



City Council

February 20, 2024
Public Comment

From: [Bev Snyder](#)
To: [City Council](#)
Subject: RED TAIL RIDGE AGAIN
Date: Friday, February 2, 2024 10:51:34 AM

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Good morning to all,

Once again we are heading into a hearing about this property.

As far as I can tell the developer is presenting the same proposal we, THE VOTERS, turned down.

Here is what we think of this existing idea -

How long will this project take to complete - 10-20 years - unacceptable

The trees that are on the property now will be destroyed, where will the wild creatures go, what happens to the water supply?

The site will be completely graded - WHY? this is a very unnecessary practice

This idea will allow over 20,000 MORE cars/trucks a day on our current roads. This will create SO many more traffic problems and add pollution and the road upkeep will multiply. Has anyone actually factored this in what it is going to cost the city and county in the next several decades?

How much earlier will the city have to fix/replace the INTERLOCKEN exchange? Is there money to do this?

We DO NOT feel the developer has changed his intention for this area.

REMEMBER, we voters, voted against his intended development.

We would love to see a smaller development not reaching past Disc Drive - leaving the north side NOT GRADED or DEVELOPED to allow a natural area to continue on.

He, the developer, needs to comply with ALL city municipal codes and we definately want to keep our small town feel. That is what we want for our town - please refer back to the vote information of two (2) years ago.

This developer seems to feel that by pushing the same agenda over and over he can bully its way into existence. Please do not allow this.

And again, more of us want a SMALLER build there then those who do not.

Please honor our voting process and accept the outcome.

We are unable to attend the meeting tomorrow but we appreciate the time it took you to read this.

Bev Snyder and Rolland Fearn
304 Diamond Cir

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From: [Carla Bigum](#)
To: [City Council](#)
Subject: RedTail Ridge proposal
Date: Friday, February 2, 2024 10:26:44 AM

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Dear City Council Members of Louisville,

I write again to voice my objections to hearing from the developer for the City of Louisville land/property. I thought the citizen referendum vote two years ago indicated to council the wishes of the community. These were some of those concerns.

- Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading
- Preservation of Louisville's small-town character
- Compliance with the city's municipal code

Is it true the developers would grade the entire or nearly the entire area? This is only one idea in the proposal which goes against the views of the community. I am still concerned about traffic issues. There is already a great deal of traffic on the roads in the same area. City of Broomfield across the street has continually added more traffic with the ongoing development across the street. This traffic will mix with the added traffic from the development.

At the February 6 meeting, PLEASE hear all the voices and weigh those concerns from the community against the resubmitted proposal. With new members on the council, the developer is seeking a favorable vote. Listen to the people of Louisville. While the land is highly attractive to a developer, the same area is attractive to the citizens as well as others who live in Boulder County.

Sincerely,
Carla Bigum
273 S Lincoln Ave.
Louisville, Colorado

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From: [Sherry Bitler](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, February 2, 2024 10:12:45 AM

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This is a reminder that I was against the developer's plans for this parcel of land two years ago and, after seeing the "new" plans, have not changed my mind.

Take care,

Sherry Duncan Bitler
730 West St, Louisville, CO 80027
303 443 3277

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From: [Cecilia Wilson](#)
To: [City Council](#)
Subject: Again???
Date: Friday, February 2, 2024 10:08:51 AM

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How many times do we have to fight Red Tail Ridge??? I'm old and tired, but still very much opposed to the development as presented.

Best,
Cecilia Wilson
2311 CLiffrose Lane

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From: [Lawrence Crowley](#)
To: [City Council](#)
Subject: Redtail Ridge Development Proposal
Date: Friday, February 2, 2024 9:37:48 AM

[Some people who received this message don't often get email from magic@ecentral.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council Members,

I served on Louisville's Open Space Advisory Council for three years, so I have some experience and knowledge of our problems.

Please reject the latest proposal for developing Redtail Ridge. The developers do not have Louisville's best interests in mind. This proposal clearly in intended to maximize their benefits and profits at our expense. We need to keep Louisvilles small town character, preserve open space and the wildlife and natural areas that currently remain. Development should conform to Louisville's municipal code. We need to plan for the long run.

Please send these developers back to their lair to seriously make a plan that include the needs of Louisville as well as their own.

Thank you,

Lawrence Crowley
441 Pheasant Run
303-666-60640

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From: [Paul T. Little](#)
To: [City Council](#)
Subject: Please reject Redtail Ridge plan
Date: Friday, February 2, 2024 9:37:45 AM

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Hi, and thanks for your time. Please reject the Redtail Ridge plan.

Please honor the results of the special election to reject the sprawling Redtail Ridge development.

Redtail Ridge is a BAD DEAL for Louisville because of its:

- Massive, sprawling footprint requiring extensive grading
- Near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive
- Road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads
- Impact on the US 36 interchange at Interlocken, which is expected to fail prematurely
- 20 years of dusty, noisy construction
- Diversion effect on the McCaslin corridor and CTC commercial centers

Sincerely,

Paul T Little

545 Jefferson Ave, Lsvl.

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Regards,
Paul

Paul T. Little
he / him
plittle@ptlittle.com
720-317-7014

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From: [Geri DeLand](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, February 2, 2024 9:35:20 AM

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I am not sure how many times the people of Louisville have told you that we do NOT want this development and yet you are still trying to push this through! Only leads me to believe that someone is getting their pockets lined. Why else would you push something like this through and against what the people of Louisville are telling you they want!

Over 30 years ago my family and I settled here in Louisville over every other town because of its small town feel, open spaces, schools etc. You are destroying it! Hasn't Louisville been through enough?? You need to spend more time working on keeping our businesses and restaurants instead of losing everything to Lafayette! Not everything should be about money!!!!

We do NOT want this development! It is time you started listening to us!

Signed,
Fed up!!!

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From: [Michiko Christiansen](#)
To: [City Council](#)
Subject: Thoughts on RTR
Date: Monday, February 5, 2024 7:13:25 AM
Attachments: [Dear council members 1 \(11\).docx](#)

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Dear members,
Thank you for your time reading this letter.
M. Christiansen

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Dear Council members:

After reading about 970 something pages of Preliminary plat on Redtail Ridge and cross checking the previous monthly minutes, what I have found there are no new updates, and changes. I recommend denying the Preliminary Plat on Redtail Ridge and have them redraw and focus the development on the south of Disk Drive only and their plans to meet the city codes.

These are the questions needs to be fact checked. Here are the areas that needs to be clarified.

- The land dedication on the Paradise Lane is not in the City of Louisville, it is in the Boulder County.
 - Question: Does Boulder County know about this and what are their goals with this part of the property, Paradise Lane section? Is this location is currently already limited to 6 residential units by an Intergovernmental Agreement?
- Do you have the current letter from Broomfield regarding the Northwest Parkway traffic issue?
 - Question: Can we have both the DRCOG and the LSAB to be an oversight team regarding the traffic?

The ratings in that area are graded big letter “F”. Notice, Broomfield have their new buildings being built next door to us. More traffic and needs to upgrade the traffic studies to current date as of January 2024.
- Grading the land.
 - Question: Does this violated the LMC? Why there is a need for grading?
- Knowing Advent/Avista hospital will stay in their current location to continue to provide services such as ER, baby birthing, lab/radiology testing, recovery rooms and list goes on. This set up is the most convenient location because it is a stone throw to Monarch High school where the future students can be easily transported there with in a moment notice.
 - Question: What kind of expansion? A new Cancer centers? A new Kidney dialysis center? Would King Soopers, Whole Foods or Sprouts make a positive surrounding the Advent/Avista expansion?

These two key words are important to understand Moving **and expansion has different meanings.**

-In the article and it rings true, and it is happening all over the U.S.A: "So much empty Office, so few easy options".

-Question: What are the options?

Option #1: Look at the location by the new 7-11 on 96th St. the buildings are still empty. It is vital to focus the McCaslin area first. There will be a chance seeing a petition drawing up to change the empty buildings into affordable housing which it is happening right now across the nation.

Option #2: Creating local markets like grocery stores around the Advent/Avista expansion instead of office buildings.

- In the City of Louisville, the community itself are the local experts.

- Question: Is there a community involvement by gathering input, ideas, dreams, and conduct data research performed by the City of Louisville? Is the nonresident developer's team to provide their expertise's allowed?

I am wondering and asking these questions and would love to know the answers.

Why there is a reluctance to ask for a compact development on south of Disc Drive?

Why ignoring the Planning commission recommendation of denial?

Why ignoring the voice of the voters?

These questions are one of the ways to be well informed and get the real clarifications.

Thank you.

M. Christiansen

Louisville Resident

From: [cindy Bedell](#)
To: [City Council](#); [Meredyth Muth](#)
Subject: Feb 6 City Council Meeting: Resolution 80, Agenda Item approving Redtail Ridge Preliminary Subdivision Plat
Date: Monday, February 5, 2024 12:36:41 AM

Some people who received this message don't often get email from cyndilarsen@yahoo.com. [Learn why this is important](#)

Dear City Council:

There are many problems with this proposed resolution approving the Redtail Ridge Preliminary Subdivision plat. You should not approve it.

1.) Why is the Redtail Ridge Preliminary subdivision plat being considered at this point without Northwest Parkway Authority approval?

"...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." Nov 30th, 2023 Electronic Communication to City Council

2.) Why is staff recommending approval when the Planning Commission recommended denial?

3.) Why is this development being considered when it is basically the same sprawling footprint that voters rejected first through a referendum, then a special election vote overturning Ordinance 1811, Series 2021? Residents want less traffic, contiguous open space north of disc drive that preserves natural features, wildlife habitat, and viewsheds. This proposed development still predicts over 21,000 additional vehicle trips per day, reduced LOS on adjacent roadways, and failure of the Northwest Parkway/96th Street/Via Varra intersection. Somehow with less square footage it is still going to have similar devastating impact on land use and road LOS. The development should be clustered south of Disc Drive and overlay the previous Storage Tech footprint as much as possible.

4.) Where is the drainage report in this packet? Isn't it required in the packet for a preliminary subdivision plat?

5.) This plan calls for grading nearly the entire site, which will destroy the natural features and wildlife. This is unacceptable.

6.) **A new 2024 burrowing owl study is needed.** ERO Redtail Ridge Baseline Burrowing Owl Survey 1/19/21

""Based on the results of the 2020 surveys, burrowing owls do not currently occupy the project area. ERO also determined that no burrowing owls or active burrowing owl nests are within the previously recommended 150 foot buffer (CDOW 2008) of the project area. In June 2020, changes in CPW guidance provided a new recommended buffer of 1,320 feet from active burrowing owl burrows for large industrial disturbances such as drilling rigs and residential developments, and a 660 foot buffer from active burrowing owl burrows for other activities (CPW 2020). **ERO recommends that any future burrowing owl surveys be conducted to include an expanded survey area in accordance with the new CPW buffer guidelines. The results of the 2020 surveys are only valid for the 2020 breeding season and provide a baseline for burrowing owl activity at the Redtail Ridge development site.**"

7.) Including the Paradise Lane section in the total Open Space dedication is completely misleading. That parcel is not within the city of Louisville nor within the boundaries of the Redtail Ridge subdivision plat. In addition, it is already restricted through an IGA that limits development to a handful of large acreage residential units.

The actual open space dedication is only **69.41** acres once Paradise Lane is deducted.

Figure 3: Public Land Dedication Summary

	Purpose	Acres
Tract B	Park	16.55
Tract C	Open Space	17.07
Tract D	Open Space	16.5
Tract E	Trail	3.64
Tract F	Trail	1.85
Tract H	Public Safety	0.7
Tract I	Open Space	35.84
Paradise Ln	Open Space	46.86
Total		139.01

In a development this large, representing 8% of the City of Louisville land, more open space is needed. Other big Louisville developments required more. Centennial Valley development dedicated over 35% of the land area to open space and Coal Creek Ranch dedicated over 46%.

