



City Council

December 5, 2023
Public Comment

Rob Zuccaro

Subject: FW: Insufficient review by PPLB of Redtail Ridge proposal

Importance: High

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Thursday, September 1, 2022 4:36 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: City Council <Council@louisvilleco.gov>
Subject: Insufficient review by PPLB of Redtail Ridge proposal

Members of the Louisville Planning Commission,

The Louisville Parks and Public Landscaping Board unanimously recommended approval of the Redtail Ridge draft and final plat in May 2022. **This approval was premature and ill-informed.**

Please consider:

The Board recommendation was not based on sound analysis:

- The Board did not ask if the proposal met City code.
- The Board did not evaluate the proposed park, open space, roads, or trails.
- Thirty residents submitted email comments and eight residents spoke at the Board meeting, but the Board did not address public comments.

The Board has not communicated that it is cost prohibitive to develop a park in the NW corner of the site.

- Residents learned of this prohibition during the May 2022 Board meeting. The Board didn't address the issue during the meeting.
- During the meeting a Board Member admitted, "That area wouldn't be developed as a Park for years, if ever."
- Allan Gill, Project Manager for the Parks Department stated that the land in the NW corner of the property is far too hilly and expensive for the City to develop as a park and recreation space.
- Dean Johnson, Parks Superintendent, stated that the Parks Department was considering other sites in the City for a new park.

Brue Baukol has led the public, Planning Commission, and City Council to believe that land designated as a park would be suitable for use as soccer fields, and other public recreation.

- Jordan Swisher, Senior Vice President, Brue Baukol Capital Partners, told City Council on July 27, 2021 "The Parks Board appreciated the proximity of the park to the schools" (42:13) and "I can just imagine taking my daughter to soccer practice on the fields by Monarch on a Saturday."
- During the July 27, 2021 meeting, Geoff Baukol stated, "Imagine the convenience of having sports fields on this site. We have listened and responded to what residents have asked for and have gone above and beyond." (58:32)

The Yes Campaign sold the park as one of the main attractions when marketing the previous proposal in the run-up to the April 2022 special election:

10) What could the 15 acres of recreational fields be used for?

By voting YES, more than 15 acres of this land would be set aside for public use and parks, and would be owned by the City. Allowable uses here would include new ballfields, dog parks, soccer fields, tennis and pickleball facilities, and other uses that can help our citizens stay active and enjoy the outdoors. Since there are no provisions for recreational uses or fields in the ConocoPhillips plan, voting NO would take away these options for public use.

11) Would a dog park be allowed under the Redtail Ridge plan?

*Yes! Dog parks are an allowable use under the Redtail plan, but not under the ConocoPhillips plan. The developer would be required to donate this land to the City of Louisville for this and other uses as determined by the city.
(Source: Yes for Louisville website)*

From our perspective, it is clear that the Parks Board had not done their due diligence when considering the feasibility or practicality of the City utilizing the public dedication in the NW corner of the site as a park. The Board seemingly has taken the developer at their word that this land is suitable for a park and that the City will use it as such, despite at least one member of the Board and City staff indicating the opposite. In rubber stamping their recommendation for approval, the Board has vacated their responsibility to represent the best interests of the City and its residents. Please consider this oversight as you consider the plan before you.

Sincerely,

Sherry Sommer
Citizens for a Vibrant, Sustainable Louisville

910 South Palisade Court
Louisville

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Rob Zuccaro

Subject: FW: Redtail Rdge proposal

Importance: High

From: Carolyn H Anderson <chageo@aol.com>

Sent: Sunday, September 4, 2022 12:31 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Rdge proposal

To: Louisville Planning Commission members:

From: Carolyn H Anderson, Property at 354 Troon Court

Re: Redtail Ridge proposal

I am writing, again, to express my dismay at and rejection of the proposed development at Redtail Ridge:

- The site is slated to be graded entirely under the current proposal by Brue Baukol, in its entirety. That is against the current requirements of Louisville code, which specifies that the natural beauty and topography of the city will be preserved to the extent possible, preservation of with natural vegetation specifically mentioned. This preservation requirement is especially important as the effects of climate change increase more rapidly than has been predicted (witness this week's prediction of 95-degree days all week long).
- 1. • The commission should require a 50% public land dedication for this parcel.
- • While the area developed may have been reduced in the current Brue Baukol proposal, the impact on local traffic, noise, air quality, impact on the micro climate, and yet unknown emissions from potential industrial facilities.
- • The original proposal suggested a marijuana growing facility might be a customer. With a K-12 school facility next door? That is unacceptable to me, and I do not even have children at the school.

We lost all in the December Marshall Fire. While we no longer live in Coal Creek Ranch, I still plan to live not far away. This has been our neighborhood for 21 years, longer than we have lived in any other home during our 54 years of marriage. We frequently travel 88th Street, we shop in Louisville, we use medical offices and services in Louisville, we use the library, and likely will rejoin the recreation center. The traffic increase of 20,000 more vehicles per day is not acceptable.

Louisville is our home. I do not want to see any more large parking lots serving vacant commercial and office space. There is a huge amount of vacant office and commercial space all over Louisville, Boulder, Broomfield. Retail space seems not to be surviving much anywhere around us. We still have three large retail (including grocery) stores in Louisville. Flatiron Crossing is in decline and demolition and reconstruction will soon be underway according to a recent Boulder Camera article, with plans to redevelop the empty Nordstroms into office space. We already have vacant office space in Louisville. People continue to work from home.

Please reject this unsatisfactory development plan by Brue Baukol for Redtail Ridge. It doesn't meet our City's code.

Sincerely,

Carolyn H Anderson

200 Summit Blvd, Apt 333

Broomfield CO 80021

Property owner at 354 Troon Court, Louisville

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Rob Zuccaro

Subject: FW: Redtail Ridge and Brue Baukol

Importance: High

From: Norma Anderson <norma22@me.com>
Sent: Sunday, September 4, 2022 12:17 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Norma Jean Auer Anderson <norma22@me.com>
Subject: Redtail Ridge and Brue Baukol

Dear Steve Brauneis, Ben Diehl, Dietrich Höfner, Keaton Howe, Tamar Kranz, Jeff Moline and Allison Osterman,

I've followed the Redtail Ridge plans put forward by Brue Baukol from the beginning, and have been very consistent in my view that Brue Baukol is not the appropriate developer for the area known as Redtail Ridge, nor are the plans put forward by Brue Baukol suitable or appropriate to Louisville and what we stand for as a city and community. Repeatedly, Brue Baukol has tried to find ways around the objections Louisville residents have put forward when reviewing their (Brue Baukol's) plans, including forcing a special election Louisville had to pay for, to show again our disapproval of the plans put forward by Brue Baukol. With one exception, our City Council has turned down Brue Baukol's plans, that one exception was when one of the City Council members voted to have it put to a public vote (the one I just mentioned, where Brue Baukol was again defeated).

You will be having a meeting about Brue Baukol and whether it meets requirements for subdivisions in Louisville, per Louisville's Municipal Code, and it does not. The meeting will be on September 8th, and I hope you'll turn down Brue Baukol and its plans as Louisville has done in the past.

Here's how the plans put forth by Brue Baukol fail to meet the Louisville Municipal Code (LMC):

1. Grading: The current proposal calls for the entire site to be graded, including the open space and areas that will not contain buildings, roads, and parking lots. All of the natural drainage will be altered, the health of the soil severely degraded, trees and other vegetation destroyed, and wildlife habitat obliterated.

Grading the entire site is contrary to the mandate to preserve as much of the natural environment as possible:

LMC 16.04.202 (N): "To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features."

LMC 16.16.010 (D): "Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible."

A question the Planning Commission needs to ask: Does the current plan demonstrate that every effort has been made to "preserve and enhance to the extent reasonably possible" the natural features, including trees, of this property? Grading the entire site doesn't sound like any effort has been made. The proposal for Redtail Ridge

does not contain an inventory of the trees on the site, nor plans to preserve them or a justification for destroying them.

There's a reason for the LMC's mandate here: Vegetation acts as a carbon sink. When land is graded, carbon stored there is released into the atmosphere. Recovery of soil and vegetation is a slow process, and drought makes it even slower. Vegetation and the wildlife it houses also promote biodiversity, which is now more endangered than ever.

Grading the site is contrary to the mandate to preserve natural drainage:

LMC 16.16.020 (B): "Drainage areas, wherever possible, should be left in a natural state and no encroachments shall be made on the natural channel area."

Grading the property will destroy natural channels carved into the land over time. This includes historic Goodhue Ditch, which the developer plans to cover with a four-lane road. Natural vegetation holds water better than artificial channels and naturally mitigates flooding.

2. Open Space: The public land dedication in the current Redtail Ridge does not meet the minimum requirement.

Brue Baukol's proposed public land dedication includes areas that should be excluded from the calculation:

LMC 16.16.060 (B) 1: "A minimum of 12 percent for nonresidential subdivisions and a minimum of 15 percent for residential subdivisions of the total land area of the tract being subdivided shall be dedicated, exclusive of subsection A of this section, for park, school, or other public purposes as determined by the city council and shall be delineated on the final plat. Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended."

This (below) lists the features that cannot be counted towards the 12% dedication:

LMC 16.16.060 (A): "Dedications of rights-of-way for public streets, drainage easements, utility easements or other public purposes shall be required and shall be made by the subdivider on the plat unless otherwise directed by the city council."

The proposed public land dedication at Redtail Ridge includes streets, drainage easements, and utility easements.

The LMC explicitly instructs the Planning Commission to determine whether the land granted in the public dedication is suitable for its purpose.

LMC 16.16.060 (B) 1: "... Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended."

Because the land at Redtail Ridge is intended for use as open space and to provide a natural buffer mitigating the sense of urban sprawl, the Planning Commission must decide whether the land proposed for dedication is suitable for these purposes.

For open space, the purpose of which is the preservation of biodiverse natural areas and light human recreation, the land north of Disc Drive is the most suitable. This area of the site has never been developed. It is the richest in vegetation, water, and wildlife.

To preserve these “natural features” (LMC 16.04.020 (N) and LMC 16.16.010 (D)), the Planning Commission should require a 50% public land dedication at Redtail Ridge, with a 40% open space dedication north of Disc Drive. This would mean clustering all of the development on the southern half of the property, as it was when StorageTek occupied it.

3. Community Impact. Brue Baukol’s current Redtail Ridge plan is less than half the size of the 6.1 million square feet the company proposed for the site in 2020, yet it still occupies the same massive, sprawling footprint. The impact of the development on local traffic, air quality, and quality of life remains enormous.

This is in spite of the LMC’s clear instructions that the city should minimize the negative impacts of development:

LMC 16.04.020 (O): This section requires City Council and the Planning Commission “To regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas.”

The development proposed for the area north of Disc Drive would impact nearby neighborhoods and Monarch High School with dust, noise, and fumes from construction; traffic; and the long-term possibility of emissions from industrial facilities. This includes an anticipated 20,000 additional car trips on Louisville roads daily.

At the last meeting, Louisville’s city attorney told the Planning Commission the only question they have to address is whether the plan for Redtail Ridge meets the criteria of the Municipal Code or not. Since it does not, please take this into consideration.

Sincerely,

Norma Jean Anderson
1904 Steel Street
Louisville, Colorado 80027
norma22@me.com
(Home phone) 303-954-9373
(Cell phone) 720-537-5901

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Comments on Redtail Ridge Preliminary and Final Plant
Open Space Needs Assessment
by John Leary, 1116 Lafarge Ave

The intent of my comments is not to “weigh” in on the amount of open space needed in the Redtail Ridge to satisfy the requirements of the Louisville Municipal Code (LMC). It is simply to urge you to follow the LMC in making your determination on this matter.

I listened, from afar, to your deliberations on this matter in your last meeting and lost much sleep over a relatively simple issue. Specifically, statements were made to the effect that the amount of public land dedication¹ proposed by the applicant exceeded the amount that was required by the LMC. Such references represent a serious misunderstanding of how the LMC addresses the requirements for open space.²

The amount of open space required for a development is whatever the City Council, with input from the Planning Commission, decides is needed. The 12% figure in Section 16.16.060 of the LMC is the minimum amount of land that must be set aside, not necessarily what is needed. The amount of open space needed is determined by applying the principles, policies and requirements of Sections 16.04.020, 16.12.050, 16.16.060, 16.16.010 and 17.28.080³. It is important to note the requirements of these sections could, in some cases, be met within the 12%, while in other cases, it could take multiples of the 12%.

As an aside, these requirements occur in different phases of the development process, e.g., in the platting and PUD processes. This makes it important not to allow decisions in one phase to inappropriately eliminate options available in later phases.

While many of the principles, policies and requirements of the above mentioned LMC Sections demand your attention in order to determine the amount of open space needed for the Redtail development, the following is one example⁴ of a requirement that was short thrifted at your last meeting.

Subpart D of Section 16.16.010(D) – General design and construction standards states:

“Natural features, historical and archaeological sites and vegetation of the area, including trees, must be preserved to the extent possible.”

¹ Hereon I will use the term open space as that is the subject of misunderstanding.

² It is worth noting the applicant has repeatedly stated this misunderstanding throughout the process.

³ There may be more sections of the LMC dealing with open space requirements, but these sections are sufficient to give context to the meaning of “minimum” in 16.16.016.

⁴ This example is not meant to suggest it is the only issue needing to be addressed. You will find others if you review all the policies and requirements, as some of you may have done, dealing with open space.

Section 16.12.050(S) requires the preliminary plat to show the “location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites.” I see nothing in the public record that satisfies this requirement.

Back to the standard in 16.16.010(D), the preliminary and final plats must show how the “to the extent possible” standard will be met. I ask you – based on the information you have, are you assured the trees on this property are being preserved to “the extent possible?” Do you have any idea how much open space would be necessary to preserve trees?

An aerial view of the site, overlaid on the plat maps of projected open space, is one way of making this assessment. There are aerial views on the County Assessor’s Property Search that at least give an idea of some of the natural attributes of the property. During the last GDP process, I did some relatively rough overlays of what needs to be preserved and sent them to the Commission. My work got little discussion, but that was not in the more demanding plat process.

We are all aware this development is very contentious in our community. Determining the amount of open space in the Redtail development involves a lot of judgments that will always have elements of disagreement. Take for example defining “to the extent possible.” Given the opportunities for honest disagreement we need to do everything we can to eliminate process disagreements. If you internalize the above-mentioned sections of the LMC it will become evident why the 12% is referred to as a minimum. It simply rationalizes the application of all the criteria in the various parts of the LMC.

In summary, you need to be fair to both the public and the applicant. You can only do this through a good faith effort to understand and follow our municipal code.

Rob Zuccaro

Subject: FW: Redtail Ridge not meeting Municipal Code

Importance: High

From: Scott MacLaughlin <STMacLaughlin@msn.com>
Sent: Sunday, September 4, 2022 12:39 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge not meeting Municipal Code

I am honestly getting tired of writing emails stating that Brue Baukol has one again violated multiple sections of the Municipal Code. He has demonstrated over the years that he is dishonest and cannot be trusted (remember when he said his original plan could not be changed due to economics?). Please send a clear message to Baukol that his dishonest approach will not be tolerated and he needs to meet the intent and spirit of the Code or sell the land to someone who will.

The citizens of Louisville are not going away, so I'd suggest you stand up to Baukol at the upcoming Planning Commission on September 8.

Scott MacLaughlin
948 St. Andrews Lane, Louisville (First Responder firefighter who lost his home and cars was battling the Marshall Wildland Fire in Louisville)

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Rob Zuccaro

Subject: FW: Redtail Ridge

Importance: High

From: Brad Pugh <bpugh1@gmail.com>
Sent: Tuesday, September 6, 2022 3:50 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

Hello,

I'm writing to express my continued concern about the proposed plan for Redtail Ridge. Specifically:

1. The current Grading plan that would grade the entire site is destructive and doesn't comply with the relevant standards set forth in Louisville's municipal code.
2. The current proposed public land dedication includes areas that should be excluded from the calculation. The proposed land dedication falls short of the spirit of open space and doesn't stand up to scrutiny when compared to what is called for in the Louisville municipal code.
3. The current plan, while reduced, still has a significant impact in terms of local traffic, air quality, and quality of life in general for our small town. The proposed development proposed for the area north of Disc Drive would impact nearby neighborhoods and Monarch High School in profoundly negative ways.

Sincerely,

Brad Pugh

Brad Pugh
303.819.4232

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Rob Zuccaro

Subject: FW: Red Tail Ridge

Importance: High

From: Bev Snyder <bev@wisegator.com>

Sent: Tuesday, September 6, 2022 8:18 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge

Good morning,

We are AGAIN writing to you about this subject and I am confused as to why.

The city would not accept the comments and requests given by us citizens of Louisville CO so they required an election - wasting money to get the same response from our town.

Now, we are still having the same discussions about this property.

PLEASE pay attention to the comments below. Please pay attention to the comments and requests you have heard for the last several years. Please pay attention!

2. **OPEN SPACE**. The public land dedication in the current Redtail Ridge does not meet requirements of the code.

A. Brue Baukol's proposed public land dedication includes areas that should be excluded from the calculation:

- **LMC 16.16.060 (B)1**: "A minimum of 12 percent for nonresidential subdivisions and a minimum of 15 percent for residential subdivisions of the total land area of the tract being subdivided shall be dedicated, exclusive of subsection A of this section, for park, school, or other public purposes as determined by the city council and shall be delineated on the final plat.

The problem? Subsection A lists the features that cannot be counted towards the 12% dedication:

- **LMC 16.16.060 (A)**: "Dedications of rights-of-way for public streets, drainage easements, utility easements or other public purposes shall be required and shall be made by the subdivider on the plat unless otherwise directed by the city council."

The proposed land dedication at Redtail Ridge includes streets and trails. Thanks to Commission comments at their previous meeting, drainage easements, steep land, and land previously earmarked as buffer has just been excluded. Proposed land dedication outside of the Plat cannot count toward the 12%.

B. The LMC explicitly instructs the Planning Commission to determine whether the land granted in the public dedication is suitable for its purpose:

- [LMC 16.16.060 \(B\)1](#): “... Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended.”

Because the land at Redtail Ridge is intended for use as open space and to provide a natural buffer mitigating the sense of urban sprawl, the Planning Commission must decide whether the land proposed for dedication is suitable for these purposes.

For open space, the purpose of which is the preservation of biodiverse natural areas and light human recreation, the land north of Disc Drive is the most suitable. This area of the site has never been developed. It is the richest in vegetation, water, and wildlife.

To preserve the site's most important “natural features” (per [LMC 16.04.020 \(N\)](#) and [LMC 16.16.010 \(D\)](#)), **the Planning Commission should require a 50% public land dedication at Redtail Ridge, with a 40% open space dedication north of Disc Drive. This would mean clustering all of the development on the southern half of the property, as it was when StorageTek occupied it.**

The development proposed for the area north of Disc Drive would impact nearby neighborhoods and Monarch High School with dust, noise, and fumes from construction; traffic; and the long-term possibility of emissions from industrial facilities. This includes an anticipated [20,000 additional car trips](#) on Louisville roads daily.

At the last meeting, Louisville’s city attorney told the Planning Commission that the only question they have to address is whether the plan for Redtail Ridge meets the criteria of the Municipal Code or not. **It does not.**

Thank you for your time,

Bev Snyder and Rolland Fearn
304 Diamond Cir Louisville

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Rob Zuccaro

Subject: FW: Communication from Citizens for a Vibrant, Sustainable Louisville

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Monday, September 5, 2022 5:23 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>

Subject: Communication from Citizens for a Vibrant, Sustainable Louisville

Planning Commissioners and Planning Director Zuccaro,

I am forwarding this week's communication from Citizens for a Vibrant, Sustainable Louisville:

Commissioners need to know that this plan does NOT meet the requirements for subdivisions in Louisville's municipal code (LMC). Here's where it falls short:

1. **GRADING.** The current proposal calls for the **entire site to be graded** – including the open space and areas that will not contain buildings, roads, and parking lots. All of the natural drainage will be altered, the health of the soil severely degraded, trees and other vegetation destroyed, and wildlife habitat obliterated.

A. Grading the entire site is contrary to the mandate to preserve as much of the natural environment as possible:

- [LMC 16.04.020 \(N\)](#): “To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features.”
- [LMC 16.16.010 \(D\)](#): “Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.”

Does the current plan demonstrate that every effort has been made to “preserve and enhance to the extent reasonably possible” the natural features, including trees, of this property? Grading the entire site doesn't sound like any effort has been made at all. The proposal for Redtail Ridge does not even contain an inventory of the trees on the site, much less plans to preserve them – or a justification for destroying them.

There's a reason for the LMC's mandate here: Vegetation acts as a carbon sink. When land is graded, stored carbon is released into the atmosphere. Recovery of soil and vegetation is a slow process, and drought makes it even slower. Vegetation and the wildlife it houses also promote biodiversity – now [imperiled](#) more than ever.

B. Grading the site is contrary to the mandate to preserve natural drainage:

- [LMC 16.16.020 \(B\)](#): “Drainage areas, wherever possible, should be left in a natural state and no encroachments shall be made on the natural channel area.”

Grading the property will destroy natural channels carved into the land over time. This includes historic Goodhue Ditch, which the developer plans to cover with a four-lane road. Natural vegetation holds water better than artificial channels and naturally mitigates flooding.

2. **OPEN SPACE.** The public land dedication in the current Redtail Ridge does not meet requirements of the code.

A. Brue Baukol’s proposed public land dedication includes areas that should be excluded from the calculation:

- [LMC 16.16.060 \(B\)1](#): “A minimum of 12 percent for nonresidential subdivisions and a minimum of 15 percent for residential subdivisions of the total land area of the tract being subdivided shall be dedicated, exclusive of subsection A of this section, for park, school, or other public purposes as determined by the city council and shall be delineated on the final plat.

The problem? Subsection A lists the features that cannot be counted towards the 12% dedication:

- [LMC 16.16.060 \(A\)](#): “Dedications of rights-of-way for public streets, drainage easements, utility easements or other public purposes shall be required and shall be made by the subdivider on the plat unless otherwise directed by the city council.”

The proposed land dedication at Redtail Ridge includes public purposes such as streets and trails. Thanks to Commissioner comments at their previous meeting, drainage easements, steep land, and land previously earmarked as buffer has been excluded. **Note:** Proposed land dedication outside of the Plat cannot count toward the 12%.

B. The LMC explicitly instructs the Planning Commission to determine whether the land granted in the public dedication is suitable for its purpose:

- [LMC 16.16.060 \(B\)1](#): “... Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended.”

Because the land at Redtail Ridge is intended for use as open space and to provide a natural buffer mitigating the sense of urban sprawl, the Planning Commission must decide whether the land proposed for dedication is suitable for these purposes.

For open space, the purpose of which is the preservation of biodiverse natural areas and light human recreation, the land north of Disc Drive is the most suitable. This area of the site has never been developed. It is the richest in vegetation, water, and wildlife.

To preserve the site's most important “natural features” (per [LMC 16.04.020 \(N\)](#) and [LMC 16.16.010 \(D\)](#)), **the Planning Commission should require a 50% public land dedication at Redtail Ridge, with a 40% open space dedication north of Disc Drive. This would mean clustering all of the development on the southern half of the property, as it was when StorageTek occupied it.**

3. **COMMUNITY IMPACT.** Brue Baukol’s current Redtail Ridge plan is less than half the size of the 6.1 million square feet the company proposed for the site in 2020, yet it still occupies the same massive, sprawling footprint. **The impact of the development on local traffic, air quality, and quality of life remains enormous.**

This is in spite of the LMC’s clear instructions that the city should minimize the negative impacts of development:

- [LMC 16.04.020 \(O\)](#): This section requires City Council and the Planning Commission “To regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas.”

The development proposed for the area north of Disc Drive would impact nearby neighborhoods and Monarch High School with dust, noise, and fumes from construction; traffic; and the long-term possibility of emissions from industrial facilities. This includes an anticipated [20,000 additional car trips](#) on Louisville roads daily.

At the last meeting, Louisville’s city attorney told the Planning Commission that the only question they have to address is whether the plan for Redtail Ridge meets the criteria of the Municipal Code or not. **It does not.** Please make sure, with your comments and letters, that each Commissioner understands this.

See you all on Thursday.

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Rob Zuccaro

Subject: FW: Correction: Communication from Citizens for a Vibrant, Sustainable Louisville

Importance: High

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Tuesday, September 6, 2022 6:33 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>

Subject: Correction: Communication from Citizens for a Vibrant, Sustainable Louisville

Note: Section 2 A, final paragraph should include:

80 acres was exempted from the public land dedication requirement because STK provided a recreation facility at the site.

The recreation center no longer exists. This exemption needs to be questioned.

Planning Commissioners and Planning Director Zuccaro,

I am forwarding this week's communication from Citizens for a Vibrant, Sustainable Louisville:

Commissioners need to know that this plan does NOT meet the requirements for subdivisions in Louisville's municipal code (LMC). Here's where it falls short:

1. **GRADING.** The current proposal calls for the **entire site to be graded** – including the open space and areas that will not contain buildings, roads, and parking lots. All of the natural drainage will be altered, the health of the soil severely degraded, trees and other vegetation destroyed, and wildlife habitat obliterated.

A. Grading the entire site is contrary to the mandate to preserve as much of the natural environment as possible:

- **[LMC 16.04.020 \(N\)](#):** "To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features."
- **[LMC 16.16.010 \(D\)](#):** "Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible."

Does the current plan demonstrate that every effort has been made to “preserve and enhance to the extent reasonably possible” the natural features, including trees, of this property? Grading the entire site doesn’t sound like any effort has been made at all. The proposal for Redtail Ridge does not even contain an inventory of the trees on the site, much less plans to preserve them – or a justification for destroying them.

There’s a reason for the LMC’s mandate here: Vegetation acts as a carbon sink. When land is graded, stored carbon is released into the atmosphere. Recovery of soil and vegetation is a slow process, and drought makes it even slower. Vegetation and the wildlife it houses also promote biodiversity – now [imperiled](#) more than ever.

B. Grading the site is contrary to the mandate to preserve natural drainage:

- [LMC 16.16.020 \(B\)](#): “Drainage areas, wherever possible, should be left in a natural state and no encroachments shall be made on the natural channel area.”

Grading the property will destroy natural channels carved into the land over time. This includes historic Goodhue Ditch, which the developer plans to cover with a four-lane road. Natural vegetation holds water better than artificial channels and naturally mitigates flooding.

2. **OPEN SPACE.** The public land dedication in the current Redtail Ridge does not meet requirements of the code.

A. Brue Baukol’s proposed public land dedication includes areas that should be excluded from the calculation:

- [LMC 16.16.060 \(B\)1](#): “A minimum of 12 percent for nonresidential subdivisions and a minimum of 15 percent for residential subdivisions of the total land area of the tract being subdivided shall be dedicated, exclusive of subsection A of this section, for park, school, or other public purposes as determined by the city council and shall be delineated on the final plat.

The problem? Subsection A lists the features that cannot be counted towards the 12% dedication:

- [LMC 16.16.060 \(A\)](#): “Dedications of rights-of-way for public streets, drainage easements, utility easements or other public purposes shall be required and shall be made by the subdivider on the plat unless otherwise directed by the city council.”

The proposed land dedication at Redtail Ridge includes public purposes such as streets and trails. Thanks to Commissioner comments at their previous meeting, drainage easements, steep land, and land previously earmarked as buffer has been excluded. **Note:** Proposed land dedication outside of the Plat cannot count toward the 12%.

B. The LMC explicitly instructs the Planning Commission to determine whether the land granted in the public dedication is suitable for its purpose:

- [LMC 16.16.060 \(B\)1](#): “... Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended.”

Because the land at Redtail Ridge is intended for use as open space and to provide a natural buffer mitigating the sense of urban sprawl, the Planning Commission must decide whether the land proposed for dedication is suitable for these purposes.

For open space, the purpose of which is the preservation of biodiverse natural areas and light human recreation, the land north of Disc Drive is the most suitable. This area of the site has never been developed. It is the richest in vegetation, water, and wildlife.

To preserve the site's most important "natural features" (per [LMC 16.04.020 \(N\)](#) and [LMC 16.16.010 \(D\)](#)), **the Planning Commission should require a 50% public land dedication at Redtail Ridge, with a 40% open space dedication north of Disc Drive. This would mean clustering all of the development on the southern half of the property, as it was when StorageTek occupied it.**

3. COMMUNITY IMPACT. Brue Baukol's current Redtail Ridge plan is less than half the size of the 6.1 million square feet the company proposed for the site in 2020, yet it still occupies the same massive, sprawling footprint. **The impact of the development on local traffic, air quality, and quality of life remains enormous.**

This is in spite of the LMC's clear instructions that the city should minimize the negative impacts of development:

- [LMC 16.04.020 \(O\)](#): This section requires City Council and the Planning Commission "To regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas."

The development proposed for the area north of Disc Drive would impact nearby neighborhoods and Monarch High School with dust, noise, and fumes from construction; traffic; and the long-term possibility of emissions from industrial facilities. This includes an anticipated [20,000 additional car trips](#) on Louisville roads daily.

At the last meeting, Louisville's city attorney told the Planning Commission that the only question they have to address is whether the plan for Redtail Ridge meets the criteria of the Municipal Code or not. **It does not.** Please make sure, with your comments and letters, that each Commissioner understands this.

See you all on Thursday.

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Rob Zuccaro

Subject: FW: Third underpass and buffered trails at RTR

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Tuesday, September 6, 2022 11:07 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>; Adam Blackmore <ablackmore@louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>

Subject: Third underpass and buffered trails at RTR

Members of the Planning Commission,

Please note that OSAB had four conditions for their approval of the Redtail Ridge Proposal. Condition 4 was continued work on creating safe trails and the possible addition of a third underpass. The Board had listened to resident requests to require buffered trails on bike paths along roads and berms to protect trails adjacent to 96.

At the last Commissioner meeting it was made clear that the applicant and the City do not intend to pursue condition 4.

It is not the right of an applicant to dismiss a recommending board's condition of approval.

Condition 4 is fully compliant with our LMC:

LMC 16.16.010 (B): The residents **must have available to them, within the area, safe and convenient movement** to points of destination or collection. Modes of travel, including but not limited to motor vehicle, pedestrian, and bicycle travel, to achieve this objective should not conflict with each other or abutting land uses. To the extent possible, there shall exist an internal pedestrian circulation system separate from the vehicular system that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the subdivision. Pedestrian links to trail systems of the city should be made where feasible. **Buffering from collection and arterial streets must be provided by earthen berms, landscaping, leafing patterns, or other appropriate materials.**

It is the responsibility of the Louisville Planning Department and Planning Commission follow through on the conditions given by OSAB in their vote to recommend and to uphold all of the requirements of the LMC.

Please address this issue in your deliberations.

Sincerely,

Sherry Sommer
Citizens for a Vibrant, Sustainable Louisville
910 S Palisade Court
Louisville

For ease of reference--excerpt from Planning Commission Packet, 8/11/2022:

OPEN SPACE ADVISORY BOARD:

The Open Space Advisory Board (OSAB) reviewed the proposal on May 11, 2022 and continued the review to June 8, 2022 (see Attachment Nos 12 and 13 for minutes). **OSAB voted unanimously to approve the proposal with the following conditions:**

1. A legal commitment by the developer to rehabilitate and dedicate the 47.4 acres in Boulder County (paradise lane properties) for jointly managed Louisville and Boulder County Open Space.
2. The developers follow the current city standards for underpasses consistent with the McCaslin Underpass at Harper Lake.
3. OSAB participation in the PUD review process.
4. **The developers and city continue to work on creating safe trails and the possible addition of a 3rd underpass.**

Staff has begun work on the structure and management agreement with Boulder County on the acquisition of the Paradise Lane Properties. While final decisions on rehabilitation (e.g. removal of structures) and arrangement of the ownership and conservation easement structure have not been made yet, staff intends to develop provisions in the SIA and have a condition prior to recording the final plat that the property be deeded to the City or County.

For design standards related to the underpass, staff intends to add language to the SIA that at a minimum the underpasses be designed with corten steel fencing, LED lighting, and stone veneer headwall treatment with street name and City logo.

Redtail Ridge Prelim/Final Plat Page 23 of 26 PC – August 11, 2022

Under LMC Sec. 4.02040, OSAB is tasked with reviewing and providing comments to the Planning Commission on any development proposals immediately adjacent to or materially impacting open space lands.

The recommendation for the third underpass was at the location where the proposed off-street trail crosses Rockcress Drive at the Rockcress Drive and Northwest Parkway intersection. The applicant has notified staff that they do not intend to modify their application to add this third underpass.

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Rob Zuccaro

Subject: FW: Requirements of Federal Law and City Code with reference to construction of Campus Drive

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Tuesday, September 6, 2022 10:13 AM

To: Ember Brignull <emberb@Louisvilleco.gov>; Adam Blackmore <ablackmore@louisvilleco.gov>

Subject: Fw: Requirements of Federal Law and City Code with reference to construction of Campus Drive

Members of Planning Commission,

This correspondence is related to Federal Law and our City Code pertaining to construction of Campus Drive over a section of Goodhue Ditch.

Please forward this email to our City Attorney for examination.

Per the Final Drainage Report, the Army Corps of Engineers has issued the required exemption for construction of Campus Drive over the Goodhue Ditch:

As the Ditch crossing will disturb waters of the US, the Project team has engaged the services of ERO Resources Corporation to assist in obtaining the required permitting. A copy of ERO's Preconstruction Notification (hereinafter referred to as "PCN") can be found in Appendix B. Per correspondence with the Army Corps of Engineers, the Goodhue Ditch Crossing, (NWO-2020-00467-DEN) will be issued an exemption for this project. It will be considered construction of an irrigation ditch, which is exempt under, Section 404(f), and does not require a permit, which is referenced in Regulatory Guidance Letter 07-02. P 13

Emails inadvertently left in the packet indicate that a step required in the permitting process was circumvented. The emails are between Heidi Gerstung, ERO Resources, Jordan Swisher of Brue Baukol, and Nicholas Franke of the Army Corp of Engineers:

Mark West

From: Heidi Gerstung <hgerstung@eroresources.com>
Sent: Friday, March 27, 2020 8:57 AM
To: Jordan Swisher; Mark West
Cc: Moneka Worah; Abigail Sanocki
Subject: FW: Update on Goodhue Ditch Crossing,

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jordan and Mark,

While I was preparing this email, we just got one from Nick; but here you information on it...

Great news! Please see below for the Corps update on this project.

This has happened to us before on other ditch projects when the consultants agricultural activities in ditches are what is exempt - so if the company that reconstruct it, they do not need a 404 permit. But technically if it is related to not own the ditch, then it is not exempt.

Please let us know if you have any questions, thanks!

Heidi Gerstung
Ecologist

ERO Resources Corporation
Consultants in Natural Resources and the Environment
1842 Clarkson Street | Denver, CO 80218
303.830.1188 O | 720.468.2103 C | hgerstung@eroresources.com | <https://www.eroresources.com>
24-hour emergency contact: <https://www.eroresources.com>

a permit. You can reference Regulatory Guidance Letter 07-02, which goes and is not considered construction of an irrigation ditch.

Please let me know if you have any questions or concerns on this. And of c

Source: Final Drainage Report

The Drainage Report states that this is a roadway construction, not irrigation, project. The emails indicate that an exemption cannot be granted for construction projects.

Based on the Ditch crossing at the intersection of Via Varra and Northwest Parkway just north of the Broomfield Business center, a 54" RCP has been sized for the Ditch crossing. Preliminary calculations indicate that a 54" RCP conveys 50 cfs, which was used for design on the Site. A maintenance road with a minimum 15-foot wide easement is required, and the roadway crossing will also incorporate the ability for maintenance equipment to cross.

The Drainage Report also indicates that permission from the Ditch Owner is required and has been requested. This permission letter is not included in publicly accessible information on 8/04/2022.

A crossing of the Ditch by Campus Drive is planned, subject to Ditch Company's approval, with the proposed development. The Ditch will continue to outfall per historic conditions at the existing location on northeast property boundary. The Ditch Company has been contacted regarding the requirements of the proposed Ditch revisions. The proposed Ditch crossing has been designed and included in a separate plan set for approval by the Ditch Company according to the Ditch Company requirements. P. 13 Final Drainage Report

The letter from the Ditch owner is also required in the Final Plat per City Code:Sec. 16.12.09:

Final plat contents.

B Other documents required at the time of submission of the final plat shall be:

1. Preliminary engineering drawings and outline specifications for all public facilities to be installed, i.e., water and sewer utilities, streets, and related improvements, bridges, and storm drainage;

2.

3. Agreements made with ditch companies when needed

The City of Louisville is required to cooperate with all entities partner to intergovernmental agreement regarding open space lands. Are we also under the same requirements for water flowing through open space?

Section 15-5. Open Space - Effect of Article. (d) With respect to open space lands which are jointly owned by the City with another governmental entity and which are the subject of an intergovernmental agreement or a conservation easement, affect or limit the management of such lands in accordance with the terms of such agreement or easement;

Streams and Open Water

Under existing regulations, waters tributary to navigable waters are subject to the Corps' jurisdiction (jurisdictional). The Goodhue topographic quadrangle and on the National Hydrography Data:

ERO Project #10500

5

Preconstruction Notification

Redtail Ridge Development – Goodhue Ditch Crossing

Boulder County, Colorado

stream (Figure 1, Figure 2). The Goodhue Ditch is a tributary of South Platte River. The Goodhue Ditch contains a defined bed and portions of the banks. ERO mapped approximately 0.052 acre of the project area during the 2019 site visit. The Goodhue Ditch is Corps (Corps File No. NWO-2019-00148-DEN, Corps 2019).

Wetlands

Jurisdictional wetlands meet the Corps' definition of wetlands and a surface tributary connection to interstate or navigable waters or mapped approximately 0.08 acre of wetlands abutting the Goodhue Ditch (Figure 1). ERO collected data from two data points (DP) near the Goodhue Ditch.

Thank you for your attention in this important matter

Sherry Sommer
910 South Palisade Court
Louisville, Colorado

Documents

Army Corps of Engineers regulatory doc 07-02

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/rgls/rgl07-02.pdf>

City Code

[Municode Library](#)

Municode Library

MunicodeNEXT, the industry's leading search application with over 3,300 codes and growing!

Final Drainage Report:

<https://www.louisvilleco.gov/home/showpublisheddocument/35576/637934895636070000>

Streams and Open Water

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1000

[illegible]

34 www.ceramics.com.sg/d-DwdfAa-8-00yGZt0cTDllim5N8b7iYmuc

a permit. You can reference Regulatory Guidance Letter 07-02, which goes and is not considered construction of an irrigation ditch.

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Preconstruction Notification

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Boulder County, Colorado

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Rob Zuccaro

Subject: FW: Redtail Ridge Development Proposal

Importance: High

From: Peter Bandurian <pbandurian@gmail.com>

Sent: Wednesday, September 7, 2022 2:55 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Development Proposal

I am writing to protest against Brue Baukol's latest proposal for a Redtail Ridge development. The bottom line is that the proposal does not meet the Louisville Municipal Code subdivision requirements. One can get in the weeds, the details, of how the public land dedication includes land that should not be included and the suitability of such land. Also, the proposal is so large as to negatively impact Louisville's quality of life: air quality and excessively increases traffic. But the real punch in the nose to the residents of the city of Louisville is the intention to grade the entire site. This is counter to the desire of maintaining as much as feasible the natural topography, historical archaeological features and beauty of the area. There is no natural open space in this plan and this is completely unacceptable.

The Brue Baukol proposal does not meet the Louisville Municipal Code in detail nor in spirit and should be rejected.

Sincerely, Peter Bandurian
139 Lincoln Cir, Louisville, CO 80027

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Rob Zuccaro

Subject: FW: Redtail Ridge

Importance: High

From: Charlene Bandurian <clbandurian@yahoo.com>

Sent: Wednesday, September 7, 2022 4:49 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge

Planning Commission:

I am struck by the blatant disregard for the desires of the citizens of Louisville by Brue Baukol.

Everything that is wrong is contained in his proposal to grade the entire site as a first step. By grading the site, the wildlife, the natural open space and environment is ruined. This is the exact opposite of what the Louisville citizenry have desired for the entire time this space has been available.

I strenuously object to this Brue Baukol plan. The Planning Commission should not accept this plan. If accepted, it will then become a matter of time before more buildings and roads will be added because the entire ecosystem has been destroyed.

It is as if a deaf ear has been turned to the Louisville citizenry and all because of monetary gain.

No!

Charlene Bandurian, (resident of Louisville since 1984)

139 Lincoln Circle

Louisville, Co 80027

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Rob Zuccaro

Subject: FW: Redtail Ridge development proposal

Importance: High

From: Peter Bandurian <pbandurian@gmail.com>

Sent: Wednesday, September 7, 2022 1:41 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge development proposal

I am writing to protest against Brue Baukol's latest proposal for a Redtail Ridge development. The bottom line is that the proposal does not meet the Louisville Municipal Code subdivision

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Rob Zuccaro

Subject: FW: Redtail Ridge Agenda Item, September 8, 2022

Importance: High

From: cindy Bedell <cyndilarsen@yahoo.com>
Sent: Wednesday, September 7, 2022 3:26 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Meredyth Muth <meredythm@louisvilleco.gov>
Subject: Redtail Ridge Agenda Item, September 8, 2022

Dear Louisville Planning Commission,

I am writing about the Redtail Ridge Preliminary and Final Plat which is on your agenda for the **9/8/22** Planning Commission meeting.

You are tasked with making a recommendation about the fate of this land, which constitutes about 8% of the land area in the City of Louisville.

This land is full of natural features and previously undeveloped green fields which constitute our visual buffer and entrance to Louisville's south east gateway. You have an opportunity and a moral obligation to make a recommendation to save more of this area for open space.

