-occupancy vehicle trips
- Connected to broader multimodal network

Redtail Ridge Transportation Demand Management Plan



Date: March 8, 2024

Submitted To:

Sterling Bay
5910 Pacific Center Blvd, Suite 200
San Diego, CA 92121

Submitted By:

Fox Tuttle Transportation Group, LLC
1580 Logan Street, 6th Floor
Denver, CO 80203

Analysis: Traffic Study

- 2030 projected trips: ~6,268 daily trips
- Full buildout: ~10,632 daily trips
- Study concludes transportation network can accommodate development
- Improvements include:
 - Roundabouts
 - Signal upgrades
 - Additional turn lanes
 - Site access improvements

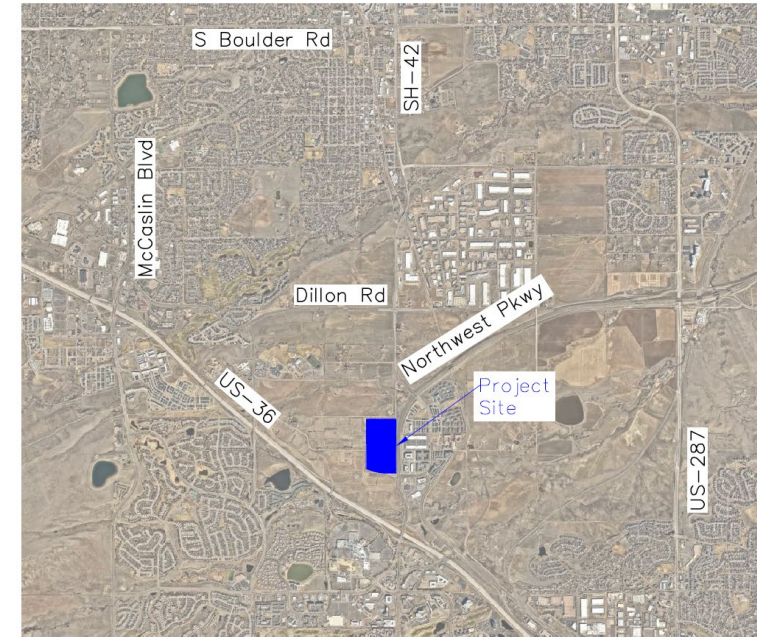
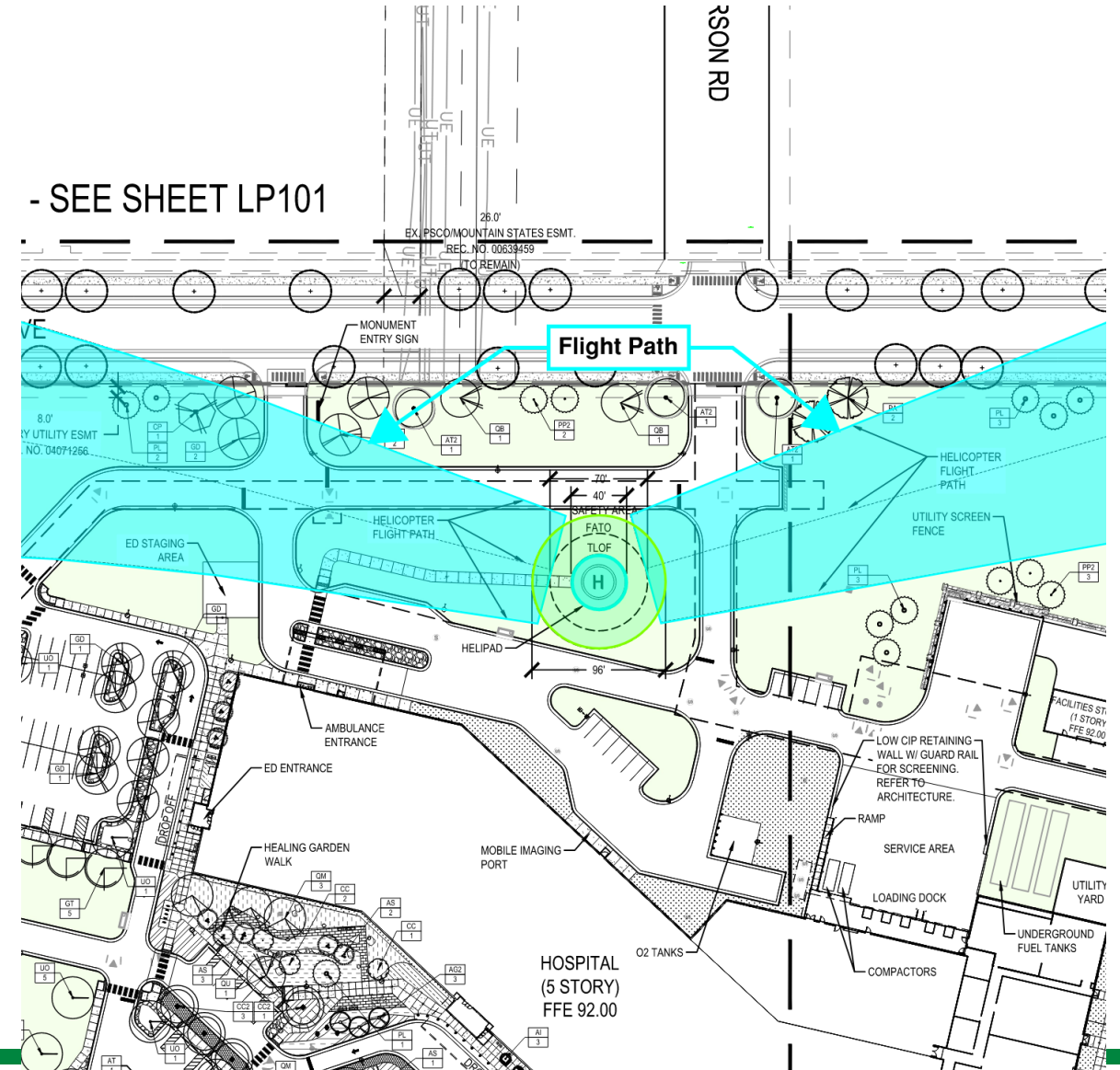