You have the ability to require more as the Planning Commission recommended. Here are the municipal codes:

Municipal Codes Regarding Ability To Recommend More Open Space:

Code of Ordinances City of Louisville, Colorado

Sec. 16.16.010. - 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.

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.

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.

Such open space shall be owned and maintained as common open space by the developer or by an organization established for the ownership and maintenance of common open space, unless the city accepts dedication of the open space through mutual agreement between the developer or organization and the city council.

Thank you for considering my comments.

Best Regards,
Cindy Bedell
Louisville Ward II resident

From: [Jennifer Singer-Rupp](#)
To: [City Council](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#); [Deb Fahey](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: No to the current "RedTail Ridge" plan
Date: Sunday, February 4, 2024 10:06:23 PM

Dear Mayor, Dear Louisville City Councilmembers,

Almost four years... How much we have all been through as a community these last four years. Once again, we are revisiting plans for the development of the former STK property (please see my previous email below regarding this development).....

We had a referendum that passed where a direction was chosen by the residents of Louisville for development plans of the former STK site. After the Marshall Fire, while residents who had lost their homes or were recovering from smoke damage were displaced, residents still cast their ballots in this referendum. Please follow the input of the majority of residents from this referendum and follow the democratic process. The direction the residents chose must be respected by our council representatives and I hope it will be reflected in your votes on Tuesday.

Virtually the same development plan was submitted to City Council by Brue Baukol post referendum. Please reject the current plans submitted by Brue Baukol for the former STK site and require them to reduce the footprint and preserve more of the natural habitat as was outlined in the referendum.

Thank you.

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

----- Forwarded message -----

From: **Jennifer Singer-Rupp** <jsingerrupp@gmail.com>
Date: Tue, Jul 14, 2020 at 10:35 AM
Subject: No on "RedTail Ridge"
To: Ashley Stolzmann <AshleyS@louisvilleco.gov>, <CDickinson@louisvilleco.gov>, <Leh@louisvilleco.gov>, <DFahey@louisvilleco.gov>, <Lipton@louisvilleco.gov>, <KBrown@louisvilleco.gov>, <DennisM@louisvilleco.gov>

Dear Mayor, Dear Louisville City Councilmembers,

I am writing to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form. I urge you to vote NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban.

The expansion of size of the development is much too large. The proposal of 5 story buildings is absurd in the City of Louisville (I don't think we have any 5 story buildings) and the re-zoning to include residential

units goes against the original intent of this property. There are many other serious concerns about this project including short and long term impacts on traffic, infrastructure, wildlife, pollution, environmental, schools, property taxes, and water availability and rates. It was even mentioned in the June 11 meeting that the proposed development would increase our population by 25% - straining our current water sources and forcing us to expand our water works (which costs taxpayer money). We have no idea what this development will "cost" Louisville.

I grew up in Louisville and was the first first grade class to attend Coal Creek Elementary School. My father's first job out of college was at StorageTek. I have seen growth in Louisville. But this project as it is currently being proposed will forever change our town character and push our public works capacities to their limit. One listener on June 11 spoke to the view when one drives in from Denver to Louisville. After back to back developments, when we drive past Louisville, we are greeted with fields and open space. It was mentioned that StorageTek was required to construct their buildings such that they did not take away from this view. The buildings blended into the grasses and were constructed so they were more out of view. I have seen no discussions, considerations, or adjustments made on the part of the developers to take this into consideration. This piece of land is Louisville's flagship. It is our advertisement of who we are as a community to all people driving past on 36th.

I ask that the Louisville City Council please vote NO on (i.e., reject) this development plan and PUD.

Thank you for listening to and representing the position of the residents of Louisville.

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

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From: [Stephanie Schlageter](#)
To: [City Council](#)
Subject: Please approve the Redtail Ridge Plat
Date: Sunday, February 4, 2024 9:40:59 PM
Attachments: [image001.png](#)
[Redtail Ridge Plat Letter of Support.docx](#)

Some people who received this message don't often get email from stephanie@radiancemedspa.com. [Learn why this is important](#)

Dear Louisville City Council,
Please see attached letter expressing my support of the Redtail Ridge Plat.
Thank you for your consideration,
Stephanie Schlageter



Stephanie Schlageter
Founder and CEO
www.radiancemedspa.com

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Stephanie Schlageter
916 Main Street
Louisville, CO 80027
stephanie@radiancemedspa.com

February 5, 2023

Dear Louisville City Council,

As an active participant in our business community, I wholeheartedly endorse the Redtail Ridge plat. Greenlighting this development paves the way for a cutting-edge life science campus, poised to attract top-tier companies, and also to bring an increase in customers for our businesses and new families for our communities.

Redtail Ridge represents an exciting opportunity to breathe new life into Louisville, especially in our downtown core. It will unlock the potential for a vibrant economic landscape, positioning Louisville as a key hub for growth and innovation.

The all-encompassing design of Redtail Ridge, with its emphasis on sustainability and accessibility, aligns with contemporary business values. It lays the foundation for a dynamic community where businesses can thrive alongside public amenities as well as open space, creating an environment where people can work, live, and engage in recreational activities.

Furthermore, the economic impact of this endeavor is considerable. It won't just generate employment opportunities but will also catalyze local commerce, benefiting businesses across many sectors. The presence of Avista Hospital within the development is particularly noteworthy, promising a steady stream of visitors and staff, keeping and growing jobs in our town as well as attracting new patrons for our downtown businesses.

Thank you for giving due consideration to this pivotal decision. I am confident that the Redtail Ridge development will mark the beginning of a new and prosperous chapter for Louisville.

Sincerely,

Stephanie Schlageter

CEO - Radiance Medspa, 916 Main Street, Louisville, CO 80027

Property Owner - 916 Main Street, Louisville, CO 80027

Board Member - Louisville Chamber of Commerce

Board Member - Louisville Downtown Business Association

From: [Heather North](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 8:26:32 PM

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Dear Louisville City Council,

Two years ago, we held a special election the results of which were clear:

The people of Louisville said NO to a massive development.

The people of Louisville said NO to 21,000 additional vehicle trips on 96th Street.

The people of Louisville said NO to grading the entire site which would destroy the natural open space and animal habitats.

The people of Louisville made it clear that we would like a compact development south of Disk Drive and a building plan that meets city code.

As our city council, not only do you have a duty to the will of the people you represent, you have an opportunity to leave a lasting legacy of meaningful development that incorporates open space for future generations. In 100 years, no one will remark on the buildings that you promoted. Rather, they will be impressed by the views and the wild animals that inhabit the open space you preserved. Please send the current plan back to the drawing board as it does not meet city code, it does not preserve natural open space, and it does not fit in with the small town character of Louisville.

Many thanks for listening!
Ewen and Heather North

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From: [Qian Wu](#)
To: [City Council](#)
Subject: Redtail Ridge project
Date: Sunday, February 4, 2024 7:54:55 PM

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Dear Mayor and city councils,

I am writing to you to oppose the RTR project. People of Louisville have voted against the RTR before. As elected leader of Louisville, you should respect the wishes of the people in this town. People of Louisville do not want large development at RTR. We Louisville can do better than Boulder, where too many constructions and developments have greatly degraded the quality of life.

Please vote down the project.

Best,
Qian Wu
146 Cherrywood Ln.

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From: [Kevin Delaney](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 6:52:42 PM

Some people who received this message don't often get email from grayhorseelectric@gmail.com. [Learn why this is important](#)

Dear City Council,

After the special election in 2022 defeated this unnecessary sprawl, I was disheartened to hear the same package is back before the Council. Please respect the results of the 2022 election! Invest in revitalizing the underutilized commercial buildings in Louisville before moving forward with this community suck and massive drain on our small town character. Please do what's right for the community and advocate for smart development and growth.

Thanks for listening!

Kind regards,

Kevin Delaney

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From: [Lori Scheiffler](#)
To: [City Council](#)
Subject: Redtail Ridge Plat Support
Date: Sunday, February 4, 2024 4:20:10 PM
Attachments: [image002.png](#)

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Dear City Council Members,

I have lived in Louisville for 33 years. When my husband and I first moved to Louisville, he worked at StorageTek, formerly located on what is now referred to as Redtail Ridge Plat. Avista Hospital was a brand new hospital at the time. I've witnessed the positive growth of Louisville, experienced its many charms and community benefits and more recently become concerned as I've seen businesses exit, vacant storefronts and new businesses pop up in neighboring towns instead of Louisville. As a long time community member, I have grown increasingly concerned which is why I'm writing today.

As I understand it, our community has an opportunity to retain the quality healthcare services that have been provided for 30+ years through Avista Hospital by approving the current proposal for Redtail Ridge. I have been an outpatient of Avista Hospital many times and have used the Emergency Room services for myself, my kids and my husband more times than I would like! It is a comfort having their expert medical care so close by and accessible. Avista provides not only healthcare, but also jobs to our community. Avista is Louisville's largest employer, and I believe it is imperative to keep them in our town – not just close by!

Redtail Ridge also provides more open space for our town. My family has been frequent users of the existing open space in the community. As the population has grown, the need for more open space has increased. Not only that, but under the city's management, this open space can allow habitats to prosper and be preserved.

As I have mentioned, I'm extremely concerned about the number of businesses that have left Louisville, relocating to nearby communities (e.g., Lowe's, Alfalfa's, Kohl's). A walk down Main Street displays a few vacant restaurants (former Empire, former location of Waterloo that is simply a façade for the last several years.) There are also new restaurants, stores and other businesses that have chosen these same neighboring towns. In order to have a thriving city, we need to continually attract and provide opportunities for new businesses. Redtail Ridge helps add these opportunities, while also helping to bring new people to the community to patronize existing businesses.

Please consider this email a statement of resounding support for Redtail Ridge. In my mind, the community needs to continue to develop in accordance with Louisville's Comprehensive Plan and code. We need to have a thriving city again! Thank you for your consideration.

Cheers!

Lori Scheiffler

Co-Founder and President (she, her, hers)



1900 Grant St, Suite 1170 | Denver, CO 80203

O 303.985.1126 | **M** 720.560.1846

[Email](#) | [Website](#)



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From: [Weiyang Chen](#)
To: [City Council](#)
Subject: No massive development in RTR
Date: Sunday, February 4, 2024 4:01:45 PM

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Mr. Mayor and city council members,

I am writing to you to ask you vote No on the RTR (Redtail Ridge) proposal. In 2022, Louisville residents voted No on the proposal. This proposal is as bad as the last one. No means No.

I moved from Superior to Louisville because I do not like Superior's aggressive development, building on every inch of the land. I don't want that happening in Louisville. Since I moved to here, I have been proudly showing off the open spaces and historic downtown. My guests from out of state to out the country are so impressed and envying my living environment. Please keep Louisville as the sweet small town.

No massive development.
No 21000 additional cars to our road.

I want to remind all of you that you represent the best interests of residents of Louisville, not the best interest of the RTR developers.

Thank you

Weiyang Chen

146 Cherrywood Lane

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From: [Ashley Zimmerer](#)
To: [City Council](#)
Subject: Comments regarding Resolution No. 80 for the 2/6 meeting
Date: Sunday, February 4, 2024 3:34:07 PM

Some people who received this message don't often get email from zimmerer.ashley@gmail.com. [Learn why this is important](#)

Hello City Council,

My name is Ashley Zimmerer and I live in Louisville. My drive to work takes me past Redtail Ridge multiple times a week; it's a beautiful area.

There are plenty of commercial areas in Louisville and the surrounding cities already. There is a brand new expansion to the Colorado Tech Center development practically right across the street from Redtail Ridge.

The proposed development in Resolution 80 would destroy wildlife habitat and add needless sprawl to the city.

Louisville residents, myself included, voted "No" on the Redtail Ridge development in 2022. Nothing has changed in the past year; the development was a bad fit for Louisville then, and remains a bad fit for Louisville now. Please respect the results of the special election and reject this proposed development.