Municipal Code 16.16.060 states:

*3. In determining which of the above policies to implement, the planning commission and the city council will consider **the size of the development** and its adequacy for accommodating a suitable public use site; the community facility aspects of the comprehensive development plan and the school district's master plan; **existing parks and other public uses in the area**; the topography, geology, and location of land in the subdivision available for dedication; **the needs of the people in the area**; and **any other appropriate factors**. If land is dedicated to the city, it shall be free of all liens and encumbrances.*

5.C. Retention ponds or other land left open solely for the purpose of the development, such as land under power lines, will not be considered as part of the land dedication required under this section.

During the August 11th Planning Commission meeting the question arose of how to take into account the results of the recent election, where citizens of Louisville overturned City Council's approval of the Redtail Ridge Mater Plan (Ordinance 1811, Series 2021). The main reason most referendum petition signatures gave for signing the referendum was they want more open space at this location. Therefore, obviously the results of the election are relevant to your decision tonight under municipal code 16.16.060.

Also many residents stated we need more open space in this area, both undeveloped buffer land and walking trails. Adding hundreds or thousands of visitors and employees to this area will significantly increase the need for open space and other public uses in the area. (Do we have an estimate of employees and daily visitors, or just the projected additional traffic of 20,600+ more vehicle trips per day to Louisville and surrounding roadways?)

Land left undeveloped or graded for the purpose of new roads should not be calculated in the the public land dedication.

During the May 2022 Open Space Advisory Board meeting, Director Zuccaro referred to these ordinances which allow the recommendation for more open space:

Sec. 16.16.010

D.Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.

E. Schools, parks, churches and other community facilities should be planned for as an integral part of the area to the extent possible. Open space, park, and recreation areas must be located in such a manner as to create an area that is usable and accessible to the residents of the subdivision and shall otherwise conform to all applicable city standards and requirements. The need for additional open space, park, and recreation areas shall be based on the following factors: the city's comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas.

At the Open Space Advisory Board June meeting, several board members stated they were not allowed to recommend more open space. They did not seem to remember or understand what Director Zuccaro said at the May 2022 meeting. I encourage you to take into consideration this faulty review process when you hear that the Louisville Open Space Advisory Board approved the open space dedication for this plat.

You can recommend more open space, and you should. It is your moral imperative.

We can and should preserve at least 160 acres of this land as quality, undisturbed, and contiguous open space. One way to facilitate contiguous open space north of Disc Drive would be to cluster the approved 2.56 mil sq ft development below Disc Drive around the old Storage Technology footprint.. Also if the buildings are sited below grade, this would reduce the visual impact. Underground parking will further reduce the amount of impervious surface and heat island impact of concrete surface parking.

Brue Baukol Capital Partners has offered 47.40 acres, outside of the City of Louisville in unincorporated Boulder County, and which is already under a restrictive IGA which limits the development which could occur on that land. This area should be protected, and this is good; however this should not be counted in the total public land dedication. We need more open space within the City of Louisville subdivision plat.

Brue Baukil has also offered a strip of steep 18 acres open space along Highway 36, which is not quality open space. I believe that this land was previously determined to be undesirable as open space by the City of Louisville.

Finally, I'd like to point out that Louisville Attorney Kelly stated on 8/3/21 (see page 55 of the 8/3/21 city council meeting packet) that there are 5 criteria where council can require additional public land dedication. She said that if you use the code, and do it reasonably, your decision should be upheld. I have copied that in very large print below because I could not paste it smaller in yahoo mail:

CITY COUNCIL COMMUNICATION

SUBJECT: ORDINANCE NO. 1811, SERIES 2021, REDTAIL RIDGE GDP

DATE: AUGUST 3, 2021 PAGE 5 OF 10

- Louisville Municipal Code Sec. 16. 16.060 further details this requirement, which

is formalized with the final plat but typically the intent is designated within a General Development Plan. This minimum public land dedication requirement is separate from any additional open spaces or public lands that the City Council may require through other Municipal Code sections including, including Sec. 17.28.080, which states the City Council may require additional public use dedications based on five criteria:

1. Comprehensive development plan (including matters of state interest);
2. Topography, drainage, vegetation and other such physical conditions;
3. Anticipated socio-economic conditions;

4. Type and density of development and employment;
5. Overall need for open space and recreational facilities;

Please carefully consider your recommendation and preserve as much as possible of our small town gateway.

Thanks for your consideration,

Cindy Bedell
662 W Willow St
Louisville, CO 80027

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Dear Planning commissioners:

Thank you for asking important and good questions at the August meeting regarding the RedTail Ridge. I encouraged you continue to do by examining the codes and asking the hard and important questions such as “WHY”. It is important to find out why this development layout plan was designed this way.

I believe transparency and clarification are essential to our understanding WHY. It will help us to adhere to the Municipal codes.

It is important to have the 40% land dedication above Disc Drive with 50% public land dedication as it mentioned in the Municipal code. My question is for you to ponder on, WHY the developer wants to grade over the property?

Having no development above north of Disc Drive and clustering development south on Tape Drive where Storage Tek was occupied do provide many beneficial outcomes for the city of Louisville.

Financially, Emotionally, Spiritually, Mentality, Physically, Stability, environmentally sustainability, community, and accountability to our future generations

For example, this traffic route in the developer's plan.

These are the reasons why they should not create Campus Drive from 88th to the light signal toward to 96th.

1. FINANCIALLY - Save Electricity and construction cost – it will be on us paying for it which we don't need to do so.
2. MENTALITY – No more Stacking. (Reminder there is a new signal by 7-11 store and in fact, it already started to stack up almost all day now which I drive on Hwy 42/ N 96th often).
3. SPIRITUALLY - Night sky required
4. PHYSICALLY – No More Carbon Dioxide emitted
5. COMMUNITY - No need to work with Mr. Baukol's plan on Campus Drive. We can create a team to work with the school district, RTD and Federal Transportation Department. It is our motto “ONE COMMUNITY”
6. EMOTIONALLY - The road itself does not to extend to 96th, we can adapt and survive.
7. ENVIRONMENTALLY SUSTAINABILITY - Convert into open space, save the drainage and natural habitat
8. STABILITY – Conserving our land
9. ACCOUNTABILITY TO OUR FUTURE GENERATIONS - Our next-door neighbor Broomfield are redeveloping the Flatirons mall; this will bring more complication into 88th and 96th/Northwest Parkway.

Redtail Ridge plans does not meet the criteria of the Municipal code. I encourage you to continue to ask good and hard questions. Please do not approve Mr. Baukol's plan. Thank you for your service and for all you do.

M. Christiansen
543 Adams Ave.
Louisville CO 80027

Rob Zuccaro

Subject: FW: Comments on Redtail Ridge for 8 September 2022

Importance: High

From: Joshua Cooperman <jhcooperman@gmail.com>

Sent: Thursday, September 8, 2022 1:59 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Comments on Redtail Ridge for 8 September 2022

Dear members of the Planning Commission,

I write you today regarding your consideration of preliminary and final subdivision plats for the Redtail Ridge development. While I do not oppose development at the Phillips 66 Rural Special District, I do oppose the most recent proposal for the Redtail Ridge development. I request that you deny approval of the current application for subdivision plats. After explaining my general objections to the current proposal, I detail the legal reasons for denying approval on the basis of Louisville's municipal code and plans. In case my reasoning does not persuade you, I then make some suggestions for improving the current proposal. Finally, I offer some constructive ideas for the Redtail Ridge development, all of which are absolutely essential for ensuring this development's environmental sustainability.

The current proposal for the Redtail Ridge development has not been sufficiently revised since the special election this past spring; accordingly, virtually all of the issues with the previous proposal for the Redtail Ridge development remain. Of course, you must judge the current proposal on its own merits, but I was disappointed and, quite frankly, insulted that the developer did not make more substantial changes in response to the community's feedback. Most significantly, under the previous and current proposals, Redtail Ridge would be woefully unsustainable. This lack of sustainability is reflected in most, if not all, of the issues that led our community to vote down the previous proposal: for instance, too large of a development footprint, too little open space, and too much traffic. Louisville needs a much more sustainable development. I will explain how to achieve such a development just before concluding my letter.

I now argue that you should not approve the current proposal for the Redtail Ridge development as this proposal fails to conform to Louisville's municipal codes and plans. I must respectfully disagree with City staff's findings on several points, but I wish nonetheless to acknowledge City's staff typically excellent work.

First, Louisville's Comprehensive Plan specifies the policies that a special district must meet. The current proposal fails to meet two of these policies.

Policy 1 states that a special district must have its "specific character expectations" "articulate[d] and define[d]" "in customized general development plans adopted by City Council". The current proposal relies on a general development plan customized for a markedly different development that never came to fruition.

Policy 3 states that a special district must "encourage internal services which meet the daily needs of the people working in the district". The current proposal does not include any residential development, thus failing to meet the daily need of housing for people working in the district. (I fully recognize that this special district is not currently zoned for residential development; the current zoning clearly conflicts with this overarching special district policy.)

Second, section 16.04.020 of Louisville's municipal code specifies the purposes that a subdivision must meet. The current proposal fails to meet several of these purposes.

Purpose A states that a subdivision must "promote the health, safety, convenience, order, prosperity, and welfare of the present and future inhabitants of the City". The current proposal's lack of environmental sustainability jeopardizes the development's ability to promote the health, safety, prosperity, and welfare of Louisville's future inhabitants.

Purpose F states that a subdivision must "avoid congestion of population" and "provide for the proper distribution of population and supportive land uses". The current proposal's lack of residential development fails to provide for the proper distribution of population, which would allow those who work in the Phillips 66 Rural Special District also to live in the Phillips 66 Rural Special District.

Purpose H states that a subdivision must "protect the character and the social and economic stability of all parts of the City". The current proposal's expansive footprint and grading plans fail to protect the character of the Phillips 66 Rural Special District. The current proposal's effects on the City's existing social and economic stability is largely unknown. For instance, would increased traffic in the

City's southeast deter trips to the City's existing businesses? I also suggest that you read my guest opinion in the Daily Camera regarding the economic impact of the previous Redtail Ridge development proposal. (<https://www.dailycamera.com/2022/04/10/joshua-cooperman-redtail-ridge-economic-boon-or-bust/>)

Purpose K states that a subdivision must "provide for the safe and efficient circulation of traffic throughout the City, the avoidance of congestion in the streets and highways and along pedestrian and bikeways". The current proposal would result in a substantial increase in traffic, jeopardizing its safe and efficient circulation. Bicycle lanes along 96th Street, Dillon Road, and 88th Street would be subject to considerably more congestion.

Purpose M states that a subdivision must "mitigate the pollution of air, streams and ponds, assure the adequacy of drainage facilities, safeguard the water table, and encourage the wise use and management of the natural environment". The current proposal would result in considerable increases in air pollution stemming from the substantial increase in traffic. The current proposal's expansive footprint and grading plans do not represent wise uses or management of the natural environment.

Purpose N states that a subdivision must "preserve and enhance to the extent reasonably possible the natural beauty and topography of the City and areas of historical and archeological importance and to ensure appropriate development with regard to such natural, historical, and archeological sites and features". The current proposal's expansive footprint and grading plans completely fail to preserve and enhance, to the extent possible, the City's natural beauty and topography and to ensure appropriate development with regard to natural features.

Purpose S states that a subdivision must "otherwise plan for and regulate the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights". The current proposal's lack of environmental sustainability as well as its expansive footprint and grading plans fail to adequately protect the environment.

Third, section 16.16 of Louisville's municipal code specifies the design standards that a subdivision must meet. The current proposal fails to meet at least two of these design standards.

Standard D in section 16.16.010 states that a subdivision must ensure that "natural features, historical and archeological sites, and vegetation of the area, including trees must be preserved to the extent possible". The current proposal's expansive footprint and grading plans directly conflict with this standard. Moreover, this section states that "the applicant . . . must demonstrate" that the standards are met.

Standard B in section 16.16.020 states that a subdivision must ensure that "drainage areas, wherever possible, should be left in a natural state and [that] no encroachments shall be made on the natural channel area". The current proposal's grading plans directly conflict with this standard.

While I maintain that the current proposal for the Redtail Ridge development fails to conform to Louisville's municipal codes and plans, I appreciate that many of the policies and standards in these codes and plans are subject to interpretation. Accordingly, I wish to make some suggestions for improving the current proposal.

Throughout the various rounds of development proposals for Redtail Ridge, the community has continually expressed the desire for a smaller development footprint and its concomitant open space. If you decide to approve the current proposal, then I implore you to recommend that the developer dedicate more open space, which would result in a smaller development footprint. In particular, I hope that all of the land north of Disk Drive will be preserved as undisturbed open space. A larger open space dedication could also help to address the current proposal's failings with regards to some of the subdivision purposes and standards.

Louisville's municipal codes and plans provide multiple justifications for a larger open space dedication. Part E of section 16.16.010 states that "the need for additional open space, park, and recreation areas shall be based on the following factors: the City's Comprehensive Plan; topography, drainage, vegetation, and other physical conditions; the type and density of the proposed development; the availability of other open space, park, and recreation areas; and the overall need within the proposed development for such areas".

With regards to the City's Comprehensive Plan, this plan lists "promoting ecological diversity", providing "integrated open space and trail networks", and supporting "sustainable practices" among Louisville's core community values. A larger open space dedication would further promote ecological diversity, provide more integrated open space and trail networks, and further support sustainable practices.

With regards to topography, drainage, vegetation, and other physical conditions, a larger open space dedication could substantially reduce the amount of grading, allowing for preservation of natural topography, drainage, vegetation, and habitat.

With regards to the proposed development's type and density, as demonstrated by the ConocoPhillips plans, a denser development with smaller footprint is most definitely possible, allowing for a larger open space dedication.

With regards to the availability of other open space and the overall need within the proposed development, the Redtail Ridge development would daily bring thousands of people to southeast Louisville. These people would want to and should be able to enjoy the City's open spaces. With little open space currently available for enjoyment in southeast Louisville, a larger open space dedication is necessary to accommodate the people traveling to the Redtail Ridge development.

Furthermore, the exemption of eighty acres annexed by the City in 2009 from the open space dedication requirement should be nullified as the reason for this exemption no longer exists.

Throughout the various rounds of development proposals for Redtail Ridge, the community has continually expressed concerns about the concomitant increases in traffic. Given the current zoning of the Phillips 66 Rural Special District and the currently allowed development square footage, there are unfortunately limited options to mitigate the increased traffic. If you decide to approve the current proposal, then I implore you to recommend that the developer provide for substantial traffic demand management. In particular, in addition to requesting a strengthening of the current traffic demand management plan, you should recommend that development cannot proceed without public transportation to the Phillips 66 Rural Special District. The development of Redtail Ridge presents an opportunity for public transportation also to the Colorado Technology Center, the Monarch campus, and Avista Adventist Hospital.

Finally, I wish to offer a vision for Redtail Ridge that would address all of the community's principal concerns while making the development considerably more sustainable. We desperately need to rezone the Phillips 66 Rural Special District to allow for mixed-use and residential development. I fully realize that such a rezoning is contrary to the Comprehensive Plan, but, quite frankly, the Comprehensive Plan is dead wrong in this case. The current zoning condemns people who would work at Redtail Ridge not only to find housing elsewhere, but also to commute from elsewhere. Rezoning would allow for people who work there also to live there, removing the need to commute to work as these people could walk or bike. Furthermore, we need to significantly improve the pedestrian and bicycle connections to the neighboring residential development in Broomfield so that the people living there can sustainably travel to Redtail Ridge. In combination with my suggestion to require public transportation, there would be substantial reductions in traffic to and from the development. Residential development at Redtail Ridge should be high density in line with a smaller development footprint. (High density development is more environmentally sustainable too.) The developer has previously indicated an interest in residential development, and City Council truly wishes to make progress on affordable housing. The rezoning of the Phillips 66 Rural Special District would likely represent the single most significant advance for affordable housing in Louisville. For these reasons I urge you to do everything in your power to realize this vision for Louisville.

Thank you for considering my thoughts.

Best,
Josh

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Rob Zuccaro

Subject: FW: RTR: Compromise, Ignoring the Muni Code and "Shall" re: Planning: Redtail Ridge 2022 Preliminary and Final

From: Cynthia Corne <ccorne@comcast.net>
Sent: Wednesday, September 7, 2022 7:27 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Jeff Durbin <jdurbin@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Lisa Ritchie <lritchie@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Cynthia Corne <ccorne@bluesleeves.com>
Subject: RTR: Compromise, Ignoring the Muni Code and "Shall" re: Planning: Redtail Ridge 2022 Preliminary and Final

Dear Planning Commission,

Thank you sincerely for your valuable service to our community.

If you review the Municipal Code mandates ("shall" statements), and the importance of this RedTail Ridge parcel, perhaps you will also see concerns for the process followed and suggest to this applicant that they produce new plans which match the desires for the City of Louisville. Please continue the visible and confident leadership from Planning Commission. The prior Planning Commission meeting was impressive - the questions and approach. A positive solution has been in front of this applicant for several years. "No/less development north of Disc Drive." I digress (since that is not what you are reviewing).

Also, so long as the applicant intends to grade over the majority of the land and natural features, the community will not support this preliminary/final plat. Based on Muni Code, Planning Commission should not approve this overrun of natural resources and resulting intent for the "future inhabitants" of Louisville.

Please consider the following input for your Sept. 8th review of the unchanged Redtail Ridge 2022 Preliminary and Final Plats. Topics included:

1. [Planning Commission's Critical Role](#)
2. Parcel Importance: Entrance to Louisville and Boulder County
3. [Air Quality and Traffic Concerns: general and vis-a-vis EPA downgrade](#)
4. Code Compliance. "Shall" = Mandatory. See a list at bottom. City Planning Staff could be requested to show how applicant has met. Line by line review is needed by our boards. Too much has been glossed over. Not sure why.
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Others have likely been filling in for City Manager Durbin. Note: I do not believe this final plat would pass City Manager Durbin's review, who recently returned, so perhaps he should be given an opportunity to scrutinize the processes and recommendations.

More detail below:

Re: the Redtail Ridge 2022 Preliminary and Final Plat Review

1. Planning Commission's Critical Role

a. This type of parcel is the reason the Planning Commission exists. To apply your full purpose and look out for the City of Louisville, our community, taxpayers, and future generations. And, to not waste City Council's time on a proposal which attempts to gloss over critical requirements for Louisville.

a1. Please evaluate the applicant's proposal for its match to the Comprehensive Plan and how it complies with Municipal Code - requirements, mandates, and intentions.

a2. Please keep in mind: this applicant has had multiple years to incorporate citizen input, yet has kept the devastating horizontal intent the same.

Compromise has been achievable and still is. How refreshing would it be for the Planning Commission to suggest to them, "Have you considered no development north of Disc Drive? It seems the community and City Council would accept that and grant height exceptions in the other areas. Or something closer to that? Do you (applicant) understand that the community will not accept grading over the entire property and that plan does not meet the requirements of the municipal code?"

**As a result, Planning Commission could keep your September 8th review short. They have not met the requirements of the municipal code and have taken up significant staff time and cost to the City without showing willingness to compromise on any of the most basic and reasonable environmental concerns. Not just concerns. Mandates.

2. **Entrance to Louisville and Boulder County:** To see this unique, even iconic, parcel for what it is: mostly undeveloped land with campus zoning which is the southern entrance to Louisville and to Boulder County. A first impression for people from all over the world to this historically significant area of Colorado.

3. To consider air quality and traffic concerns generally, and even mores, with a recent EPA downgrade to Severe status.

- This is new, yet doesn't the Planning Commission have a critical role to even more closely review increased traffic and pollutants?
- For reference:

Sec. 16.04.020. - Purpose.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

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A.

To promote the **health, safety, convenience, order, prosperity and welfare** of the present and future inhabitants of the city;

E.

To provide for adequate light, air and privacy and to secure safety from fire, flood and other danger;

4. **Code Compliance:** To ensure that the “shall” statements from the Municipal Code have truly been adhered to by the applicant, and reviewed by City staff. It is reasonable to ask the City Attorney to expect the applicant to do the most required instead of the least.

- Specifically in 17.08 Definitions. **Shall = Mandatory.**
- I urge the Planning Commission to have City staff provide a line by line compliance update of the “shall statements” in sections 15, 16, and 17. See the bottom of this email for a listing from Chapter 16.12 of the Municipal Code.
- **Sec. 17.08.005. - General interpretation.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

The words and terms used, defined, interpreted, or further described in this title may be construed as follows:

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The particular controls the general.

B.

The word "shall" is always mandatory and not directory. The word "may" is permissive.

5. Preliminary and Final Plats Combined

a. Why does the Municipal Code have separate sections for Preliminary and Final Plats if not for EXACTLY this type of development? They should not be combined for this complex and potentially disruptive development - e.g. 20 year - construction.

6. **OSAB Notice not given. Prior to the second OSAB meeting, the applicant made significant changes to their plans which did not allow the 15 day period for OSAB members to consider those changes.**

- Also, while surrounding area impacts are relevant, the information was presented in such a way that was confusing as to the actual Open Space and usability calculations within the City of Louisville. Yet, OSAB went ahead and voted. OSAB’s recommendation should have no bearing on discussions.

****Planning Commission - please look at Open Space with your own lens aligned with code requirements.**

7. The Parks Commission review was similar. They did not understand their mission, sections of the Code to consider, nor consider public comments.

8. Unknown Tenants/Community Partners

****Please note:** With prior owners, the Community knew who the tenants were (e.g. StorageTek, Conoco Philips) and that they were/to be part of the community. With this owner, we do not know who the tenants will be. Yet, they are asking to grade over the entire ecosystem in their first phase and divide into newly defined parcels.

****We also know the owner is now based in Newport Beach, California. They have some local partners, but let's be clear this is an investment for this land owner, who will likely sell the subdivided areas. It is warranted for the citizens and tax payers to require more information before grading of land and 20 years of congestion to be considered.**

Thank you for considering this input. Normally, I summarize more cleanly. I am disappointed to spend time here. The process laid out by Planning Staff for this applicant has skipped critical steps and I'm not sure why. It is disappointing that a plat, with this much unchanged proposed horizontal devastation is even at this stage. It does not preserve as much natural features as reasonable - as mandated in the code.

Also citing 16.04.030

- **Sec. 16.04.030. - Authority.**

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No final plat of a subdivision shall be approved and accepted by the city council unless it conforms to the provisions of this title.

(Ord. No. 423-1973, § 1-103; Code 1977, § 16.04.030)

Some common sense is being missed here. Or brazen overreach.

Finally, you are the experts, and I prefer to spend my volunteer time on other community matters. Yet, this is important to prevent unnecessary chaos and potentially irreversible damage. Thank you.

Sincerely,
Cynthia

Cynthia Corne Musslewhite
438 Jefferson Ave.
Louisville CO

=====

Appendix:

One of many sections which should be reviewed by Planning Commission or City Council, for compliance, line by line, formally, before Council review.

Sec. 16.12.050. - Preliminary plat—Contents.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

The contents of the preliminary plat shall be as follows:

Proposed name of the subdivision;	A.
Location and boundaries of the subdivision as part of a larger area;	B.
Contours at two-foot intervals if the slope is less than ten percent (spot elevations may be required if land is too flat for contours) and five feet where the slope is greater than ten percent;	C.
Date of preparation, scale, and north sign (designated as true north);	D.
Name, address and telephone number of owner and licensed surveyor, licensed engineer or designer of the plat;	E.
Total acreage involved;	F.
Location and dimensions of all existing streets, alleys, easements, drainage areas, irrigation ditches and laterals, and other significant features within or adjacent to the tract to be subdivided;	G.
Approximate location and dimensions of all proposed streets, alleys, easements, lot lines, front building setback lines, and parks and other areas to be dedicated for public use;	H.
Delineation of and technical material pertaining to areas of state interest as identified in chapter 17.32 and in other applicable ordinances;	I.
Zoning on and adjacent to the tract;	J.
Site data including the number of residential lots and typical lot sizes;	K.
Density of development (number of dwelling units per acre of residential and open space land);	L.
Proposed uses other than single-family residential;	M.
The location and size of existing utilities within or adjacent to the tract including water, sewer, electricity, and gas (may be placed on a separate plat);	N.
Proposed street names;	O.
Preliminary drainage plan;	P.
Such preliminary information as may be required by the planning commission in order to adequately describe proposed utility systems, surface improvements, or other construction projects contemplated within the area to be subdivided in order to assure that the subdivision is capable of being constructed without an adverse effect upon the surrounding area;	Q.
Application form for rezoning, if required for the development of the subdivision;	R.
	S.

Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites;

T.

Location of the nearest existing or proposed schools intended to serve the residents of the subdivision;

U.

Buffering proposed from collector and arterial streets and, where appropriate, adjacent uses;

V.

Any proposed use, height, area, or bulk limitations which do not violate applicable city zoning regulations;

W.

Development phases or stages proposed in order to assure the availability of public services and the orderly development of the subdivision;

X.

Any modifications proposed by the subdivider pursuant to [section 16.24.010](#);

Y.

The maximum height proposed for all buildings and structures;

Z.

Proposed pedestrian and bikeways; and

AA.

For residential subdivisions, the location and nature of open space, park, and recreation common areas proposed for the residents, in addition to the required public use dedications.

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Rob Zuccaro

Subject: FW: RTR: Compromise, Ignoring the Muni Code and "Shall" re: Planning: Redtail Ridge 2022 Preliminary and Final

Importance: High

From: Cynthia Corne <ccorne@comcast.net>

Sent: Wednesday, September 7, 2022 7:27 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: Jeff Durbin <jdurbin@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Lisa Ritchie <lritchie@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Cynthia Corne <ccorne@bluesleeves.com>

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438 Jefferson Ave.
Louisville CO

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- D. Date of preparation, scale, and north sign (designated as true north);
- E. Name, address and telephone number of owner and licensed surveyor, licensed engineer or designer of the plat;
- F. Total acreage involved;
- G. Location and dimensions of all existing streets, alleys, easements, drainage areas, irrigation ditches and laterals, and other significant features within or adjacent to the tract to be subdivided;
- H. Approximate location and dimensions of all proposed streets, alleys, easements, lot lines, front building setback lines, and parks and other areas to be dedicated for public use;
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- J. Zoning on and adjacent to the tract;
- K. Site data including the number of residential lots and typical lot sizes;
- L. Density of development (number of dwelling units per acre of residential and open space land);
- M. Proposed uses other than single-family residential;
- N. The location and size of existing utilities within or adjacent to the tract including water, sewer, electricity, and gas (may be placed on a separate plat);
- O. Proposed street names;
- P. Preliminary drainage plan;
- Q. Such preliminary information as may be required by the planning commission in order to adequately describe proposed utility systems, surface improvements, or other construction projects contemplated within the area to be subdivided in order to assure that the subdivision is capable of being constructed **without an adverse effect upon the surrounding area;**

- R.
Application form for rezoning, if required for the development of the subdivision;
- S.
Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites;
- T.
Location of the nearest existing or proposed schools intended to serve the residents of the subdivision;
- U.
Buffering proposed from collector and arterial streets and, where appropriate, adjacent uses;
- V.
Any proposed use, height, area, or bulk limitations which do not violate applicable city zoning regulations;
- W.
Development phases or stages proposed in order to assure the availability of public services and the orderly development of the subdivision;
- X.
Any modifications proposed by the subdivider pursuant to [section 16.24.010](#);
- Y.
The maximum height proposed for all buildings and structures;
- Z.
Proposed pedestrian and bikeways; and
- AA.
For residential subdivisions, the location and nature of open space, park, and recreation common areas proposed for the residents, in addition to the required public use dedications.

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Rob Zuccaro

Subject: FW: Redtail Proposal Doesn't Meet City Code

Importance: High

From: Melissa DuBois <meldubois@gmail.com>

Sent: Thursday, September 8, 2022 1:30 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Proposal Doesn't Meet City Code

Hello,

I would like to encourage the Planning Commission to reject the Redtail Ridge development proposal, because the proposal does not meet city code requirements in the following ways:

- The current proposal calls for the **entire site to be graded** – including the open space and areas that will not contain buildings, roads, and parking lots. All of the natural drainage will be altered, the health of the soil severely degraded, trees and other vegetation destroyed, and wildlife habitat obliterated. Grading the entire site is contrary to the mandate to preserve as much of the natural environment as possible (LMC 16.04.020 (N), LMC 16.16.010 (D)).
- The grading of the site is also contrary to the mandate to preserve natural drainage (LMC 16.16.020 (B)).
- Brue Baukol's proposed public land dedication includes areas that should be excluded from the calculation. According to LMC 16.16.060 (B)1, a minimum of 12% of the land being subdivided for nonresidential subdivisions shall be dedicated, exclusive of subsection A of this section, for park, school, or other public purposes as determined by the city council and shall be delineated on the final plat. Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended. Subsection A of LMC 16.16.060 lists the features that cannot be counted toward the 12% dedication: Dedications of rights-of-way for public streets, drainage easements, utility easements or other public purposes shall be required and shall be made by the subdivider on the plat unless otherwise directed by the city council. **The proposed land dedication of the Redtail Ridge proposal includes streets, drainage easements, and utility easements.**
- **The LMC explicitly instructs the Planning Commission to determine whether the land granted in the public dedication is suitable for its purpose: LMC 16.16.060 (B)1:** "... Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development and/or the use for which it is intended."

Because the land at Redtail Ridge is intended for use as open space and to provide a natural buffer mitigating the sense of urban sprawl, the Planning Commission must decide whether the land proposed for dedication is suitable for these purposes.

For open space, the purpose of which is the preservation of biodiverse natural areas and light human recreation, the land north of Disc Drive is the most suitable. This area of the site has never been developed. It is the richest in vegetation, water, and wildlife.

To preserve these "natural features" ([LMC 16.04.020 \(N\)](#) and [LMC 16.16.010 \(D\)](#)), the Planning Commission should require a 50% public land dedication at Redtail Ridge, with a 40% open space dedication north of Disc Drive. This would mean clustering all of the development on the southern half of the property, as it was when StorageTek occupied it.

- **COMMUNITY IMPACT.** Brue Baukol's current Redtail Ridge plan is less than half the size of the 6.1 million square feet the company proposed for the site in 2020, yet it still occupies the same massive, sprawling footprint. **The impact of the development on local traffic, air quality, and quality of life remains enormous.**

This is in spite of the LMC's clear instructions that the city should minimize the negative impacts of development:

- [LMC 16.04.020 \(O\)](#): This section requires City Council and the Planning Commission "To regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas."

The development proposed for the area north of Disc Drive would impact nearby neighborhoods and Monarch High School with dust, noise, and fumes from construction; traffic; and the long-term possibility of emissions from industrial facilities. This includes an anticipated [20,000 additional car trips](#) on Louisville roads daily.

I strongly urge the Planning Commission to reject the Redtail Ridge proposal, as it DOES NOT meet the requirements for subdivisions in Louisville's municipal code.

Thank you for your consideration.

Sincerely,
Melissa DuBois
Louisville Resident
657 Owl Drive

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Rob Zuccaro

Subject: FW: NO on approval for current Redtail Ridge plan

Importance: High

From: A G <agreves13@gmail.com>

Sent: Wednesday, September 7, 2022 4:58 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: NO on approval for current Redtail Ridge plan

Members of the Louisville Planning Commission,

I understand that you will be considering the Redtail Ridge Filing No. 1 Preliminary and Final Subdivision Plat again this week. As a resident of Superior who accesses the proposed area for parenting and work on a daily basis, and as a local volunteer in the realm of open space preservation, I am highly invested in the use of this land. I urge you to vote NO on this current proposal, as it does not meet criteria in Louisville's Municipal Code.

One of the greatest concerns that requires your full attention and effort is the grading plan for this proposal. It is unconscionable that the entire site would be graded, including open space. This is completely counterintuitive to open space and would decimate habitat, wildlife, biodiversity, vegetation & the associated carbon sink, trees, soil, and natural drainage. It preserves nothing. Along with that, what is the plan, if any, for all the prairie dogs throughout this site? The historical range for this keystone species has shrunk by 95%- in large part due to habitat destruction and human encroachment. Every decision that impacts them matters, and thoughtless complicity in their destruction only contributes to the greater problems we are experiencing locally, and on this planet. Stewardship is the lesson we hope to pass along to our kids and students. What a shame it would be to deliver the opposite action and example just right across the street from schools. I urge you to uphold the LMC (16.04.020 (N), 16.16.010 (D)) through the legitimate preservation that is called for. As is, the proposal would create enormous abuse of this land.

Though the grading plan alone necessitates a full stop on this proposal, there are other aspects that also do not meet code. Open space dedication is one such piece. The public land dedication in the current Redtail Ridge plan does not meet requirements of the LMC. Features such as streets and trails do not count in the 12% calculation (LMC 16.16.060 (B)1). The planning commission should require a 50% public land dedication and clustered development to substantially minimize the harm to intended open space, including wildlife, and to provide a natural buffer to mitigate urban sprawl. You can do this. Additionally, the LMC clearly states (16.04.020 (O)) that the city council and planning commission must "regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas." This current proposal would negatively impact quality of life through its massive footprint and needless destruction. It would affect air quality, noise/light pollution, sustainability, traffic (note: selling out to an environmental nightmare is not the way to create much needed emergency road access!!!), alter drainage, etc. It is also irresponsible and cost prohibitive to suggest that the NW corner of the site be utilized as a park.

Please listen to your residents and affected locals, and do not approve this proposal. It does not meet Louisville Municipal Code, would ravage natural assets, and is geared toward nothing more than greed and profit.

Thank you.

Amber Greves
Superior, CO

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Rob Zuccaro

Subject: FW: Letter in Support of Campus Drive Extension and Completion
Attachments: Letter to Louisville Planning Commission and City Council 9-8.pdf
Importance: High

From: Meghan Mosher <mosher.meghan@gmail.com>
Sent: Thursday, September 8, 2022 10:35 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; bvs.board@bvsd.org
Subject: Letter in Support of Campus Drive Extension and Completion

To the members of the City of Louisville Planning Commission,

Please find attached a letter from the Monarch High School and Monarch K8 communities in support of approval for the Redtail Ridge - Preliminary and Final Plat, as it appears to be the only feasible and permanent solution to the accessibility of our campuses and safety of our staff, students, and families. Although we recognize the political nature of these decisions, we urge you to look above politics and recognize the longstanding safety issues facing our students and our school communities and approve the application. As far as we understand, there is no alternative beyond approval of the Redtail Ridge plat for development of the property that would result in Campus Drive's improvement in the near future.

Thank you,
/s

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Rob Zuccaro

Subject: FW: Each of the 5 factors in the City Code Supports More Open Space

Importance: High

From: Cathern H Smith <cathernsmith@gmail.com>

Sent: Thursday, September 8, 2022 1:51 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Each of the 5 factors in the City Code Supports More Open Space

Dear Planning Commission:

This comment letter explores some of the ways the 5 factors articulated in Louisville's City Code support the need for more open space. As you deliberate about the need for open space, be mindful that the applicant is requesting an exemption to supersize its lots. Thereby, pitting their desire to maximize the developed space against our need for open space.

By way of reminder, the City Code says that the need for open space "shall be based on the following factors: [1] the city's comprehensive plan; [2] topography, drainage, vegetation and other physical conditions; [3] the type and density of the proposed development; [4] the availability of other open space, park and recreation areas; and [5] the overall need within the proposed development for such areas." LMC Section 16.16.010(E). As set forth below, each of these factors supports more open space.

1. The City's Comprehensive Plan. Promoting Ecological Diversity, providing Integrated Open Space and Trail Networks, and supporting Sustainable Practices are among Louisville's Core Community Values. The Comprehensive Plan envisions that the City will achieve these goals by "ensuring a healthy and resilient natural environment" with "robust plant life and diverse habitats;" "that the needs of today will be met without compromising the needs of future generations;" and that the natural environment will be preserved for community benefit. The articulated community benefits include ecological diversity, interconnected trails, and outstanding views.

Redtail Ridge is 8% of the land in Louisville. Significant non-fragmented open space is needed so that Redtail's environment, plant life, and habitats will be healthy, resilient, and robust. These qualities require scale and contiguous land.

To retain its rural character and assessable open space, Louisville needs this 2.5 million square feet development to be buffered with significant open space. Otherwise, there will just be undifferentiated, fully developed suburbia where Louisville and Broomfield merge.

2. Topography, drainage, vegetation and other physical conditions of Redtail Ridge. As a result of climate change, Colorado now suffers from drought punctuated by flooding. Events like the 2013 flood are expected to become more common. Natural vegetation holds water better and naturally mitigates flooding. Impervious surfaces like parking lots carry pollution into the watershed and promote flooding. Additionally, alteration of the current waterflow will alter the ecosystem making accomplishment of the Comprehensive Plan goals more difficult to meet.

The existing vegetation serves as a carbon sink and habitat. This functionality will be lost where the property is graded or paved. There is no quick fix once the land is graded or otherwise degraded through development. At that point, recovery is a long term process.

Finally, the survival of our species rests on our ability to recognize that we are part of nature. It is in our best interest to preserve as much undeveloped land as possible.

3. Type and density of the proposed development. The proposed non-residential development is sprawling with slivers of open space at the edges. Fragmented, non-contiguous open space is not ecologically functional and will not achieve the goals of the City's Comprehensive Plan. Large blocks of open space are needed. The project is insufficiently dense and will be even less dense should the Commission approve super-sized lots.

4. Availability of other open space, park and recreation areas. The nearby open spaces cannot absorb the pressure that will be caused by thousands of extra visitors coming from Redtail. Extrapolating from the anticipated 20,000 additional car trips daily, assuming just one person per car at full buildout and that each person commutes to and from work and eats lunch, there will be at least 6,666 additional people coming into Louisville . [These assumptions probably understate the number of people coming in as there will be some car-pooling.] These 6,000 plus people will be looking for places to picnic, stroll, and exercise.

In addition, for the safety of Monarch students, Redtail should provide recreational opportunities for its users that will minimize commingling.

Finally, prairie dogs are a keystone species. Preservation of the existing colony requires more open space.

5. Overall need within the proposed development for such areas. Sterling Bar's development plan does not address the open space needs of the people who will be coming to Redtail. Rather than put pressure on other open space like Davidson Mesa, Redtail should provide similar recreational opportunities for people and undisturbed habitat for other life forms.

There are positive benefits from seeing, not just being in open space. Hopefully, Monarch students, hospital patients, other users of Redtail, and people just driving by will benefit from the view shed.

Please spend some time exploring the Code's requirements with your counsel and so that much needed Open Space is created. We should be aiming for Open Space with the same qualitative benefits to our community as we get from Davidson Mesa -- a place to get away from it all, see the sunset, hear the meadowlark, and let go of the stresses of our everyday lives.

Best regards,

Cathern Smith, Ward III

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Rob Zuccaro

Subject: FW: Site-Wide Grading of Redtail Ridge Does Not Comply with the City Code

Importance: High

From: Cathern H Smith <cathernsmith@gmail.com>

Sent: Wednesday, September 7, 2022 4:58 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Site-Wide Grading of Redtail Ridge Does Not Comply with the City Code

Dear Planning Commission,

Because the applicant wants to grade virtually all of Redtail Ridge, questions about soil health are front and center. Boulder County Parks and Open Space just published in its Fall 2022 issue of Images an article titled *Healthy Soil is the Foundation*.

This article defines "Soil health [as] the ability of a soil to perform ecosystem services, such as cycling nutrients, filtering and storing water, providing a physical medium for the growth of plants, and a habitat for organisms." As explained in the article, optimal functioning of the soil happens when we:

1. Maintain soil surface cover;
2. Maximize plant diversity;
3. *Minimize soil disturbance (emphasis added);*
4. *Maintain continuous growing plant life, (emphasis added);* and
5. Incorporate livestock.

The entire article is available at <https://bouldercountyopenspace.org/i/agriculture/healthy-soil-is-the-foundation/>

Site-wide grading is not just environmentally unsound, it violates the purposes of Louisville's municipal code. Site-wide grading will harm rather than "safeguard the water table"; discourage rather than "encourage the wise use and management of the natural environment"; and destroy rather than "preserve and enhance to the extent reasonably possible the natural beauty and topography." § 16.040.010(M), (N), LMC.

Approval of the plats would also be inconsistent with other applicable city law - in violation of 16.12.075(A)(2). Louisville's Municipal Code requires Sterling Bay to demonstrate that "natural features, historical and archeological sites" as well as vegetation, including trees are being preserved to the extent possible." Section 16.16.010 (Stating that "The applicant must demonstrate" that the standards articulated therein are met.) The application includes no information demonstrating either (1) that these valuable resources are "being preserved" or (2) the extent of preservation that is possible. Instead, the application proposes widespread destruction.

The Code squarely places the burden on the developer to show why development cannot be clustered on the southern half of the property as Storage Tek did. With clustering and underground parking, a Public Land dedication of 50% and an Open Space Dedication in the land north of Disc Drive of 40% is feasible. Let's do it!

Best,

Cathern Smith
Ward III

Rob Zuccaro

Subject: FW: Redtail Ridge

Importance: High

From: Justin Solomon <jsolly90@gmail.com>

Sent: Thursday, September 8, 2022 9:12 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge

Dear Planning Commission,

Thank you for your service to the City. As you consider the Redtail Ridge plan before you, I ask that you consider City code with respect to open space. City code requires that the historical and natural features of the parcel be preserved to the "extent possible". The plan before you falls woefully short of that requirement. The footprint (area of ground disturbance) for the current plan (2.56 million sf) is unchanged from when the applicant first proposed over 6 million sf of building space for the site. Clearly the applicant has made no effort to limit the development's impact to the natural and historical features to the "extent possible" as required by City code.

Clustering of development would allow for full build-out of 2.56 million sf. This is consistent with both ConocoPhillips development plan and the former StorageTek campus, which both limited development to south of Disc Drive. Consolidating development south of Disc Drive would allow the most ecologically intact and biodiverse habitat north of Disc Drive to be preserved to everyone's benefit.

I would also call to your attention that the current plan would have nearly the entire site graded, including areas currently designated for public open space. Per City code, any area used by or supporting the development, such as retention ponds and utility corridors cannot be counted towards the public land dedication. The applicant is currently claiming such areas as open space. Once an area is graded the natural biodiversity, soil composition, and drainage pattern is lost and can never be fully restored. Its value as open space at that point is questionable at best. Accepting graded areas as open space is in violation of the requirement under City code to preserve natural features to the extent possible.