FIGURE 1
AdventHealth Louisville
Louisville, Colorado
Vicinity Map

Analysis: Special Review Use

- Helipad permitted as Special Review Use
- Supports regional emergency healthcare operations
- Compatible with planned commercial/employment area
- Located to minimize pedestrian and traffic conflicts
- Integrated safely into overall campus design
- Staff finds all SRU criteria satisfied



Analysis: GDP Amendment

- GDP Amendment establishes alternate height measurement method (FFE vs. average grade)
- Existing GDP height limits approved in 2025 for hospital and MOB zones
- Proposed hospital exceeds roof/parapet limits by 2.86 feet under average grade method
- Proposed MOB exceeds roof/parapet/mechanical limits by 3.53 feet under average grade method
- Mechanical screen height for hospital remains below approved 105-foot maximum
- No changes to density, overall scale, or development character
- Buildings remain compliant with GDP massing and stepback standards
- GDP Amendment qualifies for administrative approval per LMC 17.72.060.B
- **Planning Commission not taking action on GDP Amendment**
- City Council acceptance required prior to associated PUD approval

HOSPITAL PARCEL FOR THE HOSPITAL PARCEL (LOT 1, BLOCK 2) BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM THREE TO FIVE OCCUPIABLE STORIES, RANGING IN HEIGHT FROM 50' TO 90'. UNOCCUPIED MECHANICAL SCREENING OF UP TO 20' WOULD BE ABOVE THE 5 STORIES. THE HOSPITAL PARCEL WILL BE ZONED TO SUPPORT LOWER THREE-STORY BUILDING HEIGHTS TOWARDS THE NORTH, EAST, AND WEST PROPERTY BOUNDARIES CONCENTRATING THE 5-STORY STRUCTURES CENTRALLY WITHIN THE SITE. REFER TO THE GRAPHIC FOR PARCEL HEIGHT ZONES.	
BUILDING HEIGHT ZONING: THREE STORY ZONE: 45'-0" MAXIMUM BUILDING HEIGHT 50'-0" PARAPET HEIGHT 65'-0" MECHANICAL PENTHOUSE HEIGHT* FOUR STORY ZONE: 60'-0" MAXIMUM BUILDING HEIGHT 65'-0" PARAPET HEIGHT 80'-0" MECHANICAL PENTHOUSE HEIGHT* FIVE STORY ZONE: 85'-0" MAXIMUM BUILDING HEIGHT 90'-0" PARAPET HEIGHT 105'-0" MECHANICAL PENTHOUSE HEIGHT* *ROOF ACCESS AND ELEVATOR OVERUN IS EXCLUDED FROM THE BUILDING HEIGHT	METHOD OF MEASUREMENT: Building height shall be measured as the vertical distance from the approved finished floor elevation (FFE) of the structure to the highest point of the specific building element being measured. The FFE shall be as established on the approved grading and drainage plans.