The developers should come back with a new plan that meets city code, protects valuable wildlife habitat, and respects Louisville's small town character.

All the best,

Ashley Zimmerer

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From: [A R](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 3:00:15 PM

Some people who received this message don't often get email from ar@metrocomp.com. [Learn why this is important](#)

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.

While a landowner has a right to build on their property, this is only true if the plan meets code, and there are few negative impacts. In this case, the plan does not meet code, and there are sufficient negative impacts (most obviously, traffic impacts) for a NO vote. This has been the issue all along.

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.

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?

Respectfully,
Andrew Rogowski
260 S Lincoln Ave
Louisville

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From: stephanierowe00@gmail.com
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 2:18:53 PM

Some people who received this message don't often get email from stephanierowe00@gmail.com. [Learn why this is important](#)

Dear Louisville City Council and Mayor Leh,

As you are all well aware, there are many reasons the current Redtail Ridge plan is not right for Louisville: the negative economic impact of diluting the tenant pool for the McCaslin corridor and the CTC, the impossible traffic jams that will come with 20k+ cars on the road, the environmental impact of such a sprawling footprint and so much asphalt, and the proposal's failure to meet the criteria of the city's municipal code, to name a few.

Should you all decide to approve the proposal anyway, over the manifest and overwhelming objections of the people you represent, you can perhaps mitigate some of the worst of the damage of this terribly conceived plan, a little, by requiring the developer to set **aside the northern portion of the land — that is, everything north of Disc and Tape Drives — and leave it as it is today.**

This would leave the developer the southern 2/3 of the site to sprawl all over as wantonly as they like, taking over the footprint of the old StorageTek facilities and beyond, in a southerly and westerly direction. Surely that is more than enough, even for this organization's rapacious vision.

Letting the northern portion of the site remain as it is, ungraded, would preserve its most ecologically rich area. This section, with its trees, vegetation, and ponds, is home to songbirds, raptors, snakes, bobcats, coyotes, foxes, prairie dogs, and likely even the occasional deer, moose, or bear. Rather than displacing these animals (and putting their lives at risk in doing so) or killing them outright, as in the case of more than 5,000 estimated prairie dogs now slated for extermination, setting aside this portion of the land would align with Louisville's stated goal of promoting biodiversity.

It would also, per a report by the Lynker Corporation + the Ember Alliance commissioned and paid for by the city of Louisville in the fall of 2023, be a significant step in our efforts to reduce our vulnerability to another devastating wildfire.

In Table 4-2 in the [report](#), "Potential wildfire mitigation approaches on different property types owned and managed by the City of Louisville," the consultants recommend the following:

Conservation of existing prairie dog colonies and natural expansion of colonies (where feasible) to preserve natural fuel breaks created by animal activity.

Dr. Meg Matonis, Senior Wildfire Analyst with Ember Alliance, presented a list of wildfire risk mitigation strategies before city council on October 17, 2023. These include — in fact, start with — **"stewardship of prairie dog colonies, which actually create really high-quality fuel breaks"** (at minute 27:3 in the [video recording](#) of that meeting).

The city of Louisville paid for this study. If we're not going to listen to the experts we trusted to undertake this inquiry, I as a taxpayer would certainly like the city to get my money back.

Finally, I would be remiss if I didn't remind you, for the 1000th time, that LMC 16.16.010 exists and, by

the law laid down in the municipal code, must be applied to the Redtail Ridge application: **“Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.”**

Are you able to look the people of Louisville in the eye and provide answers to these questions:

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, a pond, and wild animals is justified?

I appreciate that serving on city council is an enormous commitment of time and effort. And the pressures of resisting such a deep-pocketed developer must be a strain. Still, you’ve all sworn an oath to protect and advance the interests of the people you represent. Ignoring the municipal code and the scientists you’re paying to advise you does not protect our interests or promote our well-being. Please approach the Redtail Ridge application with an open mind, look for facts, apply the LMC, and listen to what the people who’ve asked you to represent have to say.

Thank you,

Stephanie Rowe
631 West Street, Louisville

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From: [Maryan Jaross](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Sunday, February 4, 2024 1:44:52 PM

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Council members,

While I understand the need to develop this property and the importance of having an appropriate space for the hospital, I would still prefer to see underground parking or garages to minimize miles of parking lots, a grocery store near the fire station to capture tax revenue from all the housing on the Broomfield side of the street, and a commitment to provide some kind of jitney service to downtown Louisville to maximize business but not negatively impact the parking situation for residents.

I am pleased to see that there will be a new egress from Monarch and that reworking the Hwy 36 interchange is being taken into account.

In addition, I would like to see what is being forecast for the current hospital property, since that is closer to Coal Creek Ranch and we are concerned about the impact of traffic on a two-lane road.

Thank you,

Maryan Jaross
846 St. Andrews Lane
Louisville

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From: [Susannah Pels](#)
To: [City Council](#); BHalington@louisvilleco.gov; [Dietrich Hoefner](#)
Subject: Redtail Ridge Proposal
Date: Sunday, February 4, 2024 12:56:21 PM

[Some people who received this message don't often get email from suzie@dennistenney.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council,

Please vote No on Feb 6, 2024 on current Redtail Ridge proposal. Currently it does not correct the concerns that resulted in the special election of 2022. Empty stores are not a source of revenue. As a Louisville resident since 1985, I have valued the small town environment amidst the Front Range sprawl.

Yours ,

Susannah H. Pels
556 Grant Ave
Louisville Co. 80027
Sent from my iPad

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From: [Dennis Tenney](#)
To: [City Council](#); BHalington@LouisvilleCO.gov; [Dietrich Hoefner](#)
Subject: NO on the Redtail Ridge proposal
Date: Sunday, February 4, 2024 12:08:03 PM

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I urge you to vote NO on the Redtail Ridge proposal before city council on February 6, 2024.

As a resident of Louisville since 1985 and Boulder County since 1967 I strongly feel this proposal is inconsistent with many of the things I love about Louisville.

- it is simply too much development in too small an area. Too much of a burden on our existing culture and infrastructure.
- does this proposal even meet existing city codes? Please do not make an exception or change the codes.

- approval would not respect the special election vote, please respect the citizens of Louisville. This proposal still embodies many of the primary reasons we voted against it.
- Everything you've already heard against this money grab by an outside developer.
- Revenue will always be needed for the City of Louisville but please not this.

Peace and Love
Dennis Tenney
556 Grant Ave

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From: [Melissa DuBois](#)
To: [City Council](#)
Subject: No On Redtail Ridge Proposal
Date: Sunday, February 4, 2024 10:57:30 AM

Some people who received this message don't often get email from meldubois@gmail.com. [Learn why this is important](#)

Dear Louisville City Council,

My name is Melissa DuBois I am a long-time resident of Louisville currently living at 657 Owl Drive.

I would like to urge you to please reject the current proposal for the Redtail Ridge development. The developers have not respected the municipal code or the wishes of Louisville residents in their proposal.

I would like to urge the Council to continue to honor the wishes of Louisville voters, as well as the city municipal code, by requiring the following:

- **A compact development that remains south of Disc Drive**
- **Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading**
- **Preservation of Louisville's small-town character**
- **Compliance with the city's municipal code**

Thank you for your service to the people of Louisville, and for standing up to big developers who wish to take advantage of our town.

Melissa DuBois

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From: [Chris Wheeler](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 10:55:00 AM

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I have actively opposed this from the start. The developers of Redtail Ridge are relentlessly pursuing a project that is great for their corporate investors and bad for the people of Louisville. We want open space to protect the environment and to maintain a buffer that cushions us from the metro area. Our quality of life is a stake. Concrete is permanent. The people have already spoken. The revised proposal is nothing more than lipstick on a pig. I hope you have the courage to say no to corporate greed, and yes to the environment- and yes for the will of the people of Louisville.

Chris Wheeler
Great Divide Pictures
Sent from my iPhone

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From: [sherry sommer](#)
To: [City Council](#); [Barbara Hamlington](#); [Judi Kern](#); [Deb Fahey](#); [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Fw: NO Redtail Ridge Preliminary
Date: Sunday, February 4, 2024 10:44:50 AM

Members of council:

On February 6th, you will be acting as judges under the **quasi judicial process** on this agenda item:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

You are also obligated to recognize the democratic process. Voters said NO to sprawl and YES to preserving all land north of Disc Drive in our special election. Council has a mandate from voters, under the democratic process, and authority given to you from our municipal code, to preserve natural features and require more open space.

This resolution, just like Ordinance 1811, which you sent to a vote on December 21, 2021, is for development that is way too big and needlessly destructive. Our Planning Commission has recommended denial because it does not meet our municipal code.

Council spoke about **the importance of the democratic process** when you sent the referendum petition to a vote. Council members Fahey and Dickinson and then council member Leh talked about their respect for the **democratic process** and their desire to give the power to the people to decide. Although sending this vote cost the city 90,000, you said it would be worth it to hear from the entire electorate. **You said you would respect the outcome of the vote and are obligated by Colorado State law and Louisville Municipal Code to do so.**

This application varies from previous versions on technicalities. It is still too big.

Residents campaigned against seemingly insurmountable odds. The ordinance was sent to the ballot only 9 days before the Marshall fire. We were outspent 32:1. We had 3,000 and Brue Baukol donated 93,000.00 to the Yes campaign. Without the fire and Brue Baukol's outsized campaign contribution, we would have won by much more.

The current application is still sprawling and needlessly destructive of habitat, natural features, trees, and soil. It is not significantly different than the application we first saw as far back as 2020 when over 750 residents wrote to you with their concerns. The applicant has submitted the same grading and drainage plans each time they came to council. . They intend to grade 350 acres of the site. Planning Commission ruled in November 2022 that this application does not meet Louisville Municipal code.

Since 2020, the majority of residents have consistently spoken out against a too-big development. Your constituents voted NO to sprawl and needless destruction.

Recognize the results of the special election. You have the mandate and the authority under Louisville Municipal Code.

Preserve all land north of Disc Drive.

Sherry Sommer

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From: [sherry sommer](#)
To: [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Caleb Dickinson](#); [Christopher Leh](#); [Judi Kern](#)
Subject: NO Redtail Ridge Preliminary Approval
Date: Sunday, February 4, 2024 10:34:11 AM

Members of Council:

On February 6th, you will be acting as judges under the **quasi judicial process** on this agenda item:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1 PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

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Recognize the results of the special election. You have the mandate and the authority under Louisville Municipal Code.

Preserve all land north of Disc Drive.

Sherry Sommer

From: [Lorena Soares](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Sunday, February 4, 2024 10:22:06 AM

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Cannot be at the meeting but want to express my and husband's vote to create business development at the site. Stop sending taxable income to "Lafayette".

L and D

Sent from my iPad

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From: [Todd Rowan](#)
To: [City Council](#)
Subject: Redtail Ridge Support - Approve the Plat
Date: Sunday, February 4, 2024 9:42:57 AM

Some people who received this message don't often get email from todd.e.rowan@gmail.com. [Learn why this is important](#)

Hello City Council,

I am a Louisville Ward 1 resident and have watched the city council be unduly influenced by a small number of vocal residents in the city opposed to real estate development within our borders. Medtronic went elsewhere. Conoco (for various reasons...including our own ineptitude) went elsewhere. Avista may leave.

At what point do we, collectively, realize these are all "own goals?" (unflattering soccer reference) Do the anti-growth residents hold so much sway that reasonable city leaders cannot see that our economic vitality is at risk. Louisville already has a well-deserved reputation for being business unfriendly. It is also becoming homeowner unfriendly (reference the unnecessary difficulty Marshal fire victims had with the rebuilding process). Own goals.

You have a chance to bring some sanity back to the city and re-establish Louisville as a place that hangs the "open for business" sign once again. Fear mongering opponents to the Redtail Ridge development talk about changing the very fabric of Louisville. They screech about traffic and environmental blah blah blah. They discuss tax giveaways as if those were a bad thing and weren't used every day by cities all across our country to stimulate development and economic growth. They do this while Erie, Superior and Lafayette continue to thrive at our expense and reap the benefits of an enlightened citizenry and a group of city leaders with a long term vision.