This plan has been moving through the review process as a draft and final with little real scrutiny or understanding of what it proposes in relation to City code and the long-term impacts (environmental, traffic, pollution, etc) to our City. The current plan violates City code on multiple fronts and is fundamentally unchanged from the plan that was rejected by City residents in April 2022. I humbly and respectfully ask that this commission take the time to carefully consider if this plan is meeting all the requirements of City code and to give it proper scrutiny. There is too much at stake to move forward with anything less than full understanding and compliance.

Sincerely,

Justin Solomon
477 Lincoln Ct

Rob Zuccaro

Subject: FW: Preliminary Plat/Redtail Ridge

Importance: High

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Wednesday, September 7, 2022 12:50 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>; Adam Blackmore <ablackmore@louisvilleco.gov>

Subject: Preliminary Plat/Redtail Ridge

- **Planning Commissioners, It is up to you to determine:**

LMC 16.12.075 (1): Whether the preliminary plat conforms **to all of the requirements** of this title

LMC 16.12.075 (2) Whether approval of the plat will be consistent with the city's **comprehensive plan, applicable zoning requirements** and other applicable federal, state and city laws

Please consider these issue and questions as you make your determination

1) LMC 16.12.050(P) Preliminary drainage plan is required

The issue: Drainage analysis was done by ERO Consulting in 2019 for the first iteration of this proposal.

The question: Can this document be used for the current proposal? The disclaimer from ERO consulting indicates otherwise.

"The natural resources and associated regulations described in this memo are **valid as of the date of this memo** and may be relied upon for the specific use for which it was prepared by ERO under contract to Brue Baukol Capital Partners. Because of their dynamic natures, **site conditions and regulations should be reconfirmed by a qualified consultant before relying on this memo for a use other than that for which ERO was contracted.**"

2) **LMC 16.12.050(S)** Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites are required

The issue: The proposal does not inventory trees.

The question: **Have the preliminary Plat requirements been met?**

3) **LMC 16.12.050 (U)** Buffering proposed from collector and arterial streets and, where appropriate, adjacent uses is required

The issue: The applicant has not demonstrated responsiveness to OSAB recommendations to provide buffering for bike lanes along roadways, including 96.

The question: **Have the preliminary Plat requirements been met?**

4) **16.16.010 (C)**

The layout of lots, blocks, and buildings and other structures must provide desirable settings for buildings and other structures, **make appropriate use of natural contours, protect the view,** provide for adequate light and air, and afford privacy and protection from adverse noise and traffic for the residents and neighbors.

16.16.040(B) Blocks shall be at least 400 feet in length and not more than 1,320 feet in length between street intersections **unless adjacent to a railroad right-of-way, a freeway or arterial street, or unless topographical conditions justify a variation of the requirement.**

The issue: The applicant is proposing super blocks.

The question: **Do any/all of the proposed super blocks conform to the requirements of our code?**

5) The property is PCZD with a commercial PU-C/Commercial overlay. While industrial uses are allowed this is not zoned PU/I Industrial

The issue: The letter of request submitted with the current proposal is dated April 2021 and is no longer applicable. Proposed biotech uses include a variety of industrial applications.

The question

: How does the applicant intend to conform to the PU-C overlay?

Reference Materials

September 23, 2019

To: Mrs. Jordan Swisher, Brue Baukol Capital Partners

From: Heidi Gerstung, ERO Resources Corporation

Re: Phillips 66 Site – Delineation of the Goodhue Ditch and Rock Creek

Background

Brue Baukol Capital Partners retained ERO Resources Corporation (ERO) to conduct a wetland delineation along the Goodhue Ditch and Rock Creek within portions of the Phillips 66 Site (property) in Boulder and Broomfield Counties, Colorado (project area; Figure 1). ERO reviewed the entirety of the property on January 17 and 21, 2019 to determine if any areas within the property had characteristics of a water of the U.S. (WUS) and had a defined surface connection to the South Platte River, the closest traditionally navigable water. An approved Jurisdictional Determination was subsequently completed for the property, and the U.S. Army Corps of Engineers (Corps) determined that portions of the property (the Goodhue Ditch and its abutting wetlands and Rock Creek and its abutting wetlands) were jurisdictional (Corps File No. NWO-2019-00148-DEN, attached).

On August 23, 2019, Heidi Gerstung and Anna Wistrom with ERO surveyed the project area for wetlands, streambeds, and open water (2019 site visit).

The natural resources and associated regulations described in this memo are valid as of the date of this memo and may be relied upon for the specific use for which it was prepared by ERO under contract to Brue Baukol Capital Partners. Because of their dynamic natures, site conditions and regulations should be reconfirmed by a qualified consultant before relying on this memo for a use other than that for which ERO was contracted. ERO assumes the landowner or municipality is responsible for obtaining all federal, state, and local permits for construction of the projec

Monday, April 05, 2021

VIA: EMAIL AND COURIER

Mr. Rob Zuccaro Planning Director City of Louisville 749 Main Street Louisville, CO 80027

RE: Redtail Ridge Preliminary Master Plat and Subdivision Filing No. 1

Dear Mr. Zuccaro,

On behalf of Brue Baukol Capital Partners (“Developer” or “Applicant”), thank you for the opportunity to present a preliminary master plat and final plat for Redtail Ridge. For this submittal, we are providing an 80%-90% set of construction documents. This letter shall serve as part of our written request as may be required or anticipated under the Louisville Municipal Code.

Master Preliminary Plat and Final Plat - Description of Request & Intent of Development

Brue Baukol Capital Partners aims to create a master-planned community on the former Storage Tek / ConocoPhillips site.

Consistent with the zoning submittals provided to date (the ConocoPhillips Campus GDP 1st Amendment), the proposed master preliminary plat divides the entire property into unique development areas which will each be home to: 1) Flex industrial, 2) Office, 3) support retail for the tenants and community.

The objective of the Redtail Ridge Preliminary Plat is to delineate the master development rights-of-way and super blocks. Additionally, the Preliminary Plat will demonstrate how site roadway access and public utilities are designed to interface with existing public infrastructure to adequately serve the development of the site.

Revisions and subsequent final subdivision plats to dedicate the remainder of the right-of-way indicated in the Preliminary Plat and to establish the remaining development lots will be submitted at a later date.

1555 Blake Street, Suite 210, Denver, CO 80202-1866 | 303.500.8959 | W BrueBaukol.com

Description of Each Modification Request

- Street cross-sections shall be modified from Section 16.16.030 to such standards as set forth in the packet and as agreed upon in coordination with City Staff.
- A final plat for a portion of the overall property is being submitted for review and processing prior to Developer receiving approval of the preliminary plat for the overall property. Applicant understands that the approval of the final plat is dependent on the approval of the preliminary plat for the overall site.
- Proposed right of way landscaping shall differ from standards set forth in Section 16.16.20 to as set forth in the packet in order to conserve water and enhance the overall natural design aesthetic for Redtail Ridge. A Landscape Design Narrative and Case Studies are included for additional support/rationale for this modification request.
- Additional modifications may be included in future planned unit development applications and will be noted in such applications.

Other Comments/Remarks

Please note that some of the submittal items outlined in the “Public Hearing Application Packet” for Preliminary and Final Subdivision Plat are not contained with the submittal, including the following:

- Certification of Mineral Interest Notifications. These will be provided 30 days prior to hearings and have been sent in anticipation of hearing given in connection with the GDP application.
- Certified Real Estimate Appraisal. A current appraisal has not been performed to date. Any derived land values are determined by current land pricing or relevant comparable land sales.
- Agreements made with Ditch Companies. These will be finalized throughout the subdivision process.

Sincerely,

Jay Hardy
Senior Vice President
Brue Baukol Capital Partners

No Backdoor Conversion to Industrial - Make Redtail Ridge Conform to the City Code

The Planning Commission must act to ensure that Redtail Ridge fully complies with the City Code now and in the future. Brue Baukol, the developer, recently, announced a pivot to biotechnology. The City Code requires developments to “promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city.” § 16.04.020(A); § 16.12.075(A). Questions need to be asked and answered.

Biotechnology can mean many things. An online dictionary defines biotech as “the exploitation of biological processes for industrial and other purposes, especially the genetic manipulation of microorganisms for the production of antibiotics, hormones, etc.” <https://www.google.com/search?client=firefox-b-1-d&q=definition+biotechnology>. At the University of Colorado, Biotech includes Computational Biology and the following types of engineering: Aerospace—Bioastronautics; Chemical & Biological—Biomaterials, Biopharmaceuticals and Tissue; Electrical, Computer and Energy—Optics, Nanostructures and Bioengineering; and Mechanical- Biomedical. We need to know what Brue Baukol means by biotechnology.

The property is currently a Planned Community Zoned District with a commercial PUD-C overlay. Generally, industrial activity requires an industrial PUD-I overlay. Here, however the permitted uses probably allow for some industrial activity. But in my opinion, the applicant cannot convert a PUD-C/Commercial Overlay to a PUD-I/Industrial Overlay through the backdoor (i.e., by using one of the 13 permitted uses to completely change the character of Redtail so that it is exclusively or primarily industrial). If this were permissible, no developer would ever apply for a PUD-I/Industrial Overlay. This section of the Code would become meaningless, leaving concerns about pollution, congestion, and public utilities unaddressed.

It is the job of the Planning Commission to ask enough questions to determine whether the planned biotechnology center is truly commercial. If it is not, the general development plan must be amended so that the current commercial PUD-C/Commercial overlay is replaced by an industrial PUD-I/Industrial overlay.

Cathern Smith
608 West Street
Louisville, CO 80027
(202) 841-4016

==CAUTION: EXTERNAL EMAIL==

Rob Zuccaro

To: Elizabeth Kay Marchetti
Subject: RE: Safety for students and teachers at Monarch Schools

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Tuesday, September 6, 2022 6:09 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: rob.price@bvsd.org; City Council <Council@louisvilleco.gov>; Glen Segrue <glen.segrue@bvsd.org>; Mark Sibley <mark.sibley@bvsd.org>
Subject: Fw: Safety for students and teachers at Monarch Schools

Planning Commissioners,

Safety of students and teachers at Monarch schools is of paramount concern.

For this reason, I am asking that you inquire into status of an emergency access road for the Monarch campuses.

Last March The City of Louisville posted an update on emergency access at the school but we have not gotten any further information.

Please note: Construction of this access road does not depend on approval of the Redtail Ridge proposal.

Could you please inquire into the status of this critical project?

Sincerely,

Sherry Sommer
910 South Palisade Court
Louisville, CO

Monarch Emergency Access Update

Post Date: 03/08/2022 2:52 PM

The City of Louisville is committed to improving resiliency across the community. The Marshall Fire highlighted the importance of better emergency notification systems and evacuation routes. Emergency access at the Monarch Campus remains a concern. City staff have met with Boulder Valley School District and Boulder County staff to help facilitate short-term improvements. While this is a school district project and would likely require permitting from Boulder County, City staff will continue to offer support.

Access and transportation improvements associated with any future development on neighboring properties may be a potential long-term solution; however, this current effort is focused on providing short-term solutions specific to emergency access. The City will continue to pursue overall improvements to evacuation planning and emergency notification systems.

Rob Zuccaro

Subject: FW: RedTail Ridge letter for commission

Importance: High

From: Tim Stalker <tstalker28@gmail.com>

Sent: Thursday, September 8, 2022 2:48 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: RedTail Ridge letter for commission

To the Louisville Planning Commission:

As a planning commission you're faced with the difficult task of either supporting or not supporting the current development proposal before you. If you're looking to city staff, the Parks and Open Space Advisory Boards, and the general public, support is difficult to find. While city staff have admirably worked with this developer and on your and the community's behalf to come up with a meaningful response as for how best to proceed in your decision making, the layout and language of the city's municipal policy that this plan must adhere to make it very difficult to find in city code legal acceptance of this plan. Politically city membership on the boards is in favor of the plan, but not legally. There wasn't any attempt to analyze city code, with any effort, to discover what in the development plan is legally feasible for the city.

The OSAB, for example, made the mistake of believing there's no justification to condition a greater percentage of public land dedication, deciding instead to accept additional acres that aren't even in the plat before you, opting instead to find a distraction in ground that's not even within the subdivision, let alone city limits. As a commission you have to find this mistake especially egregious because it doesn't meet city code for the plat review - **Sec. 16.08.020. - Definitions "Plat means a subdivision as it is represented as a formal document by drawings and writing."**

The Parks and OSAB omitted or neglected to perform an examination of the plat's grading contours and existing over-lot grading and cut-and-fill maps to discover the manner in which the subdivision doesn't adhere to code **Sec. 16.16.010 for subdivisions. - General design and construction standards - "D. Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible" and "E. Open space, park, and recreation areas must be located in such a manner as to create an area that is usable and accessible to the residents of the subdivision and shall otherwise conform to all applicable city standards and requirements. The need for additional open space, park, and recreation areas shall be based on the following factors: the city's comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas."**

Even city staff have a difficult time finding justification for the development in city code. It's difficult to match the parameters of the plat with city code to be sure, especially around the percentage of public land dedication that can be broken down as follows with the city staff's evaluation and adjustments in your packet:

69.3 acres or a percentage of 22.4%

City staff only evaluate a portion of this dedication based on city code **Sec 16.60.060** to say it meets the **"minimum" of 12%**. In last month's packet and meeting commentary, they applied code **Sec. 16.04.020 N and**

16.60.060 only to tracts A, B, H, and I in the northwest corner of the site to say it was favored for *"the location of the park and open space public land dedication intended to cover previously undeveloped areas of the property and natural drainage ways that include the most valuable habitat on the property."* Per city code and the staff's evaluation of it, this is the only land in the site that meets city code **16.60.060 N**. There is no mention of an evaluation of the land dedications in the site's other tracts and that's because it will all be developed and graded for the needs of the development and dedicated only after the criteria under code sec 16.04.020 N have been destroyed and not preserved and enhanced.

50.77 acres in tracts A, B, H, I or a percentage of 16.4% is the amount of code compliant land dedication.

The Problem with the Land Dedication in Tract C

This dedication will only be part-and-parcel of several functions the tract will serve for the development first and that do not meet city code for public land dedications, including:

- **Easement Access**
- **Drainage grading and development**
- **Buffer zone per Boulder county**
- **Roadway grading and slope**
- **Trail and public access**

Public access is tied up with functions for the tract that compete for unencumbered access and contiguous land dedication site-wide.

The Problems with Drainage in Tract C and How it Diminishes Public Access

The final drainage report for the plat identifies dual box underpasses under campus drive that are to be **built for 10-year flood events**. The entire drainage report is based in part on **outdated FEMA floodplain insurance rate maps from 2012**. These maps were identified in 2017 as being woefully outdated and appeared recently in the news again related to the country's numerous 1000-year floods this summer.

"FEMA's maps do not account for climate change, according to two studies released [in 2017]. Rising sea levels and more intense rain can lead to greater storm surges, and therefore more flooding, but current maps don't factor in those risks. 'FEMA's flood maps look backward in time and determine the size of the 100-year and 500-year floodplain based on past events,' says the NRDC." ->

<https://www.sofarocan.com/posts/flood-maps-are-outdated-heres-how-to-fix-them>

Also see -> **<https://www.nrdc.org/experts/joel-scata/femas-outdated-and-backward-looking-flood-maps>**

The developer's final drainage report offers its criteria for minor and major flood events at the 5-year and 100-year rain amounts per hour:

"For this report, the 5-year and 100-year storm events have been analyzed. The 5-year storm is considered the minor event and the 100-year storm is considered the major event. One-hour rainfall P 1 values were taken from NOAA Atlas 14, Volume 8, and Version 2 for the Site. The P 1 values for the 5-year and 100-year storms are 1.08 inches and 2.49 inches, respectively." Final drainage report page 6.

According to this, RedTail Ridge and Louisville saw two 100-year flood events this summer alone when over 2 inches of rain fell in one hour twice. In tract C of the subdivision this would have taken out the trail system under campus drive and no doubt north of it as well. To accept it in the percentage of the public land dedication

is not only against code, it's dangerous as currently aligned.

The Problem with Land Dedicated after Development

There was discussion in last month's meeting that tract C and D in the plat compare in some way to how Coyote Run, another public land dedication that was made to Louisville in the past, was accepted. There's no comparison because Coyote Run is situated between two housing developments and, while it was dedicated after development/grading, it does not serve the same functional needs of that development as those compare to tract C at Redtail Ridge. Tract C is proposed to be situated next to a 370 acre commercial/industrial complex with a number of needs to provide functions for that development that Coyote Run in Louisville does not begin to match in scope and alignment.

It seems the city has a couple of options to augment the amount of land in the public dedication that does not meet municipal code. It can ask for compensation of some amount of acreage monetarily **per code Sec.**

16.16.060 B.2:

"If the city council so determines, the subdivider shall pay to the city in cash an amount equal to the applicable percentage established in subsection B.1 of this section of the total appraised value of the land to be subdivided in lieu of the dedication of land required in this section. Any appraisal required to establish the value of land in this section shall be done at the expense of the subdivider."

Of course to go this route the city would have to determine if in fact it plans to develop tracts A, B, H and I in the future, in which case if does plan to develop it, then it would have to ask for compensation of the value of those tracts, plus the acreage in tract C and probably tract D that don't meet code for public dedication.

Another option is to require the developer to dedicate a greater amount of acres to the city. There's currently no land north of the campus drive alignment offered, even though the public has weighed in numerous times for the city to ask for a dedication of land north of campus drive to disc drive perhaps at an amount that can feasibly meet city code, honor the comprehensive plan, and that fits in contextually with the manner in which large tracts of land have been dedicated in the past. This will augment the dedication of tracts C and D, allowing that dedication to proceed while offsetting its use for the development by providing unencumbered land that's truly contiguous with the rest of the site's public land dedication. Ask for 40-50% public land dedication that includes tracts C and D in that percentage. This will also allow for later development of tracts A, B, H, and I.

The Problem with Tracts A, B, H, and I

These tracts are identified by the developer as a likely place for the city to build a park, possible soccer fields, and a fire station. In time this will take the public land dedication/preservation per code down to well below the 12% required minimum. These tracks' natural features and topography will also have to be destroyed for such development as well.

You have work to do as a planning commission to fill in the lack of judgement and diligence on the part of your advisory boards. On the part of city staff you have been provided analysis and evaluations on either a need-to-know basis or an ask-to-know basis, rather than a full inventory of concerns and analyses from which to develop an informed decision. Listen to the community feedback on the project as it's well informed and well researched. The city municipal code isn't difficult to apply to this plat. What makes it difficult is using political frames of mind to evaluate a legal interpretation of the code.

I ask you as a commission to carefully consider the manner in which land is to be dedicated from this developer. **Don't be distracted by land dedications outside of the plat and outside the city limits.** In terms of our

municipal code it's very difficult for staff, the advisory boards, and the public to find the current plat acceptable as proposed. We can't have a development go on in the city that doesn't meet code.

Thank you,

Tim Stalker
806 W Dahlia Ct - Louisville

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Rob Zuccaro

Subject: FW: Please have parks and recreation address concerns of public

Importance: High

From: joy brook <joyalbrook@hotmail.com>

Sent: Thursday, September 8, 2022 2:13 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Please have parks and recreation address concerns of public

Members of the Louisville Planning Commission,

The Louisville Parks and Public Landscaping Board unanimously recommended approval of the Redtail Ridge draft and final plat in May 2022. **This approval was premature and ill-informed.**

Please consider:

The Board recommendation was not based on sound analysis:

- The Board did not ask if the proposal met City code.
- The Board did not evaluate the proposed park, open space, roads, or trails.
- Thirty residents submitted email comments and eight residents spoke at the Board meeting, but the Board did not address public comments.

The Board has not communicated that it is cost prohibitive to develop a park in the NW corner of the site.

- Residents learned of this prohibition during the May 2022 Board meeting. The Board didn't address the issue during the meeting.
- During the meeting a Board Member admitted, "That area wouldn't be developed as a Park for years, if ever."
- Allan Gill, Project Manager for the Parks Department stated that the land in the NW corner of the property is far too hilly and expensive for the City to develop as a park and recreation space.
- Dean Johnson, Parks Superintendent, stated that the Parks Department was considering other sites in the City for a new park.

Brue Baukol has led the public, Planning Commission, and City Council to believe that land designated as a park would be suitable for use as soccer fields, and other public recreation.

- Jordan Swisher, Senior Vice President, Brue Baukol Capital Partners, told City Council on July 27, 2021 "The Parks Board appreciated the proximity of the park to the schools" (42:13) and "I can just imagine taking my daughter to soccer practice on the fields by Monarch on a Saturday."
- During the July 27, 2021 meeting, Geoff Baukol stated, "Imagine the convenience of having sports fields on this site. We have listened and responded to what residents have asked for and have gone above and beyond." (58:32)

The Yes Campaign sold the park as one of the main attractions when marketing the previous proposal in the run-up to the April 2022 special election:

10) What could the 15 acres of recreational fields be used for?

By voting YES, more than 15 acres of this land would be set aside for public use and parks, and would be owned by the City. Allowable uses here would include new ballfields, dog parks, soccer fields, tennis and pickleball facilities, and other uses that can help our citizens stay active and enjoy the outdoors. Since there are no provisions for recreational uses or fields in the ConocoPhillips plan, voting NO would take away these options for public use.

11) Would a dog park be allowed under the Redtail Ridge plan?

*Yes! Dog parks are an allowable use under the Redtail plan, but not under the ConocoPhillips plan. The developer would be required to donate this land to the City of Louisville for this and other uses as determined by the city.
(Source: Yes for Louisville website)*

From our perspective, it is clear that the Parks Board had not done their due diligence when considering the feasibility or practicality of the City utilizing the public dedication in the NW corner of the site as a park. The Board seemingly has taken the developer at their word that this land is suitable for a park and that the City will use it as such, despite at least one member of the Board and City staff indicating the opposite. In rubber stamping their recommendation for approval, the Board has vacated their responsibility to represent the best interests of the City and its residents. Please consider this oversight as you consider the plan before you.

Joy Brook

🌲 Tane Mahuta E Tu! 🌲

🌍 Blessings to the Creator, trees! Stand Tall! 🌲🌲🌲

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Rob Zuccaro

Subject: FW: Redtail Ridge Subdivision Plat, September 22, 2022

From: cindy Bedell <cyndilarson@yahoo.com>

Sent: Wednesday, September 21, 2022 12:17 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Meredyth Muth <meredythm@louisvilleco.gov>

Subject: Redtail Ridge Subdivision Plat, September 22, 2022

Dear Planning Commission,

Re: Redtail Ridge Subdivision Plat, continued to September 22, 2022

As you consider this development application, I urge you to recommend more open space. It is your moral imperative to do so! The citizens of Louisville have spoken loud and clear that they want more of our southeast Gateway preserved.

As a reminder, here are sections of the Louisville Municipal Code that gives you the authority to recommend more open space:

Sec. 17.28.080. - Open space.

A. Open space, in addition to the public use dedications specified in title 16, may be required by the city council **upon recommendation by the planning commission.**

The requirement for additional open space will be based on the following factors:

1. Comprehensive development plan (including matters of state interest);
2. Topography, drainage, vegetation and other such physical conditions;
3. Anticipated socio-economic conditions;
4. Type and density of development and employment;
5. Overall need for open space and recreational facilities.

-
- **Sec. 16.16.010**

D. Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.

E. Schools, parks, churches and other community facilities should be planned for as an integral part of the area to the extent possible. Open space, park, and recreation areas must be located in such a manner as to create an area that is usable and accessible to the residents of the subdivision and shall otherwise conform to all applicable city standards and requirements. **The need for additional open space, park, and recreation areas shall be based on the following factors: the city's comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas.**

This part of the city needs more open space and parks, especially with thousands of more visitors and employees coming to Redtail Ridge. A development of this magnitude requires far more than the minimum public land dedication. Utility easements and land not in the City of Louisville should not count towards the public land dedication.

I was very dismayed to hear that the applicant plans to destroy all of the natural features of this land - to grade most of the 389 acres - including mass destruction of vegetation, wildlife habitat, wildlife such as thousands of prairie dogs, and removal of most, if not all of the mature trees that provide habitat for raptors and protection against a complete concrete heat island. This is in direct noncompliance with 16.16.010 D. You should deny this plat application for this reason, (among many other reasons such as plans to cover almost the entire plat with buildings and parking lots, 20,600+ more vehicle trips per day, etc.).

Requiring more quality contiguous open space could assist with compliance of preservation of natural features, especially Open Space Preservation land and Open Space Preserve land sections. For your easy reference, I have copied the classifications of open space below.

Thank you for your careful consideration of the future for this incredibly important large parcel of land at our southeast gateway which represents 8% of our total Louisville land!

Sincerely
Cindy Bedell
662 W. Willow St
Louisville

The four classifications of Open Space:

https://library.municode.com/co/louisville/codes/code_of_ordinances

Sec. 4.03.010. - Classification and management.

Open space shall be managed in a manner consistent with good stewardship and sound ecological principles that benefits citizens of Louisville by promoting native plants, wildlife, wildlife and plant habitat, cultural resources, agriculture and scenic vistas and appropriate passive recreation. It is intended that the differing classifications of open space will require different management policies to provide reasonable levels of protection consistent with the intended uses of the land. The city shall manage its open space according to the following classifications:

A. Open space—Preserve.

- 1. Land under this classification is characterized by a moderate to high level of relative ecological importance with lower levels of habitat fragmentation. Where open space—preserve land is adjacent to other open space or other city-owned land, the adjacent land shall include, where possible, a sufficient buffer area to permit the successful management of the open space—preserve land.**
- 2. This land shall be managed in a manner that preserves and promotes the long-term viability of native plants and native wildlife, restoration, restoration potential and ecologically sound agricultural use. Management of city-owned lands surrounding open space—preserve lands shall, to the extent possible under and consistent with the management criteria for the classification of such surrounding land, not be in conflict with the management required under this section.**
- 3. Visitation for research purposes and formal supervised educational visitation may be permitted in this classification. No or very low levels of passive recreational activities shall be permitted.**
- 4. When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance.**

B. Open space—Protected land.

1. Land under this classification shall be characterized by a moderate to high level of relative ecological importance with higher levels of habitat fragmentation.

2. This land shall be managed in the same manner as open space—preserve land, except that management may permit passive recreational activities so long as:

a. The passive recreation activities are designed to encourage resource protection, long-term ecological viability of native plants and native wildlife, restoration, ecologically sensitive agricultural use, research, and education; and

b. The recreational impacts are contained in order to prevent any adverse effect on open space—preserve land.

3. Moderate to moderately high visitation levels may be permitted in this classification.

4. When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance.

C. Open space—Visitor land.

1. Land under this classification shall be characterized by a lower level of relative ecological importance with higher levels of habitat fragmentation.

2. Open space—visitor land shall be managed so that recreational opportunities are designed to encourage resource protection with minimal landscaping using native plants and limited irrigation.

3. Moderate to high levels of visitation may be permitted in this classification.

D. Open space—Other lands.

1. Open space—other lands shall be managed to include construction of entryway features and trail rests, planting of trees, and other buffer plantings. Reasonable attempts shall be made to minimize the impact of entryway features and trail rests on the land, and to use native trees and plants.

2. High levels of visitation and passive recreation activities consistent with existing patterns may be permitted in this classification.

E. Notwithstanding the foregoing, all current uses and all uses contemplated in any intergovernmental agreement or other contractual obligation of the city in existence before the enactment of this chapter will be allowed unless and until the city council recommends a change and takes all necessary legal steps to implement such a change. The board may recommend such a change to council at anytime.

F. City decisions regarding open space identification, classification and management shall consider the best information available.

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Rob Zuccaro

Subject: FW: RedTail Ridge

Importance: High

From: Terrerushton <terrerushton@gmail.com>

Sent: Tuesday, September 20, 2022 5:25 PM

To: Planning <planning@Louisvilleco.gov>

Subject: RedTail Ridge

Members of the Louisville Planning Commission,

During this April's election, it seemed that both sides of the electorate could agree on one thing: it's imperative that we keep Avista Hospital in Louisville.

With the preliminary and final plat for Redtail Ridge before you, we urge you to uphold the community's priority interests in moving Avista to a new home by approving the plat. As you all know, Avista was interested in looking for a safer, more accessible location even before the Marshall Fire — and the urgency to move into a better location has only intensified since then.

Avista's new build-out would be included in Phase 1 of the redevelopment at Redtail Ridge. Think how wonderful it can be to move Avista into a brand new facility, with state-of-the-art medical equipment, more beds, and much easier access. And by moving Avista to Redtail Ridge, we can provide immediate relief to the residential streets in the area.

If you support Avista and its role in keeping our community safe and healthy, please approve the preliminary and final plat for Redtail Ridge without delay.

Sincerely,

Terre Rushton, former Avista Board Member
Louisville resident since 1984
671 W. Ash Street
303-665-6889 home

Please excuse any typos. This is sent from my mobile device.

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Rob Zuccaro

Subject: FW: Key Code Provisions for Redtail Ridge

Importance: High

From: Cathern H Smith <cathernsmith@gmail.com>
Sent: Wednesday, September 21, 2022 7:51 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Key Code Provisions for Redtail Ridge

Dear Members of the Planning Commission,

Louisville's City Code sets out different standards for actions on (1) Preliminary Plats; (2) Final Plats; (3) Additional Open Space; (4) Public Land Dedications; and (4) Modifications. The chart below contains hyperlinks to the key LMC provisions and a brief summary. If you follow a hyperlink, you will find embedded hyperlinks for code provisions incorporated by reference.

As I have not seen anything in your packets discussing modifications as such, more information is presented about them. Essentially, a modification functions as an exemption to a requirement in the City Code. There is a higher bar for approval of modifications – as there should be. The information in your packets does not clearly identify the substance and number of modifications requested or analysis of compliance with the Code's requirements. An example of a modification is the applicant's request to supersize lots on Redtail Ridge. Please ask Staff to identify all modifications and explain why each requested modification complies with the Code.

	Key LMC Provisions	
Preliminary Plat	§ 16.12.075 § 16.12.050	Standards for approval, approval with modifications, or denial with express references to 16.04.020, 16.16, the City's Comprehensive Plan, and other law. Enumerates what the contents of the preliminary plat "shall be."
Final Plat	§ 16.12.075 § 16.12.090	Standards for approval, approval with modifications, or denial with express references to 16.04.020, 16.16, the City's Comprehensive Plan, and other law. Enumerates what the contents of the final plat "shall be."

Cathern Smith
Ward III

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Rob Zuccaro

Subject: FW: Further info—campus drive alignment.

Importance: High

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Tuesday, September 20, 2022 12:12 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Further info—campus drive alignment.

Your current packet includes side by side comparison of current and previously approved versions of Campus Drive.

This comparison is counterproductive and deceptive—that this was a previously approved alignment is totally irrelevant.

We are in a totally new public review process and evidence must be considered with fresh eyes.

Sherry Sommer

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Sherry

Rob Zuccaro

Subject: FW: Do you have time to read this one? Campus Drive Alignment

Importance: High

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Tuesday, September 20, 2022 11:46 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Fw: Do you have time to read this one? Campus Drive Alignment

Planning Commissioners,

Commissioner Howe's questions 9/8/22 regarding Campus Drive were excellent. Please continue gathering information and discussing Campus Drive.

Here are some items to consider:

1) Throughout the election, campaign materials of Yes for Louisville--which was 95% funded by Brue Baukol-- stated that a No vote would lead to adopting the 2010 GDP--and that the Campus Drive alignment was part and parcel of that GDP.

Campaign materials stated "all of special requirements and community benefits, such as more Open Space and safer Campus Drive access, would go away since they are not attached to the Conoco plan."

Now you are being presented with the same plan for Campus Drive that has been part of Brue Bakol's presentations since 2020 and are being asked to accept as is.

-- Would a Campus Drive alignment--which is different from that in the 2010 plan- require a modification to the GDP to be used? Would it require an amendment?

--If so, shouldn't we be discussing if the currently proposed alignment qualifies for a modification or amendment?

--Would the proposed alignment-- which will definitely lead to congestion-- even qualify for a modification?

LMC 16.24.010. - Modifications

The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or [title 17](#). **No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or [title 17](#).** Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city.

2) So far we have seen two possible alignments for Campus Drive.

There is the alignment tied to the GDP--The County Commissioners will not allow an exit through Paradise Lane. So the version that comes with the 2010 plan cannot be adopted.

There is the alignment being proposed by Brue Baukol. This proposal will impede traffic flow along 96th which is not acceptable according to our code. Our code clearly states that we must plan to avoid congestion:

LMC 16.04.020 A, B, C, K:

A. To promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city;.

B. To provide for the proper arrangement of streets in relation to existing or planned streets and to provide for the **safe and efficient circulation of traffic throughout the city, the avoidance of congestion in the streets** and highways and along pedestrian and bikeways;

C.

To provide for **adequate and convenient open spaces** for motor vehicle, pedestrian and bicycle traffic, utilities, **access of firefighting apparatus**, civil defense, recreation, and sites for schools, educational facilities, and related structures;

K To provide for the **safe and efficient circulation of traffic** throughout the city, **the avoidance of congestion** in the streets and highways and along pedestrian and bikeways;

--What are other possible alignments of Campus Drive? Are there truly only two possible routes that this road could travel?

--Is the claim of the Yes Campaign--that the Campus Drive alignment currently being proposed is the very best and only reasonable option in the universe of choices-- actually true? **LMC 16.24.010, 5** requires

That there are **no reasonable alternatives** that would remove the need for the requested modification or would reduce the amount of the modification.

3) **Currently, Campus Drive has been proposed as a four lane road.** This appears to be too large for a development of this type. Roads in a similar development, Centennial Valley, have been reduced down to two lanes. The Tech Center has two lane roads. The City is committed to road diets.

--Are four lanes needed in this development? Why or why not?

--Does a two or four lane Campus Drive better match current City policy of establishing road diets?

Brue Baukol is clearly using whatever means possible to get a proposal passed that suits their interests, without regard for the implications for our community.

We can see from the Campaign materials that quick construction of Campus Drive was used to scare residents into voting yes. Fear for the safety of children is a powerful tool and one that should not have been to manipulate residents and get votes.

Now that the election has passed, we are being asked to adopt the alignment that was supposed to go away with the No vote--and that alignment clearly does not meet our code.

Do not let Brue Baukol cherry pick from the 2010 GDP to suit their purposes. And please do not approve an alignment of Campus Drive that does not meet the standards of our code.

Thank you so very much for your work,

Sherry Sommer
910 South Palisade Court

For ease of reference:

Commissioner's meeting. 9/8/22 (1:52:08)

Commissioner Howe: Can you think of any way to improve...It seems that the Campus Drive to 96th St is going to be really congested driving those streets..I'm sure we all understand that. Have you considered any other layouts for Campus Drive, any other paths that could be taken to elongate the junction between it and 96th and the East West corridor?

Jay Hardy, Senior VP, Brue Baukol: I'm being a little sarcastic here, but I think this is well into the second full year of having the same question answered. We could obviously take it all the way up to the North, we can't do that because of Boulder County or because of the set back. This plan was reviewed by City Staff, it was reviewed by the Boulder Valley School District, it was reviewed by our traffic engineers, by the Fire Department, then validated by the City's traffic engineers so the only other one was where the road goes up and ties into Paradise Lane, that was discussed but then you run into the buffer issue on the North. This was the one that four collective jurisdictions jurisdictions felt was the best route.

Source: Yes for Louisville Website

YES FOR LOUISVILLE



The April 19 special election is a forced choice between two general development plans that have both been approved by City Council. Voting YES upholds City Council's approval to redevelop the old StorageTek site according to the 2021 Redtail general development plan (GDP), and **voting NO reverts back to the GDP that was approved in 2010 when ConocoPhillips owned the land.**

1) Why is there a special election on April 19?

The special election asks voters to reaffirm City Council's approval of the 2021 Redtail Ridge redevelopment plan, which would replace the existing 2010 ConocoPhillips plan. If voters reject Council's approval and support development according to the ConocoPhillips plan, then **all of special requirements and community benefits, such as more Open Space and safer Campus Drive access, would go away since they are not attached to the Conoco plan.**

16) Can Campus Drive be expanded under the ConocoPhillips plan?

Yes, but the roadway would begin much later due to a more complex land use pattern **that would require** it to cut through an existing easement from BVSD, privately owned land, AND Boulder County land. It would also most likely require an eminent domain claim that would further add costs and delays to this much-needed extension.

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Rob Zuccaro

Subject: FW: Engineer's concerns/RTR

Importance: High

From: sherry sommer <hellosherry2@yahoo.com>

Sent: Tuesday, September 20, 2022 3:18 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Engineer's concerns/RTR

Planning Commissioners,

Could you please ask if all the concerns on this list which is found in the packet of 9/8 have been accounted for?

I do not see any follow up memo confirming that the items have been dealt with. I do not recall any public discussion of the items on this list.

Thank you,

Sherry Sommer
910 South Palisade Court

Memorandum Department of Public Works **To:** Rob Zuccaro, Planning Director

From: Craig M. Duffin, City Engineer

CC: Kurt Kowar, Director of Public Works Kevin Trott, Civil Engineer III

Justin Ferron, Civil Engineer III **Date:** April 20, 2021

Re: Redtail Ridge (Conoco Phillips Campus) GDP- 1st Amendment (7th Submittal) Public Works completed a review of the subject Development Referral Application received by

the Engineering Division on March 29, 2021. Staff comments are:

GENERAL DEVELOPMENT PLAN – 1st Amendment Page 2 of 3

1. The City of Louisville “City Limit” is not shown accurately on the plan. The City of Louisville boundary is not the southerly extension of the easterly right of way line, north of the Broomfield Fire Station. S. 96th St. adjacent the property was annexed by STC in 1978. The annexation included a 50’ right of way centered on east line of Section 20.
2. On the eastside of S. 88th St. there is an existing 5’ walk between Tape Dr. and Campus Dr. The Redtail Ridge project is proposing a multiuse path in the same area. There is an undeveloped lot a southeast

- corner of Campus Dr. and S. 88th St. Will the multiuse path be extended northerly adjacent the undeveloped lot to Campus Dr. or will the multiuse path end and transition to the existing 5' walk?
3. Please confirm that all existing easements that cross proposed dedicated City property/easements are shown.
 4. Noted use of the perimeter symbol around development and inclusion of property adjacent Paradise Lane. Are these properties included in the development? They do not appear annexed to Louisville. Revise.
 5. City of Louisville boundary is not shown along westerly property line of unincorporated Boulder County or along S. 88th St. Revise.

CIRCULATION PLAN

Sheet 3 of 3

1. General Notes, 2, The "Right In" on Sorrell Ave. and Rockcress Dr. are not shown.
2. Plan indicates a Multi-use Path and On Street Bicycle Lanes on southside of Campus Dr.

and connecting to S. 88th St. Is there adequate right of way at southeast corner of S. 88th St. intersection to complete the trail extension?

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3. At northeast corner of Parcel C, noted the hardscape trail extension easterly to the Northwest Parkway and continuation on the westside of S. 96th St. up to and thru Campus Dr. intersection. Was the trail extension easterly to the NW Parkway a request City and County of Broomfield? PW previous comment mentioned pedestrian traffic may use old S. 96th St. as an alternative access to the Campus Dr.
4. Trail connections/extensions beyond the boundary of the development will require further discussion and clarification to determine how, when and the party's responsible for the construction.

PHASING EXHIBIT - Sheet 1 of 3

1. Due to scale of the drawing, the wet utilities are difficult to understand. Appears water, sanitary and storm will be installed in Campus Dr., Sorrell Ave., the easterly portion of Rockcress Dr. and along the east property line of Parcel C.
2. Confirm that the developer will provide an acceptable access to the proposed sanitary sewer lift station during interim and final development. Construction/maintenance of the sanitary sewer lift station access shall be clearly stipulated in the Subdivision Agreement/Plat.
3. Offsite improvements are not shown (e.g. sanitary sewer force main), however are understood for this development. The offsite work shall be clearly discussed and clarified prior to approval of Plat.
4. Please add a note mentioning that the Phased Work in the Park/Open Space areas are shown on Public Lands, Sheet 3 of 3.

Sheet 2 of 3

1. Add the Multi-use Path on Campus Dr. west of Sorrell Ave. and along S. 88th St. Not

sure if this is the correct phase for construction. PUBLIC LANDS - Sheet 3 of 3

1. Please clarify the types of “Public Lands” (i.e. Open Space, Parks, Public Safety Parcel, Trails, etc.) that will be dedicated to the City. Currently the Legend indicates only Open Space as Public Land.

TRAFFIC AND MOBILITY STUDY

1. Staff will provide detailed crash data to address staff comment regarding “Current Study Area Traffic Safety Concerns”.
2. 96th and Dillon Commercial Development, staff will provide traffic report and request response about impact of current St. Louis Parish and Innovation Campus Development as compared to data used in study.
3. Pedestrian crossing at Campus Dr. Staff will evaluate the impact of a raised crosswalk with rectangular rapid flashing beacon on Campus Dr adjacent the Monarch School

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Campus that serves BVSD, Avista Hospital, cut thru and development traffic, emergency

vehicles, snow removal equipment, etc.

4. There are recommendations for offsite improvements that require further discussion and

clarification in the Subdivision Agreement. FINAL MASTER UTILITY REPORT

1. The Operations Division is concerned about water quality on Paradise Lane and current flushes (bi weekly – monthly) to bring up the chlorine level in the line. The water line on Paradise Lane is 6” ductile iron installed in mid to late 80’s and “private” (no to low maintenance). The 96th Street 8” ductile iron water main was installed in late 70’s for STK. The condition mentioned is currently a maintenance issue. Will the development improve water quality in the area?
2. City will monitor water and sanitary sewer flows from the development to confirm utility report assumptions were reasonable/conservative. Will inform district/developer if there are any issues during future development.