BUILDING MASSING DESIGN PARAMETERS: APPLICABLE TO HOSPITAL PARCEL ONLY. FOR BUILDING FACADES EXCEEDING 100 FEET IN LENGTH AND MORE THAN 45 FT IN HEIGHT, A RELIEF IN THE BUILDING MASSING IS REQUIRED TO REDUCE VISUAL MONOTONY AND ENHANCE ARCHITECTURAL INTEREST: • A MAXIMUM HEIGHT OF 45 FEET IS PERMITTED BEFORE A MINIMUM HORIZONTAL SETBACK OF 15 FEET IS REQUIRED FROM THE PRIMARY BUILDING FACE. • A PROJECTED RELIEF ELEMENT MAY EXTEND OUTWARD FROM THE MAIN BUILDING MASS BY A MINIMUM OF 2 FEET, PROVIDED IT CONTRIBUTES TO THE OVERALL ARTICULATION AND DESIGN OF THE FACADE. • THE FOOTPRINT OF EACH FLOOR ABOVE 45 FEET SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE BUILDING AT OR BELOW 45 FEET. • ANY ROOFTOP ENCLOSURE (E.G., MECHANICAL PENTHOUSES) MUST BE SET BACK A MINIMUM OF 10 FEET FROM THE EDGE OF THE BUILDING MASS, UNLESS IT IS ARCHITECTURALLY INTEGRATED INTO THE OVERALL DESIGN OF THE BUILDING. • EXCEPTION: A DEFINING ARCHITECTURAL ELEMENT OR DISTINCT BUILDING FORM WITH A TOTAL WIDTH OF LESS THAN 100 FEET IS EXEMPT FROM THE ABOVE SETBACK AND RELIEF REQUIREMENTS. A MINIMUM 2-FOOT DEPTH VARIATION FROM THE ADJACENT PRIMARY FACADE PLANE MUST STILL BE PROVIDED TO ENSURE VISUAL ARTICULATION. DEFINING ARCHITECTURAL ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: - VERTICAL CIRCULATION TOWERS (E.G., STAIR OR ELEVATOR CORES) - ENTRY PAVILIONS OR LOBBIES - ARCHITECTURAL EYEBROWS OR ROOF OVERHANGS - BRANDED OR SCULPTURAL FACADE FEATURES - CORNER ELEMENTS OR TURRETS - ATRIUM VOLUMES OR LIGHT WELLS - DISTINCTIVE ROOF FORMS	

Analysis: Planned Unit Development

- **Complies with:**

- ✓ ConocoPhillips Campus GDP, 3rd Amendment, as proposed
- ✓ Commercial Development Design Standards & Guidelines, with waivers
- ✓ Louisville Municipal Code

- **Meets:**

- ✓ Siting Requirements
- ✓ Massing and stepback standards
- ✓ Parking and circulation standards
- ✓ Architectural design standards

- **Requested Waivers:**

- Waiver for shrub requirements along west side street frontage
 - Native prairie landscape proposed
- Waiver for street tree requirement along south side street frontage
 - Existing Xcel easement restricts planting

Staff supports both waivers as proposed

Recommendation: AdventHealth Louisville

Staff recommend approval of Resolution XX, Series 2026, approval, with waivers, of a Final Planned Unit Development (PUD) to allow a 371,600 square-foot hospital building, a 62,000 square-foot medical office building and a Special Review Use (SRU) to allow a helicopter pad on 39.9 acres at 900 Rockcress Drive, subject to the following conditions:

1. Prior to recordation of the Final PUD, SRU, and associated Development Agreement, the applicant shall address any remaining City staff technical review comments related to the Final PUD and SRU that do not materially alter the development approved by City Council.
2. Prior to recordation of the Final PUD, SRU, and associated Development Agreement, the applicant shall address all remaining City review comments related to the public improvements cost estimate, to be included as Exhibit A to the Development Agreement.