I support the Redtail Ridge development and the benefits it brings to our city. Let's please not hold out, yet again, for some phantom improvements to the development plan that will supposedly benefit the environment, mitigate traffic issues and keep our cost of living low. Please...no more own goals. Let's develop a long-forgotten and forsaken corner of our city and help local businesses compete with surrounding municipalities.

I urge you to approve the Redtail Ridge development.

Todd Rowan
Ward 1

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From: [Sarah Gibson](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 8:38:48 AM

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Dear Louisville City Council,

Two years ago, we held a special election the results of which were clear:

The people of Louisville said NO to a massive development.

The people of Louisville said NO to 21,000 additional vehicle trips on 96th Street.

The people of Louisville said NO to grading the entire site which would destroy the natural open space and animal habitats.

The people of Louisville made it clear that we would like a compact development south of Disk Drive and a building plan that meets city code.

As our city council, not only do you have a duty to the will of the people you represent, you have an opportunity to leave a lasting legacy of meaningful development that incorporates open space for future generations. In 100 years, no one will remark on the buildings that you promoted. Rather, they will be impressed by the views and the wild animals that inhabit the open space you preserved. Please send the current plan back to the drawing board as it does not meet city code, it does not preserve natural open space, and it does not fit in with the small town character of Louisville.

Sincerely,
Sarah Gibson
748 Cleveland Ave
Louisville CO
80027

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From: [Laura Pederson](#)
To: [City Council](#)
Subject: Reject Redtail Ridge Development Plan
Date: Sunday, February 4, 2024 8:23:43 AM

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Once again, I am imploring you to reject the current Redtail Ridge development plan. The citizens of Louisville have repeatedly demonstrated their steadfast objection to the proposal. Please listen to the community that you were elected to serve, and respect their wishes.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co. 80027

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From: [heather gardner](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Saturday, February 3, 2024 3:54:24 PM

Some people who received this message don't often get email from hg.indigoink@gmail.com. [Learn why this is important](#)

Dear Louisville City Council,

Two years ago, we held a special election the results of which were clear:

The people of Louisville said NO to a massive development.

The people of Louisville said NO to 21,000 additional vehicle trips on 96th Street.

The people of Louisville said NO to grading the entire site which would destroy the natural open space and animal habitats.

The people of Louisville made it clear that we would like a compact development south of Disk Drive and a building plan that meets city code.

As our city council, not only do you have a duty to the will of the people you represent, you have an opportunity to leave a lasting legacy of meaningful development that incorporates open space for future generations. In 100 years, no one will remark on the buildings that you promoted. Rather, they will be impressed by the views and the wild animals that inhabit the open space you preserved. Please send the current plan back to the drawing board as it does not meet city code, it does not preserve natural open space, and it does not fit in with the small town character of Louisville.

Sincerely,
Heather Gardner and Alan Muir
1158 La Farge Ave.
Louisville, CO 80027

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From: [Jill Kenney](#)
To: [City Council](#)
Subject: We Could Use a New Hospital
Date: Saturday, February 3, 2024 3:11:36 PM

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Dear City Council,

I have lived in this area for 23 years. One of the staples of this community has always been Avista Adventist Hospital. My son, my mother-in-law, and I have all had surgery at Avista. Our entire family, including my husband, have all been to the ER or been treated at Avista. What stands out about Avista is the short wait times for the ER, the excellent care provided by the doctors and staff, and the kindness that only a community hospital can offer. It would be great to have a new Avista Hospital on the area currently referred to as Redtail Ridge. It would allow expansion for the hospital and give Avista a chance to get a new, state-of-the-art facility. It's not just about a new building. It is also about enhancing the hospital's ability to serve Louisville and the surrounding area with advanced medical care. A new location near mass transit also allows the hospital to attract more talent and makes healthcare more accessible to those without private transportation.

This move is an opportunity for growth, not just for Avista, but for Louisville as a whole. Keeping the hospital in Louisville, as opposed to Broomfield or other locations which will be the possible fall-back, helps Louisville economically and technologically.

Thank you for your consideration.

Jill Kenney

Jill F. Kenney
Attorney

303-249-8733 (mobile)
Jill_Kenney@msn.com

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From: [Hilary Talocco](#)
To: [City Council](#)
Subject: Support Redtail Ridge
Date: Saturday, February 3, 2024 12:52:27 PM

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I'm writing to encourage the city council to support the redtail ridge proposal.

Thank you.

Hilary Talocco
Ward 2

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From: [Bustos, Scott A - \(DEN\)](#)
To: [City Council](#)
Subject: Support for Avista's Move to Redtail Ridge
Date: Saturday, February 3, 2024 11:53:03 AM

Some people who received this message don't often get email from sbustos@tcco.com. [Learn why this is important](#)

Re: **Support for Avista Hospital Move to Redtail Ridge**

Members of Louisville City Council-

As a member of the Board of Trustees for Avista Hospital, I provide this as my emphatic support of the Redtail Ridge development.

As a Trustee, I have long admired the mission driven purpose of the staff and leadership at Avista to fulfill their commitment of whole health care for body, mind and spirit. While this is their purpose and commitment for the community this Council serves to represent, the age and physical constraints of the existing hospital and campus are not aligned with level of care provided... there is a "gap" between the mission, hearts and care provided in the building and the buildings themselves.

The Redtail Ridge development and your approval are the critically essential "bridge" that provides alignment of mission and purpose with much needed state-of-the art facilities. I am guessing, like me, that you may not be a doctor, nurse or healthcare worker, but your support and approval enhance the ability for these great people to do what they do everyday for patients, visitors and the community of Louisville.

With hope and gratitude for your support!

Scott Bustos | Vice President & General Manager
Turner Construction Company | 1401 Zuni St, Ste 301 | Denver, CO 80204
Office 303.753.9600 | Mobile 720.388.0848 | sbustos@tcco.com
[website](#) | [linkedin](#) | [facebook](#) | [twitter](#) | [youtube](#) | [pinterest](#) | [instagram](#)

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From: [Andy Meseck](#)
To: [City Council](#)
Subject: Please Support the Redtail Ridge Plan
Date: Saturday, February 3, 2024 11:25:54 AM

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My wife and I have been Louisville residents since 1995. We have watched this city grow and improve in so many ways - I've volunteered for boards and my youngest son and I have both worked for the city in various capacities . Our sons were both born at Avista and graduated from Monarch High, and we felt that the plan proposed a few years back was ideal for that location, with nothing but upside in terms of business/revenue for old town and the McCaslin corridor, which is sorely needed. We both volunteered to support the YES for Redtail Ridge Campaign during the special election, knocking on doors and hanging flyers. I feel that the only reason that it was voted down was due to a well-organized misinformation campaign, which even shamelessly claimed that the city was incapable of managing the fire recovery and this development simultaneously. Our town's progress and its reputation have been damaged by this vocal minority, and our citizens are finally seeing the light. I firmly believe that if that election was held today that the outcome would be different.

That plot of land has sat vacant and unutilized for long enough. This is a solid plan and provides the additional access that Monarch High desperately needs along with a future home for Avista Hospital. Let's get this done so that we can move forward and send a message to our current businesses and prospective businesses that Louisville has their support. Please vote YES on this Redtail Ridge plan.

Andy Meseck
879 Cleveland Ct.
303.886.2472

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From: [sherry sommer](#)
To: [City Council](#); [Caleb Dickinson](#); [Deb Fahey](#); [Barbara Hamlington](#); [Christopher Leh](#); [Judi Kern](#)
Subject: Redtail Ridge at City Council on Tuesday
Date: Saturday, February 3, 2024 9:24:41 AM

Show Up, Speak Up on February 6

Calling all Louisvillians!

Two years ago, we voted in a special election to reject the sprawling Redtail Ridge development proposed for the old StorageTek property at the southeast corner of town. Now, the developers are back with a proposal for the same spread-out development.

What's worse: They plan to grade nearly the entire site, including areas they won't be building on, destroying wildlife habitat, a pond, and natural drainage channels.

Next Tuesday, February 6, at 6:00 pm, City Council again takes up the Redtail Ridge question. (This is the hearing originally scheduled for December 5 but postponed.)

Ready to finally put this matter to rest?

Please **SPEAK UP** in person at the Council meeting on Tuesday, and please **WRITE** to Council before Tuesday morning. Tell them **Redtail Ridge is a BAD DEAL for Louisville** because of its:

- Massive, sprawling footprint requiring extensive grading
- Near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive
- Road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads
- Impact on the US 36 interchange at Interlocken, which is expected to fail prematurely
- 20 years of dusty, noisy construction

- Diversion effect on the McCaslin corridor and CTC commercial centers

What City Council *can* do is **send the developer back to the drawing board**. The *only* plan Council should seriously consider is one that **respects Louisville residents' priorities**, expressed over and over since 2020 and made clear in the referendum:

- A compact development that remains south of Disc Drive
- Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading
- Preservation of Louisville's small-town character
- Compliance with the city's municipal code

Our mayor and representatives on Council have one responsibility above all: To **respect and uphold the democratic process**. This means:

- Listening to residents and authentically engaging with their concerns and ideas
- Honoring Louisville's democratically-created municipal code
- Rejecting false rumors like the one saying Avista will leave Louisville without Redtail Ridge: *the Avista CEO affirms the hospital is staying, no matter what*

What you can do:

- Send an email by noon on Feb. 6 to Council@LouisvilleCO.gov
- [Attend the hearing](#) on Tuesday, February 6 at 6 pm at City Hall, 749 Main Street
- Speak up on **Zoom** (if you can't attend in person; find the link under Regular & Special meetings [here](#))

- Visit PreserveLouisville.org
- Join our email list, below

Let's do this, Louisville!

Visit our Website

Join our E-mail List



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From: [18](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Saturday, February 3, 2024 9:03:41 AM

Some people who received this message don't often get email from aghart18@yahoo.com. [Learn why this is important](#)

I am sending these comments to the Louisville City Council because I am opposed to the Brue Baukol Redtail Ridge development.

I believe Redtail Ridge is a very bad idea for Louisville because of its massive, sprawling footprint which requires extensive grading. This will result in near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive - something our area cannot afford.

It will also cause road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads. We already experience traffic delays, we cannot bear more.

There will be a negative impact on the US 36 interchange at Interlocken, which is expected to fail prematurely.

This project has the capacity to cause twenty years of dusty, noisy construction. This is not the ideal we want in Louisville.

Also, it will have a diversion effect on the McCaslin corridor and CTC commercial centers - this will have a negative impact on the economy.

The City Council must send the developer back to square one. The only plan the City Council should seriously consider is one that respects Louisville residents' priorities, expressed over and over since 2020 - and made clear in the referendum.

Our priorities consist of listening to residents and authentically engaging with their concerns and ideas. It's also important to honor Louisville's democratically-created municipal code. And finally, you must reject the false rumor saying Avista will leave Louisville without Redtail Ridge. The Avista CEO has affirmed that the hospital is staying regardless.

Thank you for considering my comments regarding this critically important issue. And thank you for the work you do on behalf of the City of Louisville.