Justin Ferron comments: Tech Memo 1 Water Flows:

1. Page 15: It is stated that peak flow events will not occur during multiple day periods. However, this has occurred in 2020 where we had >97% peak day usage and 4 days following the peak event had >90% peak day usage. The same can be seen for >90% usage trend in 2019. We will send you 2020 data to include in the report which is reflective of recent demand trends. We feel the discussion should adjust the filter firm capacity to 10.5 MGD (our filter firm capacity $10.5/13 = 0.8$). In this case it would put the Low-

High max day demand calculations all above the filter firm capacity. Please add the 2020 data, add a 90% percentile to the charts, and adjust the discussion conclusions as needed. A few general typos to fix as well.

Tech Memo 2 Water Infrastructure:

1. Page 1: It states *“Increased demand from Redtail Ridge will likely require the WTPs to operate at elevated filter flow rates (up to 5 gpm/sf rather than the current 2-2.5 gpm/sf) which will likely result in shorter filter run times. During max months, backwashing may be necessary every day depending on raw water quality. Increased backwashing has the potential to result in increased maintenance due to increased usage of backwash pumps and associated equipment”*

Based on the CDPHE design criteria section 4.3.1.2 the filter rates which be running at its max design to meet demand. This would have a major impact on operations and may not be possible in the summer. The memo also does not address the declining rate calculations needed to run the filters under these conditions, if needed. In addition to the

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regulatory requirement, can we add discussion regarding what the recommended max filter flow rates should be?

2. Page 1-2: The City considers filter firm capacity to be 10.5 MGD not 11 MGD. We feel it is important to note specifically spell out that the filter firm capacity is calculated by taking total combined plant flow North at 8 MGD and South at 5 MGD for a total of 13 MGD and taking out one filter out of the two at the south plant which is a reduction of 2.5 MGD ($13 \text{ MGD} - 2.5 = 10.5 \text{ MGD}$). In addition, this paragraph implies that our filter firm capacity is only in place when the “worse case” of having a filter down for “1-2 hours” for backwashing. This doesn’t take into account filter to waste time, or if any of our 6 filters are down for any reason other than backwashing. Although rare, a filter could go down early or be out of service for any given reason other than backwashing which could drastically adjust our filter firm capacity. Also, we were thinking that it would be beneficial to add some discussion on the scenario of having a filter out at each plant which would reduce the total capacity to $13 \text{ MGD} - 2.5 \text{ MGD} - 2.0 \text{ MGD} = 8.5 \text{ MGD}$.
3. Page 2 (Last Paragraph): States *“The Mid zone, where Redtail Ridge is located, has a 3.5 MG tank which provides storage volume to meet emergency and fire flow needs, as well as, operational volume for daily flow variations. In the event of a fire during max day demand, the City’s WTPs would be capable of providing max day demand, while the Mid Zone tank would provide the fire flow demand. Fire flow requirements stipulate the minimum fire flow and duration required of 4,000 gpm for 4 hours, or 960,000 gallons, would be provided by the tank. Similarly, in the event of a water line break, the tank’s emergency storage volume would provide the necessary shortage to the Mid Zone. In general, a tank is sized to provide one-third of the tank’s volume to each need: emergency, fire flow and*

operational storage. In practice, considerations are made to provide the optimal balance between providing a robust system, controlling capital costs, and managing water quality.”

Calculated demands in the Mid-Zone for 2020 showed an average of 1.40 MGD for the year and a Max of 3.58 MGD. This will result in an average demand of $1.40 + 1.19 + .96$ fire flow = 3.55 MGD which is over the max tank capacity. Using Max figures it would be a demand of $3.58 + 1.71$ (Max irrigation and indoor) + 0.96 + fire flow = 6.25. This is not achievable and would require that the North Plant solely supply the low and high zones, with no operational flexibility as well as helping support the Mid-Zone to meet demands. Operational levels of the tank are currently 10 -17 ft. or 1,902,460 – 3,234,182 gallons in order to achieve proper storage, turnover for WQ, and a buffer to help with demand changes. There is not capacity in the tank to supply Redtail during peak months from the 3.5 Tank at full buildout. Can we add some discussion like: “The City understands that storage expansion may not be needed for Phase 1 of the project however additional storage may be needed at the completion of future Phases.”

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PROPOSED OVERLOT GRADING

1. The applicant’s quantities of earthwork for the entire site include 1.9 million cubic yards of fill dirt.
 1. Trucking routes shall be approved by the jurisdiction having authorization over the road network. Provide routing information with the Overlot Grading permit application.
 2. Soil material brought to the site and used below pavements shall be as recommended by the Geotechnical Engineer and approved by the City. Material testing for road subgrade shall be provided at depth and spacing meeting City Design and Construction Standards. Test results shall be submitted to the City with appropriate mapping so that staff can confirm quantity/depth and results of testing are consistent with road construction procedures and City Standards. Noted earthwork depths at street locations ranges from 5’ cut to 14’ fill.

REDTAIL RIDGE TOTAL SITE – CUT & FILL MAP

1. Noted cuts of 0.5’ to 21’ and fills from 0’ to over 35’ at locations on the site. Applicant shall notify utility companies that traverse the site about the level of earthwork to determine if relocation of their facility is necessary when considering the earthwork.

REDTAIL RIDGE LIFT STATION ACCESS EXHIBIT

1. Public Works will provide additional comments with submission of the Plat concerning the 1400’ L x 26’ W Temporary Lift Station access.
2. Please provide auto turn vehicle tracking templates for vehicles that will access the site for maintenance/repair (e.g. Vacuum Truck, Tandem, Grader, Truck/Trailer, etc.).

3. Access lane shall connect to round-about at a 90 degree angle for approximately 50' similar to a street connection at an intersection.
4. Is the Temporary Lift Station access road located in an easement or will this be by agreement/permission?
5. Materials required to provide the temporary access (e.g. hard surface materials, signs, delineators, gates, etc.) will be considered during the Plat review process. Maintenance of the access shall be provided by the applicant.
6. The temporary access as shown is conceptual and will require further input/review prior approval and inclusion on the public improvement civil plans.
7. When will a formal paved access be provided through the lot?

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Rob Zuccaro

Subject: FW: Just how large is the Redtail Ridge Subdivision to deny?

Importance: High

From: Tim Stalker <tstalker28@gmail.com>

Sent: Tuesday, September 20, 2022 1:16 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Just how large is the Redtail Ridge Subdivision to deny?

All in the service of another suburb the city envisions avoiding in its comprehensive plan:

Stormwater Management Plan -

<https://www.louisvilleco.gov/home/showdocument?id=35874&t=637953165037276959>

The size of the subdivision at Redtail Ridge is massive in scale and area both. According to the stormwater management plan there will be an excess of 250,000 cubic yard soil surplus (excess) that the developer plans to store on site. **This amount of soil is the equivalent to an area 900 feet long X 300 feet wide X 25 feet deep.**

But more importantly, the total amount of earth to be moved via cut and fill **combined will be 2,211,945 cubic yards. That is an amount of soil that would fill a 1/4 mile (1320 feet) square space 20 feet deep.**

This would require 15-20 land levelers operating around the clock in the site through the time in "Filing 1" in the stormwater management plan submitted with the developer's final plat.

The developer never changed their dates from 2021: roughly July 2021 to July 2023. Who knows when the actual start dates would be??

Filing 2 earthwork isn't yet identified in the stormwater management plan but would require additional earthwork.

For comparison, the I-70 project through Denver only displaced 1.7 million cubic yards of soil by digging the corridor out for about 2 years of work. The redtail ridge project would be larger than that and certainly one of the largest projects in Boulder County ever.

The developer isn't a builder. They are a leveler for people who build on top of the ground. This pattern was used to develop Louisville between 1961-2007 with suburbs the city is now having to redevelop as urban centers," **Louisville Comprehensive Plan PP. 10.**

Deny this plan. It's massive, destructive, and outdated and would set the city back decades from moving forward with community supported development.

Thank you,

Tim Stalker - 806 W Dahlia Ct. Louisville

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Rob Zuccaro

Subject: FW: Redtail Ridge Plat is Non-Compliant with LMC Title 16 and Comprehensive Plan

Importance: High

From: Tim Stalker <tstalker28@gmail.com>

Sent: Tuesday, September 20, 2022 11:18 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Plat is Non-Compliant with LMC Title 16 and Comprehensive Plan

To the Louisville Planning Commission:

This letter explains how the Redtail Ridge plats are inconsistent with the Louisville Comprehensive Plan and fail to comply with title 16 regulations for subdivisions in the Louisville Municipal Code (LMC). This is a deep dive into code sections 16.16.010, 16.24, and 16.04.020 and the specifics of the non-compliance. This is also a close reading of the comprehensive plan and the nature of how the plats are inconsistent with it. I urge you to read this in its entirety because there isn't enough time to present this material and discuss it with my available time of 3 minutes at the planning commission on 9/22/2022 this week. Above all know that there is very little public support for approving Redtail Ridge plats as reflected in the city-wide referendum and the continued non support you are receiving from the public.

It would be helpful to you to have the public land dedication map available to you as the tracts are referenced throughout the letter -

<https://www.louisvilleco.gov/home/showdocument?id=35878&t=637953165046964770> and also the comprehensive plan available here ->

<https://www.louisvilleco.gov/home/showpublisheddocument/358/635575239200370000>

Sec. 16.16.010 A. *Subdivision design must conform to the purposes of this title and be consistent with the city's comprehensive plan.*

- The plat's shortcomings and inconsistencies with the comprehensive plan pertain to the manner in which it proposes another suburban subdivision in the city, which would essentially put another "inflexible suburban block pattern" (comp plan pp. 10) on the city's south side, the last large area in the city that's not developed.

-

- The history of this developer's proposals over the last few years have received very little public support for its intended land uses that are so typical of suburban patterns that prevent walkability, interconnectedness, and that minimize and place on the fringe public land dedications and infrastructure while only emphasizing single purpose properties.
- **The comprehensive plan addresses this in one of its most specific visions regarding block patterns:**

*"It is important for the Comprehensive Plan to enable the development of more urban block patterns, building stock and **community supported land uses**. Urban block patterns, like that in Old Town and Downtown Louisville, have high resiliency and flexibility in accommodating development and redevelopment over time. **Typical suburban block patterns have not demonstrated similar resiliency.**" Comprehensive Plan PP. 10*
- **In the Comprehensive Plan's focus on the McCaslin Boulevard suburban district, for example, the issues pertaining to the need to redevelop the suburb as an urban center are clear:**

*"Future public and private investment is needed to transform this area from an auto oriented suburban retail center, to a walkable mixed-use transit supportive urban center. As properties redevelop over time, attention will be given to **enabling a more inter-connected block structure that introduces a walkable street network, and the possibility of a mixture of uses, to an area that currently consists of large single purpose properties.**" Comprehensive Plan PP. 27 - See also the [McCaslin Blvd Small Area Plan](#) pp. 15, "Project Principles and Measures of Success"*
- Does the city really want to accept another suburban subdivision at Redtail Ridge, this time for an immense corporate, regional suburb,

to be forever tied to its inflexible pattern as well, while at the same time trying to transform the problems with suburban areas of the city where these patterns have failed or are failing?

-
- The comp plan explains clearly that the city has to address its suburbs while **cautioning against additional suburban pattern developments in favor of urban type developments**. It's not the vacancy of mostly retail and commercial office space that's so much the problem in the city's suburbs; it's the development pattern of suburbs that is the problem in the city the comprehensive plan so clearly describes, i.e single purpose retail, commercial and industrial.
-
- Why approve the suburban development pattern in these plats now that are the same patterns with much larger scale as those approved and "built between 1961-2007," as identified in the comp plan, pp. 10, while spending considerable time and money on redevelopment proposals and a re-envisioning of these older suburbs to recast them as urban centers? **Approving this plat would be the direct opposite of the visions defined in the comprehensive plan and would be destructive for the city.**
- Furthermore, the current plat even contains plans for blocks that exceed 1320 feet in length under **16.16.040**, a modification the planning commission can deny, given the problems suburban blocks this size would pose for the city in the future as it attempts to grapple with redeveloping smaller suburban blocks now where they have failed.

Sec. 16.24.010. - Modifications - states in part: *"Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city."* Indeed, denial of this modification would be completely in line with Louisville's comprehensive plan!

This plat is also inconsistent with the comprehensive plan because it does not meet the city's title 16 laws for subdivisions, especially its general design and construction standards.

Sec. 16.16.010 B. *The residents must have available to them, within the area, safe and convenient movement to points of destination or collection. Modes of travel, including but not limited to motor vehicle, pedestrian, and bicycle travel, to achieve this objective should not conflict with each other or abutting land uses. To the extent possible, there shall exist an internal pedestrian circulation system separate from the vehicular system that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the subdivision. Pedestrian links to trail systems of the city should be made where feasible. Buffering from collection and arterial streets must be provided by earthen berms, landscaping, leafing patterns, or other appropriate materials.*

- Bike and pedestrian trails within tracts C and D are in too severe of conflicts with land uses for drainage, easement access, and roadway placement that will cause conflicts between bike and pedestrian traffic on the site's single trail through these areas.
- Tracts D and I are disconnected with no open space, trail access, and connections between them, putting too much pressure for competing bike and pedestrian traffic on the single planned trail.
- The site isn't walkable because there is such little pedestrian interconnectedness that will have to compete too much over too great of distances with vehicular traffic both within and commuting traffic to and from the site from areas outside of the city.
- The subdivision is simply too large and meant for single use properties for which even PUD proposals will have a difficult time meeting pedestrian requirements for walkability and connectedness.

Sec. 16.16.010 D. *Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.*

- City staff only evaluate tracts A, B, H, and I as meeting this regulation even though building a proposed park in this area will take the open space preservation to below the 12% in time.

- Where natural features could be preserved to the extent possible in tracts C and D, especially, natural features are destroyed for the development with grading and fill to bring them into compliance for the appropriate roadway slope as aligned, easement access and drainage to the detriment of its public use dedication and integrated connectedness per the comprehensive plan.
- The planning commission may deny this sort of modification under **Sec. 16.24.030. - Modification review criteria:**

Sec. 16.24.030 A. In granting any modification for a subdivision plat that is not processed concurrently with a planned unit development, city council shall find that the application complies with section 16.04.020 and section 16.24.010 and all of the following requirements, insofar as applicable, have been satisfied:

- 1. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*
- 2. That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*
- 3. That such hardship has not been created by the applicant;*

The planning commission would have to deny this modification

- **because of a hardship the developer has caused themselves** by placing too much of a burden on these tracts to be modified for the development;
- **because of its platted footprint size**, especially north to south, but also east to west without a connection between tracts D and I;

- **because of the developer's campus drive alignment** with no indication of the buffer size required by boulder county in the IGA for this tract;
- **and because of the unique drainage needs for such a large suburban layout** and its natural drainage way in the Rock Creek Tributary that prevents, again from the developer's own doing, integration into the tributary's own public land dedication between tracts I and C and I and D.

Sec. 16.16.010 E. The planning commission could also require more open space to alleviate these problems in its northern tracts: *"The need for additional open space, park, and recreation areas shall be based on the following factors:"*

- **the city's comprehensive plan** - its vision for walkable development with integrated open space and much public support vs. additional suburb block patterns and fringe open space with competing uses that garner little public support (referendum, repeated public commentary at planning and board meetings, etc).
- **topography and drainage** - because of the property's close proximity to natural drainage and topography that the developer chooses to modify for the development with the addition of underpasses, grades to the natural drainage way, and grades for the 4-lane campus roadway, as well as easement access in such competing use scenarios with its constrained public land dedication in tracts C and D. These tracts are to be dedicated only after they are significantly altered for the development. While tracts E,F,G,J, and K are also to be dedicated after modification, these tracts are narrowly confined to the site's trail system for that particular land use. In these tracts there isn't the extent of conflicts in land uses posing issues requiring more open space in the same constricted way tracts C and D do.

- **vegetation and other physical conditions** - a single trail with no secondary trail to offset the competing uses in tracts C and D without additional open space between tracts C and I and D and I.
- **the availability of other open space, park and recreation areas** - presumed city-wide. The comprehensive plan identifies that 26% of land in Louisville is open space and open space with public infrastructure, and yet in this plat, there is only about 16% and less in time of the open space dedication that is code compliant in tracts A, B, H and I. With such a large subdivision proposed at Redtail Ridege, an equally significant amount of land needs to be dedicated, bringing it into consistency with other areas of the city that have such widespread public support, i.e. Davidson Mesa, Coal Creek, and others.
- **the overall need within the proposed development for such areas** - Although the plat proposes no modifications to excavate tracts A,B,H and I, and, although these areas meet title 16 requirements in and of themselves currently at least for public land dedication, they do not, however, meet title 16 requirements in conjunction with all the tracts not meeting the specification. The land dedication in its entirety must meet title 16 provisions for the plat, not merely certain tracts within the plat.
- By requiring more open space between tracts C and I and D and I, the issues of competing uses, constrained public use, and disconnectedness could be offset and alleviated with a land dedication also in a tract with a secondary trail across the site from tract D to I. A logical area to do that would be by extending tract D across the subdivision with an additional underpass under Sorel Avenue.
- There was discussion in the 9/8/2022 planning commission meeting that tract C and D in the plat compare in some way to how Coyote

Run, another public land dedication that was made to Louisville in the past, was accepted.

- There's no comparison because Coyote Run is situated between two housing developments and, while it was dedicated after development/grading, it does not serve the same functional needs of that development as those compare to the complexity of tracts C and D at Redtail Ridge.
- Tracts C and D are proposed to be situated next to a 370 acre commercial/industrial complex and 4 lane roadway with a number of purposes in too small of an area to provide functions for the Redtail Ridge development that Coyote Run in Louisville does not begin to match in scope, alignment, and non-compliance to LMC title 16.

According to the purposes of the subdivision the plat fails on several points as well, outlined below:

Sec. 16.04.020 - Purpose

Sec. 16.04.020 A. *To promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city;*

- The proposal is inconvenient along the north central and northeastern connections between tract I and tracts C and D.
- There's no connection between tracts I and D.
- There's no open space between the development and the trail, easement and Rock Creek Tributary drainage way, the main watercourse that drains the site outside of the development to its lowest point in tract C.
- Underpasses are only built to 10-year flood specifications.

Sec. 16.04.020 C. *To provide for adequate and convenient open spaces for motor vehicle, pedestrian and bicycle traffic, utilities, access of firefighting apparatus, civil defense, recreation, and sites for schools, educational facilities, and related structures;*

- No open space south along Rock Creek Tributary, trail, and easement, causing these uses to be too constricted along a major drainage way with immediate proximity to graded and sloped land in the development.
- Trail between tracts I and C isn't fully positioned within an open space dedication, only the trail within tracts C and D is identified within a land dedication.
- In washouts, access will be disrupted for repairs of the single trail and underpasses during what are becoming rather routine 100-year flood events.
- No additional and alternative open space trail connection and trail between tracts I and D.

Sec. 16.04.020 E. *To provide for adequate light, air and privacy and to secure safety from fire, flood and other danger;*

- Modifications to the property within its areas of open space dedication in tracts C and D and the trail connection between C and I, while not in a floodplain, pose continued risk of flooding, especially at what are becoming rather routine 100-year flood events.
- The nature of how such a colossal development with public land dedications confined to the site's fringe natural drainage basin in tract C do pose a safety risk.
- There are no alternative/secondary trail routes across the subdivision from east to west in the site's northern area that would be useful in times of trail disrepair.

Sec. 16.04.020 G. *To ensure that public facilities and services are available and will have sufficient capacity to serve the development;*

- Combined with overflow from the property's development and water not captured by the development's drainage system, the subdivision's natural drainage system is not adequate in capacity for

the property **because the development is aligned in too close proximity to it's major drainage way in the Rock Creek tributary.**

- There's not enough open space in tracts C and D and around the tributary between tracts C and I to absorb runoff from up to 100-year flood events or greater.

Sec. 16.04.020 I. *To conserve and enhance the value of land throughout the city and the value of buildings and improvements upon the land;*

- **The proposed development subordinates the value of its open space to the city by minimizing the size of the public land dedication** with no improvements and infrastructure other than trails site-wide.
- The proposed development creates **problematic land value and use conflicts in tracts that are too small and constrained**, functioning with too many purposes.
- The **open spaces are poorly connected within the subdivision and not connected to the rest of the city to the west**, making them of less value and use to both the city and the subdivision.

Sec. 16.04.020 J. *To minimize the conflicts among the uses of land and buildings placed on the land;*

- **Too many uses, none of which are primarily for public access in tracts C and D and the connecting trail to tract I.**
- These tracts pose significant issues with conflicting uses, making them non compliant.
- Their primary uses for drainage, roadway grade and slope, and easement access diminish and subordinate these areas' percentage of the overall public land dedication in these tracts and the subdivision as a whole.
- **Tracts C and D are too small, narrow, and constricted to functionally serve as open space for the city in such a competing context of uses.**

Sec. 16.04.020 K. *To provide for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion in the streets and highways and along pedestrian and bikeways;*

- The site's single trail system and connection between tracts I and C only will cause bicycle and pedestrian congestion within the subdivision.
- There's no connection between the trail system and areas adjacent to the subdivision's northwest tracts.
- Bike and pedestrian traffic cannot circulate into neighborhoods and areas northwest of the subdivision.

Sec. 16.04.020 M. *To mitigate the pollution of air, streams and ponds, assure the adequacy of drainage facilities, safeguard the water table, and encourage the wise use and management of the natural environment;*

- The site's drainage report is based on FEMA insurance rate **maps that evaluate flood potential by looking backward** in time rather than with models for future flood concerns and rapidly changing climate and landscape vegetation that affect precipitation amounts, duration, and intensity.
- The development provides no provision and accounting for drainage overflow when the internal drainage system reaches capacity in 100-year or greater flood events.
- Dual culvert and trail underpasses co-mingling under campus drive.

Sec. 16.04.020 N. *To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features;*

- Only a portion of previously undeveloped areas of the subdivision in tracts A, B, H and I are preserved to the extent reasonably possible at the time of this plat proposal, but these tracts are identified for additional development (grading and fill) for a park and fire station that will eventually take the percentage of open space preservation

below the 12% minimum while confining this public infrastructure to the pedestrian inaccessible tracts B and H from all areas of the subdivision.

- Valuable spaces in the property the developer proposes to develop are not preserved.
- Site-wide the open space dedication fails this provision because the spaces in tracts C, D, E, F, G, J, and K are not preserved but rather destroyed to be dedicated after grading for the intent of the development. The PC must inquire further about the intended use of the identified 250,000 cubic yard soil excess the developer intends to store on site. From this overall excess of soil, topsoil should be separated out from subsoil and building debris from the former storage tank site removed. Subsoil cannot be distributed as new topsoil fill for restoration of public lands. All excess subsoil should be removed.
- There was discussion in the 9/8/2022 planning commission meeting that tract C and D in the plat, for example, compare in some way to how Coyote Run, another public land dedication that was made to Louisville in the past, was accepted. There's no comparison because Coyote Run is situated between two housing developments and, while it was dedicated after development/grading, it does not serve the same functional needs of that development as those compare to the complexity of tracts C and D in this property.
- Tracts C and D are proposed to be situated in the site's main drainage basin next to a 370 acre commercial/industrial complex and 4 lane roadway.
- Coyote Run in Louisville does not begin to match in scope, alignment, and non-compliance to the lack of preservation to any extent reasonably possible.

Sec. 16.04.020 S. *To otherwise plan for and regulate the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights.*

- Land uses are too disordered and concentrated/ constrained in competing ways to the detriment of environmental protection for the Louisville community in the site's open space tracts, especially in tracts C and D of the property and the single trail connection without a dedicated open space for it between tracts C and I.
- Most of the open space tracts as well as the development itself are to undergo significant environmental degradation because of a lack of development precision at scale.
- The developer is proposing to develop 14.74 million square feet as a footprint for others to build only 2.55 million square feet. The excess 12.19 million square feet are imprecise sprawl in a suburban pattern, one of the principal components of environmental degradation worldwide.

Thank you so much for your attention to this complex development proposal. It is the job now for the planning commission to represent the community and to send a loud and clear message that we cannot accept plans that are inconsistent with the city's comprehensive plan and the laws in title 16 governing subdivisions. Listen to the community and understand the urgency and importance of not approving these plans.

Thank you so much,

Tim Stalker - 806 W Dahlia Ct Louisville

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Subject: FW: Questions for City Staff and Developer - RTR

Importance: High

From: Tim Stalker <tstalker28@gmail.com>

Sent: Tuesday, September 20, 2022 4:05 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Questions for City Staff and Developer - RTR

To the Planning Commission:

There are a number of very important questions pertaining to grading that need to be asked and cleared up as you continue to evaluate the grading in the RTR property:

1) There are 3 cut-and-fill maps showing the grading numbers within the site, all of which were created about 10 days apart from March 21-March 31, 2021. The most recent map in the stormwater mgmt plan shows a soil excess in the site of 249,000 cubic yards. The map created on 3/21/2021 shows a soil deficit in the site of 1.9M cubic yards. How did BB come up with such drastically different cut and fill numbers over this time?

In an April 20, 2021 meeting city engineering staff noted the 1.9M cubic yard deficit. Which are the correct numbers and how come these versions are so massively different? Is there a staff memo from city engineers that shows the matter has been cleared up?

2) There appears to be only one over-lot grading map in existence that uses and notes the 1.9M cubic yard soil deficit?

3) Grading contours in the plat reflect this over-lot map but the one with the 1.9M cubic yard soil deficit that BB would have to truck in (158,000

dump truck loads)? Can they explain why the contours in the plat are reflective of the over-lot map that shows the 1.9M cubic yard deficit?

4) How does the developer intend to store 250,000 cubic yards of soil on the site with only one small stockpile location shown on the stormwater mgmt plan that isn't big enough to contain this amount of excess soil? Note that this is the equivalent of a 300 yard X 100 yard space filled with 25 feet of soil. But the stockpile location is only 120 feet long apparently, way too small to store soil.

5) How long will BB store the soil? Where will its location be in relationship to the publicly dedicated tracts?

6) Will they be separating out former building debris from storage tek, as well as topsoil from subsoil?

7) Will they be distributing subsoil into public land dedication tracts as new subsoil with which to restore vegetation on?

Thank you so much,

Tim Stalker - 806 W Dahila Ct Louisville

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TO: CITY OF LOUISVILLE – PLANNING COMMITTEE

AS RESIDENTS OF PARADISE LANE FOR NEARLY 50 YEARS WE FULLY SUPPORT THE APPROVAL OF THE CURRENT PLAN FOR REDTAIL RIDGE. HOWEVER, IN ORDER TO MAINTAIN THE BEAUTY, TRANQUILITY AND REAL ESTATE VALUE OF OUR RESIDENTIAL/AGRICULTURAL PROPERTY, WE WOULD LIKE THE FOLLOWING ITEMS TO BE A PART OF THE COMMITMENT ONCE THE LAND IS DEDICATED TO OPEN SPACE.

- ALL DWELLINGS & OUTBUILDINGS ON THE PROPOSED OPEN SPACE NEED TO BE DEMOLISHED IN ORDER TO NEGATE THE FIRE HAZARD THEY NOW REPRESENT, AS WELL AS THE POSSIBILITY OF SQUATTERS, AS WE HAVE HAD IN THE PAST. DWELLINGS HAVE NOT BEEN OCCUPIED FOR OVER 10 YRS.
- WATER RIGHTS SHOULD STAY WITH THE PROPERTIES IN ORDER FOR THE LAND TO BE MAINTAINED PROPERLY.
- IF LAND IS LEASED TO AN OUTSIDE PARTY, ALL HOLDING PENS FOR LIVESTOCK SHOULD BE KEPT TO THE NORTH/WEST SIDE OF THE OPEN SPACE LAND SO THAT THE WEINING NOISE OF THE CALVES DOES NOT DISTURB US HOMEOWNERS AND THE MANURE ODORS ARE FILTERED BEFORE REACHING OUR HOMES. ALL LEASES NEED TO BE APPROVED BY PARADISE LANE OWNER/RESIDENTS. NOT WITHHOLDING UNDUE APPROVAL OF LEASE.
- A CLEANUP OF THE OPEN SPACE PROPERTIES, INCLUDING THE FENCING, PASTURES, DOWN AND DEAD TREES AND REMOVAL OF ALL OF THE DEAD WOOD STACKED OVER VARIOUS AREAS OF THE LAND. ALL OF THIS IS NECESSARY, FIRST AND FOREMOST BECAUSE IN IT'S PRESENT CONDITION, IT PRESENTS AN EXTREME FIRE HAZARD!!

WE APPRECIATE YOUR CONSIDERATION IN THIS ISSUE THAT IS VITAL TO US AS WE ARE DIRECTLY IMPACTED ON A DAILY BASIS AS LONGTERM HOMEOWNERS.

LARRY & KAREN THOMPSON
9250 PARADISE LANE
BROOMFIELD, CO 80020
PHONE: 303-775-1996-LARRY 303-775-2013
E:MAIL: kkt9250@gmail.com

Dear Planning Commissioners:

I just wanted to express my thanks to you all for your thoughts and willingness to understand the complexity of RedTail Ridge proposal.

I commended one of you asked about any other options on Campus Drive. I believe it is important to see what the other options are and compare to the current plan. The other options may not be great however we can use the weak options to make it better than the current plan on the Campus Drive. It will be a great benefit such as having "Great Mind think alike" by working with the residents of Louisville. It is vital to continue to ask to see the physical options that was previously worked on.

For example: It is important to have the Campus Drive as a one-way road. How? Entering 88th and exiting 96th on right turn only lane. In this design, can have one round a about giving the drivers options to exit either to 88th and 96th. No traffic signal on 96th will give the environment sustainability and supporting Net zero policy. The State of Colorado just enacted new rules to reduce greenhouse gas emissions with the goal of improving air quality by taking the equivalent of 300,00 cars off the road each year.

With the new construction will be happening on the Flatiron Mall district, we need a new traffic study from the Flatiron location to be implemented with the 88th and 96th traffic study.

Secondly, here is my concern, I have noticed on the proposal map plan, there are two small green areas southwest of Tape Drive which it will be given or convert to open space. I much rather have the southwest of Tape Drive area to be exchanged to the second pond/lake area as an open space and have them to develop on the southwest of the Tape Drive. I would like to see more open space around both pond/lakes to preserve the natural surroundings.

Without a visual aid, it is difficult for me to describe the layout in words, and I hope this gives you a basic idea.

Thank you for your service. Please continue to reject the current plan and encourage them to revise according to the codes and by laws.

M. Christiansen
543 Adams Ave
Louisville, CO 80027

Rob Zuccaro

Subject: FW: RTR: Denial

From: Cynthia Corne <ccorne@comcast.net>

Sent: Wednesday, September 21, 2022 4:41 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>; Jeff Durbin <jdurbin@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Lisa Ritchie <lritchie@louisvilleco.gov>

Subject: RTR: Denial

Dear Planning Commission:

The citizens of Louisville are reasonable people who care about a healthy community, thriving economy, improving climate, sharing our ecology with wildlife, and specifically, clean air. And, I believe fairness in government matters including development and economic development.

Do you see Louisville citizens opposing CTC expansions in large numbers (e.g. the new Bolder Innovation Campus)?

No. In general, we elect our leaders, and go about our lives.

And then, there is Storage Tek/ConocoPhillips/Nawatny Ridge/RTR/RTR/RTR.

1) And the same horizontal plat since Brue Baukol got involved, with goals for outdated concrete and parking lots.

***By now, the **impacts to carbon emissions** should be well-understood, and, if not, the Planning Commission has every right to request a **full climate impact study** re: the impact to the soil, wildlife, and air quality - from grading, concrete parking lots, buildings, and 20K cars per day. And the construction traffic as well. We need to be going the other way. **What are the proposed carbon offsets?**

2) Construction Chaos: How many construction vehicles per day? How many road closures and/or narrowed lanes?

Have you seen how much traffic there already is at this site during busy times of day?

*What agreements are in place with CDOT/Boulder Turnpike/36 and E-470? and CDOT/42/95th?

3) No tenants named. "Trust us." Let us grade over the whole Campus development.

4) At buildout, an additional 20,000 TWENTY THOUSAND cars per day.

This completely ignores the recent EPA Air quality downgrade to severe status for the Front Range.

5) Combining Preliminary and Final Plat steps.

***Why do these separate steps exist in the Municipal Code if not for this VERY type of situation.

6) For the record, Council specifically excluded heavy industrial from the CP PUD. Brue Baukol should be required to indicate the planned commercial uses, especially since they want to grade over the property.

So, please create a motion to Deny this applicant's preliminary and final plat on the basis that the pros and detail provided do not outweigh the risks and unknowns, and overreaching plans. The applicant needs to propose a phased approach with less disruption e.g. grading, at a minimum, and much fewer cars forecast given the air quality and heavy traffic already in existence. These other reasons for denial as well - one of these reasons would be enough:

- 1) Does not adequately meet the requirements of 16.04.020 and the authority granted for the purpose:
 - 1. A. To promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city.

2. It only serves to meet the unbending business case, and cost models for a now-Newport Beach owned applicant, who looks to subdivide this land like a suburb, in order to resell it or lease it.
- This GDP needs separate preliminary and final plats - the applicant has failed to provide the needed detail for each definition, and continues to add Code-required information during the process without adequate review time - for the public, boards, and planning commission. The distinctions between preliminary and final exist for this very situation.
- Permission to grade the entire property before the PUD would violate item 1, and the Comprehensive Plan/Campus setting.
- Construction traffic chaos - City Staff needs to be able to focus on Marshall Fire recovery/traffic design and more. To oversee plans for construction traffic for this development is not an obligation nor a priority for the City. As demonstrated from the referendum vote, Louisville citizens have other priorities and want to ensure the Code is followed.
1. Many are not opposed to this development in general. Many of us are opposed to this application.
- 20K additional cars at full buildout - with no partnerships or agreements with CDOT or E-470
-
-
- Common sense is failing here. With increased traffic at 287 and E470 and at 36/Interlocken and McCaslin and 36, better planning is needed. We already have traffic jams on 42, especially before and after Dillon Road, all the way to South Boulder Road.

I believe City Council suggested max of 1.6MM sq. feet at one point, perhaps the applicant could re-start there, with a phased, success-based plan, where tenants and commercial uses are known before plats are subdivided like a residential area.

Too many risks, too much overreach. Ignoring the community. Predictable air quality and traffic chaos.

Thank you.

Cynthia Corne
438 Jefferson Ave.
Louisville, CO

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Rob Zuccaro

Subject: FW: Redtail Ridge Testimony

(cannot accept texts)

From: Clif Harald <clif.harald@firstflatironconsulting.com>

Sent: Wednesday, September 21, 2022 2:52 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Testimony

Planning Commission Members,

The stature of Colorado's Front Range continues to evolve as one of the country's most dynamic ecosystems for innovation in biosciences and advances in health care.

Yet in biosciences alone, real estate brokers report tenant demand for 1.3M to 1.6M square feet of lab space in the Denver/Boulder market, with a 0% vacancy rate in Boulder lab real estate. And we've all seen how urgently health care systems and hospitals must expand to meet the accelerating demand from Louisville and other north metro area residents for their services.

The proposed life sciences campus at Redtail Ridge would help meet these needs and significantly address the life-critical missions served by bioscience companies and health care organizations.

As a Louisville resident with years of experience in Boulder County community economic development, I also value the local economic benefits of Redtail Ridge which include an estimated \$1M annually in *net* new city revenue averaged over the first 20 years of the project. This additional revenue couldn't be more timely as we work to recover and rebuild from the Marshall Fire. And the jobs associated with redevelopment of Redtail Ridge would help revitalize our struggling retail centers.

Thank you for your dedication to the orderly and deliberate evolution of Louisville's built environment. I encourage the Planning Commission to look favorably upon the life-critical and local economic benefits of Redtail Ridge and to approve the project's preliminary and final plat.

Clif Harald

[First Flatiron Consulting, LLC](#)

[LinkedIn](#)

Mobile: 303-908-2333

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Rob Zuccaro

Subject: FW: Redtail Ridge

From: Beth McQuie <bmcquie@gmail.com>
Sent: Thursday, September 22, 2022 9:50 AM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge

Dear Louisville Planning Commission,

I am writing about the latest version of Redtail Ridge.

I am not opposed to having a life and bioscience campus in Louisville. However, there are some factors that I hope you will consider.

The traffic plan seems problematic to me. Having Campus Drive come out on 96th, near the fire station, could create traffic jams, in my opinion. There is already a traffic light at 96th and the tollway. Campus Drive would join 96th just a few hundred feet from that. In addition, if Avista Hospital builds along 96th, they might want their own traffic light, too, for easy of entry of emergency vehicles. This hasn't been taken into account, from what I can tell.

Please do not widen 88th Street. That is just behind my home and the additional traffic would add to noise and pollution. Our neighborhood was destroyed in the Marshall Fire. Please don't add to our misery.

I would prefer that the plan have a smaller footprint. It could cover just the area that the StorageTek facility did. That way, open space could be maintained north of the former Disc Drive and our small-town feeling could continue. We could have a buffer of open space between Redtail Ridge and the main part of town.

This area is designed as a RURAL District in the 2013 Comprehensive Plan. Does the current Redtail Ridge plan seem rural? Not to me. It appears that it will cover the majority of the land with buildings and concrete parking lots. Although the limit is 3 stories, per the Comp Plan, in the past, the developer has pushed for higher buildings. Please do not allow that.

The Louisville Vision Statement, as stated in the 2013 Comprehensive Plan, includes a core value of maintaining Our Livable Small Town Feel. Redtail Ridge should demonstrate this.

Thank you for considering these points.

Beth McQuie

972 Saint Andrews Lane, Louisville

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Rob Zuccaro

Subject: FW: Drainage Plans
Attachments: 2n_Redtail Ridge Filing No. 1 - Existing Onsite Easement Exhibit.pdf
Importance: High

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Wednesday, September 21, 2022 8:51 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Fwd: Drainage Plans

Planning Commissioners,

I needed clarification on grading in the public land dedication at RTR and got these maps.

Maybe they will be of use to you as well.

Sherry Sommer

Hi Sherry,

Per our discussion this afternoon, here are the best grading plans we have that cove the public land dedication tracts that are slated for open space.

Thanks,
Rob

Rob Zuccaro, AICP
Planning and Building Safety Director
303-335-4590 (D)
303-335-4592 (O)

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Rob Zuccaro

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Tuesday, November 28, 2023 2:47 PM
To: City Council
Cc: Jeff Durbin; Rob Zuccaro
Subject: Incomplete Redtail Ridge preliminary application/Council agenda December 5.

Mayor Leh and members of council,

Please remove Redtail Ridge from your December 5, 2023 agenda. The application is not complete. Only complete applications can be reviewed by council.

—Northwest Parkway has not approved this application. According to Joel Meggers, managing administrator for the parkway, the parkway will not support the preliminary plat until negotiations are finalized. This should happen within the next few weeks.

—Brue Baukol has not updated their application submitted in April 2021. That application incomplete. When submitted and it remains incomplete.

—The City posted notice for this agenda item November 19, 2022. However, information on the current developments on city website has not been updated since April 2021. While the city may have followed the letter of the law in providing public notice, this certainly has not been a transparent process.

This is a very serious matter. Voters rejected the sprawling development proposed by Brue Baukol in our special election. This item must not appear on the council agenda before it is complete.

Sherry Sommer

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Rob Zuccaro

Subject: FW: Please deny the proposal by Brue Baukol for Redtail Ridge at your meeting on November 10th

Importance: High

-----Original Message-----

From: Norma Anderson <norma22@icloud.com>
Sent: Sunday, November 6, 2022 10:47 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please deny the proposal by Brue Baukol for Redtail Ridge at your meeting on November 10th

Dear Planning Commission,

I've written any number of letters, expressing my concern about the kind of planning Brue Baukol has made for the Redtail Ridge property.

Rather than reiterating what I've written so many times before, I'm going to implore you to please reject, once and for all, the plans Brue Baukol has continued to submit — each time without enough variation to reflect what the residents and citizens in Louisville have shown is necessary to have this area be developed.

Brue Baukol has been turned down by the City Council, put up for a general vote of Louisville residents and been soundly rejected, yet still Brue Baukol keeps bringing in all “the big guns” they can to get the project approved as they want it to be developed.

Please deny approval of Brue Baukol's plans for Redtail Ridge, for once and for all.

Thank you.

Sincerely,

Norma Jean Anderson
1904 Steel Street
Louisville, Colorado 80027
norma22@me.com
(Landline) 303-954-9373
(Cell) 720-537-5901

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Rob Zuccaro

Subject: FW: Deny Current Redtail Ridge Proposal

Importance: High

From: Laura Pederson <lpederson@comcast.net>
Sent: Sunday, November 6, 2022 11:11 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Deny Current Redtail Ridge Proposal

Hello,

I am writing once again to implore you to deny the current Redtail Ridge proposal.

The Redtail Ridge proposal doesn't address the concerns that led to the referendum. The updated plan is sprawling and needlessly destructive. The traffic and air quality impacts are even worse, and the previous sustainability measures have been removed.

The residents of Louisville are counting on the Planning Commission to rigorously enforce the City Code, and to ensure that the Redtail Ridge plan that moves forward is in full compliance with it.

Thanks and Regards,

Laura Pederson

2297 Cliffrose Lane

Louisville, Co.80027

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Rob Zuccaro

Subject: FW: Louisville Municipal Code and RTR

From: sherry sommer <hellosherry2@yahoo.com>

Date: October 27, 2023 at 8:19:13 AM MDT

To: City Council <Council@louisvilleco.gov>

Subject: Louisville Municipal Code and RTR

Candidates discussed the pending Redtail Ridge application at Wednesday's panel discussion. There was confusion about the status of the application.

Our Planning Commission has recommended denial of the application because it does not meet the requirements of our municipal code. Read the commission's decision [here](#):

[https://www.louisvilleco.gov/home/showdocument?id=36760...\]\(https://www.louisvilleco.gov/home/showdocument?id=36760&t=638031701898065640&fbclid=IwAR2tfvUC1fafqFcklIX43e-TZCIK_Q6LJa5VvpaQZQZAJw6IlmOlk3d3tRw\)](https://www.louisvilleco.gov/home/showdocument?id=36760...](https://www.louisvilleco.gov/home/showdocument?id=36760&t=638031701898065640&fbclid=IwAR2tfvUC1fafqFcklIX43e-TZCIK_Q6LJa5VvpaQZQZAJw6IlmOlk3d3tRw))

Thanks to the League of Women Voters, the Chamber of Commerce, the DBA, and sponsors for supporting civic engagement.

Sherry Sommer

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From: [Jan](#)
To: [City Council](#)
Subject: RedTail Ridge Proposal
Date: Wednesday, November 29, 2023 7:00:25 PM

I recently learned that the agenda for your Dec 5th meeting includes a hearing on the RedTail Ridge plat proposal. This has been a lengthy and important issue for Louisville citizens whose votes expressed disapproval.

Our Louisville Planning Commission rejected the proposal (Nov 2022) and offered recommendations. Brue Baukol has arrogantly not responded with any changes.

The application from Brue Baukol does not have approval from the Northwest Parkway rendering it incomplete. City Council should not be hearing an incomplete proposal from Brue Baukol.

Please insist that Brue Baukol submit a complete application before it is heard before city council.

Sincerely
Jan Prokop
36 year resident Ward II

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From: [Carolyn H Anderson](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Wednesday, November 29, 2023 5:50:15 PM

Council Members,

I cannot understand why the development proposal for this property is once again, and without any changes, before the Louisville City Council having been rejected in November 2022. It was rejected for sound reasons then and those reasons, among them untenable traffic increases and the builder's failure to act on/address the Council's recommendations, still stand.

We have sold our burned-out lot in Coal Creek Ranch, our home for 21 years. But we are still in the area and regularly use 88th and 96th Streets (via the NW Parkway link onto Summit Blvd), to shop and undertake other chores in Louisville. Traffic is still of huge concern!

Some of these roads, especially the Broomfield streets, are in rotten shape. Will we have to wait years more for repairs--imagine what that will do to traffic along with 40,000 more vehicles coming into the area.

Reject this plan like the Council did last year.

Sincerely,
Carolyn H Anderson
200 Summit Blvd., Apt 333
Broomfield CO 80021
formerly 354 Troon Court
Louisville

[Sent from AOL on Android](#)

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From: [Joshua Cooperman](#)
To: [City Council](#); [Rob Zuccaro](#)
Subject: Please delay consideration of Redtail Ridge
Date: Wednesday, November 29, 2023 11:31:10 AM

Dear Louisville City Councillors,

The City has indicated that you will consider the Redtail Ridge Filing Number 1, Preliminary Subdivision Plat at the City Council meeting on 5 December 2023. I request that you delay consideration of this development application for the following reasons.

First and foremost, the development application was not properly noticed. Section 16.04.070 of Louisville's municipal code states the public notice requirements for a preliminary plat. Although the City appears to have met these requirements (by mailing public notice to nearby properties, posting public notice on the City website and nearby rights-of-way, and publishing a public notice in the Daily Camera), all of these public notices fail to provide the information that a member of the public requires to evaluate the development application: the website provided links to a 'Page Not Found' page on the City's website. Even if one manages to find the City's website listing current development applications, the documents provided there are not all up-to-date.

Second, the development application may be incomplete. Section 16.12.050 of Louisville's municipal code lists the requirements for preliminary plat applications, and the Planning Commission meeting packet from 22 September 2022 lists eight requirements to be addressed prior to a City Council hearing. Have all of these requirements been met? As a member of the public, I cannot ascertain the answer to this question. Moreover, some of the property surveys previously provided by the applicant may now be out-of-date.

Third, the applicant has insufficiently engaged the community. The outcome of the City's April 2021 special election should have behooved the applicant to thoroughly engage the community regarding any future plans for the Phillips 66 Rural Special District. Instead, the applicant had the tenacity to submit the current development application---largely the same as the development application rejected by Louisville voters---to the City shortly *before* the special election. As an engaged resident I am not aware of any subsequent community outreach on the applicant's part. For contrast, at the recent City Council hearing on rezoning for the proposed Delo West development, City Council praised the applicant's engagement with the community. We should attempt to hold all applicants to this standard.

Finally, consideration of such a significant development application should await a complete City Council so that residents of all wards are fully represented on City Council for such a significant review and decision. The applicant could have moved forward with a complete City Council for most of the past year; to move forward at present seems disingenuous at best while to wait until the end of January seems a perfectly reasonable and relatively minor delay.

Thank you for considering my request.

Best,
Josh



From: [Paul T. Little](#)
To: [City Council](#)
Subject: Please delay vote on Redtail Ridge
Date: Tuesday, November 28, 2023 5:39:00 PM

Hi, and thanks for your time. Please delay the decision on a Preliminary Subdivision Plat for Redtail Ridge.

Ideally, until the developer addresses the planning commission feedback.

Thank you
Paul Little
193 W Elm St , Lsvl.

--

Regards,
Paul

Paul T. Little
plittle@ptlittle.com
720-317-7014 mobile

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From: [Peggy](#)
To: [City Council](#)
Subject: Lack of notice on Red Tail Ridge vote tonight
Date: Tuesday, November 28, 2023 5:17:15 PM

Why is the council hiding this vote on the Red Tail Ridge proposal tonight?
It sounds like someone found out by accident. Everyone wasn't notified.
As a Louisville citizen, shouldn't I get a vote on this large proposal?
It is my understanding that nothing has changed since the proposal was first introduced and then rejected.

Why hasn't this meeting been publicized? I just found out about it 1 hour before it takes place!

Come on council, work with the Louisville residents!!!!

Peggy Simpson
1560 Ridgeview Dr.
Louisville, CO 80027

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From: [Jennifer Levin](#)
To: [City Council](#)
Subject: Postpone the Upcoming Board Meeting for Preliminary Subdivision Plat for Redtail Ridge
Date: Tuesday, November 28, 2023 5:02:12 PM

Please delay the upcoming meeting referenced in the subject line. This meeting is currently scheduled for December 5, and it seems that more time is needed to open this up to discussion among council members and Louisville residents. The following is a list of reasons for a postponed meeting request:

- Brue Baukol has not changed anything in the proposal since the Planning Commission rejected it. The Commission made several notes, comments, and recommendations on the proposal in and **the developer has ignored them all.**
- **The application is incomplete.** City Council should not be voting on incomplete proposals. The Northwest Parkway BoD approval is missing. The developer has to have this before City Council can vote on the plan.
- The information on the [Current Developments page](#) on the city's website has not been updated since April 2021. The city has met the minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—**the bare minimum isn't enough.**

Thank you,

Jennifer Levin (Ward 1 Old Town Louisville)

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From: [Ellen J Helberg](#)
To: [City Council](#)
Subject: December 5 hearing-please postpone
Date: Tuesday, November 28, 2023 4:37:36 PM

Dear City Council,

I am writing to ask that you postpone the December 5 hearing on a Preliminary Subdivision Plat for Redtail Ridge.

My reasons are (and information is) as follows:

The developer, Brue Baukol, has not changed anything in the proposal since the Planning Commission rejected it. The Commission made several notes, comments, and recommendations on the proposal in the resolution of denial; the developer has not followed these recommendations.

The application is incomplete. City Council should not be voting on incomplete proposals. The Northwest Parkway BoD approval is missing. The developer has to have this before City Council can vote on the plan.

The information on the Current Developments page on the city's website has not been updated since April 2021. The city has met the minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—the bare minimum isn't enough.

Thank you for listening.

Ellen J Helberg
726 Ponderosa Ct
Louisville, CO 80027

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From: [sherry sommer](#)
To: [City Council](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Incomplete Redtail Ridge preliminary application/Council agenda December 5.
Date: Tuesday, November 28, 2023 2:47:29 PM

Mayor Leh and members of council,

Please remove Redtail Ridge from your December 5, 2023 agenda. The application is not complete. Only complete applications can be reviewed by council.

—Northwest Parkway has not approved this application. According to Joel Meggers, managing administrator for the parkway, the parkway will not support the preliminary plat until negotiations are finalized. This should happen within the next few weeks.

—Brue Baukol has not updated their application submitted in April 2021. That application incomplete. When submitted and it remains incomplete.

—The City posted notice for this agenda item November 19, 2022. However, information on the current developments on city website has not been updated since April 2021. While the city may have followed the letter of the law in providing public notice, this certainly has not been a transparent process.

This is a very serious matter. Voters rejected the sprawling development proposed by Brue Baukol in our special election. This item must not appear on the council agenda before it is complete.

Sherry Sommer

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From: Christopher Leh
To: Sherry Sommer
Cc: Jeff Durlin; Rob Zuccaro; Meredith Muth
Subject: Re: Redtail Ridge
Date: Friday, December 1, 2023 2:26:40 PM
Attachments: image.png

Sherry—I am replying to the email I received from you at 4:22 am yesterday morning (November 30) regarding my original email to you on November 29, which is the day after our Tuesday Council meeting. Your responsive comments are interlineated in purple and my comments in reply are interlineated after yours in bold black.

During the November 28 Council meeting, you spoke about the issue of delaying the December 5 hearing on the Redtail Ridge application. I want to make it clear that I had not and have not yet reviewed the email I received from you at 2:47 pm on Tuesday or the materials provided by City Staff concerning the December 5 meeting. I do not have any view as to whether the RTR application is complete or not. Likewise, I do not have any opinion as to whether the December 5 meeting should be delayed.

As sometimes happens in the exchange of emails, either your or my email system stripped away the screenshots of texts included in my November 29 email to you, so I reinserted them below.

Chris Leh
Mayor
City of Louisville (CO)
(c) 303.668.3916
Leh@louisvilleco.gov

On Nov 30, 2023, at 4:22 AM, sherry sommer <hellosberry2@yahoo.com> wrote:

Hi Chris,

Thank you for sending this log. See corrections below

I do not see the staff memo or when it will be available to the public. That information will conclude our communication on this matter.

Sherry Sommer

Sherry,

I am emailing you concerning recent communications between us relating to Redtail Ridge. As a Councilmember, and for the sake of all stakeholders, I wanted to ensure legally compliant and transparent public processes as to that property. As Mayor, I continue to want that. I am sure that you appreciate those obligations. To that end, I want to capture and organize our communications while they are fresh in mind and to avoid misunderstandings in the future.

(1) Your Noontime Text Yesterday

Just after noon yesterday, I received from you a text requesting to talk. It did not specify what you wanted to discuss. I would have responded but was tied up in meetings and preparations for the swearing in.

I called at 12:04 without leaving a message.

CML: After checking my phone, I confirm that there was a missed call from you at 12:04 pm on Tuesday, December 28. You did not leave a message. You appear not to have called back but sent an email that I received at 2:47pm (see below).

(2) Your mid-afternoon Email Re "Incomplete Redtail Ridge preliminary application/Council agenda December 5."

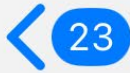
At 2:47 pm, I received an email from you that you sent Council and City Staff. The subject line was "Incomplete Redtail Ridge preliminary application/Council agenda December 5." After reading the subject line only, concluded that it likely would contain information concerning land use application that Council would be considering in a quasi-judicial proceeding on December 5.

In the exercise of caution, I did not read further to avoid consideration outside that hearing. Although I am forwarding the text of the email below, I still have not read it and will not unless it appears in the meeting packet that will be made available to all of us later this week.

(3) Text Exchange Between Us Yesterday

After receiving your email at 2:47pm, but before the City Council meeting at 6 pm, you and I exchanged several additional text messages. These text message did refer to the 2:47 pm email I received. I suggested that we deal with any issues she was raising at the Council meeting, and you agreed:

7:20 



Sherry >

Yesterday 2:51 PM

Sorry for the delay. I've been handling another city issue for the last couple of hours. Is this in regard to the email that you sent us a few moments ago?

Yesterday 3:57 PM

Yes

Let's deal with this at the meeting, yes?

We can discuss then.



Thanks!

As you know, shortly after other Councilmember and I were sworn in at last night's Council meeting, there was a celebratory break. You sought me out and began advocating for a delay in Council's consideration of the Redtail Ridge land use application. I interrupted you, expressing briefly that your comments might relate to a quasi-decision and requested that you make the comments in the meeting. You indicated you were simply trying to avoid needless conflict during the Council meeting. I reiterated my request, and our brief conversation ended.

This exchange did not take place.

CML: Sherry, your statement that "This exchange did not take place" is incorrect.

My recollection of the interaction with you at that time is so clear and my description so detailed, first and foremost, because you accosted me about delaying the December 5 hearing even as I was greeting and thanking those who had come to the Council meeting at my personal request to witness my swearing-in, including my 88 year-old father, who'd traveled 2 hours from Sterling to attend. Second, I was surprised by your raising the issue of delaying the December 5 only hours after I texted you that we would deal with whatever was in your 2:47 pm email "at the meeting," not during a break in the meeting in a private conversation.

Your text "Let's deal with this at the meeting" indicated to me that we would "deal with this at the meeting"

CML: And, indeed, that is exactly what happened. After I halted the conversation during the celebratory break, we resumed the Council meeting, in which you spoke about delaying the December 5 hearing for much of the six minutes you allotted during the time reserved for public comments on items not on the agenda.

At one point during the reception I moved a step in your in your direction. You didn't greet me and began talking to council member Dickinson. I'm a polite person and did not insist when you didn't acknowledge me.

CML: I do recall talking to Councilmember Dickinson during the break. I do not recall your movements but don't dispute your recollection. If you are implying that you did not approach me because of my conversation with Councilmember Dickinson, that is incorrect. The break was lengthy, and the interaction I described above took place as I described it above.

I understand quasi judicial rules. It is the obligation of the office holder to maintain proper boundaries.

CML: Based on your experience with City processes, your long-time public involvement with the Redtail Ridge development, and your recent candidacy for mayor, I would expect you to understand rules that bind me as an elected official concerning quasi-judicial matters.

As we can see from our interactions I did not suggest we have a discussion.

CML: Sherry, this statement also is incorrect. In my text to you at 3:57 pm (see above), I asked, "Let's deal with [the issues raised in your 2:47 pm email], yes?" In response, you expressly stated that "We can discuss it then." course you were suggesting that we have a discussion. Contrary to your statement above, your statement that you did not suggest we have a discussion is incorrect.

I already explained in detail above what our interaction during the celebratory break. We did not have a discussion. But that was certainly not for your repeated attempts to do so:

- by phone at 12:04 pm on November 28,
- by text regarding your 2:47 pm email on November 28;
- In person outside Council Chambers during the celebratory break when I interrupted your advocacy for delaying the December 5 hearing; and
- by text yesterday, November 30.

During the portion of Council meeting devoted to public comments not on the agenda, you pooled your time with another resident and explained concerns about the proceeding with the December 5 agenda item.

(5) our exchange of text messages today

You again texted me this morning, and you and I exchanged several texts. You reiterated points you had made at the hearing and again advocated for delaying consideration of Redtail Ridge's application. You expressed urgency. I indicated that I needed to talk with staff before getting back to you.

I "expressed urgency".

CML: I'm not going to quibble about your characterization of the communication, nor do I understand the relevance. You started texting me yesterday (11.29) at 12:56 pm yesterday and requested a response by the end of the day.

It is more accurate to say I followed up.

Since we did not interact at the meeting, I followed up with a text.

CML: If what you mean is that we had no interaction *at all inside or outside Council Chambers*, the premise of your comment is incorrect. First, we had the interaction during the celebratory break that I already described in detail above. Second, you requested in writing to speak multiple times during the Council meeting, and, as a result, I called you to the podium as to each request. If what you mean is that we had no interaction *during the meeting*, your statement is incorrect, but only for the second reason.

I've been quite professional. Customarily a waiting period of 24 hours is considered a courtesy. I was hoping to have the conversation you said we'd have in a timely way. I have obligations today and respectfully let you know when I would be available.

CML: As you know, I must address the RTR application based upon the applicable law, the application itself, and evidence presented in connection with the quasi-judicial proceeding, including materials provided by City Staff (<https://www.louisvilleco.gov/home/showdocument?id=40468&t=638370219277832381>). Of course, you are welcome to provide further information for the public record about the RTR application, applicable law, and evidence in support of or in opposition to the application, including that which is provided with the Staff Report, the Staff Report Itself, and so on. Please submit any such information to the City Clerk.

If you felt interacting with me was a potential violation of quasi judicial rules, you could have said so at any time and I would not have insisted.

CML: I never stated or implied in my original email or in this reply that any of my interactions with you violated quasi-judicial rules. To the contrary, I have always sought to avoid any such violation. I have described above our interaction during the celebratory break at City Hall after my swearing-in as Mayor. To reiterate my original email, I did in fact interrupt your advocating for delaying the December 5 hearing during the celebratory break, when you:

sought me out and began advocating for a delay in Council's consideration of the Redtail Ridge land use application. I interrupted you, expressing briefly that your comments might relate to a quasi-decision and requested that you make the comments in the meeting. You indicated you were simply trying to avoid needless conflict during the Council meeting. I reiterated my request, and our brief conversation ended.

Therefore, according to your comment in your response to my original email, I did exactly what you said I should have done.

As promised, I discussed the matter with Jeff Durbin. I am cc'ing him on this email. My understanding is that the staff memo will address questions you and others have raised.

Whether you agree or disagree with the staff memo, however, you are welcome:

1. To submit any other information you would like to regarding the application.
2. To attend the quasi-judicial hearing on this application on Tuesday, December 5, and challenge staff's conclusions or address any other concerns you have with the application in public comment.

Engaging in the democratic process is a right I cherish and will continue to exercise.

CML: I, too, cherish engagement in the democratic process and encourage you to continue to do so.

Thanks.

Best Regards,

Chris Leh
Mayor
City of Louisville (CO)
(c) 303.668.3916
Leh@louisvilleco.gov

On Nov 28, 2023, at 2:47 PM, sherry sommer <hellosberry2@yahoo.com> wrote:

Mayor Leh and members of council,

Please remove Redtail Ridge from your December 5, 2023 agenda. The application is not complete. Only complete applications can be reviewed by council.

—Northwest Parkway has not approved this application. According to Joel Meggers, managing administrator for the parkway, the parkway will not support the preliminary plat until negotiations are finalized. This should happen within the next few weeks.

—Brue Baukol has not updated their application submitted in April 2021. That application incomplete. When submitted and it remains incomplete.

—The City posted notice for this agenda item November 19, 2022. However, information on the current developments on city website has not been updated since April 2021. While the city may have followed the letter of the law in providing public notice, this certainly has not been a transparent process.

This is a very serious matter. Voters rejected the sprawling development proposed by Brue Baukol in our special election. This item must not appear on the council agenda before it is complete.

Sherry Sommer

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From: [johnkelin](#)
To: [City Council](#)
Subject: Redtail Ridge proposal
Date: Monday, December 4, 2023 8:24:59 AM

Dear Council,

I am writing you as a longtime resident of Louisville, urging you to reject the latest development proposal for Redtail Ridge.

This matter has already been decided by voters, who turned the proposal back in a special election more than two years ago, and by the city's planning commission last year.

The developer's latest proposal is virtually unchanged. Please reject it.

John Kelin

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From: [d.ervin](#)
To: [City Council](#)
Subject: Redtail Ridge Again?
Date: Monday, December 4, 2023 7:53:36 AM

I voted against the Brue Baukol(BB) plan for Redtail Ridge back in April 2021. I have not changed my mind about that, or about this developer.

Please discontinue any further decisions on Redtail Ridge with Brue Baukol.

Debra Ervin
1129Front St
Louisville

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From: [Janette Kotichas](#)
To: [City Council](#)
Cc: congressmanjoeneguse@mail.house.gov; agrajeda@prairiemountainmedia.com
Subject: Redtail Ridge Last-Minute Council Vote
Date: Monday, December 4, 2023 7:28:51 AM

WHAT ARE YOU DOING?!

The agenda for your meeting tomorrow night includes a vote on a preliminary subdivision plat for Redtail Ridge. This plan was rejected last year by the planning commission. It does not meet our city codes.

The decision to push this vote through at the last minute, with only the bare minimum of required notice — in the midst of holiday madness — occurs for me like an effort to sneak in a vote when we aren't watching. One of your council members is expected to recuse himself, leaving this decision to the three people who asked for a citywide vote on the project — Leh, Fahey, and Dickenson — that **3,816 voters in Louisville rejected**. I question your intentions. What do you gain by passing this behind our backs?

I urge you to postpone any decisions until there is a new, complete application that we residents and the planning commission can review. You are starting off your new terms under suspicious circumstances, and we voters will remember this. We **are** watching.

Janette Kotichas
278 Juniper Street
Louisville, CO 80027

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From: [Jane Armstrong](#)
To: [City Council](#)
Subject: No on Red Tail Ridge
Date: Monday, December 4, 2023 7:27:05 AM

1. Louisville has already voted it down.
2. I live in CCR and have gone through two years of hell with insurance and rebuilding.
3. 21,000 cars a day would destroy the ambiance of our neighborhood.
4. That much grading would destroy habitats. Our land is being raped!
5. We got here first! If I knew Red Tail would come to fruition I would have taken the insurance money and moved. Grandfather us in!

Why is the City Council bringing this up again? Where's the impact statement?

NO ON REDTAIL RIDGE!

Jane Armstong
479 Muirfield Ct.
Louisville

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From: [Maryan](#)
To: [City Council](#)
Subject: Redtail Ridge R3dux
Date: Sunday, December 3, 2023 9:16:19 PM

Council Members,

It appears that you will reconsider the Redtail Ridge proposal from Bruce Baukol that has already been rejected by the Planning Commission and voters, and that BB has not made any amendments to ease concerns expressed by the Planning Commission and the voters.

I am opposed to the current proposal because it does not make the best use of the space. I've lived in Louisville for 21 years and have served on a City Board. I'm in favor of Avista Hospital relocating there but I would like to see garages rather than parking lots and let's allocate a nice area for trails and open space, not perimeter. Let's take traffic, noise and pollution issues seriously. If their development negatively impacts the Hwy 36/95th St interchange, make them pay for it. A second entrance/egress for Monarch is critical. Thank goodness the kids were not in school during the Marshall Fire.

Bruce Baukol changed their initial proposal significantly from what they presented in informational meetings to the community before they bought the property. They are not listening to the community, only their own pocketbooks. Yes, they have the right to develop the property but we have the right to make sure it is done appropriately and in the best interests of the community.

Recommendation: Get a supermarket (Trader Joe's, King Sooper's?) to build on the corner next to the fire station and capture the tax revenue from those Broomfield residents across the street.

Being a resident of Coal Creek Ranch, I am concerned about the impact on traffic of facilities much larger than StorageTek and hope that thoughtful planning will ease the concerns of our neighborhood.

Thank you,
Maryan Jaross
846 St. Andrews Lane
Louisville

Sent from my iPad

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From: [David Blankinship](#)
To: [City Council](#)
Subject: Redtail Ridge open space grading
Date: Sunday, December 3, 2023 8:55:27 PM

Dear City Council,

I am writing to highlight an aspect of the Redtail Ridge preliminary subdivision plat that might not be obvious given the length of the meeting packet for the Tuesday, December 5 meeting. There are plans to perform grading of the open space on the northern part of the property before formally designating it as a part of Redtail Ridge Open Space. Although I am writing this email as a private citizen, I am aware that the Louisville open space advisory board in May and June 2022 did not question the developer on this particular aspect of the proposal. As I see it, it was much more of a function of the many moving parts and sheer complexity of the proposal rather than tacit approval of the idea.

If anything was made clear in the approval of referendum 2C in November, it is that Louisville residents highly value open space, enough that they were willing to approve a 1/8% sales tax increase dedicated to open space funding. If the Redtail Ridge preliminary subdivision plat were to move forward with a recommendation to grade open space, it would certainly impact the environmental value of that open space and not honor the wishes of the majority of city residents.

To provide some background on what should be considered in terms of appropriate open space management for development proposals, one should first refer to the city charter's Section 15-5: Open Space - Effect of Article: "Nothing in this article shall be construed to: (a) Affect or limit the safe and efficient operation, construction and maintenance of the City's water, sewer, drainage, and flood control systems and infrastructure; except that the City shall make reasonable efforts to mitigate the impact of such operation, construction, and maintenance on open space". However, it is also important to consider the city's municipal code Sec 4.03.010 - Classification and management, which states "Open space shall be managed in a manner consistent with good stewardship and sound ecological principles that benefits citizens of Louisville by promoting native plants, wildlife, wildlife and plant habitat, cultural resources, agriculture and scenic vistas and appropriate passive recreation." The tension between the two is captured in the planning commission's fourth reason for denial of the application from August 2022: "The Planning Commission finds that the Application does not comply with LMC Sec. 16.16.020.B., which states that drainage areas should be left in a natural state to the greatest extent possible. The Applicant has not demonstrated that grading of drainage areas within public open spaces has been limited to the greatest extent possible."

So, while It may not be possible to expand the open space acreage in the Redtail Ridge public land dedication (and it is the case that the minimum requirements are met), I do recommend that all open space identified in the preliminary subdivision plat be retained in its current form with no significant modification such as grading.

Sincerely,
David Blankinship
Louisville resident

From: [Christina Dozauer-Ray](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, December 3, 2023 6:00:06 PM

Dear Council,

This message is to ask that you postpone any decisions on Redtail Ridge until there is a complete application viewable by Louisville citizens, with all plans meeting our city codes.

We the voters have already turned down this plan, and so I don't understand why it is being brought up again unchanged.

I voted for open space, transparency, and representation of residents' opinions. None of this is being championed by reopening a destructive development plan that has already been turned down.

Thank you for your service to Louisville and for considering this message.

Sincerely,

Tina Dozauer-Ray
100 West Spruce Street

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From: [Carla Bigum](#)
To: [City Council](#)
Subject: Redtail Ridge Agenda Item Dec 5 COMMENTS
Date: Sunday, December 3, 2023 5:15:12 PM

273 S Lincoln Ave.
Louisville, CO 80027
December 4, 2023

Dear City Council Members,

I have only recently learned city council will be reviewing the Redtail Ridge proposal presented by Brue Baukol Capital Partners. As I understand, you will be reviewing the **exact same proposal** the Planning Commission voted to deny in 2022.

I understand this is the first regular City Council meeting with our new mayor plus three recently elected members who have not deliberated on the matter previously. Additionally, I have learned there is one vacancy, and if any member chooses to recuse himself/herself from the vote, that will leave 5 voting members in which 3 members, yes 3 members, could have the power to approve a proposal which voters already rejected (3, 816).

I can hardly believe I am writing a letter again to voice my disapproval for the Redtail Ridge proposal. But I am, as I believe it is so very important.

I have two critical reasons why I believe council should disapprove the proposal for our city and citizens. First, the proposal was voted down in a recent election. Second, the Planning Commission determined the proposal failed to meet the criteria laid out in the city's municipal code. The developer could build **IF** they are willing to build a compact development and set aside all land north of Disc Drive for open space. These two reasons alone would honor the voice of the people and local government decisions and codes.

There are also two other considerations of the proposal worthy of voting down the proposal. I live very close to the development site and drive past it regularly. First, traffic is of high concern. The new footprint would increase traffic exponentially. Second, the proposal would destroy acres of wildlife and critical habitat which in turn would be replaced with more buildings and parking lots. How does this fit with our city's climate change responsibilities?

Last, but maybe my most important concern, is the last minute notice to the residents of Louisville to conduct such a meeting. I am very suspect of the reasons why such a decision came to be with a decision of this magnitude. I am disappointed and insulted with this decision,

holding a vote with the minimum amount of time required to notify its residents. You can do better by voting NO on the Redtail Ridge proposal.

City of Louisville Ward III resident,
Carla Bigum

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From: [Patricia Hamilton](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Sunday, December 3, 2023 5:12:29 PM

***Dear City Council Members,
Please require the developer to set aside all land north of Disc Drive as open space and build a compact development. Their plan doesn't meet our codes and you must require this.***

Please delay a decision until the ward I vacancy is filled. With this vacancy and one member expected to recuse themselves, there will be only 5 voting members--an unusual situation in which 3 people have the power to approve a proposal 3,816 voters rejected.

We rejected this plan and you must represent and honor our vote.

Look to our neighboring city of Boulder for guidance - this would not happen there.

Please do the right thing - because once this is a done deal there is no turning back.

***Respectfully,
Tricia***

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From: [Laura Page](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, December 3, 2023 4:07:58 PM

Dear Mayor and Members of Council,

The Planning Commission previously rejected the Redtail Ridge proposal due to deficiencies in the application. If these deficiencies have not been remedied, I ask that you, too, reject their proposed preliminary subdivision plat.

I am especially concerned by the grading plan that would alter the landscape in areas that should not be disturbed, per the City Code - "Natural features, historical and archaeological sites, and vegetation of the area, including trees, **must** be preserved to the extent possible." (LMC 16.16.010.D) The destruction of the flora and fauna, essentially undisturbed for almost 40 years, will already be massive *within* the developal area. Do not allow it to extend into sections that should be preserved, as demanded by our Code.

As proposed, this development will unnecessarily exterminate over 110 acres of prairie dog colonies. The colonies support numerous raptors and other animals. Given the web of life, their numbers will no doubt plummet, too, after the decimation of the colonies. Slaughtering the prairie dogs is not 'preserving the natural features of the property.'

I also question whether the wildlife surveys are up to date since three years have passed since the last survey was completed. The surveys were inadequate to begin with in that they weren't taken at peak occupancy times. In particular, since the 2020 survey for federally-protected burrowing owls was conducted by the applicant's consultant, the recommended survey zone for detecting burrowing owls has been expanded almost 10-fold from 150 feet to 1,320 feet. Given the number of prairie dog holes on this property which are attractive to burrowing owls, it is critical that a new survey be conducted using the much larger survey area.

Despite the public's outcry for more open space (public and/or private) as was allowed for in the Conoco-Phillips proposal, the applicant has made no accomodations for more preservation on this property. Do not cut the applicant any slack if they are not offering any compromises. Hold them to our code and local and federal regulations.

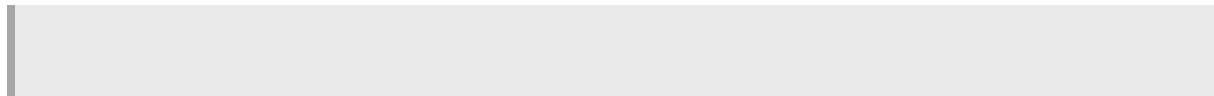
Respectfully,

Laura Page
920 Rex Street

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From: [A R](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, December 3, 2023 4:00:55 PM



Members of City Council,

Once again, I am writing to voice my opposition to the latest Redtail Ridge proposal. As best I can tell, this is the identical proposal which was rejected by the Planning Commission over a year ago. Once again, the applicant has chosen to ignore the Commission and is attempting to do an end-around by taking the proposal directly to City Council. The applicant has a (long) history of bringing essentially identical proposals up for approval, and again and again, the answer has been NO. When City Council wanted to hear citizen feedback, a special election was held, and again the answer was NO.

At some point, Council must send a message to the applicant. There has been an enormous waste of time and money expended by the City, the Council, the Commission, and the Citizens dealing with this issue repeatedly, with no particular heed paid by the applicant to the many suggestions and ideas presented by everyone which could make the proposal more likely to be accepted. Frankly, this is disrespectful to the Council, Commission, and the Citizens who have voted on this matter over the last few years.

Please either table this application until more new details are provided, or send it back to square one. How much longer are we to see the same proposal submitted? Enough is enough.

Respectfully,
Andrew Rogowski
260 S Lincoln Ave
Louisville

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From: [Norma Anderson](#)
To: [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Cc: [Norma Jean Auer Anderson](#)
Subject: Tuesday, December 5th's City Council meeting and Brue Baukol's proposal for StorageTek/Redtail Ridge
Date: Sunday, December 3, 2023 2:29:40 PM

Dear Mayor Leh, Ward I Council Member Dickinson, Ward II Council Member Fahey, Ward II Council Member Kern, Ward III Council Member Hamlington and Ward III Council Member Hoefner,

There will be a meeting of the City Council on Tuesday, December 5, to review again the redevelopment plans by Brue Baukol Capital Partners for the old StorageTek property. A list below summarizes the progress on Brue Baukol's redevelopment plans for the area now referred to as Redtail Ridge.

Over more than a year and a half, the proposals by Brue Baukol have been turned back by the citizens of Louisville, either by letters to the City Council with objections to the plans Brue Baukol has continued to propose, or by an actual City-wide referendum on the proposal by Brue Baukol, in which the proposal was soundly rejected.

Brue Baukol has continued to come either before the City Council or the City Planning Commission, with proposals that fail to address the concerns of the citizens of Louisville, and yet Brue Baukol intends to submit essentially the same proposal to the City Council at this meeting on December 5.

My husband and I have lived in Louisville for five years, having chosen to move here because of the way Louisville has worked to preserve open space for the entire community to enjoy. The quality of life we've found here is reflected in the actions the community continues to take — including reactions to Brue Baukol and its on-going, relatively unchanged proposals for the StorageTek/Redtail Ridge site.

I understand Mayor Leh ran, in part, on the expressed intention to bring development to Louisville, but what Brue Baukol has continued to propose will be harmful to the nature and quality of life we currently have in our community. In addition, the plans that continue to be offered by Brue Baukol fail to meet the Louisville City Municipal Code, and have been denied by the City Planning Commission.

I strongly urge each of you to keep in mind the results of the April, 2022 referendum rejecting the Brue Baukol redevelopment plans for Redtail Ridge, the letters sent to the Mayor and City Council objecting to the Brue Baukol redevelopment plans, and the recommendation for denial by the Louisville City Planning Commission of the Brue Baukol redevelopment plans.

In addition, the City Council has one vacancy, in Ward I (the Ward in which we live). I'd like to know what plans are to fill this vacancy in Ward I.

As for the vote on December 5th, in addition to being "short" one Council Member (Ward I), I understand one member is expected to recuse himself. This will leave only five voting members (the Mayor and four City Council Members) at this December 5th Council Meeting. This means there will be an understaffed Council that has the power to approve (or disapprove) the Brue Baukol proposal, which was rejected by nearly 4,000 votes in April of 2022. There should be a full voting membership on this issue, especially when part of the discussion should

include the fact the current Brue Baukol proposal fails to meet the Louisville City Municipal Code.

Thank you,

Norma Anderson - Ward I
1904 Steel Street
Louisville, Colorado 80027
Email: norma22@me.com
Landline: 303-954a-9373
Cell: 720-537-5901

The history of Brue Baukol and the old StorageTek property, now referred to as Redtail Ridge:

2020-2021: Brue Baukol Capital Partners submitted different iterations of a plan to redevelop the old StorageTek property, with plans to massively exceed StorageTek's footprint and paving over previously undeveloped areas of the site. This plan would destroy wildlife and critical habitat in the process. Community opinion was strongly against all iterations of Brue Baukol's redevelopment plans.

April, 2022: Louisville voters overturned the City Council's approval of the Redtail Ridge application by referendum. This made legally clear the reaction of Louisville citizens to all prior Brue Baukol's redevelopment plans.

November, 2022: Louisville's Planning Commission voted to recommend the City Council deny the Brue Baukol's next application. Planners found the proposal failed to meet the criteria laid out in the Louisville City Municipal Code, and expressed their concerns about the plan to upgrade nearly the entire site, including areas not slated for buildings, parking lots or roads. Essential wildlife habitat would be destroyed under this plan.

December 5, 2023 (Tuesday): City Council will begin deliberations on the Redtail Ridge proposal, presenting the exact same proposal the Planning Commission voted to deny in November, 2022. This will be the first regular City Council meeting headed by our new mayor, Chris Leh. Three Council members will be in new positions, and may not have deliberated on Redtail Ridge.

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From: [Laura Pederson](#)
To: [City Council](#)
Subject: The Louisville Voters and the Planning Commission Have Spoken - REJECT the Redtail Ridge Development Plan
Date: Sunday, December 3, 2023 1:51:14 PM

The Redtail Ridge development plan that was previously REJECTED by the Louisville Planning Commission and the citizens of Louisville is once again being brought forth for approval.

Perhaps the Redtail Ridge backers have taken the cynical view that, given the newly reconstituted Louisville City Council, they can now slip the plan through -- even though no changes have been made to the previously rejected plan. Perhaps they are counting on the citizens of Louisville being too distracted by the December holiday season to notice their current shenanigans.

The Louisville City Council has pledged to represent the citizens of Louisville -- not big money, not corporate interests. The current plan does NOT meet the city's Municipal Code, and it is the City Council's duty to reject it.

We see you, we are watching. Please honor your responsibility and deny this proposal.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co.

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From: [Larry Donner](#)
To: [City Council](#)
Subject: Support For Redtail
Date: Sunday, December 3, 2023 1:37:29 PM

Dear City Council,

I am writing to urge your approval of the Redtail Ridge proposal. After reviewing the materials in your packet, it is obvious that the developer meets and exceeds Louisville's development requirements.

The Redtail proposal provides a quality development with energy efficient buildings, open spaces and trails available to the public. In addition, it dramatically enhances City revenues with the potential to relieve the average homeowners property tax burdens.

Concerns with traffic to existing City streets is greatly overblown. The bulk of the traffic accessing the properties will be from the Northwest Parkway at an intersection that already is controlled with a traffic signal.

Louisville has wrestled with this parcel of land for nearly 15 years. It is time to move ahead.

Thank you.

Larry Donner
1020 Willow Pl.
Louisville, Colorado

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From: [lkoglin](#)
To: [City Council](#)
Subject: Please dont fall for the nonsense from the preserve louisville campaign
Date: Sunday, December 3, 2023 12:41:45 PM

Please dont fall for the scare tactics of Preserve Louisville a second time. It was bad enough they used lies and scare tactics to get on the ballot. Telling people this development would drive up cost and limit materials for the home owners that lost their home to the fire.

Thanks,

Lynn Christopher Koglin
www.KoglinGroupLLC.com
Cell 303.551.3073

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From: [CHALK4PEACE](#)
To: [City Council](#); preservelouisville@gmail.com
Cc: hq.indigoink@gmail.com; ccorsell@mac.com
Subject: Redtail Ridge Rehash- John Aaron, Louisville resident
Date: Sunday, December 3, 2023 12:19:49 PM

To the City Council,

As I voted AGAINST the Redtail Ridge subdivision project, I continue to stand against its creation and ask that City Council postpone any decisions until a complete application is submitted that the public can review. The massive traffic congestion alone that the creation of this subdivision will cause for Louisville is reason enough to stop the developer from having its way with this project the people of this city soundly defeated in 2022. This is a disturbing example of greed without any regard to impact. As well as an entity that won't take NO for an answer. So...Just say NO.

I am not able to attend December 5; but I wanted to put forth my opinion as a Louisville resident.

Thank you,
John Aaron
1045 1/2 Lafarge Ave.
Louisville, CO 80027

Sent from my iPad

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From: [Richard Morgan](#)
To: [City Council](#); [Christopher Leh](#); [Deb Fahey](#); [Judi Kern](#)
Subject: Support for Redtail Ridge 2023 Plat
Date: Sunday, December 3, 2023 11:39:03 AM

Mayor Leh, Ward 2 Councilors Fahey and Kern, and City Council:

I live at 644 W Pine Street and have for the past 25 years.

I'm writing to express my **strong support** for the Redtail Ridge 2023 Plat.

I remain impressed by the thoughtfulness of developers Brue Baukol Capital Partners (BBCP) and Sterling Bay. Notwithstanding the pushback over the past three years, BBCP remains committed to listening to Louisville residents' needs and wants for this development and strike a balance between what is feasible and what is not.

BBCP has structurally redesigned its plans to not only align with City goals, but also to accommodate residents' wishes for a smaller overall total building footprint (2.55 million SF); commit to commercial sustainability; set aside more open space (155-acres vs 38-acres); prioritize 40-acres along NW Parkway for Avista Hospital, Louisville's largest employer; invest in intersection improvements to NW Parkway and 96th Street; and most importantly, BBCP is committed to paying for the re-engineering of Campus Drive so that it will be a full thoroughfare and not a dead-end, one way in/out street that Louisville Police and Fire deem highly problematic. The safety of our children attending the Monarch School System should be a top priority, whether it's a bomb threat or the most damaging fire in Colorado history.

Kicking the can down the road is NOT an option. The cost of further inaction is incredibly costly to our community. The obvious is the potential loss of Avista Hospital, a cherished and vital community asset. Now that Avista is no longer a subsidiary of Centura, its long-term viability and profitability is ever more paramount. Financially, Louisville could lose out on millions of projected dollars in local fees (\$37.8 million paid to Louisville), \$2 million in annual tax revenue to the City, together with the many new customers and unique tenants for our downtown and McCaslin retail corridor, a key consideration since we've lost so much retail to neighboring communities.

I know each of you are committed to what's best for Louisville. This project has the real possibility to generate good, long-term revenue for the City, be beneficial for our local business community, reprioritize safety for our children that attend Monarch, and make accessible 155-acres of private land currently off limits to residents. Please vote to approve the Redtail Ridge 2023 Plat.

Thank you,

Richard Morgan

Richard Morgan
303.956.8188 (cell)

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From: [Rich Kithil](#)
To: [City Council](#)
Subject: Redtail Ridge (RR)
Date: Sunday, December 3, 2023 8:00:01 AM

Council members will consider the wishes of their constituency.
RR will consider their profits.

Be Safe.

Rich Kithil

Sent from [Proton Mail](#) for iOS

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From: [villablair](#)
To: [City Council](#)
Subject: Postpone any decisions on Redtail
Date: Sunday, December 3, 2023 7:03:46 AM

Good Afternoon:

Postpone any decisions on Redtail development until there is a complete application that is available for the public to view and the residents can voice their approval or disapproval of the proposed plan.

I walk every day three to five miles in my neighborhood by Fireside Elementary School.