Sincerely,
Andrew Hartman
2514 Evans Ave
Louisville CO 80027
Sent from my iPhone

From: [Janette Kotichas](#)
To: [City Council](#)
Subject: Tedtail Ridge
Date: Saturday, February 3, 2024 8:37:08 AM

Some people who received this message don't often get email from janettekotichas@mac.com. [Learn why this is important](#)

Redtail Ridge is a BAD DEAL for Louisville because of its:

- Massive, sprawling footprint requiring extensive grading
- Near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive
- Road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads
- Impact on the US 36 interchange at Interlocken, which is expected to fail prematurely
- 20 years of dusty, noisy construction
- Diversion effect on the McCaslin corridor and CTC commercial centers

Send the developer back to the drawing board. The *only* plan Council should seriously consider is one that **respects Louisville residents' priorities**, expressed **over and over** since 2020 and made clear in the referendum:

- A compact development that remains south of Disc Drive
- Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading
- Preservation of Louisville's small-town character
- Compliance with the city's municipal code

As elected representatives, you have one responsibility above all: To **respect and uphold the democratic process**. This means:

- Listening to residents and authentically engaging with their concerns and ideas
- Honoring Louisville's democratically-created municipal code
- Rejecting false rumors like the one saying Avista will leave Louisville without Redtail Ridge: *the Avista CEO affirms the hospital is staying, no matter what*

Janette Kotichas
278 Juniper Street
Louisville, CO 80027

Sent from my iPhone

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From: [Aaron Grider](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Saturday, February 3, 2024 6:00:40 AM

Some people who received this message don't often get email from aaronapg@icloud.com. [Learn why this is important](#)

Louisville City Council,

Good morning. My family and I are residents of Louisville on Nighthawk Circle. I am writing to request that you please reject the current development proposal for Redtail Ridge. The only development plan for Redtail Ridge that Council should consider is one that incorporates the following values, which are held by my family and I, as well as our neighbors and friends in Louisville:

A compact development that remains south of Disc Drive

Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading

Preservation of Louisville's small-town character

Compliance with the city's municipal code

Thank you for your service and for considering my request.

Aaron Grider
Colorado, USA
303-552-1083

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From: [SCOTT HALLGREN](#)
To: [City Council](#)
Subject: Avista hospital at Redtail Ridge
Date: Friday, February 2, 2024 7:16:35 PM

[Some people who received this message don't often get email from ercpman@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Louisville Council Members

It is with great pleasure that I forward this letter of support for the new Avista Hospital in the Redtail Ridge development. Avista has been a medical main stay of the Louisville community for decades, but the current facility has clearly run through its lifespan. A new modern state of the art hospital is ready to be built by the Advent healthcare system. The location in Redtail Ridge would provide easy access to medical care for the Louisville area and the surrounding cities. A high-tech hospital with excellent RTD access will decrease carbon emissions dramatically.

I joined the Avista staff in 2011 and am a major supporter of the new facility. It will provide high-quality medical care while employing many local residents, and contributing significantly to the Louisville community economy.

Thanks much for your consideration.

Scott

Scott E Hallgren DO FACP FASGE

Sent from my iPhone

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From: [Phil/Dawn](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Friday, February 2, 2024 5:16:17 PM

Some people who received this message don't often get email from albanesium@gmail.com. [Learn why this is important](#)

As 37 year residents of Louisville my wife and I say **NO to Redtail ridge!**

Thank you

Sincerely, Phil & Dawn Albanese

540 Ridgeview Dr.

Louisville, CO 80027

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From: [mary kosenski](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Friday, February 2, 2024 4:00:09 PM

[Some people who received this message don't often get email from mkosenski@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

We have lived in Louisville for over 36 years, and have seen what over development has done to our small town. We need you to respect the special election vote we voted for. We don't need more over development! Traffic is horrible because of the development! Please rethink this over development, and try to retain some semblance of small town Louisville!

Thank you

Sent from my iPhone

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From: [Charlene Bandurian](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, February 2, 2024 3:30:20 PM

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City Council:

I am a longtime resident of Louisville. We purchased our home here in 1984.

The proposed plan for Redtail Ridge is not reflecting the desires of thousands of Louisville residents who voted in the referendum. The present plan of grading the site is the exact opposite of what the townspeople of Louisville have expressed they want. The damage of grading to wildlife and the environment of the site, including trees and a pond is a slap in the face to all of those who have expressed concern.

I want the council to consider what environmental damage will occur with grading. The wildlife will be destroyed in addition to years of tree growth. This would be an insensitive and destructive act done in the spirit of financial gain. Haven't we learned yet how to live with respect for the environment instead of wiping out what was there before us and what is greater than us?

With the development as it is presently outlined, the small-town character of Louisville will be destroyed. The council needs to listen to the desires of residents and honor Louisville's democratically-created municipal code. A referendum in a special election was rejected two years ago by Louisville citizens.

It is clear that what the citizens of Louisville want is a compact development that stays south of Disc Drive. The developer has to go back to the drawing board and come up with a plan that respects Louisville residents priorities that were expressed many times since 2020 and were made clear in the referendum.

Because of all these things, I reject the proposed plan that is even worse than the original one. I call for the City Council to reject this plan in the name of all the residents that elected them in good faith - in good faith that their decisions would only improve life in Louisville, not destroy it.

Charlene Bandurian
139 Lincoln Circle
Louisville

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From: [Mike Deborski](#)
To: [City Council](#)
Subject: Fwd: FW: Red Tail Ridge
Date: Tuesday, February 6, 2024 7:24:00 AM

Some people who received this message don't often get email from mikedeborski@gmail.com. [Learn why this is important](#)

Respected city council,

I'm writing to you in support of the newly proposed Red Tail development. Over my lifetime, this property has been know as a mine dump, baren pasture, the home of an excavation company, Varra Enterprises and most recently Storage Tek Corporation. Thus, it has a long history of industrial use.

Storage Tek was by far-our single largest employer in Louisville for decades. I'm told In its peak, this site had multiple buildings and over 7,000 employees on site. The positive economic impact it made upon Louisville was immense. It brought property tax revenue and more importantly helped drive the economy of our small retailers, restaurants supporting our Old Town and McCaslin Blvd business.

Since the exit of STK, Louisville has lost multiple businesses throughout town and especially along the McCaslin corridor. To have major employers is critical to the economic balance of a municipality.

We now have an opportunity to replace that revenue stream and at the same time secure the long term future of Avista Hospital, our current largest single employer. In addition, it will bring long over due access to Monarch High School that will allow for safer access for students, teachers, parents, and most important, emergency response. This should help alleviate the stacking on south 88th and Dillon.

It's my understanding The hundreds of thousands square feet of Storage Tek buildings were scrapped to mitigate the heavy metal clean-up and tax burden of these expired structures. Thus, I can understand why the Johnny come lately, open space mongers perceive it as open space.

However, this site has had industrial zoning entitlements since the 1970's. It runs adjacent to highway 36 with its 24 hour a day noise and has a Xcel energy substation on site. The redemptive value as open space is marginal at best. Our open space advisory board should have much higher targets on its list to capture bang for our open space buck. The Marshall fire demonstrates that we and Boulder County currently have more acres of open space than we can properly manage.

I'm a huge proponent of property rights and believe once zoned within the city. Land should be utilized to its highest and best use at the owners discretion. This proposed application not only hits the mark but exceeded the expectation with a well planned energy efficient progressive development that will retain our city's greatest employer, bring new tech industry and benefit the safe access of Monarch High School. To ice the cake, they are making the largest public dedication of land in Louisville's history.

I respectfully request that Louisville City Council embraces and approves this project.

Michael Deborski

601 Pine Street

Louisville, CO 80027

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From: [Jeff Regier](#)
To: [City Council](#)
Subject: No on Redtail Ridge
Date: Tuesday, February 6, 2024 6:56:18 AM

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I've been against this development from the beginning. Sent numerous emails. Voted in a special been. All of the talking points are on the table.
Please do not let this go forward.

Jeff Regier
Matchless St.
Louisville, CO

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From: [Laura Shaffer](#)
To: [City Council](#)
Subject: Please approve the Redtail Ridge Preliminary Plat
Date: Monday, February 5, 2024 11:17:41 PM

Some people who received this message don't often get email from lalshaffer@gmail.com. [Learn why this is important](#)

Dear Louisville City Council Members,

I am writing in support of the Redtail Ridge preliminary plat. I believe the developer has the right to develop their privately owned land within the permitted zoning uses and in accordance with the specifications outlined in the 2010 GDP.

The comprehensive benefits of moving forward on Redtail Ridge are clear and very important for our town. Of utmost importance is keeping Avista Hospital, our largest employer, in Louisville. It is where I delivered my three babies. We need to retain the jobs and healthcare services Avista provides to our residents. Approving this plat ensures Avista's continued contribution to our community.

As a parent of a Monarch High School student, we urgently need your approval of the Redtail Ridge preliminary plat because it will provide a much-needed extension of Campus Dr making for a safer and better connected route to Monarch.

Red Tail Ridge has the potential to be a vibrant hub where businesses thrive alongside publicly accessible green spaces and miles of trails. This balance is crucial for creating an environment where people want to work, live, and play. Despite the dissent within the opposition regarding the development of this open space, I contend that this is a nuanced aspect worth deliberating. I remain in favor of this development but advocate for collaborative efforts with the developer to fine-tune their plan for the open spaces.

Approving this plat will enable a new life science campus, drawing world-class companies, new customers for our businesses, and new families into our communities. It provides a unique opportunity to revitalize Louisville and opens the door to a vibrant economic landscape, attracting new businesses and visitors, which are essential for our town to thrive. The economic ripple effects of this project are substantial. The increased tax revenue could lead to more tax incentives offered to businesses to attract and retain them.

Thank you for considering this pivotal decision. I am confident that the Redtail Ridge development will mark the beginning of a new chapter for Louisville. It's time to move forward on Redtail Ridge.

Sincerely,
Laura Shaffer
247 Hoover Ct

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From: [beth armbruster](#)
To: [City Council](#)
Subject: Red tail Ridge (RTR)
Date: Monday, February 5, 2024 10:38:34 PM

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Dear City Council members,

AS a citizen of Louisville I am writing to share my thoughts on the proposed RTR development. It is imperative that new developments have climate change and sustainability in mind. From the excessive size of homes rebuilt after the fire there appears to be a large lack of concern for energy conservation and the future of the environment. Therefore it is my hope city leaders have the foresight to insist RTR have the following criteria...

1. Mix of energy efficient homes, apartments and smaller dwellings that allow for a diverse population, suitable for singles, retirees, families,
2. Business and stores within RTR that support the community, to make it walkable and draw broomfield residents across from RTR to shop in Louisville.
3. Homes and businesses built with electric appliances, roofs designed to access solar energy and electrical hook up.
4. Lighting that is compatible with dark skies.
5. Wildlife corridors, developer to fund safe access for animals to cross 36.
6. Leave the north end undeveloped and designate it as open space to prevent future development.
7. Trees Planted for shade in neighborhoods, parking lots, parks, etc.
8. Park with small playground, basketball and tennis court with no mow areas,
9. Water wise xeriscape that support insects and birds instead of mono planting of grass.
10. Community garden plot close to neighborhood
11. Bus access

I look forward to hearing your ideas for making RTR a vibrant, sustainable community. Thank you,

Beth Armbruster

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From: [Kelly Majure](#)
To: [City Council](#)
Subject: Please Approve Redtail Ridge
Date: Monday, February 5, 2024 9:10:47 PM

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Dear Louisville City Council Members,

I am writing to you to express my strong support for the approval of the preliminary plat for the Redtail Ridge development. It is imperative for the economic vitality of our city to approve this project. It is my understanding that this project aligns completely with Louisville's Comprehensive Plan and 2010 code. It embodies our community's goals for sustainable development, open space and public lands, and economic revitalization.

It is exciting that Avista is committed to building a state of the art hospital for our residents to benefit from if this plan is approved. It would be devastating if the hospital went elsewhere. 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. It never occurred to me that it's current location is prohibitive to providing emergency care for area residents.

As a Monarch High School parent, the improvement and safety that a through street will provide is paramount alone. To think that kids could have been in school when the Marshall Fire occurred is frightening, not to mention having driven there for over six years for events, the traffic is horrible and it forces kids to make bad driving decisions.

I am most excited as a resident to be able to have another gorgeous, sustainable open space to enjoy. Who doesn't love another dog park and additional sporting fields for the community. Right now it looks like a waste land filled with noxious weeds. Boulder County is becoming a hot bed for life science businesses and it is exciting to think that Louisville could be apart of that industry. The community park that will be on the corner of 88th and Campus Drive will be beautiful to look at as kids go to school, and parents commute to work.

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.

Sincerely,
Kelly Majure
Ward 2 resident

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From: [Alexis Adler](#)
To: [City Council](#)
Subject: Support Redtail Ridge Plat
Date: Monday, February 5, 2024 9:09:47 PM

Some people who received this message don't often get email from alexispadler@gmail.com. [Learn why this is important](#)

Dear Louisville City Council Members,

As a Ward 1 resident, I am writing to express my support for the approval of the Redtail Ridge Preliminary Subdivision Plat. I believe this project is pivotal to the future vitality of our city.

As the largest employer in Louisville, AdventHealth Avista has been a pillar in our town for decades. And as Avista's leadership has expressed, approval of this plat is critical for Avista to relocate to a more accessible location that allows for the expansion of healthcare services in our community.

Additionally, the public land dedication of over 139 acres, improved access for Monarch High School with the extension of Campus Drive, and the economic impacts of a cutting edge life sciences campus are just a few more of the compelling reasons to approve this plat.

Redtail Ridge will create jobs, drive more business to our downtown and the McCaslin corridor, and bring our community together through the intersection of work, innovation and outdoor recreation.

I believe that a thriving Redtail Ridge can co-exist with the charming Louisville that we all love and want to preserve. I hope you will approve the Redtail Ridge preliminary plat.

All my best,
Lexi Adler

Lexi Adler, MPA
215.668.3970
lexi.adler@epromos.com

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From: [MARY J HALL](#)
To: [City Council](#)
Subject: What about NO do you not understand??!
Date: Monday, February 5, 2024 8:02:57 PM

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Members of Council:

On February 6th, you will consider this agenda item under the quasi judicial process:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

Voters said NO to sprawl and YES to preserving all land north of Disc Drive in our special election. Council has a mandate from voters, under the democratic process, and authority given to you from our municipal code, to preserve natural features and require more open space.

This resolution, like Ordinance 1811, which you sent to a vote on December 21, 2021, is for development that is way too big and needlessly destructive.

Council spoke about **the importance of the democratic process** when you sent the referendum petition to a vote. Council members Fahey and Dickinson and then council member Leh talked about their respect for the **democratic process** and their desire to give the power to the people to decide. Although sending this vote cost the city 90,000, you said it would be worth it to hear from the entire electorate. **You said you would respect the outcome of the vote.**

Residents campaigned against seemingly insurmountable odds. The ordinance was sent to the ballot only 9 days before the Marshall fire. We were outspent 32:1. We had 3,000 and Brue Baukol donated 93,000.00 to the Yes campaign. Without the fire and Brue Baukol's outsized campaign contribution, we would have won by much more. The current application is still sprawling and needlessly destructive of habitat, natural features, trees, and soil. It is not significantly different than the application we first saw as far back as 2020 when over 750 residents wrote to you with their concerns. The applicant has submitted the same grading and drainage plans each time they came to council. . They intend to grade 350 acres of the site. **Planning Commission ruled in November 2022 that this application does not meet Louisville Municipal code.**

Since 2020, the majority of residents have consistently spoken out against a too-big development. Your constituents voted NO to sprawl and needless destruction.

You said you would respect the results of the special election. You have the mandate and the authority under Louisville Municipal Code to preserve all land north of Disc Drive.

We expect you to honor our vote, our city's municipal code and respect the democratic process.

Seriously,

Mj Hall, resident & registered voter since 1999

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From: [Elyse Blazeovich](#)
To: [City Council](#)
Subject: Resubmission: Letter of Support: Redtail Ridge
Date: Monday, February 5, 2024 7:04:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[COBioScience Letter for RedTail Ridge 12.21.2023.pdf](#)

Some people who received this message don't often get email from eblazeovich@cobioscience.com. [Learn why this is important](#)

Dear Louisville City Council Members,

In light of the delayed hearing, I am respectfully re-submitting these comments in support of the Redtail Ridge proposal to build a premier life and bioscience campus in Louisville. Sterling Bay's proposed Redtail Ridge campus makes an important investment in Louisville to benefit from the economic growth fueled by Colorado's life sciences ecosystem. Their new plan reflects thoughtful and responsible design modifications that address considerations previously raised by stakeholders.

I also respectfully ask that you grant Sterling Bay the approval it is seeking for this important and calculated life sciences development project to support the people and the companies in Colorado developing groundbreaking and life-saving health technologies.

Please review the attached letter of support and feel free to contact me with any questions.

Elyse Blazeovich
President & CEO | Colorado BioScience Association
President | Colorado BioScience Institute
303.592.4072 direct | 303.594.6895 cell
eblazeovich@cobioscience.com
www.cobioscience.com | www.cobioinstitute.org
600 Grant St #306 | Denver, CO 80203



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From: Elyse Blazeovich
Sent: Thursday, December 21, 2023 9:11 PM
To: council@LouisvilleCO.gov
Subject: Letter of Support: Redtail Ridge

Dear Louisville City Council Members,

I respectfully submit these comments in support of the Redtail Ridge proposal to build a premier life and bioscience campus in Louisville. Sterling Bay's proposed Redtail Ridge campus makes an important investment in Louisville to benefit from the economic growth fueled by Colorado's life sciences ecosystem. Their new plan reflects thoughtful and responsible design modifications that

address considerations previously raised by stakeholders.

I also respectfully ask that you grant Sterling Bay the approval it is seeking for this important and calculated life sciences development project to support the people and the companies in Colorado developing groundbreaking and life-saving health technologies.

Please review the attached letter of support and feel free to contact me with any questions.

Elyse Blazeovich
President & CEO | Colorado BioScience Association
President | Colorado BioScience Institute
303.592.4072 direct | 303.594.6895 cell
elblazeovich@cobioscience.com
www.cobioscience.com | www.cobioinstitute.org
600 Grant St #306 | Denver, CO 80203



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December 21, 2023

Louisville City Council
749 Main St
Louisville, CO 80027

Re: the Redtail Ridge proposal for premier life- and bio-science campus in Louisville

Dear Louisville City Council Members,

I respectfully submit these comments in support of the Redtail Ridge proposal to build a premier life and bioscience campus in Louisville. Sterling Bay's proposed Redtail Ridge campus makes an important investment in Louisville to benefit from the economic growth fueled by Colorado's life sciences ecosystem. Their new plan reflects thoughtful and responsible design modifications that address considerations previously raised by stakeholders.

Colorado is home to a vibrant and growing cluster of life sciences companies that are developing life-saving breakthroughs in biotechnology, pharmaceuticals, medical devices, diagnostics, agricultural biotechnology, animal health and digital health. Some of our greatest strengths are in medical devices for orthopedics, in vitro diagnostics, surgical, dental, health IT, and cardiovascular and in research and development of early-stage therapeutics (72.8% discovery and preclinical) for oncology, immunology, central nervous system, and metabolic disorders. The Northwest Corridor, running along US Highway 36, connecting Denver and Boulder, including Superior and neighboring cities of Westminster, Thornton, Broomfield, Louisville, and Lafayette is home to 14.5% of the Colorado's life sciences ecosystem.

Colorado continues to rise in the rankings as a leading national and international hub for life sciences, with Boulder and the Northwest Corridor recently ranking the 8th leading life sciences hub in the U.S. by Jones Lang LaSalle. Colorado life sciences companies employ more than 38,000 people, representing more than \$4.4 billion in annual payroll with an average salary of nearly \$120,000. Between 2017 and 2022, the Denver/Boulder market has experienced a remarkable increase in the number of life sciences researchers with a growth rate the second highest among the 25 leading U.S. markets, highlighting the region's growing prominence in the life sciences sector. Our ecosystem has also seen a growing infusion of capital into Colorado life sciences companies with financings in excess of \$1B for six consecutive years and a steady increase in federal funding reaching more than \$550M in 2022.

The proposed Redtail Ridge project brings an important community on line to support the purpose-driven work of innovative life sciences professionals at a key inflection point. The real estate market for life sciences in Colorado remains strong and stable as a spike in new spec deliveries meets unprecedented demand for lab space over the past two years. According to CBRE in their Q3 2023 Denver/Boulder Life Sciences Market Overview, lab space vacancy rates in the Denver/Boulder market remain low at 8.5%. Approximately 70% of the conversion space expected to deliver over the next three to six months is already preleased.

Access to safe and effective technologies and treatments is essential for patients throughout the country and globe, which is why all life sciences research, development and manufacturing must be done in buildings that clear regulations by multiple federal agencies, including the Food and Drug Administration, Environmental Protection Agency and Occupational Safety and Health Administration. These regulations are designed to keep products, patients, workers and the public safe.

At Colorado BioScience Association, we champion life sciences on behalf of our members and the Colorado's life sciences community and at Colorado BioScience Institute, we cultivate and diversify the state's life sciences workforce from classroom, to campus, to career. Therefore, I respectfully ask that you grant Sterling Bay the approval it is seeking for this important and calculated life sciences development project to support the people and the companies in Colorado developing groundbreaking and life-saving health technologies.

Thank you in advance for your consideration. Please feel free to contact me with any questions.



Elyse Blazeovich
President & CEO, Colorado BioScience Association
President, Colorado BioScience Institute



From: [Terre Lantzy](#)
To: [City Council](#)
Subject: Redtail Ridge plan
Date: Tuesday, February 6, 2024 8:26:11 AM

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Dear Council Members,

In 2022, Louisville residents voted to reject the sprawling plan for Redtail Ridge. Please respect and honor that by having the Redtail Ridge development plan sent back to the drawing board.

I wish for you to inform the developers of Redtail Ridge to:

- 1) redesign their plan so that it focuses on compact development and not more urban sprawl
- 2) a complete application that meets our city code
- 3) plans that include access for mass transit, bike paths and the additional access needed to US 36 for so many more vehicles
- 4) thoughtful design that showcases Louisville's character, since this is what most people will see as they drive US36

I support thoughtful, affordable housing that includes senior, semi attached dwellings.

I will be watching..

Sincerely,

Terre Lantzy
595 St Andrews Ln
Louisville, CO 80027
cell: 303-887-5822

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From: [Bill Boulet](#)
To: [City Council](#)
Subject: Redtail Ridge Development - Be Respectful/Smart/Wise
Date: Monday, February 5, 2024 6:42:33 PM

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Mayor Leh & Council,

This email is to request that you deny the Redtail Ridge Preliminary Subdivision Plat (Resolution No. 80, Series 2023) as it is currently proposed. Here is a brief summary of my thoughts concerning the proposal:

Respect what the voters are telling you. The referendum denying the proposal was mostly about the intense impact a development of that size would have on Louisville's quality of life. An additional 21,000 vehicle trips per day, as identified in the developer's traffic study, would outweigh any perceived benefits this development would have on our community. This far exceeds the 12,400 historical average daily trips during the Storage Tech era. Even if the developer were to be required to pay for essential improvements to infrastructure in attempting to accommodate the additional traffic, the resulting decrease in the quality of life in our community would forever impair our small-town atmosphere and way of life. The developer must also satisfactorily address the concerns reflected in the Planning Commission's denial of its application, including ecological issues.

Be Smart. There are ways to address the impacts of any proposal on the Redtail Ridge property. One approach is to cap the projected maximum daily trips of any overall site plan to the maximum historical average (12,400). Enforcement of a cap would be a key component of any agreement reached with the developer. The "soft" statements of good intention included in the Transportation Demand Management Plan (pp. 629 et. seq. of the City Council meeting packet) are wholly insufficient to ensure such a limitation. Other reasonable approaches (e.g. square footage limits or tenant mix) might also be considered. The point is to find a way to ensure Louisville's quality of life by reducing the negative effects of the proposed development.