I have noticed an emense increase in traffic on ALL streets in this area: Dillon, Cherry and McCaslin traffic have become exponentially congested with traffic. More homes will ONLY exacerbate this problem.

Louisville does NOT have the infrastructure to handle an increase in traffic that the Redtail development will create lthat Louiville currently has.

The residents of Louisville must have an input and be taken seriously by the city council.

Sincerely
Debra Blair
Louisville Resident since 2000

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Gale Chapman](#)
To: [City Council](#)
Subject: Redtail Ridge concerns...
Date: Saturday, December 2, 2023 9:40:56 PM

Greetings

I am concerned that the council is not taking into account the recommendations of the Planning Commission regarding this development. It appears that the developer has minimal concern for the wishes of the Louisville community and has not fully complied with all required city codes.

I am not against growth but it must be done in a compliant and methodical manner to enhance the character of the Louisville community.

Regards

Local resident ...for 26 years

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From: [joy brook](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Saturday, December 2, 2023 5:47:52 PM

- Please send the current plan back! The developer is not listening.
- Remember what we have seen so far. The citizens and the planning commission have made it clear this proposal is not acceptable.
- In 2020-2021 Brue Baukol Capital Partners submitted different iterations of the plan to redevelop the old StorageTek property, massively exceeding StorageTek's footprint and paving over previously undeveloped areas of the site, destroying wildlife and critical habitat in the process. Local opposition is fierce.
- In April 2022 Louisville voters overturned City Council's approval of the Redtail Ridge application by referendum.
- November 2022: Louisville's Planning Commission voted to recommend that City Council deny the developer's next application. Planners found the proposal fails to meet the criteria laid out in the city's municipal code, and were concerned about the plan to grade nearly the entire site, including areas NOT slated for buildings, parking lots, or roads.

Where We Are Now:

- **City Council begins deliberations on the Redtail Ridge proposal Tuesday December 5th on the same EXACT proposal Planning Commission voted to deny. Please deny this proposal and follow our city code!!**

Tane Mahuta E Tu!
Blessings to the Creator, trees! Stand Tall!

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From: [terre rushton](#)
To: [City Council](#); [Christopher Leh](#)
Subject: Please Approve the Redtail Ridge Plat
Date: Saturday, December 2, 2023 3:33:32 PM

Dear Mayor and Members of the Louisville City Council,

I am a longtime resident of Louisville, having moved here in 1984, and raised three children in this community. My husband was on City Council and Mayor for 20 years, and we have both been very involved in this community, a community I love.

I again write in strong support of the Redtail Ridge project, this time in support of the preliminary plat before you. The numerous benefits of moving forward on Redtail Ridge are clear and vital for our town. This project aligns perfectly with our Comp Plan and our city's goals for compatible development, sustainability, transportation, and economic vitality. We need and have always supported a more connected and environmentally responsible Louisville. Approval of this plat is just a first step.

You all are aware of the importance of keeping Avista Hospital, a major new tenant on this site. Avista is Louisville's largest employer and a great contributor to our culture. Keeping Avista here in Louisville is not just only about the jobs and economics. Avista helps us to maintain a strong sense of community and provides essential healthcare services to our residents. How many of our children were born at Avista? Approving this plat ensures Avista's continued contribution to our community's well-being.

The 155 acres of open space in Redtail Ridge would be one of the largest donations in Louisville's history. The commitments to habitat management and preservation are equally important, and create new opportunities for residents to enjoy open space. It's a rare opportunity to enhance our community's recreational spaces and overall quality of life. This opportunity should not be missed.

Approving the plat is a vital next step in developing the network of roads, trails, and infrastructure that can create a safe and healthy campus. It is what allows Campus Drive to finally be extended. The favorable impact on Monarch High School has been repeatedly stated by BVSD administration, And yes, it keeps Avista Hospital in Louisville.

Approving the Redtail Ridge plat is more than a procedural step; it's a statement about the kind of city we want to be. A city that is forward-thinking, family-friendly, and open to new opportunities. We can't afford to be anything less. Let's not delay this any longer.

Thank you for your attention to this matter. I trust you will make a decision that benefits all of Louisville. I thank you in advance,

Terre Rushton
671 West Ash Street,
Louisville, Colorado
303-956-8338 cell phone

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From: [Shari Edelstein](#)
To: [City Council](#)
Cc: [Caleb Dickinson](#); [Deb Fahey](#); [Christopher Leh](#)
Subject: Save RTR again!
Date: Saturday, December 2, 2023 10:52:37 AM

I am overseas and cannot attend the meeting. I find this decision to love forward after all that we went through incomprehensible.

Please postpone any decisions until there is a **complete application** that the public can view. The developer must set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. Let all council members know that the plan **must** meet our city codes.

The residents of Louisville rejected Brue Baukol's sprawling development in the special election of April 2021. Brue Baukol has not changed anything in the proposal since the planning commission recommended denial in November of 2022. The commission recommended denial and made several notes, comments, and recommendations on the proposal. The developer has ignored them all.

The application is incomplete. City council should not be voting on incomplete proposals.

The information on the current developments page on the city's website has not been updated since April 2021. The city has met the bare minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—the bare minimum isn't enough.

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From: [Sharon Johnson](#)
To: [City Council](#)
Subject: Red tail Ridge
Date: Friday, December 1, 2023 3:39:38 PM

Dear Council Members:

Please postpone any decisions on the Redtail Ridge development until there is a complete application that the public can view. The plan needs to meet city codes and insure destructive impact does not occur.

Thank you.

Sharon Johnson

Sharonjohnson656@gmail.com

Sent from my iPhone

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From: [Kim](#)
To: [City Council](#)
Subject: Red tail ridge
Date: Friday, December 1, 2023 3:18:27 PM

Hello,
Are you kidding? Didn't we just vote this down?
It still does not meet Louisville standards.
Is this due to our new Mayor.
Please please don't Boulderfy Louisville.
Kim Daldos 839 McKinley Ave.
Lighting Strikes LLC.

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From: [joy brook](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Friday, December 1, 2023 2:21:15 PM

I am confused as to why staff would recommend passing Redtail ridge when no issues with the plan were addressed. Please send this back and think of our town's future. The developers need to address issues and improve the plan not railroad it through. Citizens made their concerns known and that should be the council's guide, not pleasing the developers. Traffic on 95th continues to be a problem and there are traffic studies that show failing of roads even without this development. Please protect our quality of life and safety. Air pollution is another health concern. I retired here and it would be wonderful if things improved! Thank you for your help and concern.

Tane Mahuta E Tu!
Blessings to the Creator, trees! Stand Tall!

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From: [Sandy Peer](#)
To: [City Council](#)
Subject: My vote is no!
Date: Friday, December 1, 2023 1:50:33 PM

LOUISVILLE NEEDS YOUR HELP!

City council is scheduled to make a decision on a preliminary subdivision plat for Redtail Ridge on December 5. This is the same proposal the planning commission rejected back in November of 2022, and it has the same destructive impact on the land that the voters already rejected. This plan does NOT meet our city codes and it will cause overwhelming traffic congestion.

HERE'S WHAT YOU CAN DO:

SPEAK at the city council meeting December 5, 6:00 PM in council chambers. The mayor and council members were elected to represent you. They need to hear from you!

EMAIL council and tell them to postpone any decisions until there is a complete application that the public can view. Tell them they should require the developer to set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. Let all council members know that the plan must meet our city codes.

Council@LouisvilleCO.gov

Email council members Dickinson, Fahey, and Mayor Leh. They wanted to hear from the voters in the special election, and the voters said no. They need to hear from us again.

CDickinson@LouisvilleCo.gov DFahey@LouisvilleCo.gov Leh@LouisvilleCo.gov

Here's why the hearing shouldn't take place next week:

The residents of Louisville rejected Brue Baukol's sprawling development in the special election of April 2021. Brue Baukol has not changed anything in the proposal since the planning commission recommended denial in November of 2022. The commission recommended denial and made several notes, comments, and recommendations on the proposal. The developer has ignored them all.

The application is incomplete. City council should not be voting on incomplete proposals.

The information on the current developments page on the city's website has not been updated since April 2021. The city has met the bare minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—the bare minimum isn't enough.

DEMOCRACY NEEDS YOUR VOICE. STAND UP AND BE HEARD!

Sent from my iPhone

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From: [Joel Meggers](#)
To: [City Council](#)
Cc: [Austin Ward](#); stephanie.walton@lafayetteco.gov; [Tamara Seaver](#); acorley@isp-law.com; PCosta@nwpky.com; [Dykstra, Russell W.](#); [Rob Zuccaro](#); [Nancy Rodgers](#); [Jennifer Hoffman](#); mlmacsalka@H-Mlaw.net; [Kayla Blair](#); [Brenda Shuler](#); [Alexander, Matt](#)
Subject: Northwest Parkway Public Highway Authority - PLAT-0262-2019 – Redtail Ridge Filing No. 1 Preliminary Subdivision Plat
Date: Friday, December 1, 2023 11:37:08 AM
Attachments:

Dear City Council Members,

Please see attached.

Kind regards,

Joel Meggers
President of Community Resource Services (CRS) of Colorado
303-204-0803
www.crsocolorado.com

Please be advised that this email and any files transmitted with it may be privileged or confidential and are intended solely for the individual or entity to whom they are addressed. If you are not the intended recipient, please do not read, copy or retransmit this communication but destroy it immediately. Any unauthorized dissemination, distribution or copying of this communication is strictly prohibited.

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Northwest Parkway Public Highway Authority

Joel Meggers, Managing Administrator
Community Resource Services of Colorado, LLC
The Offices at the Promenade East Building
7995 East Prentice Avenue, Suite 103E
Greenwood Village, CO 80111
Phone: 303-204-0803
E-mail: jmeggers@crsofcolorado.com

November 30, 2023

VIA ELECTRONIC MAIL: council@louisvilleco.gov

City Council, City of Louisville
Council Chambers
749 Main Street
Louisville, CO 80027

RE: PLAT-0262-2019 – Redtail Ridge Filing No. 1 Preliminary Subdivision Plat

Dear City Council Members:

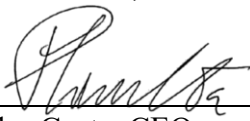
The Northwest Parkway Public Highway Authority (the “Authority”) and the Northwest Parkway, LLC (the “LLC”) have been notified that the City of Louisville (the “City”) has scheduled the Redtail Ridge Filing No. 1 Preliminary Plat (the “Preliminary Plat”) for hearing before the Louisville City Council on December 5, 2023. The LLC leases the Northwest Parkway from the Authority, and has obtained all rights, licenses, and privileges to operate, maintain, and toll the Northwest Parkway. The Authority and the LLC have not reached any agreement with Sterling Bay Co., the applicant for the project, to allow the offsite improvements proposed within the Preliminary Plat to be constructed, and both entities are concerned that these proposed offsite improvements impacting the Northwest Parkway are not consistent with the operation of the Northwest Parkway for its intended use as a high-speed public highway. While the parties are in active discussions, which we believe will result in various agreements protective of the Northwest Parkway and its operations, the Authority and LLC believe that the City’s consideration of the Preliminary Plat at this juncture is premature and object to its consideration in advance of agreements being reached and made part of the approval. Attached please find correspondence from the Authority and LLC to Sterling Bay Co. setting forth the terms and conditions necessary for the parties to reach an agreement to allow for the construction of the proposed offsite improvements impacting the Northwest Parkway.

NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

By:

Joel Meggers
Managing Administrator,
Northwest Parkway Public Highway Authority

NORTHWEST PARKWAY, LLC

By: 
Pedro Costa, CEO
Northwest Parkway, LLC

Enclosure

cc: Rob Zucaro, AICP, City of Louisville Planning and Building Safety Director
Tamara Seaver, Esq., Counsel for Northwest Parkway Public Highway Authority
Russ Dykstra, Esq., Counsel for Northwest Parkway, LLC
Nancy Rodgers, Esq., City and County Attorney for the City and County of Broomfield
Jennifer Hoffman, City and County Manager for the City and County of Broomfield
Austin Ward, Northwest Parkway Public Highway Authority Board Member
Stephanie Walton, Northwest Parkway Public Highway Authority Board Member
Mary Lynn Macsalka, City Attorney for the City of Lafayette



Northwest Parkway Public Highway Authority

Joel Meggers, Managing Administrator

Community Resource Services of Colorado, LLC

The Offices at the Promenade East Building
7995 East Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

Phone: 303-204-0803

E-mail: jmeggers@crsofcolorado.com

November 30, 2023

VIA ELECTRONIC MAIL: EPesonen@sterlingbay.com

Evan Pesonen, Vice President – Asset Management and Acquisitions
Sterling Bay Co.
100 Bayview, Suite 355
Newport Beach, CA 92660

Re: Redtail Ridge/Northwest Parkway

Dear Mr. Pesonen:

We have received your letter dated November 7, 2023 as a follow up to the October 30, 2023 meeting of the parties regarding the Redtail Ridge project (the “Project”), along with the supplemental traffic analysis completed by Fox Tuttle.

In order for the Northwest Parkway Public Highway Authority (the “Authority”) to reach an agreement with Sterling Bay Co. (“Sterling Bay”) to allow for construction of the Campus Drive/96th Street intersection within the Authority right-of-way and multi-use easements, with the consent of the Northwest Parkway, LLC (the “LLC”), which agreement would have to be formally approved by the board of directors, the following conditions must be met during the first phase of development:

1. The Campus Drive/96th Street intersection shall include the following:
 - a. Northbound: Three (3) through lanes and two (2) left-turn lanes.
 - b. Southbound: Two (2) through lanes and one (1) right-turn lane.
 - c. Eastbound: Two left-turn lanes and one right-turn lane.
2. Modification of the 96th Street/Northwest Parkway highway (“NWP”) intersection to include the addition of the following, designed to allow for a future grade separated interchange:

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- a. Three (3) southbound left turn lanes from 96th Street to the NWP.
 - b. An acceleration lane eastbound on NWP to accept traffic from the inside left turn lane from southbound 96th Street.
3. A third southbound through lane on the NWP from 96th Street to US 36, including modifications to the NWP and Tape Drive/Via Varra intersection. This intersection shall include two (2) eastbound left turn lanes from Tape Drive to the NWP.
4. The elimination of all improvements related to pedestrian/bicycle traffic crossing the NWP at the 96th Street/NWP and Tape Drive/NWP intersections, including, but not limited to signage, striping, ADA sidewalk ramps, and pedestrian crossing signals. Signage shall be installed directing pedestrians and bicyclists to the culvert crossing under the NWP south of Tape Drive.
5. Elimination of the proposed right-in/right-out access to the proposed Avista Hospital facility opposite Via Lata Drive.
6. Construction must be undertaken pursuant to the terms of the NWP permit to be issued by the LLC, including all special permit terms and conditions.
7. With regard to the extension of Campus Drive, the Intergovernmental Agreement Regarding Use of the 96th Street Area between the PHA and the City and County of Broomfield dated December 2, 2003, will need to be amended, or a new intergovernmental agreement will need to be executed between the Authority and the appropriate governing jurisdiction(s), to provide for management and maintenance of all newly constructed improvements within the NWP right of way/multi use easements.
8. The Developer shall obtain all necessary approvals from all governmental entities with jurisdiction.
9. The Developer/district shall pay for the cost of all consultants performing quality assurance for the Authority and LLC regarding improvements within the Authority's right-of-way/multi-use easements.

In addition, but not as a requirement, the Authority would like the opportunity to discuss with you the possibility of incorporating Broomfield's Varra Park project into the Redtail Ridge development plans.

The Authority and LLC appreciate the collaborative efforts here and look forward to continuing to work with Sterling Bay, the City of Louisville, and others to help the Project become a reality, while addressing our concerns and operational needs of the NWP.

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Sincerely,

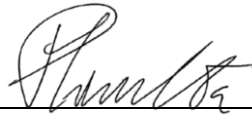
NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY



By: _____

Joel Meggers
Managing Administrator,
Northwest Parkway Public Highway Authority

NORTHWEST PARKWAY, LLC



By: _____

Pedro Costa, CEO
Northwest Parkway, LLC

From: [christine vranka](#)
To: [City Council](#)
Subject: Postpone the Redtail Ridge hearing
Date: Monday, December 4, 2023 8:10:09 PM

To Whom It May Concern,

I am an almost 25-year resident of Louisville and an almost 60-year resident of Colorado. As such, the quality of living here in Louisville is extremely important to me. I have remained in this area because of its proximity to nature and the value Coloradans typically place on Open Space and the natural world. I feel that to move forward with the Redtail Ridge Development as it currently stands is a violation of everything I value about Colorado in general, and Louisville in specific. At the bare minimum, you should require the developer to set aside all land north of Disc Drive as open space and build a compact development. I am urging you to postpone any decisions until there is a complete application that the public can view and weigh in on. The plan for Redtail Ridge must meet our city codes.

Thank You,
Christine Vranka
1013 Jefferson Ave.
Louisville, CO 80027

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From: [Michiko Christiansen](#)
To: [City Council](#)
Subject: Letter to Council members for Dec 5th meeting
Date: Monday, December 4, 2023 7:57:08 PM
Attachments:

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Dear council members

Thank you for your time to read this letter.

Knowing the holidays are fast approaching, for all of us need much more time to focus ourselves and enjoy the last month of the year without any stress, mental health, and physical exhaustion. We all have plans of traveling to or receiving visitation from family, friends, colleagues, and community. rush and stress out especially during the holidays

By having the Preliminary Subdivision plat for Redtail Ridge which have 969 pages on the agenda this month DECEMBER is an irresponsible thing to do. It is best for all of us, meaning the community and yourselves, to have the time to sit and read this novel next year to be better prepared and understanding these 969 pages packet with your and our questions written down.

It is far better to postpone any decision and reschedule next year until there is a fully complete application for the public to read and study.

The reasons are outlined:

- The application is incomplete.
- Needs more information regarding the Broomfield's decision on the Northwest Parkway BOD approval is missing.
- City codes is not yet met.
- The City of Louisville adopted the Internal Decarbonization Plan, and the question is are they aligned or complying with this our new Internal Decarbonization Plan.

Please listen to your community who voted for you to be on the city council.

Thank you,
Michiko Christiansen
A concern resident of Louisville

From: [Weiyan Chen](#)
To: [City Council](#)
Subject: Deny Redtail Ridge plan
Date: Monday, December 4, 2023 7:44:00 PM

City council members and Major Leh,

I was surprised to learn from neighboring Superior friends, the council will discuss the Redtail Ridge project. This discussion should not take place since this project is in Louisville, not Superior, and Louisville residents have to be informed. An incomplete project plan should not be in the agenda at all.

I was dislocated to a Boulder hotel after Marshall Fire for more than two months. My house was smoke damaged. During that difficult time, taking a short walk to de-stress was not an easy thing to do. In Boulder, trails constantly follow heavy traffic streets, or cross noisy roads. That two months made me appreciate more our Louisville small towns character, friendly neighborhood and people.
The Redtail Ridge project will add 20000 cars/day in our roads and streets. McCaslin Blvd would become Boulder's Foothill PKWY with non-stop 24x7 traffic and pollution. That's not what Louisville residents want. We don't want Louisville to be the next Boulder.

Please deny the Redtail Ridge project!

Thank you

Weiyan Chen

146 Cherrywood Lane

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From: stephanierowe00@gmail.com
To: [City Council](#)
Subject: Redtail Ridge: once again, NOPE
Date: Monday, December 4, 2023 7:30:27 PM
Attachments: [Prairie Dog Mgmt Response Redtail Ridge Draft Plan Final](#)

December 4, 2023

Dear Louisville City Council and Mayor Leh,

I am writing to ask you to reject the application for the Redtail Ridge development proposed for the old StorageTek property. This is on two grounds: 1) The current plan is essentially the same as the plan voters rejected last year, and 2) The plan does not meet the criteria of Louisville's municipal code.

Section 7-5 of the city's home rule charter prevents the city from approving an ordinance that voters have rejected by referendum. This means that, in order for City Council to approve a plan for Redtail Ridge, the plan has to be substantively different from the plan that was overturned this spring. The only change that has been made is in the category: now, instead of submitting the plan as an ordinance, it's a resolution. This is a distinction without a difference: the change is technical, not substantive.

When the developer does submit a new plan, it is imperative that City Council and the Planning Commission make a systematic, rational effort to ascertain whether or not it complies with Louisville's municipal code.

So far as I can see, the plan does NOT comply with several sections of the code. The one I personally am most concerned about is LMC 16.16.010, which states: "**Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.**"

By law and according to the oath you swore when you assumed your seat on Council, you must determine:

1. Does the application demonstrate that every effort has been made to "preserve and enhance to the extent reasonably possible" the natural features, including trees, of this property?
2. What are these efforts, exactly?
3. Does the developer make a convincing case, supported by credible documentation, that the destruction of the trees, vegetation, and a pond is justified?

(This is the sort of systematic approach Council should take with every one of the LMC's relevant provisions.)

One criterion I'd like to suggest you use for the LMC 16.16.010 question is the developer's plan for the prairie dog towns on the site. Pam Wanek's response to the Redtail Ridge Prairie Dog Management Plan, a copy of which was sent to City Council in January 2021 (attached here), should be instrumental for this. Ms. Wanek's report shows that the developers are relying on a flawed assessment by their environmental consultants to reach the conclusion that up to 5,500 prairie dogs must be exterminated to make way for buildings and parking lots. She also notes the beneficial role of prairie dogs and their burrows in creating diverse and healthy native plant landscapes and in combatting Colorado's ongoing drought, pointing out the scientific consensus that drought conditions worldwide are exacerbated by

the destruction of burrowing animal habitat.

I appreciate that serving on City Council is an enormous commitment of time and effort. It's a shame the developer has been so unwilling to create a new plan, one that respects the city's municipal code and the concerns of residents. Send them back to the drawing board, again.

Thank you,

Stephanie Rowe
631 West Street, Louisville

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Prairie Preserves LLC

2251 W. 154th Place
Broomfield, CO 80023
P: 303-507-8580
wanek@p.com

May 6, 2021

Jay Hardy
Brue Baukol Capital Partners
1555 Blake Street, Suite 210
Denver, Colorado 80202

Dear Mr. Hardy:

RE: Prairie Dog Management Plan Redtail Ridge Broomfield and Boulder Counties, Colorado
19 January 2021 DRAFT

Please accept this correspondence as my formal response to the Prairie Dog Management Plan –Draft for Discussion (PDMP) prepared by ERO on January 19, 2021. I intend my responses to elucidate and correct comments and information in the PDMP in order to increase insight and share perspectives that might otherwise be overlooked. I also intend my responses to clarify the “Nonlethal Management and Passive Dispersal” section of the PDMP that discusses Reverse Dispersal Translocation™.

My background in prairie dog conservation is comprised of more than 25 years of field experience and work on policy at various agency levels. This includes at least two projects involving your property in which I was directly involved: Monarch High School (removal of prairie dogs coming off the subject property) and the direct removal of prairie dogs from your campus, under Conoco Phillips as the prior property owner. I am also the creator of Reverse Dispersal Translocation™ (RDT), a passive prairie dog relocation method that I trademarked in 2008.

Please see the following:

1. Under the heading “Black-Tailed Prairie Dog Biology and Life History” On page 1, the PDMP states “migrating prairie dogs travel less than 2 miles, but a few migrate up to 6 miles.”

Response: In wildlife biology, migration is defined as the movement of entire populations, but prairie dogs do not migrate, they disperse singly and understanding this concept is fundamental when working with prairie dogs. Dr. John Hoogland, a world renowned expert on prairie dogs, observed that prairie dogs have a tendency to remain in the same area for very long periods of time and dispersal was more likely to occur by breeding males moving from one unaffiliated coterie to another within the same natal (birth) colony to avoid inbreeding with their offspring. Incest with closely related prairie dogs is rare. Dispersal to another colony occurs less frequently than dispersals within a colony due to predation risks. Long distance dispersal can

occur within an average range of 1.4 miles where a prairie dog will join up on the edge of an existing colony. Establishing new colonies out of the visual range and and comfort of other prairie dogs occurs infrequently.

Coterie are highly territorial family units comprised of a harem of females and their offspring that are all closely related. Females have a tendency to remain within the natal (birth) coterie boundaries for life. Coterie do not blend with nonrelated family members; they tolerate each other for the purpose of safety in numbers against predators. Average coterie size is .80 of an acre but can range from .12 to 2.5 acres.

When considering prairie dog management options, it is important to evaluate prairie dog colonies and to ascertain if the colonies are old and established or young and expanding (Hoogland, J.). Young and expanding colonies tend to have high prairie dog population numbers whereas older, stabilized colonies tend to have lower population numbers in accord with limited resources (burrows, food and breeding mates). Older colonies also tend to have well-developed social structures among coterie. In the case of the Redtail Ridge property, satellite imagery reveals that prairie dog colonies are old and established, as burrows have been present from at least the year 2000. Satellite imagery also reveals fluctuations in burrow occupancy, 2000-present, probably as the result of plague, poisoning and/or prior translocations.

Colonies stabilize when expansion is restricted such as by naturalized landscapes (topographical and vegetation elements) or man-made environments (roads, housing, commercial and industrial development). The point here is that prairie dogs adjust to restricted expansion and resulting competition for limited resources (burrows, food and breeding mates) by having fewer births. Prairie dogs literally and significantly control their own populations. Prey species are so dependent upon each other for survival that a prairie dog would rather live with other prairie dogs in areas with sparse food sources, than live by themselves in a lush grassland.

2. Under the heading: "Prairie Dogs in Urban Settings" on page 4, the PDMP states "Prairie dogs in urban settings have the potential to negatively impact native plant communities by overgrazing small confined areas. Overgrazing can lead to severe noxious weed infestations. "

Response: The assertion that prairie dogs overgraze and create noxious weed infestations is an over-simplified and negligent description of prairie dog-vegetation interactions. Prairie dogs are a keystone species providing at least three functions: 1. A direct prey source; 2. Burrows and tunnels as harborage for a multitude of other species; and 3. Alter vegetation from a monoculture of grasses to a diversity of forb species that are important for pollinators.

The keystone effect of prairie dogs on vegetation in urban corridors in Denver and Boulder is highly documented by Seth Magle. Magle's studies reveal that urban and rural prairie dog influences on vegetation were the same; reductions of grass and litter and increases in forb and bare ground. Thus, prairie dogs' keystone effect on urban fragmented landscapes is similar to that occurring in intact rural landscapes and conservation of urban prairie dog colonies may be important for the overall grasslands steppe (Magle & Crooks, 2008).

Prairie dogs, as a prey species, prefer to live in dense populations as safety in numbers, even when there are competing interests for limited resources. They tend to remain in the exact same spot for long periods of time. Consistency in occupying one area exerts a change to vegetation structure from predominately grasses to forb plant communities, thus increasing plant diversity. Some studies indicate that newly establishing colonies can convert grasses to forbs within two years where grasses were replaced almost entirely with forbs. Bare ground patches are important for ground nesting birds and likely enhances the visibility of insects thus providing a higher food source for small mammals and birds (Detling, J.K.). Moonscapes are common in prairie dog colonies and have been documented to occur by early pioneers in the 1850's!

The frustration with vegetation occurs in our contemporary society that has long forgotten that we live in a landscape that has been destroyed by prior agricultural practices that killed almost all (100%) of prairie dog species by the early 1900's and then destroyed native plants with the introduction of farming equipment that plowed up native plants and introduced European grasses and other livestock forage. Prairie dogs did not introduce Eurasian noxious weeds, our ancestors did. Prairie dogs do not make good habitat bad, people do. To combat this problem, many agencies such as USFWS, City of Boulder and the Humane Society of the US, are taking a closer look at the native plants that thrived under the feet of prairie dogs prior to European occupation. I have also been extensively involved in the process of documenting and reintroducing plants that are resistant or resilient to prairie dog activities. Several hundred native forbs and subshrub communities have been identified to perform well directly inside active prairie dog colonies. I have found that plants from the aster, figwort, flax, astragalus, mallow, rose, geranium, primrose, milkweed, sage, and many other plant families co-exist nicely directly on top of black-tailed prairie dog colonies.

Other common misconceptions include notions that prairie dog activities cause desertification and increase climate warming. In my work I find that one acre of occupied prairie dog habitat contains between 50 to 100 four inch diameter holes that allow rain and snow to deeply saturate soil and enrich the underground ecosystem that may have positive influences in the sequestration of carbon. In fact, the worldwide destruction of burrowing animals is thought to be one of many contributing factors to a warming climate (Adams et al., 2012).

3. Under the heading: "Prairie Dogs in Urban Settings" on page 4, the PDMP states, **"In confined suburban locations, prairie dogs can move onto adjacent private residences, damaging lawns, gardens, and property with grazing and digging activities."**

Response: Indeed, prairie dogs in suburban locations do sometimes move onto the properties of adjacent residences. These conflicting situations are often the product of failure by local community development departments to look beyond the subject property during planning and consider what on the land surrounding the property within at least ¼ mile, could give rise to potential conflicts. Simple ideas such as vegetation management (e.g. allowing grasses to obtain good heights, strategically-timed mowing, and installation of windbreaks and

hedgerows) and modified fences keep prairie dogs out of conflict areas. Urban community planners must take initiative to prevent/resolve conflicts with wildlife in ways that least effect the environment.

4. Under the heading: “Prairie Dogs in Urban Settings” on page 4, the PDMP states, **“Prairie dogs are known carriers of plague ...”**

Response: This statement is erroneous. Prairie dogs cannot carry plague (*Yersinia pestis*) because they rapidly die from it once infected. Plague is so decimating to prairie dog conservation that many local, state and federal agencies consider it to be a high-level threat to prairie dog conservation. Colorado Parks and Wildlife can provide information about the devastating impacts of plague and recommendations to retain healthy colonies.

This exotic disease, introduced to the United States by rats aboard ships from Asia, is now endemic in over 70 North American wildlife species. Some wildlife species are resistant and some are not. In fact Prairie dogs are so highly sensitive to plague that they are deemed “the canary in the coal mine,” meaning that an abrupt, inexplicable disappearance of a prairie dog population is an early indicator that plague is present in the area. Other wildlife species that may have plague have more dispersed behaviors where such indicators are more difficult to discern. However, because prairie dog colonies are frequented by a variety of other wildlife species, this may increase the likelihood of transmission to prairie dogs. Outdoor cats that hunt wild rodents (mice, voles) and birds are the biggest transmitter of plague to people.

The prairie dogs on the Redtail Ridge Site are isolated from other prairie dog colonies and therefore their risk of exposure to plague is quite low. Likewise, prairie dogs do not interact physically with humans, and therefore the prairie dogs pose little threat to human health.

5. Under the heading: “Prairie Dogs in Urban Settings” on page 4, the PDMP states, **“Prairie dogs are known carriers ofother diseases transmittable to humans and/or their pets that raise human health and safety concerns.”**

Response: There is no clarification regarding what “transmittable diseases” are being referred to and unless the author can pinpoint exactly what these diseases are, this statement should be removed from the report. As a professional in the field for over two decades, there are two diseases in addition to plague that prairie dogs are wrongly blamed for: hantavirus and rabies, there has not been one documented case of rabies in prairie dogs and the disease is generally unheard of in rodents. And hantavirus is unlikely because prairie dog burrows and tunnels have circulating airflow; this disease circulates among certain species of mice in enclosed areas.

Please do not think that I support intermixing wildlife with people, I believe that prairie dogs and people should not physically interact, and that wildlife should be observed from a distance. I also object to people and pets walking through colonies and allowing animals to run off-leash in prairie dog towns (harassment of wildlife is illegal in the state).

6. Under the heading: “Project Area Description” on page 4, the PDMP **discusses native and nonnative plant species and attention to better management of vegetation.**

Response: I applaud the author’s discussion on this topic as it is extremely important that people, especially people new to this state, understand the importance of working with native plants and avoiding nonnative plants in landscapes, particularly with respect to Asian grasses that are so prolific in urban communities. Asian grasses create massive problems in naturalized areas and should be avoided at all costs.

Prairie dogs are very responsive to vegetation features so it will be important to create plant mosaics on the Redtail Ridge site. I recommend windbreaks, hedgerows and tall grasses as living fences to keep prairie dogs out of conflict areas. I recommend planting mid to tall grasses and incorporating cool and warm season grasses with an assortment of tall forbs such as sunflowers, Rocky Mountain Bee Plant, penstemons, coreopsis, blanketflower, coneflower, etc. This will extend seasonal effectiveness, increase plant diversity, and help to feed pollinators.

In wetter areas, I recommend adding more willows , rushes and sedges and adding additional plants such as three-leaf sumac, New Mexico privet, Big Western sage, and rabbitbrush, distanced where soils are naturally drier.

I further recommend use of shorter warm season grasses as infill in difficult vegetation areas with attention to the type of landscaping around the building. In high pedestrian use areas where people congregate, I recommend hardscaping intermixed with shade trees, shrubs and clustered native flowers. Inclusion of nonnative turf grasses should be limited and in active use areas only, and not used for landscaping.

7. Under the heading: “Potential Impacts” on page 5, the PDMP states, **“It is estimated the project would impact 110.65 acres of active prairie dog colony.”**

Response: The PDMP does not provide an estimation of prairie dog numbers on the Redtail Ridge site, but I believe, based upon the historical occupancy of this site (seen via Google Earth) and understanding the cyclical nature of prairie dogs, that the spring population is between 40 and 50 prairie dogs per acre (includes young-of-the-year) and that this population will dramatically drop to almost half in mid to late summer and into early fall. Given 111 acres impacted, that means that approximately 5,550 prairie dogs in the spring, or 2,775 prairie dogs in later summer to early fall will be destroyed if relocation does not occur. Additionally, removal of this many prairie dogs would be essentially a “colony collapse” with devastating impacts to wildlife that depend on these prairie dogs for survival.

Please take note that prairie dogs are unlike typical rodents in that prairie dogs give birth only one time per year. They also have delayed sexual maturity and less than 50% of the prior year’s offspring survive to adulthood. Population sizes dramatically swing seasonally and sometimes annually.

The preliminary mapping that I reviewed, revealed that 144 acres (approximately 6.2 million square feet) is largely prairie dog-free and could be immediately built upon. This would provide an opportunity to postpone extermination and allow exploration of land use planning options more compatible for future property uses.

8. Under the heading “Potential Impacts” on page 5, the PDMP states **“The sparsely active prairie dog colony mapped is not shown as an impact area, nor are the 28.49 acres of proposed prairie dog conservation area located in the southern portion of the project area in the City and County of Broomfield (Broomfield), since avoidance of these areas are recommended.”**

Response: There is little specific discussion about what will happen west and northwest and what will happen to the smaller prairie dog populations that sporadically occur throughout the site. Directly west of 88th Street, there is a sizeable population of prairie dogs that would be considered a ward off the bigger colony located on the subject site.

9. Under the heading “Regulations” on page 5, the PDMP discusses **federal and state listing of threatened or endangered species status.**

Response: Unfortunately this section neglects to mention discussions by both federal and state agencies about why all states, local governments, private landowners and stakeholders must conserve prairie dogs and avoid future listing on the Endangered Species Act.

10. Under the heading “State” on page 5, the PDMP states, **“Currently in Colorado, the black-tailed prairie dog is classified as a “destructive rodent pest” by the Colorado Department of Agriculture ...”**

Response: The PDMP refers to the state classification for prairie dogs but neglects to provide the specific statute terminology. The state statute clearly indicates this definition is used for conflicting agricultural operations –see excerpt below

“ C.R.S. 35-7-203 Release of destructive rodent pests ...(2) For purposes of this section, “destructive rodent pests” means one or more rodents, including but not limited to prairie dogs, ground squirrels, pocket gophers, jackrabbits, and rats, that pose a threat to agricultural, horticultural, or livestock concerns or to human health.”

11. Under the heading “State” on page 5, the PDMP states, **“Currently in Colorado, the black-tailed prairie dog is classified ... as small game by Colorado Parks and Wildlife.”**

Response: the CPW regulates all take of wildlife in Colorado, and this does not mean that CPW endorses shooting prairie dogs. I am confused about why shooting is even mentioned in this PDMP as shooting prairie dogs is prohibited within incorporated city limits and therefore does not apply to the Redtail Ridge site.

Additionally this PDMP neglects to mention that prairie dogs are listed as a Species of Greatest Conservation Need in the State Wildlife Action Plan (SWAP 2005 and 2015) and a Species of Concern for the state. These designations should not be taken lightly! We continue to lose prairie dogs and the problem cannot be resolved by CPW as a single agency. This is a cumulative problem that other agencies, including local governments, private landowners and stakeholders need to understand so as to avoid future listing as an endangered species. In my opinion the SWAP is likely the most significantly important state conservation plan that is funded by the federal government. The SWAP is considered the state blueprint for species conservation and can be found on the CPW website.

A more detailed document about black-tailed prairie dogs in particular, can be found on the CPW website under “Conservation Plan for Grassland Species in Colorado,” November 2003.

11. Under the heading “State” on page 5, the PDMP states, **“CPW allows (except as prohibited by federal, state, and local statutes or regulations) the use of toxicants or other legal extermination where necessary to control damage on private land.”**

Response: Technically, this statement is incorrect. CPW has little to no control over toxicants approved by the CDA. In fact, both the USFWS and CPW adamantly opposed the CDA’s approval of the rodenticide bait products called Kaput and Rozel (a copy of that letter is available upon request).

12. Under the heading “State” on page 5, the PDMP states, **“CPW prohibits relocation of prairie dogs in March, April, and May.”**

Response: This statement is not true. Whereas the CPW may not approve relocation in March, April and May, they do not necessarily prohibit it.

13. Under the heading “City of Louisville Prairie Dog Policy” on page 7, the PDMP **discusses Broomfield’s policy to avoid adverse impacts on prairie dog towns.**

Response: The fact that the City of Louisville does not address prairie dog conservation is truly unfortunate, especially for private developers. Locally, elected officials are expected to protect public health, safety, general welfare and the environment. And under the Local Land Use Control Enabling Act local officials have strong powers over public and private land uses and permitting within their political jurisdiction to protect species from activities that would endanger wildlife species. This is not the job of the federal government, state, nor county; rather this is the city’s sole responsibility. The City of Louisville has chosen to ignore this responsibility and thereby cause the very dilemma being presented here with this project. If the city annexes land for development, they must also provide an avenue for mitigation, but they have not and by so doing, they lean on other entities to resolve the very problem they themselves have created.

This PDMP discusses finding lands from the jurisdictional county government but counties have very little control over land use on annexed lands. There is mention that SB99-111 blocks relocation of prairie dogs to other counties, but why should another county take prairie dogs when it is the developer and city that created the problem in the first place? While I recognize that SB99-111 is imperfect, I am also realize that many rural counties already have prairie dogs and do not care to relieve wealthy Front Range local governments of their poor land use decisions involving prairie dogs.

14. Under the heading “Management Options” on page 8, the PDMP **discusses passive relocation and mentions my name.**

Response: In 2008 I developed and trademarked a passive relocation technique called Reverse Dispersal Translocation™ (RDT). I will avoid critiquing how ERO wrote most of this section; suffice to say ERO should have contacted me to fully understand what this particular passive relocation method involves. Passive relocation is a habitat-based relocation technique that causes prairie dogs to move out of burrows in areas of conflict and move into non-conflicting areas. RDT is used when natural densities have declined and there is a large number of existing burrows to receive incoming prairie dogs (preferably August 15th - November 15th). RDT relies upon existing habitat and does not expand habitat occupancy and employs the same burrow blocking concept naturally utilized by prairie dogs. Burrows are blocked to protect young, keep out predators, protect selected burrow from flooding, and keep out unaffiliated coterie members. The most critical element of RDT is that the receiving (protected) portion of the colony is substantially larger than (e.g. exceeding at least 75%) of the sending areas. RDT may be useful in smaller areas of the Redtail Ridge site where barriers are desired, but will not save the majority of the prairie dogs.

The PDMP’s discussion of barriers also concerns me. Ideally permanent prairie dog barriers should be opaque, difficult to climb and trenched into the ground where above ground heights are not less than 3 feet (and taller in some cases). This PDMP mentions 2.5 feet with 6 inches trenched into the ground. I suspect that ERO is describing silt fencing that has a common width of 3 feet and is only a temporary barrier designed for short-term projects. Longer term construction projects require more substantial barriers and if prairie dog preserves are to remain permanently on the site, additional types of barriers may include manmade materials, vegetation or both and should be carefully reviewed.

15. Under the heading “Lethal Control” on page 11, the PDMP **discusses lethal management options.**

Response: Few relocators are willing to discuss lethal control because killing imperiled animals with populations below 5 percent of historical occupation, makes no sense. I do not support lethal control because it encourages inept wildlife conservation planning. But, because in many cases developers and private landowners are left to their own resources, in my experience with what is out there today, in my opinion is the use of carbon monoxide (CO) that is available as a

cartridge or through a fairly new apparatus called the Pressurized Rodent Exhaust Control™ or PERC machine. Very limited research has proven that when applied correctly (moist soils), CO has higher efficacy than rodenticides. Secondary poisoning does not occur because carbon monoxide dissipates from animal tissues, however, primary poisoning may occur to other animals directly exposed to carbon monoxide. Research on the direct impacts to other species living within the tunnels is largely unknown in field conditions.

Also, the CDA regulates all use of rodenticides, including carbon monoxide (an unrestricted general use fumigant) if the persons using such chemicals or devices utilize the method on a commercial basis.

Finally, local governments have largely kept away from regulating pesticides within their own local community and have ceded primary authority to the CDA. While the CDA regulates and approves pesticides, local governments can still regulate private landowners who elect to use rodenticides or other methods to kill animals. A local government could for example require a permit process where other less toxic choices might be better, evaluate opportunities for avoidance (transfer density rights, set-backs, overlay zoning, land swaps, etc) question short-term and long-term plans to avoid the same problem from reoccurring, require larger notification signs or rope off entire areas, question how to protect the public and pets from accidental exposure, require publications in the newspaper and many other choices. Local governments can do this because they are responsible for protecting the health, safety, general welfare and the environment for which they have political jurisdiction. Local governments cannot dictate rules to a state licensed exterminator above or below what the state already requires.