Be Wise. Remember that this is a negotiation. The developer has certainly recognized this fact (see its response to the Planning Commission's denial of their proposal, page 659 of the City Council meeting packet). The ConocoPhillips Campus General Development Plan (GDP), into which the developer has "shoe-horned" its current proposal, merely reflects broad parameters for a very different type of development. Accordingly, the means to protect the interests of the citizens of Louisville can best be achieved with specificity and patient persistence.

In summary, the community as a whole realizes that re-development of this parcel will occur,

while at the same time the important details of how that is to be done will impact all of us for decades or more into the future.

Thank you for taking the time to consider my comments and for making the effort to accomplish something positive for Louisville.

Sincerely,

Bill Boulet
427 Orchard Way, Louisville

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From: [Susan Bauer](#)
To: [City Council](#); [Susan Bauer](#)
Subject: No on Redtail Ridge
Date: Monday, February 5, 2024 4:34:47 PM

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Dear Louisville City Council,

Please take the time to balance the proposed development for Redtail Ridge property against the impact. It can be done if the City Council and City Staff work together as a team and is willing to hold the developer accountable and request a plan that addresses issues, stakeholder concerns and adheres to city code.

As evidenced by a special election held **two years ago, the resounding message from the people of Louisville was a resolute NO to a massive development.**

- **In terms of scale, the proposed project covers 8% of the entire land area of Louisville**, equivalent to about 2.5 million sq ft of buildings – **approximately 17 times the size of the Superior Costco**. This calculation excludes expansive parking lots with extensive lighting.
- Additionally, **the people of Louisville emphatically rejected the prospect of accommodating 21,000 additional vehicle trips on 96th Street**. The developers' own packet, presented to the Town Council, estimates that the full build-out of the project site would generate around 21,285 daily vehicle trips, with no less than 1,908 during the AM peak hour and 2,149 during the PM peak hour. Despite these alarming figures, one of the primary entrances/exits is slated for 88th St. The **traffic studies indicate a foreseeable failure of the US 36 interchange at Interlocken, with no current plans or funding for improvement**. This matter alone should cause the City Council consternation. An ill-conceived plan, without stakeholder engagement and proper funding to mitigate impact is **not fiduciary responsible**.
- In addition to the vehicular concerns, the people of Louisville expressed a strong aversion to the extensive grading of the entire site, which would obliterate natural open spaces and disrupt animal

habitats. The proposed project involves grading 390 acres, including approximately 140 acres of crucial wildlife habitat. The site currently hosts a diverse array of species, including multiple raptors, prairie dogs, foxes, coyotes, deer, and more – a richness of wildlife that the citizens of Louisville have said is important to them, and aligns with the vision of Boulder County Open Space.

Again, please take the time to balance the proposed development for Redtail Ridge property against the impact. It can be done if the City Council and City Staff work together as a team and is willing to hold the developer accountable and request a plan that addresses stakeholder concerns and adheres to city code.

Sincerely,

Susan Bauer
1770 Morrison Court
Superior, CO 80027

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From: [A.G.](#)
To: [City Council](#)
Subject: Vote NO to Redtail Ridge Preliminary Plat
Date: Monday, February 5, 2024 4:10:55 PM

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Mayor and Council Members,

I understand that you will be considering the Redtail Ridge Filing No. 1 Preliminary Subdivision Plat this week; as continued from 12/5/2023. As a resident of Superior who accesses the proposed area for life, 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 preliminary plat, in accordance with the referendum vote of your citizens. In its current form, which differs little from prior iterations, the application does not meet Louisville Municipal Code and would cause a huge amount of destruction.

One of the greatest concerns that requires your full attention and diligence is the grading plan for this proposal. It is unconscionable that ~360 of 400 acres 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? Your own adopted [Wildfire Hazard and Risk Assessment of Louisville Public Lands](#), published on 10/9/2023, lists 'Conservation of Prairie Dog Colonies' as a wildfire mitigation strategy. Surely you did not fund that assessment just to have a pretty document or something to point to. I would hope that by now, Louisville leadership would recognize the value that wildlife plays in a healthy ecosystem- and healthy ecosystems are integral to wildfire mitigation. To abuse and destroy so much, as per this application, would run entirely counter to environmental efforts Louisville purports to undertake. If that rings hollow, at least consider what you are doing in the context of fire mitigation. Have a plan in place for these vital creatures. 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.

Though the grading and drainage plan alone necessitates a full stop on this proposal, there are other aspects of great concern. Though many simply view this proposal as a means to extend Campus Drive, the predictions call for over 20,000 new, daily car trips at full buildout. Neither Louisville's nor Superior's roads and intersections can currently handle this capacity. The Northwest Parkway/US 36 interchange also does not have a plan in place. A 2.56 million square foot development demands a comprehensive plan for traffic considerations; one that has engaged stakeholders and been approved by all necessary parties. What good will an expanded Campus Drive be without this? Magical thinking, and no safer in an emergency. As the proposal currently stands, the traffic impacts and adjunct roadways are failure-bound.

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 cause major traffic problems, and is geared toward greed and profit. Please send a clear message that a substantially different application is needed. Please respect how your residents have previously voted, and the

planning commission's previous ruling that this application is not in line with Louisville Municipal Code.

Thank you.

Amber Greves
Superior, CO

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From: [Rindert Wesseling](#)
To: [City Council](#)
Subject: Redtail Ridge development - AGAINST
Date: Monday, February 5, 2024 3:59:57 PM

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To: council@louisville.gov
To: Louisville, Colorado City Council
From: Rindert Wesseling, 327 Matchless St. Louisville, CO 80027
I wish to speak against the development of Redtail Ridge property.
Rindert Wesseling
LL (303)666-2117

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From: [Meghan Mosher](#)
To: [City Council](#); bvs.board@bvsd.org
Cc: [Eric Gordon](#)
Subject: Letter in Support of Campus Drive Extension and Completion
Date: Monday, February 5, 2024 3:53:58 PM
Attachments: [Campus Drive Letter Feb 2024 Final.pdf](#)

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Dear Members of the Louisville City Council,

Please find attached a letter from members of the Monarch High School staff in support of approval of the Redtail Ridge preliminary plat, as it appears to be the only feasible and permanent solution to the accessibility of the Monarch K-8 and Monarch High School campuses, and the safety of our staff, students, and families. Although we recognize the political nature of this decision, we urge you to look beyond politics and recognize the longstanding safety issues facing our students and our school communities and approve the preliminary plat. As we've been told numerous times in the past by City Council members, there is no alternative beyond approval of the Redtail Ridge plat for the improvement of Campus Drive.

Thank you,
/s

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To: Louisville City Council
CC: Boulder Valley School District Board of Education

February 5, 2024

We, the undersigned, represent members of the Monarch High School staff who are writing to urge that you approve the plat for the Redtail Ridge development in order to facilitate much-needed safety and congestion improvements along Campus Drive.

We first wrote to you on this topic in February of 2022, shortly after the devastation of the Marshall Fire. That incident made it clear that Campus Drive is not sufficient to provide prompt egress in the event of a similar incident, which endangers the more than 2,000 children and hundreds of staff who use our combined campuses on a daily basis. These concerns were not addressed.

After the April 2022 special election rejected the 2021 Redtail Ridge Plan, and reverted back to the 2010 City Council-approved plan, we wrote to the Planning Commission that fall asking that the plat be approved so that Campus Drive could be upgraded. Again, our concerns were ignored. Instead, we learned in October of 2022 that the school district was going to use \$250,000 of its money to create an emergency egress connection via Paradise Lane due to the lack of action by the City of Louisville. This egress has been completed but never tested and very little information is available about it. This means that the city's intransigence on the development question has cost money that should be devoted to the needs of our students.

We now write for this third time to be clear that we are not just concerned about emergency evacuation but also the general safety and utility of the campus that serves both of our schools. There is no sidewalk on Campus Drive past Monarch K-8, so numerous students and staff walk on the edge of a deteriorating road that has no shoulder as heavy traffic passes nearby. When the high school ends the school day at 3:55pm there is roughly 30 minutes of traffic to leave campus. Traffic entering the campus can back up well down 88th and Dillon Road, blocking access to Avista Hospital, even worse when there is an incident like the recent traffic light outages that resulted in huge numbers of students being late to school, or trapped on campus.

We are aware of the political issues surrounding this development, but we are also extremely frustrated that concerns around the safety of thousands of children have been ignored for so long. Approval of this plat would enable prompt construction of the long-needed improvements to Campus Drive, including sidewalks, bike lanes, and a connection to 96th Street. There will be ample opportunity to critique the layout and buildings proposed for Redtail Ridge at a later date, but improvements to Campus Drive can move forward now, and are urgent and overdue. Please do not let politics trump our safety yet again.

We look forward to your response to this letter. You may contact us via ericsgordon@gmail.com and mosher.meghan@gmail.com.

Sincerely,

Meghan Mosher Teacher Monarch High School	Eric Gordon Teacher Monarch High School	Kelsey Hoover Orchestra Teacher Monarch High School	Carolyn Cunningham Teacher Monarch High School
Autumn Francis Teacher Monarch High School	Glen Einrem Paraeducator Monarch High School	Arica Rae Avila Mental Health Advocate Monarch High School	Miranda Lee Teacher Monarch High School
David Evans Teacher Monarch High School	Katy Wood Affective Needs Teacher Monarch High School	Gwendolyn Lukas-Doctor Educator Monarch High School	Jenifer Farrell Teacher Monarch High School
Jill Benisch Counselor Monarch High School	Kathleen Anne Packard Teacher Monarch High School	Bonnie Katzive Teacher Monarch High School	Alice Davidoff Teacher Monarch High School
Hillary Varas Teacher Monarch High School	Melissa Vass Teacher/Parent Monarch High School	Erin Gee Teacher Monarch High School	David Thomas Teacher Monarch High School
Katherine Croasdale Teacher Librarian Monarch High School	Ali Martini Teacher Monarch High School	James Kelpy Teacher Monarch High School	Andrea Brady Paraeducator Monarch High School
Troy Tewalt Teacher Monarch High School	Ben Holloway Counselor Monarch High School	Sean Duncan Teacher Monarch High School	Amanda Sharrow Math Teacher Monarch High School
Allyson Hall Teacher Monarch High School	Connie Williams Teacher Monarch High School	Geoff Findley Educator Monarch High School	Taryn Cawfield Teacher Monarch High School
Mike Davidoff School Social Worker Monarch High School	Melissa Duplechin Teacher Monarch High School	Megan Navarro Counseling Assistant Monarch High School	Katharine Guiles Ellis Teacher Monarch High School
Stephanie Gregory Behavior Analyst Monarch High School	Dana Loew Educator Monarch High School	Javier Tovar Head Custodian Monarch High School	Alisha Watkins Head Custodian Monarch High School
Laszlo Vass Teacher Monarch High School	Kevin Lowe Teacher Monarch High School	Riley Nussbaum Paraeducator Monarch High School	

From: [Justin Solomon](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, February 5, 2024 3:15:27 PM

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Dear City Council,

The City of Louisville went to considerable expense and effort to conduct a special election in April of 2021. Some current members of Council indicated they wanted to hear directly from the citizens of Louisville when voting for the referendum. After all the time and expense of that vote it would be a shame and frankly undemocratic not to apply the clearly stated preferences of a majority of residents when considering the current plan under the CP GDP.

It is within your discretion and your authority to bring this application in line with our City's values and municipal code. The applicant has not shown a willingness to voluntarily bring their plan in line with either, so it is now incumbent upon you to act on our behalf.