Since the developer of the project has been literally left to their own direction, it will be incumbent upon you to know the laws, to understand prairie dog biology and reduce as much environmental damage as possible. Read the label of the rodenticide products and conduct preliminary research into the product (i.e. read the user manual!). Also, agricultural statutes are very weak in the area of protecting laborers, including hiring minor children to exterminate prairie dogs; this has already occurred once on this site. You are responsible for asking good questions and taking the matter seriously.

Thank you for allowing me to comment on this Draft PDMP, I hope for the sake of these animals that it will make sense in some capacity to avoid as much lethal control as possible.

Regards,

Pam Wanek



Prairie Preserves LLC

2251 W. 144th Place

Broomfield, CO

80023

References:

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A.D., Teague, R., Provenza, F., Itzkan, S., Laurie, J. (2013) *Restoring Atmospheric Carbon Dioxide to Pre-Industrial Levels: Re-Establishing the Evolutionary Grassland-Grazer Relationship*. www.Academia.edu 5 May 2021.

From: [Irfan Azeem](#)
To: [City Council](#)
Subject: Request to reschedule RESOLUTION NO. 80, SERIES 2023
Date: Monday, December 4, 2023 7:21:19 PM

Dear Louisville Mayor and City Council Members,

I am writing to you with a request for a change in your city council agenda for December 5, 2023. Please reschedule the discussion of RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1 PRELIMINARY SUBDIVISION PLAT to a new date in the future. The city failed to provide a reasonable notice to the citizens of Louisville who are interested stakeholders in this matter.

I believe that a new date for the Redtail Ridge hearing is warranted because the original proposed date is inadequate based on the precedence set by a CO Supreme Court ruling. In Hamman v. County Court, Jefferson County, a woman gave notice in a newspaper to her child-support-paying-ex-husband that a hearing was scheduled to change her child's last name. He didn't see the published notice and the name was changed. Though the subject matter differs, this shows that the state's Supreme Court is willing to look at the issue of reasonable notice to stakeholders. In this case, the Court reversed the name change, determining that the newspaper ad was not sufficient even though public notice requirements were met. Reasonable notice was expected. Similarly, in the case of this Redtail hearing, even if minimum public notice requirements were met, reasonable notice was not provided to interested parties.

At the November 28, 2023 city council hearing, a number of Louisville residents expressed that they were blindsided by the news that this subdivision plat would be on the agenda for December 5, 2023. Apparently, public notices were posted on November 17, 2023, but interested parties did not find out about the application until one week before the hearing date and then only by chance because a resident within 750 feet of the parcel shared information about a mailed notice.

LMC Sec. 16.04.070. describes the minimum requirements for public notice. In this case, meeting the minimum requirements while deliberately avoiding other typical paths for communications demonstrates lack of transparency of the city staff and council members who set this agenda item.

Clearly interested parties were not notified. The Citizens' Action Council, the DBA, and the hundreds of residents who wrote letters and showed up at previous hearings were not informed. The registered agent for Preserve Louisville, who led the "No" campaign in the April special election in which over 3,000 residents voted against the ordinance, did not receive a courtesy phone call or email.

Typically, interested stakeholders learn of upcoming hearings when city council discusses future agenda items. While other future agenda items were mentioned, this was not discussed at the November 6 regular city council meeting. Also, it is typical to list upcoming hearing schedules on the city's Current Development website. As of today, the website still lists the date for the city council hearing as "TBD."

Efforts to meet the public notice requirements were likewise minimal. Signs on HWY 36 and NW parkway are not readable at the speeds at which vehicles travel. The most readable sign is on Campus Drive, where the speed limit is 20 MPH. If this was posted 15 days prior to the hearing it would have gone up November 20, the first day of Thanksgiving Break when no traffic is expected on Campus Drive. Even then, the sign is located at the dead end, taking it off the path of all traffic headed to Monarch K-8. If the sign was meant to inform the public, it would have been placed closer to the 88th Street intersection. Likewise, the sign on 96th Street is set far back from traffic and is only readable if one exits onto the driveway by the fire station.

This entire process of notification almost looks like an attempt to subvert the will of the citizens of Louisville. It is apparent that the city is advancing this matter under the radar of stakeholders to avoid any

organization of opposition. I (and other Louisville citizens) believe that this is being rushed through to minimize the number of votes required for passage while there is a vacancy on council. Therefore, I'm requesting you to move reschedule the discussion of RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1 PRELIMINARY SUBDIVISION PLAT to a later date.

Sincerely,

Irfan Azeem

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From: [Adrianne Middleton](#)
To: [City Council](#); [Deb Fahey](#)
Subject: No on Red Tail Ridge
Date: Monday, December 4, 2023 6:54:54 PM

While I understand that the StorageTek/Red Tail Ridge property is privately owned, and will be developed, we need to stand firm in our commitment to Louisville's current municipal code. We need to protect open space and our city from over-development.

Please do not let them bulldoze over the entire property, and destroy our fragile prairie landscape. Please have them set aside all the land north of Disk Drive for open space, as the previous city council recommended. Wildlife can't live in tiny strips of land, and people do better when we get away from noisy building fans and traffic.

In April of 2022, the city voted to deny the developer's plan. The current plan uses the same unacceptable footprint as the old plan. Have the developer apply the requirements agreed to by the previous city council, and go for higher density development on a smaller parcel of land. Don't give them the idea that they can come back in a few months and increase the development to the 3.1 million sq ft development that they were pushing last year.

Louisville can't afford higher water prices with ever more demand on this shrinking resource. Encourage the developer to figure out no water landscaping and other water conservation efforts. Louisville can't afford to rebuild the Interlocken interchange to accommodate gazillions more cars. Have them pay for the upgrades their development will require.

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From: [dgcamell](#)
To: [City Council](#)
Subject: Proposed Red Tail Ridge development
Date: Monday, December 4, 2023 6:51:57 PM

Hello,

I'm writing because I won't make the council meeting tomorrow and wanted to participate.

I've heard you're going to discuss/vote on this matter again without any real changes in the plan. I don't like that.

Please reconsider and consider the previous votes.

I don't want it to look like the Broomfield side.

Thanks for your consideration and service.

Dennis Camell

701 West St

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From: [Kim Contini](#)
To: [City Council](#)
Subject: Red Tail Ridge Development Plan
Date: Monday, December 4, 2023 6:36:02 PM

Dear Louisville City Council members,

I have been a resident of Louisville for 30 years and have appreciated the quality of life the City has provided. My concern is that the Red Tail Ridge Development is more in the developer's interest than the residents of our City. I urge you to hold off on all approvals until the entire plan meets our city codes.

Where can a resident find a complete **updated** proposal of the development on the City website?

Sincerely,

Kim Contini

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From: [Gerri Foley](#)
To: [City Council](#)
Cc: [Gerri Foley](#)
Subject: In Favor of Redtail Ridge Development Proposal
Date: Monday, December 4, 2023 5:55:12 PM

My name is Gerri Foley, and I now live at 267 South Lark Avenue, Louisville. I am here while my house is being rebuilt; I own a home at 922 St Andrews Lane, Louisville that was destroyed in the Marshall Fire.

Back in 2021 I wrote to city council (a few times) regarding my support for Redtail Ridge. I am here again to voice my support for the Redtail Ridge proposal, and for the same reasons I gave before.

I understand resident concerns regarding size, use, 'small town' impact, effect on city utilities, etc. So, the previous/original proposal crashed and burned. I get it.

From what I've read, the developer, Brue Baukol, is not asking for any zoning changes, and is looking to work within the confines of Louisville's Comprehensive Plan and Louisville policies. They've significantly reduced building density, allocated numerous acres to public land, and targeting numerous acres to open space. Yet, the 'No on Redtail Ridge' advocates continue to cry foul, claiming they want to keep Louisville the way it is and let the wildlife take over that space.

The reality is that if Louisville is to maintain our city amenities (fire, police, water, etc, etc) then we must be able to financially support our police, firehouses, water inspection, and the multitude of city ordinances and regulations created for our protection. We get a large portion of that through revenue from the groups we are pushing away. We've lost Medtronic, which would have been a tremendous addition to our tax base and our community spirit. We've lost any opportunity to have residential properties such as senior housing and rental apartments, and with it the possibility finally of getting more affordable housing and increasing socioeconomic diversity. Yet the developers withdrew their request to change the 'rural' designation (which would have allowed for residential development) so as not to rock the boat.

In an article I read previously it stated that in the past decade, prairie dogs, foxes, coyotes, etc. have been reclaiming the current Redtail Ridge land and that this should continue. Really? (1) I'm concerned that a large number of foxes, coyotes and prairie dogs roaming paths I would like to walk and where children should be able to play could be unsafe, and (2) foxes, coyotes, and prairie dogs do not contribute to our revenue base last I heard.

Brue Baukol is conforming to the zoning requirement that Louisville currently has. He's

following what we, Louisville, have asked for. Yet there are still nay sayers. I wonder how big this group really is. My experience is that there is usually a small group of people who are very verbal, while the majority of people who don't really oppose something remain silent.

I support the current development proposal. I wouldn't even have sent this comment had it not been for the extreme and sometimes misleading opposition articles I've read. Measured growth for Louisville is a good thing. We can still keep the small town feeling we all love and maintain a revenue base to keep and grow the small town ambiance we have.

Respectfully submitted,
Gerri Foley

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From: [LEE ANN CAST](#)
To: [City Council](#)
Subject: Please approve the Redtail Ridge Plat
Date: Monday, December 4, 2023 5:37:05 PM

Dear Members of the Louisville City Council,

I write in strong support of the Redtail Ridge preliminary plat. The comprehensive benefits of moving forward on Redtail Ridge are clear and vital for our town. This project aligns perfectly with our Comp Plan and our city's goals for compatible development, sustainability, transportation, and economic vitality. By approving this plat, we take a significant step towards a more connected and environmentally responsible Louisville.

The importance of keeping Avista Hospital, our largest employer, in Louisville cannot be overstated. Its presence is not just about jobs; it's about maintaining a sense of community and providing essential healthcare services to our residents. Approving this plat ensures Avista's continued contribution to our community's well-being.

The 155 acres of open space in Redtail Ridge would be one of the largest donations in Louisville's history. The commitments to habitat management and preservation are equally important, and create new opportunities for residents to enjoy open space. It's a rare opportunity to enhance our community's recreational spaces and overall quality of life.

Approving the plat is a vital next step in developing the network of roads, trails, and infrastructure that can create a safe and healthy campus. It is what allows Campus Drive to finally be extended. And yes, it keeps Avista Hospital in Louisville.

Approving the Redtail Ridge plat is more than a procedural step; it's a statement about the kind of city we want to be. A city that is forward-thinking, family-friendly, and open to new opportunities. Let's not delay this any longer.

Lee Ann Cast
485 Front St
Louisville, CO

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From: [Orion Pilger](#)
To: [City Council](#)
Subject: Dec 5 Brue Baukol Redtail Ridge Development Plan
Date: Monday, December 4, 2023 5:21:06 PM

Hello,

It has come to my attention that you will be voting on the preliminary subdivision plat for Redtail Ridge tomorrow. Please **postpone any decisions** until there is a complete application that the public can view. The public has voted on this matter several times and it is in our interest.

Council should require the developer of this project to set aside all land north of Disc Drive as **open space** and build a compact development. The developer should not be able to build until the plan meets our city codes.

Thank you,
Orion

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From: [shawnfawson](#)
To: [City Council](#)
Subject: No to decisions about Redtail Ridge
Date: Monday, December 4, 2023 5:10:21 PM

Hello City Council:

I am a resident of Louisville, CO, and I ask you to **postpone any decisions on a preliminary subdivision for Redtail Ridge** until there is a complete application that the public can view. You should require the developer to set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. **The plan must meet our city codes.**

A resident in Louisville,
Shawn Fawson

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From: [F McGarey](#)
To: [City Council](#)
Subject: Retail Ridge preliminary subdivision plat hearing
Date: Monday, December 4, 2023 5:09:17 PM

30 Year LoLouisville Resident here - just happy OI heard about the short window to submit my comment on this issue.

I am not in favor of of Baukol's work on his second run at this property development - Please postpone any vote on moving forward until the developer's application is complete and in compliance with City Codes. What has the developer done to address the issues cited by Louisville's planning Commission a year ago?

This is a big development that will affect the quality of every Louisville resident's life daily. Please exercise prudence at this stage of RedTail II so us citizens can be proud of your diligence in a good project.

Jerry McGarey
2348 Senator Ct.
Louisville CO 80027

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From: [gdoty](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 4:54:56 PM

Hello,

I am writing to ask why Redtail Ridge is still being pursued. Our community Voted NO on this why are you not paying attention?

NO MEANS NO!

Thanks,

Gary

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From: [Kim Gustafson](#)
To: [City Council](#)
Subject: Redtail Ridge plat decision
Date: Monday, December 4, 2023 4:34:04 PM

Please postpone any decisions regarding the Redtail Ridge preliminary subdivision plat until there is a complete application we voters can preview. I am concerned the proposal under consideration does not meet city codes and ignores the concerns the planning commission expressed in its rejection of it a year ago.

Additionally, voters disapproved of the negative impact the sprawling development will bring to areas north of Disc Drive. Those areas need to be set aside as open space and the developer needs to commit to a more compact development plan.

Please respect the will of Louisville citizens and hold off on voting until the proposal under consideration is complete.

Thank you.

Kim Gustafson

600 Dahlia Way, Louisville, CO 80027

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From: [Puska](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 4:01:07 PM

Hello

We are 23 year residents of Louisville and have raised our children here. We value Louisville's small town atmosphere, the safe community feel, and the lack of congestion. We are concerned that the Redtail Ridge proposal, as it is, will have a significantly negative impact on these values. Our understanding is the proposal before the city council is unchanged from the original proposal that does not have the support of the majority of Louisville residents or fit the city's master plan. Building a large commercial and industrial complex in a small town will add to congestion and dilute the community feel of Louisville. Doing so without adding a sufficient amount of affordable housing will further drive up the cost of housing and associated property taxes. It will price out many of the children who grew up here.

While we agree the developer must be able to develop the land to get a return on investment, it should be done in a manner consistent with the planning codes, values, and feel of Louisville. The developer does not live here. Their motivation is profit. It is the responsibility of the city council to maintain our values. We encourage you to reject this proposal until the developer's plans meet the values that have made this town so desirable. We will be watching to see how the city council members respond.

Klaus and Carolyn Puska
552 W Spruce Way

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From: [John Obremski](#)
To: [City Council](#)
Subject: No "Retail" Ridge quick approval
Date: Monday, December 4, 2023 3:15:43 PM

Council members,

Please postpone any decision on this issue of approval for "Retail" Ridge until there has been a completed application submitted. "Retail Ridge", as we locals call it, should be a compact development with open space reserved to the north. Any plan must meet Louisville city codes. We do not want a crowded city with traffic problems.

Thanks,
John Obremski
248 Centennial Drive
Louisville, CO

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From: [JEFFREY MEIER](#)
To: [City Council](#)
Subject: Please Approve the Redtail Ridge Plat
Date: Monday, December 4, 2023 3:13:59 PM

Dear Louisville City Council Members,

I am writing to you as a resident of Louisville, to express my strong support for the approval of the preliminary plat for the Redtail Ridge development. This project represents a pivotal opportunity for our community and aligns completely with Louisville's Comprehensive Plan and code. It embodies our community's goals for sustainable development, open space and public lands, and economic revitalization. One of the most compelling reasons to support the plat is that it will secure Avista's presence in Louisville. As our largest employer, Avista's presence is integral to the economic and social fabric of our community. More than 60,000 babies have been born at Avista, and we all know someone who has received care there. Approving the Redtail Ridge plat ensures that Avista remains in Louisville, and that should be a top priority.

Approving this plat also creates the opportunity to turn this privately owned land into more than 155 acres of new public open space. This dedication will be the second-largest public land dedication in our city's history—and the single largest if you don't include land used for golf courses. For generations, Louisville residents have never had the opportunity to legally visit and enjoy the site. Approving the plat opens up new avenues for recreation and nature conservation, habitat preservation, and so much more.

It's time to move forward on Redtail Ridge. This plat meets the Comp Plan and our code, and does so in a way that respects our community's values, contributes to our economic vitality, and enhances our living environment. **I strongly urge the Council to approve the preliminary plat for Redtail Ridge, setting Louisville on a path to sustainable growth and prosperity.**

Thank you for your consideration.

Jeff Meier
470 County Rd.

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From: [Will Purdy](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 2:54:33 PM

Greetings,

We are writing to oppose the Redtail Ridge development plan by Brue Baukol (again).

We are 30 year residents of Louisville. This is NOT what the city needs.

Infill Kohl's/Sam's/Lowe's first. Try to get a Trader Joe's in the Alfalfa's space.

No more sprawl please.

Sincerely,
Will Purdy and Georgia Patterson
158 W. Elm Street

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From: [STEVE GRIMSLEY](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 2:48:36 PM

Hello, council members Dickinson, Fahey and Mayor Leh, hope things are good. Thank you for the opportunity to allow Louisville citizens voice their concerns about the proposed use of the Redtail Ridge property.

This has been a topic that I have reviewed from different angles coming to the same conclusion.

1. Louisville does not, (if it does please share this information, I have not seen any of this), the infrastructure , roads, water, sewer, first responders, to handle anything like what Brue Baukol's development has presented
2. There is not enough retail , King Soopers, Safeway etc...., to handle such a large amount of people this development has slated to occupy this property.
3. Traffic, now, has a three light change to get through during peak hours, can you imagine this will cause the three light change in non peak hours, and let you mind wonder to peak hours?
4. Schools, "all" schools in the area of this property are over crowded, most class rooms average 30 students per class per grades and this property being right next door to both Monarch schools will inundated the buildings and most of all the staff!

Now, don't bring me problems, bring me solutions.

1. Multi use, convention center, sports fields, arenas, bigger and better recreation center
2. A mini Red Rocks amphitheater, concerts, sunrise services, etc...

Do you have to choose something that destroys the environment, causes strife among Louisville citizens, just to put a few coins in the kiddy?

If you feel all that has been said is not true, please provide public documents that "prove" the above will not happen. In conclusion, has or will the council and Mayor address the proposed alternate solutions for the Redtail Ridge property?

Thank You and Best Regards,

Steve Grimsley

518 Catalpa Ct

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From: [Douglas Schofield](#)
To: [City Council](#)
Subject: VOTE AGAINST REDTAIL DEVELOPMENT, AGAIN!!!
Date: Monday, December 4, 2023 2:42:26 PM

RE: Redtail Ridge (and any similar proposals)

Dear Council Members:

It certainly appears that, in the barrage of detail and hype about Redtail, the Council has completely lost sight of the hugely important fundamentals about Louisville and its current residents:

1. We moved to Louisville for its many current attractions (eg large open spaces, long and open views of the mountains, LOW volume of traffic).
2. We do NOT want additional development, with all the massive traffic congestion, loss of open space, etc it entails.
3. We do NOT want ever bigger local government and higher taxes which come with more development (and we recognize that while tax revenue is higher from new development , COSTS are like to be even higher).

DO NOT APPROVE ANY NEW LARGE SCALE DEVELOPMENT IN LOUISVILLE!!

Douglas Schofield

12-4-23

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From: [sabocci](#)
To: [City Council](#)
Subject: December 5 Council meeting re: Redtail Ridge
Date: Monday, December 4, 2023 2:17:14 PM

Sent from my iPhone

Please fill the Ward 1 vacant seat prior to the vote of approval.

Keep the voice of the community and the cherished spirit of our town in mind as you require developers to meet the current city codes.

Lower building height, footprint spread, more untouched land. Goodhue ditch preservation.

Never lose sight of what we have built and preserved in the town of Louisville.

Thanks to you, Sara Bocci

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From: [beverlycampbell](#)
To: [City Council](#)
Subject: Brue Baukol Development
Date: Monday, December 4, 2023 2:16:10 PM
Importance: High

Good Afternoon,

I'm unable to attend the council meeting tomorrow evening, but wanted to let you know my thoughts regarding the Baukol development. It seems like many decisions are being made in a hasty manner lately without the necessary input and thought being given to the impact and/or final outcome of those decisions. I'd like this not to be another of those such decisions.

The residents of Louisville rejected this development in 2021, and from what I've heard and seen the proposal by Baukol hasn't changed. The planning commission recommended denial in 2022 making comments and recommendations on the proposal, which the developer has ignored. Consequently, until the developer makes a complete application, the council should postpone any decision until the developer's plan meets our city codes.

Please don't make any rash and speedy decision regarding the Brue Baukol Developement.

Bev Campbell
586 Cleveland Ave.
Louisville, CO

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From: [jeannemosher](#)
To: [City Council](#)
Cc: ["Mark Mosher"; "Jeanne Mosher"](#)
Subject: Redtail Ridge NO
Date: Monday, December 4, 2023 1:41:27 PM

Hello Council members,

Please do not approve the proposal that is being reviewed later this week. This application is not complete and we have not been able to review it. As far as we can tell, it is the same proposal already rejected by the planning commission and disliked by citizens. We must meet city codes in any development. That has to be a fundamental requirement.

Thank you,
Jeanne and Mark Mosher

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From: [Jennifer Singer-Rupp](#)
To: [City Council](#)
Cc: [Christopher Leh](#); jkern@louisvilleco.gov; [Barbara Hamlington](#); [Dietrich Hoefner](#); [Deb Fahey](#); [Caleb Dickinson](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 1:22:00 PM

Greetings Louisville City Council Members, Greetings Mayor Leh,

I wanted to reach out to you about one of the agenda items included in the Tuesday City Council meeting - Redtail Ridge. As a fire family, seeing this agenda item included in your first meeting as a newly formed City Council with many new members given the timing has been very distressing. Let me explain. The insurance and financial implications accompanying the two year anniversary of the Marshall Fire are causing many fire families extreme stress. We are running out of insurance funds and the City is stretched thin trying to keep up with building inspections. Many fire families are also stressed emotionally with the second year anniversary of the Marshall Fire approaching. The referendum took place right after the fire and the citizens spoke. Many of us were barely able to turn in our ballots - we were all displaced with no address to mail our ballots to. Now Council has decided to bring this agenda item to the table weeks before the two year anniversary.

Having Brue baukol turn in essentially the same application after our citizen referendum that rejected their proposal gives us the message that they are unwilling to incorporate any citizen input. The speed that this is happening with a new city council and mayor and the timing is disappointing. Since the topic was pushed through to be included on the agenda, at this point, I sincerely hope that the Louisville City Council takes the Planning Commissions' recommendation to reject the application into account and recognizes that the current application does not meet our municipal code.

The site will be developed, but the plans and application need to meet the City of Louisville municipal code, the application should be complete including the Northwest Parkway BoD approval, and the referendum needs to be respected by incorporating citizen input into the application. Our family had to meet City requirements to rebuild our home after the Marshall fire. Why should an investment firm looking to develop millions of square feet in Louisville be exempt from such requirements and processes?

Thank you for your time and consideration.

Sincerely,

Jennifer Singer Rupp

Original: 466 Muirfield Circle, Louisville, CO 80027

Temporary rental during rebuild: 643 South Manorwood Lane, Louisville, CO 80027

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From: [Betty Solek](#)
To: [City Council](#)
Subject: Voting on Redtail Ridge
Date: Monday, December 4, 2023 1:19:55 PM

Dear current council members:

I understand there could be a vote on the resubmitted application for the RedTail Ridge proposal tomorrow. In light of the current vacant seat on the council, It doesn't seem the consideration of this proposal is appropriate. Louisville voters said no to this proposal and it's disturbing to see a new council immediately reconsider the application. And not even a complete council!

Louisville residents have made clear their opposition to the vision for the last big undeveloped opportunity for this community. The city was supportive of the original vision when ConocoPhillips proposed a sustainable energy research center. It seems the council continues to be presented with the vision of a large corporate entity, with out the sustainable energy research center. Now the plan is presenting more of the same corporate buildings that Broomfield Interlocken Business park provides. I heard all of the city council candidates voice their support for the small town character of Louisville. I am not convinced that "more of the same" corporate office park will support a small town character.

This is the year that Louisville begins its Comprehensive Plan update. It seems to me that this council needs to find a way to allow that process to proceed and give Louisville citizens the opportunity to voice their vision for this property, while also considering Louisville as a whole. Thank you for considering my input.

Betty Solek
1101 N Franklin Ave
Louisville

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From: [Rob Zuccaro](#)
To: [Joel Meggers](#); [Anna Bertanzetti](#); [City Council](#)
Subject: Re: Redtail Ridge Plat and S 96th St Access
Date: Monday, December 4, 2023 1:00:17 PM

Hi Anna,

I tried to call your cell phone but got went straight to voicemail. Nothing is changing with that right of way as part of this plat. Please call when you get a chance. 393-591-4901

Get [Outlook for iOS](#)

From: Joel Meggers <jmeggers@crsofcolorado.com>
Sent: Monday, December 4, 2023 12:52:47 PM
To: Anna Bertanzetti <abertanzetti@broomfield.org>; City Council <Council@louisvilleco.gov>
Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: RE: Redtail Ridge Plat and S 96th St Access

Some people who received this message don't often get email from jmeggers@crsofcolorado.com. [Learn why this is important](#)

Thanks Anna.

I cc'd Rob on this item on Friday when I sent it out.

In addition, I'm just reading this... so I also just sent you a copy of it because I didn't you already received it. I wanted to let you both know to avoid any confusion.

Thanks,

Joel Meggers
President of Community Resource Services (CRS) of Colorado
303-204-0803
www.crsofcolorado.com

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From: Anna Bertanzetti <abertanzetti@broomfield.org>
Sent: Monday, December 4, 2023 12:15 PM
To: council@louisvilleco.gov
Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>; Joel Meggers <jmeggers@crsofcolorado.com>
Subject: Redtail Ridge Plat and S 96th St Access

Louisville City Council,

Please see the attached letter regarding the Redtail Ridge Preliminary Plat public hearing scheduled for December 5, 2023.

Thank you,
Anna

Anna Bertanzetti
Planning Director, Codirector of Community Development

City and County of Broomfield
Community Development
One DesCombes Drive
Broomfield, CO 80020

Cell: (303) 349-0509

Pronouns: she, her, hers

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From: [Joel Meggers](#)
To: [Anna Bertanzetti](#); [City Council](#)
Cc: [Rob Zuccaro](#)
Subject: RE: Redtail Ridge Plat and S 96th St Access
Date: Monday, December 4, 2023 12:52:54 PM

Some people who received this message don't often get email from jmeggers@crsofcolorado.com. [Learn why this is important](#)

Thanks Anna.

I cc'd Rob on this item on Friday when I sent it out.

In addition, I'm just reading this... so I also just sent you a copy of it because I didn't you already received it. I wanted to let you both know to avoid any confusion.

Thanks,

Joel Meggers
President of Community Resource Services (CRS) of Colorado
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From: Anna Bertanzetti <abertanzetti@broomfield.org>
Sent: Monday, December 4, 2023 12:15 PM
To: council@louisvilleco.gov
Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>; Joel Meggers <jmeggers@crsofcolorado.com>
Subject: Redtail Ridge Plat and S 96th St Access

Louisville City Council,

Please see the attached letter regarding the Redtail Ridge Preliminary Plat public hearing scheduled for December 5, 2023.

Thank you,
Anna

Anna Bertanzetti
Planning Director, Codirector of Community Development

City and County of Broomfield
Community Development

One DesCombes Drive
Broomfield, CO 80020

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From: [CHARLIE FISHER](#)
To: [City Council](#)
Subject: Redtail Ridge Vote Tues. Dec. 5th
Date: Monday, December 4, 2023 12:48:09 PM

The plans that were submitted by Baukol, and denied by the planning commission, as well as the voters here in Louisville, are not complete. They have not been updated since April of 2021. If you vote to push forward with these plans, you are going against our votes. And I find it odd that there wasn't much notice when you added this to your agenda, knowing full well that most of us are in the middle of our holiday plans. Please postpone this vote until a new set of plans has been submitted. These plans will cause traffic problems in and around our Monarch High School (also putting our students' safety at risk); they do not include an infrastructure that supports the additional traffic. The plans are not environmentally sound, and they are not within Louisville's zoning laws. If we allow this project to go forward as is, we are setting a precedent for more building projects that raise our height limits, and we will soon look just like Boulder.

Charlie Fisher
280 S. Monroe Ct.
Louisville, CO 80027

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From: [Kathy Small](#)
To: [City Council](#)
Subject: NO (again) on Redtail Ridge!
Date: Monday, December 4, 2023 12:43:16 PM

Seriously, the developer believes they can just waltz back into Louisville with the same massively faulty proposal to develop the Storage Tek property... right after our new council members are seated??

PLEASE REMIND THE DEVELOPER THAT THE LOUISVILLE VOTERS (including me) HAVE SOUNDLY TURNED DOWN THIS PROPOSAL. It's absolutely out-of-scale for the property, and not at all what we want for that area of our beautiful city.

Thank you for representing me.

Kathy Small
2170 Dogwood Cir, Louisville, CO 80027
kathy.small.boulder@gmail.com

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From: [Vicki Quarles](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 12:38:21 PM

I am writing to express concern about the preliminary subdivision plat for Redtail Ridge.

Please postpone any decisions until there is a complete application that the public can view. Please require the developer to set aside all land north of Disc Dr. as open space and build a compact development. I know the developer has a right to build, but the plan must meet city codes.

This development has huge implications for the future. Let's be responsible in its planning.

Thank you.

Vicki Quarles, West St., Louisville

"Adopt the pace of nature: her secret is patience." Ralph Waldo Emerson

"The secret of a good old age is simply an honorable pact with solitude." Gabriel Garcia Marquez

"Nobody can go back and start a new beginning, but anyone can start today and make a new ending." Maria Robinson

"What happens to you does not matter: what you become through those experiences is all that is significant. This is the true meaning of life." Paraphrased from Buddhist philosophy

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From: [Anna Bertanzetti](#)
To: [City Council](#)
Cc: [Rob Zuccaro](#); [Joel Meggers](#)
Subject: Redtail Ridge Plat and S 96th St Access
Date: Monday, December 4, 2023 12:15:22 PM
Attachments: [Redtail Ridge Letter.pdf](#)

Louisville City Council,

Please see the attached letter regarding the Redtail Ridge Preliminary Plat public hearing scheduled for December 5, 2023.

Thank you,
Anna

Anna Bertanzetti
Planning Director, Codirector of Community Development

City and County of Broomfield
Community Development
One DesCombes Drive
Broomfield, CO 80020

Cell: (303) 349-0509

Pronouns: she, her, hers

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COMMUNITY DEVELOPMENT

One DesCombes Drive • Broomfield, CO 80020 • 303.438.6389 • www.broomfield.org

December 4, 2023

Attn: Louisville City Council (council@louisvilleco.gov)

RE: **Redtail Ridge Plat and S 96th St Access**

To Whom it May Concern:

The City and County of Broomfield has been made aware of a public hearing scheduled for 12/5/2023 on the Redtail Ridge Preliminary Plat.

The Northwest Parkway Public Highway Authority owns a parcel in Broomfield at 13951 S 96th Street (Parcel Number 157521310002) at the terminus of Disc Drive and S. 96th Street. This parcel is owned by the Parkway and intended for a future public park. Northwest Parkway is obligated to construct public park improvements, including trails, a pedestrian bridge, an information sign and parking by the Deed of Conservation Easement regulating the property, of which Louisville is a party.

Based on review of the most recent version of this preliminary plat, access for the above referenced property will no longer be available as S 96th St does not appear to continue to extend south to provide public access to the subject property and Disc Drive is not shown extending east to the parcel. Since this parcel is intended for development as a public passive park, vehicular access is necessary.

We believe it is critical to plan for public access, including vehicular access, to the park and although Broomfield is not objecting to the preliminary plat moving forward, we would like to confirm our intent to continue to work with the developer, Louisville, and Northwest Parkway to ensure vehicular access can be incorporated into the plans prior to consideration of the final plat.

Additionally, Broomfield looks forward to continuing to work with Louisville and Northwest Parkway to address all remaining concerns, questions, and comments regarding the development plans for Redtail Ridge prior to their formal consideration for approval.

Should you have any additional questions, please do not hesitate to contact us.

Sincerely,

Anna Bertanzetti

Anna Bertanzetti
CoDirector of Community Development/Planning Director
City and County of Broomfield
abertanzetti@broomfield.org

CC: Rob Zuccaro, Community Development Director, City of Louisville
Joel Meggers as Managing Administrator, Northwest Parkway Authority

From: traffdr@aol.com
To: [City Council](#)
Subject: Tom Rafferty Ward 3 Comment on 12-5-2023 REDTAIL RIDGE Meeting
Date: Monday, December 4, 2023 12:09:16 PM

Dear Honorable Mayor and Councilors:

If this application is incomplete, please send it back for completion and resubmittal. Many of my feelings towards the development of this property remain the same as it was when I participated in citizen meetings and comments starting in the Summer of 2019, over four years ago. Therefore, I am repeating such herein.

1. PERIPHERAL VISUAL IMPACT: Landscaping and View Corridors: Please consider the value and successful precedent of shielding improvements from the view of the TURNPIKE and ALL OTHER PERIMETER ROADS as Storage Tech and the Authorities did back in the 1970s. I can only speak for me, but I suspect many of us believe that all of the build-out in the remaining spaces of our front range without regards to masking such with effective landscapes and adequate OPEN SPACE is psychologically REVOLTING. It would be most appreciated if you and the Developer can ask the Landscape Architects to help push the buildings inboard to accommodate adequate landscape berms and trees to help mitigate all this visible depletion of our beautiful once rural surroundings? I also hope you can strategically place the tall buildings behind these landscape veils and maintain ADEQUATE VIEW CORRIDORS across the property from ALL sides. If a taller building or sprawling complex is mitigated by Landscaping, it can soften the impact. This will help set a good example as compared to the GARISH COMMERCIAL CAR DEALERSHIPS and Residential Sardine Factories' BLIGHT imho to the east. And, it seems insane and inconsiderate to regrade this property before an approved design is reached.

2. TRAFFIC: How much TRAFFIC is too much traffic? Many of us in Louisville long for the small town we use to have. I realize it is gone. However, I do hope that the improvements are a good balance for our town without unfairly taking a property owner's right to develop, and most importantly that they do not put too much TRAFFIC BURDEN out there and onto our current town.

3. HOSPITAL: Please do what you can fairly do to keep our Hospital here in Louisville. This is very important to our town and economic vitality. It was hard to have to watch us loose Medtronic, and still no apparent economic improvements to the McCaslin area.

4. AFFORDABLE HOUSING: Why do we have to continually hear this term in so many politician's campaigns, when there apparently is no effective way (Watch the last City Council Meeting regarding East Street Project) to define or implement it, all the while down the street there is a simple townhouse for sale for just a measly UNAFFORDABLE \$1,000,000. I hope you can close that gap soon, regardless of whether this project includes housing or not.

Respectfully, and thank you,
Tom Rafferty
Ward 3

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From: alexiskhan@comcast.net
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, December 4, 2023 11:48:32 AM

Hello,

I am a citizen of Louisville since 1986.

I have seen some growth over these years and I would like to see Red Tail Ridge developed according to their plan as long as it is within the planning commissions specifications. I would also like to say that I feel that the benefits outweigh the negatives. I also feel Brue Baukol has been generous with open space demands. I would also like to make it easier for the hospital to expand and remain in Louisville.

I am tired of a small group of people in Louisville with loud voices speaking against every single thing and making unreasonable demands...and building obstacles for any development. Businesses don't seem to want to come or stay in Louisville. Lafayette and Erie seem to be attracting all our once were anchor stores. It is sad to see.

Let them build the property, it is private property, as long as they are within the specifications by the City code. Stop letting an unreasonable group make unreasonable demands.

Alexis Khan

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From: [Jim&Diana](#)
To: [City Council](#)
Subject: FW: Comments for support of Redtail Ridge GDP
Date: Monday, December 4, 2023 11:25:55 AM
Attachments:

Dear Planning Commission Members,

Attached is a word document that expresses my conditional support for the current Redtail General Development Plan (GDP) Amendment. Thank you for the opportunity to express my opinions.

Jim Hornbeck
207 Springs Dr.
Louisville, CO 80027

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Dear Planning Commission Members:

Louisville has struggled with the issue of Redtail Ridge development for more than two years.

Like many in the Louisville community I would prefer that Redtail Ridge remain for the foreseeable future as a dedicated Open Space with public access for all to enjoy the mountain views and the many species of wildlife that inhabit the area. Yet after so many years (since the demise of Storage Tech) neither the city nor Boulder County have acted and apparently have no plans to preserve and protect this acreage as Open Space.

In light of this inaction, I conditionally support the Redtail General Development Plan (GDP) Amendment. The GDP presents a promising plan to balance investment in Louisville's development while maintaining the essence of the existing ecosystem.

Some of the conditions I place upon this support are:

- Modification of plan to allow wildlife corridors between Coal Creek and Rock Creek open spaces.
- Maximum allocation of Common Open Space on property.
- No construction on or southwest of the existing berm in Parcel E (Development Plan, Sheet 2 of 3, <https://www.louisvilleco.gov/home/showpublisheddocument/30888/637557261494970000>)
- Proposal must meet all county and Louisville's Municipal codes
- City of Louisville must maintain right to review and approve/disallow all specific projects on property once the GDP is approved.

I have been impressed by the developer's willingness to revise their plans based on community and City feedback. They have significantly scaled back their initial planned development while maintaining on-site public amenities, extending regional trail connections, and enhancing traffic flow. I require that the developer continue to work with the community and City as Redtail Ridge is developed.

Please vote yes and approve the proposed GDP Amendment with the conditions specified above.

Jim Hornbeck
207 Springs Dr.
Louisville, CO 80027

From: [Gail Hartman](#)
To: [City Council](#)
Subject: Vote NO on the Redtail Ridge application
Date: Monday, December 4, 2023 11:08:56 AM

To City Council,

Here we go again. I was honestly stunned to hear that city staff and Council are trying to sneak in another go-round of the already rejected RedTail Ridge plan during your Dec. 5 meeting. Was it purposeful? Don't know but it sure smells rotten and is therefore being perceived by residents of Louisville as exactly that.

Please remember that In April of 2022, Louisville voters overturned the City Council's approval of the Redtail Ridge application **by referendum**. Then in November, 2022, Louisville's Planning Commission recommended that City Council deny the developer's next application because it failed to meet the criteria laid out in the city's municipal code. They were also concerned about the plan to grade nearly the entire site, including areas not slated for buildings, parking lots, and roads. Additionally, the Northwest Parkway Authority has not signed off on the application and therefore, it is still considered incomplete. Why is City Council voting on an incomplete application? Something smells rotten.

According to the city attorney, the only question you have to address on Dec. 5 is whether the unchanged plan for Redtail Ridge meets the criteria of the municipal code or not. IT DOES NOT. Years of meetings and voter input has already proven that the negative impact of this sprawling development on local traffic, air quality, and quality of life would be tremendous. The residents of Louisville and the city's own Planning Commission have already rejected it repeatedly. Do you actually think people don't care anymore that Redtail Ridge developers are attempting to sneak in their horrendous plan again? Something smells rotten.

Please vote to **deny the application** based on the simple fact that the **Redtail Ridge application still does not meet the criteria of Louisville's municipal code**.

Gail Hartman
Louisville, CO

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From: rtist456@yahoo.com
To: [City Council](#)
Cc: preservelouisville@gmail.com
Subject: NO to Redtail Ridge
Date: Monday, December 4, 2023 10:51:27 AM

As a resident of Louisville I'm very frustrated that I received a flier on my doorstep about a hearing on the very same issue that we rejected in the special election of April 2021. This feels like a sneaky, behind our backs way of passing something through that most of us oppose.

POSTPONE any decision on the the preliminary subdivision plan for Redtail Ridge until there is a complete application that the public can view.

REQUIRE the developer to set aside all land north of Disc Drive as open space and build a compact development.

THE PLAN MUST MEET CITY CODES.

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From: [Sally Wilkinson](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, December 4, 2023 10:33:27 AM

I urge you to vote against the Redtail Ridge proposal. It means sprawl, traffic, environmental destruction and an economic burden for taxpayers. It has already been denied by the Planning Commission and the voters of Louisville.

Sincerely,

Sally Wilkinson
764 Peach Ct.
Louisville, CO

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From: [Chris Gabriel](#)
To: [City Council](#)
Subject: yes on redtail ridge
Date: Monday, December 4, 2023 9:41:21 AM

Hello

I am writing in support of the RedTail Ridge Development. I know there is a very vocal minority of Louisville citizens that will attend the meeting tomorrow and yell at you to vote no because some citizens do not want any new buildings ever to be built unless they are mansions near Old Town.

I think you have to do what's right and legal for Louisville and do not make perfect the enemy of progress for this site that has remained empty for quite a long time and will remain empty if this is once again voted down. Please remember that just because a loud minority of people show up at the meetings it does not mean they are in the majority and you do not have to cave to their demands.

Thanks
Chris Gabriel
217 Short Pl, Louisville, CO 80027

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From: [Nidhi Khanna](#)
To: [City Council](#)
Cc: [AA Gau](#)
Subject: Redtail development - needs to stop
Date: Monday, December 4, 2023 9:03:15 AM

To,
The City Council,
Louisville, CO 80027

Re: Redtail Ridge development

Dear Madam / Sir,
I am writing because I am surprised that the City council is still entertaining proposals for the development of Redtail ridge, after this subject was voted down overwhelmingly in Nov 2022 elections.

In case something is new or changed, I would like the city to present the complete application to the public once again.

Please consider this as my written petition to put this back for a public vote.

Sincerely,
Gautam and Nidhi Khanna
720 Johnson Street
Louisville, CO 80027

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From: [Wendy Bohling](#)
To: [City Council](#)
Subject: postpone any decision until complete application for redtail ridge is available for public to view
Date: Monday, December 4, 2023 8:49:15 AM

Louisville City Council,

Please do NOT make a decision at the upcoming dec 5th meeting on the redtail ridge development until we the public can see a complete application. Please require the developer to set aside all land north of Disc Drive as open space and build a COMPACT development, especially if the developer doesn't meet our city codes. I am part of the wildflower townhomes that burned down and we have had to deal with excruciating lengthy issues to ensure we build to code - a BIG development shouldn't be let off the hook!

Thank you for being open to the community's feedback.

Wendy BOhling

Wendy Hall Bohling

303-718-4090

whbohling@gmail.com

www.corporatecowgirlup.com

[Linkedin](#) Twitter/Facebook/Youtube: corpcowgirlup

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From: [John Linz](#)
To: [City Council](#)
Subject: Brue Baukol Development
Date: Tuesday, December 5, 2023 7:40:08 AM

Attn. city council.

Please delay your decision on this development site as it was rejected by vote of the citizens of Louisville in 2021. Nothing has changed in the Proposal and as it does not comply with our city codes it should not be approved as it is currently presented.

My family and I settled in this beautiful small town in 1992 and have loved living here ever since. We would not approve of destroying the small town charm of Louisville.

Sincerely,
John Linz

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From: [Amy Knox](#)
To: [City Council](#)
Subject: redtail ridge
Date: Tuesday, December 5, 2023 7:38:29 AM

As a Louisville resident I urge you to postpone a decision on this development. I am angered that the developer has not made further concessions after considering the will of the people of Louisville. We reside in Louisville because of the lifestyle and values of this community that separate it from it's neighbors and want further development to be in line with those values such as open space . We have enough cross traffic to deal with. We require a plan which solves and does not create problems for us.

Amy Knox

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From: [Gaylynn Potemkin](#)
To: [City Council](#)
Subject: NO on Redtail Ridge Preliminary Subdivision Plat
Date: Tuesday, December 5, 2023 7:20:51 AM

Dear Council,

I'm writing to ask you to vote not to approve the submitted Redtail Ridge Preliminary Subdivision Plat dated 12/5/23. The Planning Commission did not recommend approving this preliminary plat and the NW Parkway Authority has not approved the 96th Street connection

Planning Commission and Council should determine whether the grading impact on the open space has been minimized to the extent possible.

Any revised preliminary plat should be returned to the Planning Commission and other reviewers for a public and expert review of the grading on dedicated open space, a site engineering review, and the addition of requirements for the mitigation of impacts on public open space and habitat restoration.

Please vote no in order to protect and preserve open space!

Sincerely,

Gaylynn Potemkin
Louisville Resident

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From: [Steven Fawson](#)
To: [City Council](#)
Subject: No to decisions about Redtail Ridge
Date: Tuesday, December 5, 2023 6:51:45 AM

Attn. City Council:

I am a resident of Louisville, CO and I am asking you today to **Postpone any decisions on a preliminary subdivision for Redtail Ridge** Until there is a complete application that the public can view. You should or must require the developer to set aside all land north of Disc Drive as open space and build a smaller compact development. And yes, the developer has a right to build BUT not if their plan does not meet our codes! The plan must meet our codes!

Resident of Louisville,

Steven Fawson

Steven Fawson

801-450-1423

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From: [Sarah Gibson](#)
To: [City Council](#)
Subject: Postpone Decision on Redtail Ridge
Date: Tuesday, December 5, 2023 6:39:13 AM

Hi — I have been informed that you are voting on Redtail Ridge subdivision plat today. I don't understand how and why this is happening so fast, since we just voted in a special election this past spring, and rejected a development plan there. Obviously this is something the community cares about deeply, so hurrying things along behind our backs is simply not fair.

Do right by our city. Give us time to understand what is going on, and to be heard!

Sarah Gibson
748 Cleveland Ave
Louisville CO
80027

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From: [Jonathan Singer](#)
To: [City Council](#)
Cc: eric@louisvillechamber.com
Subject: Support of the Redtail Plat
Date: Tuesday, December 5, 2023 1:36:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image009.png](#)
[Redtail Ridge Letter Plat Louisville.pdf](#)

Some people who received this message don't often get email from jonathan.singer@boulderchamber.com. [Learn why this is important](#)

Mayor and Members of Council,

Below and attached is a letter of support for the Redtail Plat. Please let me know if you would like to have any further conversations and we thank you for your consideration.

Best,

Jonathan



Jonathan Singer (he/him)
Senior Director of Policy Programs
Ph. 303.938.2084 | jonathan.singer@boulderchamber.com
We Build Community Through Business



Re: Support of the Redtail Plat

Dear Mayor Leh and Council Members,

While it may come as a slight surprise to have the Boulder Chamber writing in support of the approval of the Redtail Plat, I want to highlight our coalition role with the Northwest Chamber Alliance. They represent the seven largest Chambers of Commerce in the Boulder / Broomfield County area. As such, we sent a letter of support to the Northwest Highway Parkway Authority leadership this summer. We ask you to please read the enclosed letter below as the same discussion points remain true.

In addition to this, I wanted to highlight the fact that our Chambers depend on regional partnerships. The economic, transit, and community advantages of this proposal will ensure that sustainable jobs will add to the tax base while alleviating many of the traffic congestion concerns improving our quality of life and

sustainability goals. With the University of Colorado acting as a flagship institution, we are already incubating the next generation of bioscience leaders. This project will allow our tax-subsidized homegrown talent to remain in this community. It will also contribute to creating an exemplary template for our Boulder County's burgeoning bioscience hub.

If you have any questions for the Boulder Chamber or the Northwest Chamber Alliance, please do not hesitate to reach out at any time. Your success as a city will contribute to the region's well-being and we hope you approve this plat and allow the process to continue.

Best,

Jonathan Singer



Jonathan Singer (he/him)
Senior Director of Policy Programs
Ph. 303.938.2084 | jonathan.singer@boulderchamber.com
We Build Community Through Business

Northwest Parkway Authority Leadership:

The Northwest Chamber Alliance is urging the Northwest Parkway Public Highway Authority's approval of the proposed Redtail Ridge project. This visionary life sciences campus holds immense promise to further propel our region forward as one of the nation's premier destinations for life science companies.

We are writing on behalf of a coalition of chambers of commerce in the northwest metropolitan region representing approximately 3,700 businesses and 380,000 employees - the Northwest Chamber Alliance is made of seven chambers representing numerous communities in Boulder and Broomfield County.

Our diverse spectrum of member business enterprises - ranging from large international corporations to small businesses, startups, nonprofits, and public institutions - are keenly aware of the positive impact the Redtail Ridge project can bring to our business community. This visionary endeavor offers a range of benefits that deeply resonate with our mission to promote business vitality:

More than \$16 Million in Planned Improvements: With several intersections and stretches of road along both Northwest Parkway and 96th Street destined to reach an "F" level of service, the infrastructure and engineering improvements that would be completed as part of the Redtail plan create safer streets and intersections that materially improve the tollway.

Meeting a Profound Market Need: Already, the Denver-Boulder corridor is one of the country's top ten biggest markets for life sciences - despite a deficiency of next-generation laboratory and light industrial facilities that Redtail Ridge and development opportunities along the corridor are designed to fill. By fostering collaboration, research, and development, this campus holds the potential to attract leading life science companies, helping to further advance our region's status as a magnet for cutting-edge research and groundbreaking advancements.

Unleashing Accessible Business Potential: The project's strategic location near major thoroughfares such as U.S. 36 and the Northwest Parkway holds the promise of heightened accessibility for our business community. This translates into streamlined logistics, expanded customer reach, and amplified business potential that will benefit the entire region.

Revolutionizing Mobility and Connectivity: We commend the project's commitment to enhancing multi-modal transportation options and aligning with Louisville's progressive Transportation Master Plan and other regional mobility planning efforts. These enhancements will alleviate congestion, improve accessibility for employees and customers, and continue to position our region as an attractive destination for life science ventures.

Catalyzing Collaborative Synergies: The success of Redtail Ridge has the potential to trigger a ripple effect of opportunities beyond its immediate confines. The campus will catalyze partnerships, drive innovation, and cultivate mutually beneficial business relationships across the region by fostering an environment that encourages collaboration.

A Beacon of Sustainability in Business Growth: Redtail Ridge's emphasis on sustainability and wellness mirrors the values of forward-thinking regional business community. This focus resonates deeply with the eco-conscious mindset of the life sciences industry, contributing to our appeal as a hub for responsible and impactful business practices.

For all the above reasons, the Northwest Chamber Alliance urges your support for the improvements that will be catalyzed by the Redtail Ridge project. With your support, we can continue propelling our region to the forefront of life sciences innovation, further solidifying our stature as a premier destination for pioneering companies.

Thank you for your thoughtful consideration. We are eager to witness the tremendous positive impact that approval of the Redtail Ridge project will generate for our dynamic regional business community.

Warm regards,



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Jonathan Singer



Jonathan Singer (he/him)
Senior Director of Policy Programs
Ph. 303.938.2084 | jonathan.singer@boulderchamber.com
We Build Community Through Business



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Thank you for your thoughtful consideration. We are eager to witness the tremendous positive impact that approval of the Redtail Ridge project will generate for our dynamic regional business community.

Warm regards,



From: [Naomi E Heiser](#)
To: [City Council](#)
Subject: More time needed to work on Redtail Ridge proposal
Date: Monday, December 4, 2023 10:23:48 PM

Dear City Council representatives,

Louisville's voters rejected the Redtail Ridge proposal in November 2022 because it would bring harms to the natural environment, wildlife, and citizens alike. It is crucial to mitigate these harms in order to create a development that serves business, the city, and all living beings on the property and surrounds.

I am especially concerned with its potential effects on the Monarch school campus, as well as the large amount of traffic it will add to our transportation corridors. As well, a maximum amount of open space, all connected for wildlife transit, should be asked of the developer. The developer's proposal to grade the majority of the site, rather than preserving existing trees and other plants, waterways, and topography, is contrary to the criteria in Louisville's municipal code.

The proposal in its current form does not meet the expectations of the community (as proven by the rejection by our voters last year), and appears to be offered without improvements, in bad faith, by the developer. Please postpone voting on this proposal until it can be researched and reworked for the good of Louisville's future.

Thank you,

Naomi Heiser
440 W. Sycamore Ct.
Louisville, CO 80027

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From: [H M](#)
To: [City Council](#)
Subject: Council vote on 12/5 Preliminary Subdivision Plat
Date: Monday, December 4, 2023 9:00:15 PM

Dear Council,

I am writing to ask you to vote to not approve the submitted Redtail Ridge Filing No. I Preliminary Subdivision Plat dated December 5, 2023. Vote no to protect and preserve the open space. The City of Louisville Planning Commission did not recommend approving this preliminary plat and the NW Parkway Authority has not approved the 96th Street connection, they describe today's vote as "premature".

Since receiving the denial from the Planning Commission last year, the applicant has revised the documentation and grading plan and submitted it directly to Council without returning it to the Planning Commission. Today's revised preliminary plat should be returned to the Planning Commission for a public and expert review of the grading on dedicated open space and a site engineering review. Per city code, the Planning Commission and Council should both review the revised plan, apply the standard, and independent from the applicant, determine whether the grading impact on the open space has been minimized to the extent possible.

The City and Planning Commission should also require that the applicant mitigate the grading and construction impacts on public open space and restore the natural habitat.

The applicant asserts in their Response Memo (p.659-662) that:

A.They asked the design team to scrutinize and reduce the grading in certain areas. Their engineers feel that they have done everything possible and "The Proposed grading of the site is necessary to meet the development's drainage requirements, so the proposal satisfies the code requirement to preserve the vegetation and natural features 'to the extent possible'.

and

B. "We will have one of our consultants present on these issues specially, which will help defuse concerns in this area."

- The Planning Commission, City engineering and land management experts, and Open Space Advisory Board should review the revisions to the grading plan, its impacts on open space and the applicant's consultant presentation to make a recommendation on whether this grading plan meets the code standards before the Council votes. This additional review will provide an independent and comprehensive expert review without the possible perception of bias or conflict of interest. It is a question, not of defusing concerns, but of meeting the requirements of our municipal code.
- After the minimum level of grading disturbance is established by the city experts, the City and Council should also require the restoration and rehabilitation of any public open space land impacted by the site grading or construction. The City should establish the restoration standards and reserve the right to determine whether the restoration results meet these standards.

2. This preliminary plat should not go to council vote until the NW Parkway Authority approves the 96th Street connection. The City of Louisville should not assume the outcome of

NW Parkway Authority's review and approval process. Per the NW Parkway Authority, today's vote is "premature".

This revised preliminary plat should be returned to the Planning Commission and other reviewers for a public and expert review of the grading on dedicated open space, a site engineering review, and the addition of requirements for the mitigation of impacts on public open space and habitat restoration. Thank you.

Sincerely yours,
Helen Moshak
Louisville Resident

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From: [Susan Loo](#)
To: [City Council](#)
Cc: [Meredyth Muth](#); [kathleen kelly](#); [Jeff Durbin](#)
Subject: Recommendations for Planning Commission
Date: Friday, December 1, 2023 8:31:59 PM

Dear Honorable City Council:

Your appointment of five of seven Planning Commissioners is one of the most important decisions you will make and should not be a routine endorsement of anyone's recommendation.

I was surprised at the lack of transparency in the Council Committee recommendation process on November 27. A mix-up on the agenda meant most observers missed the live action which happened at 8:30 in the morning, not 8:30 in the evening. The only opportunity for public comment was at the beginning of the morning meeting. It was a council committee, assuming two councilors, but three were in attendance, half of your current membership. Reference was made to a "rubric or matrix" used for determining which applicants were recommended but the document was unavailable. Planning Commission recommendations were determined with absolutely no discussion of the reasoning behind the selections.

The planning commission will oversee the start of reviewing the Comprehensive Plan for you. Having participated in three comp plan reviews and two small area plans during my 16-year tenure on both planning commission and city council, I can testify to the exciting but tedious and contentious nature of the process. Navigation requires a skilled chairperson and a thoughtful, dedicated, open-minded team of colleagues.

In addition to the comp plan review, planning commission might shortly address the on-going saga of Redtail Ridge and retaining Avista Hospital in a new location, potential catalyst re-development in downtown, University of Colorado proposals at its Cinebarre property, state legislative changes to local zoning, and the rush to add infill affordable housing.

My understanding is interviews are scheduled for December 11 and 12. You could reduce the number of other boards and commissions applicants you interview or add another night of interviews. Planning Commission is that important.

I have studied all the applications intently but in-person interviews are the real test for the best person for the job. You, the city staff, and our community deserve the best. Ask probing questions to reveal hidden agendas and possible conflicts of interest, test people skills, understand their Louisville experience, vet their knowledge of quasi-judicial requirements, and the many other things that do not translate in a limited written application.

My suggestion is nine interviews including:

David Bangs
Christian Dino
Andrew Dorsey
Chris Gabriel
Keaton Howe
Tamar Krantz
Kelly Majure
Jonathan Mihaly

Joshua Sroge

If interested, here is the link to the November 27 meeting. Planning Commission starts at the 29:59 time mark.



Sincerely,
Susan Loo

1020 Willow Place, Certificate of Occupancy just received.
303.665.4945

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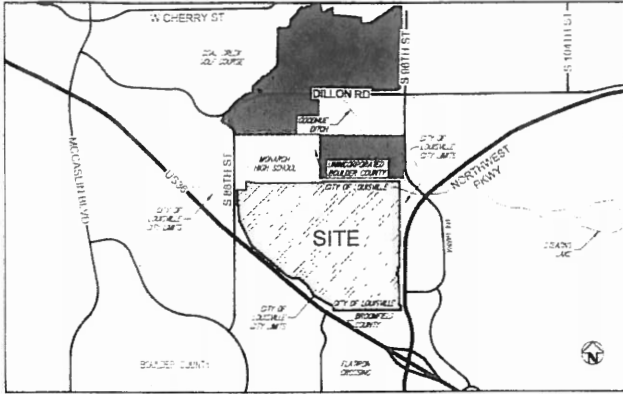


City Council

December 5, 2023
Packet Addendum #2

LOUISVILLE NEEDS YOUR HELP!

City council is scheduled to make a decision on a preliminary subdivision plat for Redtail Ridge on December 5. This is the same proposal the planning commission rejected back in November of 2022, and it has the same destructive impact on the land that the voters already rejected. This plan does NOT meet our city codes and it will cause overwhelming traffic congestion.



HERE'S WHAT YOU CAN DO:

SPEAK at the city council meeting **December 5, 6:00 PM** in council chambers. Council members Dickinson, Fahey, and Mayor Leh wanted to hear from the voters in the special election, and the voters said no. They need to hear from you again now!

EMAIL council by 12 pm Dec 5
Council@LouisvilleCO.gov

Tell city council to postpone any decisions until there is a complete application that the public can view. Tell them they should require the developer to set aside all land north of Disc Drive as open space and **build a compact development**. The developer has the right to build but not if their plan doesn't meet our codes. Let all council members know that the plan must **meet our city codes**.

DEMOCRACY NEEDS YOUR VOICE!

Here's why the hearing shouldn't take place next week:

The residents of Louisville rejected Brue Baukol's sprawling development in the special election of April 2021. Brue Baukol has not changed anything in the proposal since the planning commission recommended denial in November of 2022. The commission recommended denial and made several notes, comments, and recommendations on the proposal. The developer has ignored them all.

The application is incomplete. City council should not be voting on incomplete proposals. The information on the current developments page on the city's website has not been updated since April 2021.

The city has met the bare minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—the bare minimum isn't enough.

Contact: Preservelouisville@gmail.com

To view the application materials: www.louisvilleco.gov/planningapplications

STAND UP AND BE HEARD!



From: [Megan O.](#)
To: [City Council](#)
Subject: Delay Redtail Ridge vote
Date: Tuesday, December 5, 2023 1:42:28 PM

Hi,

I am concerned that the Redtail Ridge vote is premature for the following reasons:

1. There is not yet a complete application for the public to view
2. Given the magnitude of this topic's potential impact on Louisville, the vote should wait until the new city council person for Ward 1 has been elected and taken office.

Thanks,

Megan Ottesen

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From: [Cheryl Nelson Boyd](#)
To: [City Council](#)
Subject: RTR vote
Date: Tuesday, December 5, 2023 1:03:42 PM

Hi-

I wanted to express my support for the development of Red Tail Ridge. The project has been delayed long enough and it's time to move forward so Louisville can have better local job opportunities. Please consider voting to move this project forward tonight so our town can have the opportunities we need for a sustainable future.

Thank you for your service and consideration!

Sincerely,
Cheryl Boyd
453 Muirfield Circle
Louisville, Co 80027

Sent from my iPhone

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From: bcjdoug7@aol.com
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 12:34:41 PM

We are adamantly opposed to the Redtail Ridge developer's plan as it stands now. It appears that they are trying to sneak this past the community! The fact this is that presented when there are new council members, and a new mayor who haven't had time to digest this, or hear the wishes of the community. This is a very busy holiday time for everyone, so this seems to be a rush job on the developer's part to get it passed. So many of us are in the process of dealing with building our homes back and our lives, that we may not be paying as much attention to this. We are tired of fighting!

The traffic is bad now at 96th and Dillon, so adding additional drivers will only make it so much worse. Adding an extra road into the schools won't do much as far as the traffic goes. The schools, hospital and any jobs in Redtail would most likely be high traffic areas at similar times of the day. This development will really impact the southern half of Louisville with the congestion, traffic, etc.

We certainly think it would be in the best interest of the community to vote NO on this at this time, and also until changes are made that are in the interest of Louisville. When plans are re-made, it should be put up for a vote again.

Sincerely,
Bruce and Cathy Douglas
909 St. Andrews Lane

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From: [Maggie Mahle](#)
To: [City Council](#)
Subject: Redtail Ridge Development Please Postpone
Date: Tuesday, December 5, 2023 12:23:10 PM

Please postpone any decisions for Redtail Ridge until there is a complete application that the public can view. Be sure that the plan meets our city codes.

Thank you,
Maggie Mahle

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From: [Tim Stalker](#)
To: [City Council](#)
Subject: Please do not support the RTR preliminary plat
Date: Tuesday, December 5, 2023 11:57:03 AM

To the Louisville City Council:

I urge you to not support the preliminary plat before you at tonight's meeting. It's already been voted against by the planning commission and permutations of previous attempts were voted down by the city in the April 2022 referendum. The only overwhelming response to this developer's attempts at platting this district has been a resounding NO. And tonight is not different. What's changed is that they also now don't have support for our neighbors and other jurisdictions. It's irresponsible to honor this developer's attempt to roll the dice for that support by leveraging your decision for that need.

Thank you,

Tim Stalker
806 W Dahlia Ct
Louisville

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From: [cindy Bedell](#)
To: [City Council](#)
Cc: [Meredyth Muth](#)
Subject: Vote No on the Dec 5th Redtail Ridge application, Resolution No. 80, series 2023 tonight!
Date: Tuesday, December 5, 2023 11:53:04 AM

Dear Councilmembers,

What is Wrong with this application?

Let me count the ways!

1.) NW Parkway has not approved it and states "The Authority and the LLC have not reached any agreement with Sterling Bay Co., the applicant for the project, to allow the offsite improvements proposed within the Preliminary Plat to be constructed, and both entities are concerned that **these proposed offsite improvements impacting the Northwest Parkway are not consistent with the operation of the Northwest Parkway for its intended use as a high-speed public highway.** While the parties are in active discussions, which we believe will result in various agreements protective of the Northwest Parkway and its operations, **the Authority and LLC believe that the City's consideration of the Preliminary Plat at this juncture is premature and object to its consideration in advance of agreements being reached and made part of the approval.** " Joel Meggers, Managing Administrator, Northwest Parkway Public Highway Authority 11/30/23

2.) The Planning Commission recommended denial of this proposal November 2022. This is basically the same proposal without any improvements. See: PAGE 26 **Planning Commission Adopted Findings for Denial:**

1. The Planning Commission finds that the application from Sterling Bay (the "Applicant") for approval of the Redtail Ridge Filing No. 1 Preliminary and Final Subdivision Plat (the "Application") does not comply with LMC Sec. 16.16.010.D. and E., which states that natural features and vegetation must be preserved to the extent possible and a need for additional open space may be based on vegetation and the type and density of the propose development. The Applicant has not demonstrated that the proposed subdivision adequately preserves natural features, wildlife habitat and vegetation of the property. Previously undeveloped areas on the northern portion of the property include natural vegetation that could be further preserved as public or private open space with clustering of the development lots to the south.
2. The Planning Commission finds that the Application does not comply with LMC Sec. 16.04.020.K, which states the purpose of a subdivision is to avoid traffic congestion, based on the following:
 1. According to the traffic study submitted with the Application, the US 36 and Northwest Parkway interchange reaches a Level of Service F and would need modified by the year 2027-2028 to provide additional vehicular capacity to accommodate the proposed subdivision. The Application does not include proposals for mitigation, road capacity work, or contribution to future road capacity work for the interchange, nor are future improvements planned at this time.
 2. The Application does not include a commitment from Northwest

Parkway Authority for the acquisition of right of way needed to construct road capacity improvements included in the traffic study as needed to mitigate traffic congestion.

3. The Planning Commission finds that the Application does not comply with LMC Sec. 16.16.040 concerning block length, as some blocks proposed in the Application exceed the maximum length of 1,320 feet. Although the Applicant requested a modification pursuant to LMC Chapter 16.24 to allow longer block lengths, the Commission does not find that there are unique physical or topographical circumstances or conditions to justify the modification. Maintaining prescribed block lengths is necessary to ensure an adequate and convenient

4. The Planning Commission finds that the Application does not comply with LMC Sec. 16.16.020.B., which states that drainage areas should be left in a natural state to the greatest extent possible. The Applicant has not demonstrated that grading of drainage areas within public opens spaces has been limited to the greatest extent possible.

5. The Planning Commission finds that the Application does not comply with the 2010 ConocPhillips Campus General Development Plan (GDP). The type and character of the development proposed with the Application is not consistent with the GDP and the street network does not comply with the street network shown on the GDP because it is proposed as publically dedicated roads rather than private roads.

3.) Traffic: At full build out, the study estimates a total of 21,285 additional daily vehicle trips. The NW Parkway and US 36 Interchange will fail in 2040 with background traffic alone. This project will bring too much additional traffic to Louisville and surrounding roadways.

4.) Recommending approval of Redtail Ridge in this form and bringing it to City Council after voters said no to this proposal is a violation of public trust and democratic process.

Vote no on this application and require an updated proposal with less traffic and that preserves all natural features and contiguous land north of disc drive.

Thankyou,

Cindy Bedell
Louisville, CO

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From: [Billy Mertens](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 11:45:40 AM

Dear Council Members,

I am writing to express my strong disapproval of the plan set forth for Redtail Ridge - the same exact proposal the planning commission voted to deny.

The planning commission saw the flaws in this plan. The intended amount of grading is extreme, and does not meet LMC mandates. The open space dedication is insultingly small. The planning commission does not recommend approval of this application. Please follow their directive.

Thank you,
Billy Mertens
917 Eldorado Ln, Louisville, CO 80027

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From: [Bill PORTER](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 11:41:54 AM

Please hold off on the development of Redtail Ridge. We don't need another strip mall that takes business away from Louisville businesses. Why not keep most of the land as green belt and provide residents with walking paths and wildlife with sanctuary space?! Why does every spec of vacant land need to be developed? Let that land be beautified and represent what Louisville stands for. We already have too many vacant store fronts, adding another development doesn't do anything for our city. And we certainly don't need any more high-rise apartment buildings. Broomfield has certainly built enough of those just across the street and they don't do anything to beautify our area. Keep Louisville beautiful - stop Redtail Ridge development.

Bill Porter
529 Catalpa Court
billeileen@comcast.net

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From: [Kelly wheeler](#)
To: [City Council](#)
Subject: Hospital at Red Tail Ridge?
Date: Tuesday, December 5, 2023 11:38:15 AM

Is there going to be Avista hospital at the new development? If not, I'm against this unnecessary development. Please let me know if Avista is definitely moving to the space. I heard this is a rumor.

Thanks

Kelly

Kelly

Sent from my iPhone

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From: [Justin Solomon](#)
To: [City Council](#)
Subject: Redtail Ridge Preliminary Approval
Date: Tuesday, December 5, 2023 11:25:32 AM

Dear City Council Members,

I am writing to respectfully request that you not take up preliminary approval of the Redtail Ridge subdivision plat at tonight's meeting. Consideration of this plat is premature at this time as the issues cited by Planning Commission when they voted to recommend City Council reject this plan remain.

As noted by Planning Commission, the current plan violates Louisville Municipal Code (LMC) 16.16.010 (D), among others. The allowable square footage of this development has been reduced over recent years from a proposed 6.1 million sf to 2.56 million sf; however, the grading footprint has remained unchanged. The grading plan for the current 2.56 million sf development would grade the same area (~360 of 400 acres) as the grading plan for the 6.1 million sf development. Given this fact, it cannot be claimed that this preliminary subdivision plat adheres to LMC, which requires, "**Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.**"

In addition to the as yet unaddressed LMC violations brought forth by Planning Commission, the applicant has also failed to obtain the absolutely necessary approval of the NW Parkway to link the internal development roads to the Parkway. Any consideration of the plat is premature without this approval and ultimate approval is far from certain based on recent correspondence between the NW Parkway and the City. City Council would be putting the horse before the cart and potentially wasting valuable City staff time and energy working with the applicant on a plan that may never meet NW Parkway approval or would require such substantial revision by the applicant as to require the plat be resubmitted to the City for approval.

Lastly, City Council should table this approval because the applicant has not addressed the concerns of the citizens of Louisville as clearly articulated during the April 2022 referendum vote. City Council cannot allow the applicant to ignore citizen input that was gained at considerable expense to the City in the form of the referendum vote. The majority of residents want more open space (preserve north of Disc Drive), less traffic (still >20,000 new daily car trips), stronger commitments from the applicant, and less sprawl. The plan before Council still results in failing traffic grades for major City arteries adjacent to the development, grades areas put forth by the applicant as public open space, and fails to take advantage of clustering and other sprawl reducing measures.

There is no time limit on getting a better result for Louisville in keeping with our town's stated values. All of the landowners rights can be protected while meeting City code and respecting the clearly stated desires of a significant majority of Louisville citizens. This is too important for the future of our City to rush to approval without a full picture of costs and benefits, putting all prerequisite approvals in place, and firm, binding commitments from the applicant to mitigate open space, construction, and traffic impacts.

I thank you for your careful consideration and respectfully ask that you table this vote to allow yourselves and the public the time to fully consider the considerable volume of information made publicly available just four days ago.

Best,

Justin and Susan Solomon
477 Lincoln Ct

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From: [Pat McMonagle](#)
To: [City Council](#)
Subject: Brue Baukol
Date: Tuesday, December 5, 2023 11:16:47 AM

Louisville Mayor and Council,
Louisville voters rejected the City Council's approval of the Brue Baukol in April of 2022. No vote to consider any aspect of this proposed development should be considered until the citizens have ample opportunity to review the updated proposal. I can find nothing on the city site that was updated by the developer since April of 2021.

Pat McMonagle
500 Spruce Street

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From: [Arnold Follendorf](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, December 5, 2023 11:14:21 AM

Council:

There should be no decisions regarding the Brue Baukol proposal until the public can view a complete application. DO YOU JOB! If there are no alterations since the denial of Nov. 2022, the answer is obviously NO.

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From: [April Coleman](#)
To: [City Council](#)
Subject: 12/5/23 meeting: Redtail Ridge opposition
Date: Tuesday, December 5, 2023 10:40:45 AM

Hello,

I am aware that the council will review the application for the Redtail Ridge development at today's meeting. I am writing in opposition to the developer's application and I urge the council to reject this proposal.

I am a Louisville resident (80027), third generation Coloradan, voter, tax payer, mother, and attorney. Like most people, my family and I were attracted to Louisville because of its unique small town character and beautiful, natural open space. While we could have purchased a home in any one of the other surrounding suburbs or the greater metro area, we specifically chose Louisville for these characteristics.

By denying the Redtail Ridge development in its current, maxed out iteration, this council is respecting Louisville's history and the constituents who chose to live here. We know this by Louisville voters' rejection of this very development proposal just 2 years ago.

Louisville is special. There is a reason it has repeatedly been named one of the best places to live in the country. Louisville is not Broomfield. It is not Erie or Lafayette. The Redtail Ridge development is cookie cutter. It is outsized and disproportionate to our lovely, small town.

This development proposal is a bad deal for Louisville. The developers profit millions at the expense of our traffic congestion, years of road construction, destruction of natural (actual, living Red Tail Hawk) habitat, and open space vistas. And once it's complete, any income generated for the town is meager and short lived as the project becomes the mirror of the tens of thousands of vacant commercial and retail square footage a stone's throw away in neighboring Flatirons Mall and Broomfield.

Indeed, given the steady and consistent increase in commercial real estate vacancies nationwide and in the Denver metro particularly, it would be shockingly regressive of the council to approve this development. "The Next Crisis Will Start With Empty Office Buildings: Commercial real estate is losing value fast." The Atlantic.

6/7/23. <https://www.theatlantic.com/ideas/archive/2023/06/commercial-real-estate-crisis-empty-offices/674310/>; "Silicon Valley has a Massive Amount of Empty Office Space." The San Francisco Standard. 10/6/23. <https://sfstandard.com/2023/10/06/silicon-valley-office-space-real-estate-vacancy-rate-great-recession-record/>; "Downtown Denver office vacancy tops 30% for first time in decades." The Denver Post. 10/31/23. <https://www.denverpost.com/2023/10/31/denver-downtown-office-buildings-vacant/>

Louisville deserves better than the Redtail Ridge development. Our voters demand better. I ask that my elected council reject this proposal.

Sincerely,
April Coleman

From: [Robin Goldstein-Lincoln](#)
To: [City Council](#)
Subject: continue to be opposed to Redtail Ridge
Date: Tuesday, December 5, 2023 10:26:12 AM

Dear Louisville City Council,

I continue to be opposed to the Redtail Ridge development due to continued concerns regarding sprawl, increased traffic that Louisville is simply not able to handle, the negative impact on the environment and the economic burden on Louisville taxpayers (especially since the Marshall fire).

I implore you to vote NO on this proposal.

Thank you so much for your consideration!

Best wishes,
Robin

Robin Goldstein-Lincoln, LPC, RPT-S
Pronouns: she, her, hers
Licensed Psychotherapist
robinglincoln@msn.com
office: 303-223-0727
cell: 303-818-7086

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From: [Brad Natzke](#)
To: [City Council](#)
Subject: Redtail Ridge proposal
Date: Tuesday, December 5, 2023 10:14:23 AM

Hi,

I live at 730 Lafayette in Louisville, and I have concerns about the development proposal for Redtail Ridge. I oppose approval of this proposal as it currently stands. I list a couple of my concerns below. For a project of such significance, this seems like very little notice, and lack of public discourse. I'd like to hear a perspective on the anticipated impact to life in Louisville.

1. There is a great loss in open space and an increase in traffic density with this proposal and I would like to see more natural space allocated in that way. Driving home on 96th, that's a nice section to clearly see the mountains, especially when the sun is setting. It's one thing that drew me to living in Louisville, and the feeling that I'm still out in the country. That's why I chose Louisville over Arvada or Broomfield 1.5 years ago.
2. In the Background section of the document, there is a brief mention of the election results of 4/19/22. That seems pretty important piece to consider and I don't see any follow-up related to that significant event. What were the concerns of the voters, and what has been changed in the proposal to allay the concerns? From what I understand, the proposal under consideration is the same as the one that was voted down. This doesn't feel right.
3. Connecting Campus drive would be nice to alleviate congestion at 88th.
4. The public notice of residents within 700' of the land seems inadequate. Yes, that may be the rule, and talking about a single house, or business, that guideline might be reasonable. For a project that's going to have that much impact on life in Louisville, it seems the whole city should be notified and have an opportunity to learn and have a bigger say.
5. And, finally, the web page for the status of this project looks like it hasn't been updated in a long time. Maybe not since Sept 2022? This is a problem for someone looking to educate themselves on what's happening. I have little confidence that the information in the links is updated.

Thanks,
Brad Natzke

Redtail Ridge - Preliminary and Final Plat



Project Type

Preliminary and Final Plat

Project Description

A preliminary plat for the entire Redtail Ridge development, and a final plat, Redtail Ridge Filing No. 1

Applicant

Jordan Swisher, Brue Baukol

Case Manager

Rob Zuccaro, Director of Planning and Building Safety
303.335.4590

[Email](#)

Public Hearing Schedule

Planning Commission - August 11, 2022 at 6:30 pm and September 8, 2022 at 6:30 pm

[Email Comments to the Planning Commission](#)

City Council - TBD at 6:00 pm

[Email Comments to the City Council](#)

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From: [Robert Ervin](#)
To: [City Council](#)
Subject: "Public Hearing" today, 5 Dec 2023
Date: Tuesday, December 5, 2023 10:07:50 AM

Council,

A few thoughts on today's hearing:

- Same day notification of the hearing in an article in the Daily Camera fulfills a requirement but doesn't seem meant to encourage public participation.
- The public interested in reviewing the proposed plan does not have that plan available, your website does not include the Sterling Bay proposal. Unless the article is supposed to suffice, which it does not.
- In the interest of due process, transparency, and good faith from the new mayor and council members, I request no vote be made tonight by the council until the plan is made available to the public and honest and earnest feedback can be given.

Thank you for your time,

Robert Ervin
1129 Front Street

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From: [Francine Lefebvre](#)
To: [City Council](#)
Subject: City Council Meeting December 5th, 2023
Date: Tuesday, December 5, 2023 10:06:39 AM

Dear Council members Dickinson, Fahey and Mayor Leh:

I am writing to you to urge you to postpone any decisions regarding a preliminary subdivision plan for Redtail Ridge until the public can view the complete application. This is the same proposal the planning commission rejected back in November 2022.

You should require that the developer Brue Baukol's, to set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. **The plan must meet our city codes.**

Respectfully,

Francine Lefebvre
City of Louisville resident

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From: [epassarelli](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 9:47:55 AM

Dear Council members,

I am writing to urge you to postpone your decision on the development of Redtail ridge. The plan the developers have is not the best one and once a decision is made there is no turning back.

I am a third generation Colorado native who has watched the state change so much in my lifetime. I am not against development. But I am for smarter long term decisions on the last of the large parcels of land.

This property is certainly not going to lose value over time so it's a great investment for the developer now and into the future. How this property is developed will have giant impacts on the city now and into the future. There is NO reason to rush. Take a breath and post pond this decision until the right time comes.

Respectfully
Elisa Passarelli
608 Lafarge Avenue, Louisville, CO 80027

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From: [Bernard Raibley](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, December 5, 2023 9:22:04 AM

Louisville City Council:

We urge you not to make a decision on RTR this evening for the following reasons.

Vacant seat in Ward I
Incomplete application by Brue Baukol
No planning commission approval
Citizens voted to reject proposal in special election in April 2021

Sincerely yours,
Bernard and Nancy Raibley
Ward III

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From: [Jean Koster](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 9:14:56 AM

City council, please postpone any decisions on Redtail Ridge until the developer meets all the city codes. The council needs to abide by the expected public transparency of their actions.

Thank you

Jean

--

Jean N. Koster, PhD

Professor Emeritus

Ann and H.J. Smead Aerospace Engineering Sciences, CU Boulder

<http://www.colorado.edu/aerospace/>

<http://www.linkedin.com/in/jnkoster/>

http://www.researchgate.net/profile/Jean_Koster

(303) 579-0741 (c)

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From: [Sal](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 8:41:47 AM

Dear Council Members,

Who is going to pay for all the road upgrades that will be required if Redtail Ridge gets developed? How much will this cost the city? How much will our taxes increase? Have you factored that into your decision making process? I don't think it's fair for our taxes to increase considering the majority of the residents voted against the development.

Thank you,
Sally Bruggeman
295 McKinley Park Lane
Louisville

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From: [Loraine Benas](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, December 5, 2023 8:23:22 AM

City Council

Please postpone any decisions until there is a complete application that the public can view. This has gone on far to long and the developer seems to ignore all prior recommendations.

Send them away permanently until a developer that can listen and accomodate what the people of Louisville want.

Regards

Harvey & Loraine Benas

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We have lived in Louisville for over 36 years and have seen what the extensive development has done to our small town. Please postpone your decisions until the public can review your plans. Traffic is terrible right now and we don't want it to get worse! Thank You.

Sent from 303.653.2276

From: [Stephen Jones](#)
To: [City Council](#)
Subject: Redtail Ridge open space conservation commitment
Date: Tuesday, December 5, 2023 1:56:26 PM

5 December, 2023

Dear Louisville City Council members,

I've lived in Boulder County for 54 years, and for the past 35 years I've worked as a wildlife consultant, completing more than four-dozen comprehensive breeding bird surveys and habitat conservation plans for Colorado Parks and Wildlife, the cities of Boulder and Longmont, Boulder County Parks and Open Space, and several private companies. One of the things that has buoyed my spirits while doing this work has been our community commitment, despite burgeoning urban sprawl on the plains, to continue to preserve native habitats and native species populations.

During the past couple of decades, we've begun to see the first extirpations of native vertebrate species on the plains of Boulder County since the late 19th century (see Boulder County Comprehensive Plan, 2019, Environmental Resources Element). Species that hover on the brink of extinction on the plains of Boulder County include White-tailed Jackrabbit (Boulder County imperiled, with no verifiable sightings since 2008), American Badger (Boulder County isolated and restricted), Northern Harrier (Boulder County imperiled), Burrowing Owl (Boulder County imperiled), and Lark Bunting (once considered the most abundant nesting bird on the plains of Boulder County and now seldom seen outside migration season).

For decades, remaining open lands surrounding the former Storage Technology site have served as migration corridors or nesting areas for all of these species and many others (Boulder County Monthly Wildlife Inventories, 1978-2015), linking protected open space areas on Davidson Mesa and along Coal Creek to protected grasslands adjacent to Hodgson-Harris Reservoir and protected open space parcels to the south and west. Therefore, I was pleased when I read that the City of Louisville had committed to maintaining at least 40% of the lands on this property as open space if and when the property was redeveloped.

I trust you will be able to follow through on this commitment, and I trust that the protected open space will consist of natural grasslands and woodlands--not bluegrass lawns, artificial ponds, and golf courses, which have cynically been described as "open space" by some land developers. I also trust that you've

completed all the necessary environmental studies to determine which parts of the property are of the most value to native wildlife and how they can best be protected and linked.

I've always thought of the City of Louisville as a model community that places high values on compassion, democratic decision-making, and conservation of natural areas and their native species populations. I look forward to seeing these values embodied in whatever plan is eventually approved for redevelopment of the former Storage Technology property.

Sincerely,

Stephen R. Jones

Boulder County Audubon, Boulder County Nature Association, Right
Relationship Boulder

3195 Darley Ave., Boulder CO 80305

303-494-2468; curlewsj@comcastnet

*Author/co-author: The Last Prairie a Sandhills Journal; Nourishing Waters,
Comforting Sky; Peterson Field Guide to the North American Prairie; Butterflies
of the Colorado Front Range; Wild Boulder County.*

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From: [Jill](#)
To: [City Council](#)
Subject: Retail Ridge VOTE NO!
Date: Tuesday, December 5, 2023 3:08:57 PM

Dear City Council Members,

Unfortunately, I will not be able to make it to the city council meeting tonight.

You must postpone any decisions on this project until there is a complete application that the public can view. The city residents have already voted no and rejected this proposal and you are not listening to us. This plan is not up to Louisville Codes and you must vote no.

You should require the developer to set aside all land north of Disc Drive as open space and build a compact development.

The builder must meet our city codes!

Thank you,
Jill Kranitz
Louisville resident

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From: [Sandy Grimsley](#)
To: [City Council](#)
Date: Tuesday, December 5, 2023 2:42:24 PM

Please postpone any decisions related to Redtail Ridge.
Thank you!

--

Sandy Grimsley
Sign Language Interpreter
Monarch PK-8
Boulder Valley School District

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