It is within your authority to improve the application and the resulting development in the following ways:

- 1) Require written, binding commitments to the proposed sustainability measures.
- 2) Require the applicant to fund the off-site road improvements that will be necessary because of this development and will result in failing traffic grades (F) at two major intersections without the necessary upgrades. Do not burden the City's tax base.
- 3) The grading plan has not changed for this site over the various iterations and will result in nearly the entire site being graded despite the building square footage going from 6 million sf to the current 2.5 million sf. As such, the grading plan violates City Code which requires the natural features of the site be preserved to the extent possible, including natural drainage, water features, and trees. The unchanged grading plan is excessive and would do unnecessary ecological harm in violation of code.
- 4) Improve the quality of the open space dedication. The City should not accept land for public open space that the applicant will first bulldoze before dedicating it as open space. Vacant land that has been flattened is not the same as open space in a more natural state and with varied topography. The City should also not consider the Paradise Lanes lots as part of the open space calculation for this site. Those lots are neither part of the property or located within City limits.
- 5) Lastly, City Council should encourage the applicant to limit their building envelope to south of Disc Drive where the former Storage Tek campus was located. The current applicant is allowed 2.5 million sf and I believe Storage Tek had 1.8 million sf. City Council should offer variances for building height, density, and possibly even uses in exchange for the applicant making the development more compact and leaving the area north of Disc Drive intact through a combination of private and public open space. This would be consistent with City Code and the Comp Plan, which seek to limit the impact of development on both nature and the human population.

We only get one chance to get this right and eight percent of the City's land area is too important to decide without a full and clear picture. City Council should consider all aspects of the development, get firm and binding commitments from the applicant, and represent the reasonable and achievable desires of the electorate as stated through the April 2021 referendum vote.

Respectfully,

Justin and Susan Solomon
477 Lincoln Ct

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From: [Karen Brown](#)
To: [City Council](#)
Subject: Support and Approve Redtail Ridge Plat
Date: Monday, February 5, 2024 3:13:49 PM

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Dear Mayor and Council Members -

I write to you today as an almost 30 year resident of Louisville. In my time here I have seen the town go from barely hanging on, to thriving, to suffering but still hanging in there. Over the last 30 years there have been many opportunities to keep Louisville the thriving, energetic community we all want - some taken and some missed.

On February 5 you have the opportunity to help Louisville become the thriving place that it was just a few years ago, by supporting and approving 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 great benefits of supporting this plan is keeping Avista Hospital in Louisville. Having Avista here is integral to the economic and social fabric of our community. Over 60,000 babies have been born there - my daughter included - and we all know someone who relies on having Avista close to receive quality health care. It is also the largest employer in Louisville, supporting individuals and families who spend their dollars in town.

In addition to the economic benefits that Redtail Ridge will provide, this development will convert over 150 acres of currently privately held land into open space and public lands that the entire community will be able to access. If you don't count the golf course, this is the largest single dedication of public lands in our town's history. For generations, Louisville residents have never had the opportunity to legally visit and enjoy the site. Approval will open up new avenues for recreation, nature conservation, and habitat preservation.

This development has been on hold long enough. It is time to move forward on Redtail Ridge. This project 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.

Sincerely,

Karen Brown
505 Grant Avenue
Louisville, CO 80027

From: tonyheatherton@juno.com
To: [City Council](#)
Subject: Red Tail Ridge Development Proposal
Date: Monday, February 5, 2024 3:07:07 PM

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Hello Councilpersons,

We want to see the old Storage Tek property (now called Redtail Ridge) be left as open space and NOT be redeveloped. We like the semi-rural feel to that southerly entry to our City. That's the ideal from our point of view. However, we realize that the property is now owned by a private developer, not the City or County. We understand there may be a legal requirement to allow some sort of redevelopment because of decisions made back in 2010. However, much has changed since 2010. If some redevelopment must be allowed, we'd like that redevelopment be minimized as much as possible with as much open space and wildlife habitat preserved as possible.

One of our concerns about a redevelopment that is heavy on building large footprint office spaces is that the City already has so many areas with large, partly empty office spaces in the Centennial Parkway area. We don't see the need for more office buildings, more roads, and more traffic.

We understand there is a vote tomorrow to approve or disapprove the same, or very similar redevelopment plan voters rejected in 2022. We think such a plan should be rejected and the developer required to submit a smaller redevelopment footprint with preservation of wildlife habitat and open space areas for a large portion of the property.

Thanks for considering our opinions. All the best to you and your families.

Tony R. Heatherton
Theresa Heatherton
115 Hoover Avenue
Louisville, CO 80027

303-319-4589
tonyheatherton@juno.com

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From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Louisville's Municipal Code and Comprehensive Plan Require More
Date: Monday, February 5, 2024 2:04:40 PM
Attachments: [image.png](#)

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Dear City Council and Mayor Leh,

Land use decisions relating to the Conoco Phillips property, comprising 8% of the land within Louisville's city limits, are before you again. As a threshold matter, I am asking you to determine:

- Whether the developer's application is substantially complete; and
- Whether the application and packet contain enough information to fully evaluate the impacts of the proposed development upon our town and the degree of compliance with the Comprehensive Plan and Louisville's Municipal Code.

Because of substantive negotiations relating to the special right-turn lane for Avista, design specifications for numerous roadway improvements, funding agreements and unaddressed comments of the Public Works staff relating to traffic, City Staff recommend approval with conditions. I agree with the Staff's conclusion that information is missing. But rather than conditionally approve - I like the Planning Commission - recommend denial of the application. My recommendation is consistent with the Code and the Comprehensive Plan.

As you may know, the purposes of Section 16 of the Louisville Municipal Code include providing for the safe and efficient circulation of traffic throughout the city and the avoidance of congestion. See Section 16.04.020(K). And, "A goal of the comprehensive plan is to maintain vehicle LOS C [level of service C] ..." See page 40 of the Comprehensive Plan.

It puzzles me how the Council can make the required determinations re (1) whether the plat conforms to the requirements of Title 16; (2) whether the plat is consistent with the Comprehensive Plan; and (3) whether the proposed subdivision promotes the purposes of Section 16.04.020 until the developer completes negotiations with the Parkway and a plan to deal with the US 36 interchange's failure is in place. Right now, all we have is a recommendation to study --not improve-- the US36 interchange. The fact that several intersections will have levels of service well below C highlights the importance of traffic planning. These are not minor issues to be swept under the rug.

Additionally, from a policy perspective and as a matter of equity, I am asking you to apply the same standard to the developer, Sterling Bay, that was applied to residents rebuilding after the Marshall Fire. It is my understanding that residents were required to dot their i's and cross their t's before their applications were considered and could not submit incomplete applications. Instead of rushing through an incomplete application, let's take our time and find a way to thread the needle that upholds the value of our community as well as the letter and spirit of the municipal code and the comprehensive plan.

Finally, please note that, as discussed below, important information -- 100% required by the City Code -- is completely missing.

When assessing the degree of completeness and the potential benefits to the City, please consider the following:

1. **Missing Cost-Benefit Analysis:** There is no information about the financial impact of the development upon the City. For example, what infrastructure and other costs will the City incur? What are the anticipated gross and net tax revenues? How much of the costs of upgrading the US 36 interchange and 96th St/Parkway interchange will the City incur? Will the City give businesses which will occupy the new buildings tax breaks? Without this information how do you know that this development is good for the City?

2. **Missing Permit, Intergovernmental Agreement, and Financial Agreements with Northwest Parkway Authority:** The Parkway owns a right of way going almost all the way down to US 36. It is my understanding that before the developer can begin construction they will need at least: (1) a permit from the Parkway to connect to the Parkway's right of way; (2) a new or revised intergovernmental agreement relating to the operation of the signal at 96th Street; (3) an agreement covering design standards for the agreed upon road construction; (4) an agreement covering who pays for this road construction; and, (5) most likely, escrowed money to cover the costs.

On November 30, 2023, Managing Administrator the Northwest Parkway Highway Authority, Joel Meggers, wrote to City Council stating that consideration of the preliminary plat is "premature" and objecting to "consideration [of the developer's application] in advance of agreements being reached and made part of the approval." Mr. Meggers' correspondence (very worth reading and also asking the applicant questions about) is available at pages 860-65 of your February 6, 2024 packet. Among other things, Mr. Meggers letter asks for the "(e)limination of the proposed right-in/right-out access to the proposed Avista Hospital facility opposite Via Lata Drive" and additional traffic lanes at both Campus Drive/96 and the 96th Street/NW Parkway intersections as well as from the end of the Parkway to US 36. Clearly, a lot remains to be negotiated. And, if the location of the roads change, any approval given now is moot.

3. **Missing Analysis of Cost, Timing, and CDOT's Priority for Upgrading US 36 Interchange:** The Planning Commission found that the application does not comply with Section 16.04.020(K)'s requirement to avoid traffic congestion in part because the applicant's traffic study shows the US 36 and NW Parkway interchange reaching a F level of service requiring modification in 2027-2028 -- a scant 3-4 years from now. The Planning Commission also noted the application does not include proposals for mitigation, road capacity work, or contribution to the costs of such work. And, future improvements are not planned at this time.

Since the Planning Commission considered the application, the developer commissioned a new traffic study which --without explanation -- skirts the issue entirely. The new traffic study simply says "A coordinated study among agencies should occur to begin [sic] to look at interchange concepts." See the October 16, 2023 Traffic and Mobility Study found at page 56 of your packet. It looks to me like the process would be led by CDOT and involve several local governments and possibly the owners of toll lane. As traffic from the proposed development will accelerate the failure of this intersection, a plan and financial commitments are needed.

As a member of the Planning Commission noted, proceeding with this application without addressing the failing level of service is the opposite of planning. Should City Council move forward before an actual plan to address the US 36 interchange is in place, we will suffer from gridlock and dysfunction.

4. **Missing Analysis of Impact on Construction Traffic on Marshall Fire Communities and Mitigation Plan:** Oddly, neither of the developer's traffic studies address the impact of the traffic associated with the development on nearby communities, including those rebuilding from the Marshall Fire with high levels of their own construction traffic. Why not require the developer to mitigate the impact of their construction traffic upon affected communities?

5. **Missing At Least 4 Mandatory Preliminary Plat Requirements of Section 16.12.050, LMC:** Section 16.12.050 of the Municipal Code specifies 27 items that "shall be" included in the preliminary plat. The Code also specifies that "The word 'shall' is always mandatory ...". See Section 16.08.010(B) of the Code.

At least the following mandatory information is missing:

- i. Per Section 16.12.050 (G), the "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" shall be provided. The plat documents fail to show many existing features.

ii. Per Section 16.12.050 (S), the "Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites." This important ecological information is completely missing. Its omission makes the approval by the Open Space Advisory Board pretty meaningless -- as they did not have enough information before them.

iii. Per Section 16.12.050 (W), the "Development phases or stages proposed in order to assure the availability of public services and the orderly development of the subdivision." Due to the omission of an appendix of the Subdivision Improvement Agreement, this information is incomplete.

iv. Per Section 16.12.050 (Y), "The maximum height proposed for all buildings and structures." Although the developer may seek exemption from existing height restrictions at a later stage, the Code mandates that this information is provided now. This critical information is completely missing. Its absence interferes with the ability of the community to assess the impact of the development.

Additionally, the following mandatory information may be missing. Your confirmation that the following mandatory information is included is appreciated.

i. Per Section 16.12.050(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)" are mandatory. This may or may not be complete. For example, if there is existing gas infrastructure it's omitted.

6. Missing Evidence Demonstrating Compliance with General Design Standards found in Section 16.16.010(D) and 16.16.020(B) of LMC: Under the Municipal Code, the developer bears the burden of demonstrating that its preliminary plat conforms to the General Design Standards. There is no evidence in the record related to the grading of the site and the requirements to (1) "preserve to the extent possible" "the natural features, historical, and archeological sites and vegetation of the area, including trees"; and that (2) "Drainage areas, wherever possible, are left in a natural state." See Sections Section 16.16.010(D) and 16.16.020(B) of LMC. Without presenting evidence, the developer cannot carry its burden.

7. Missing BVSD Approval/ Reliance on Expired Agreement: The agreement with BVSD was conditioned as follows:

- A. That a land use application filed by the Developer or its successor that includes the new alignment of Campus Drive as shown on Attachment A is approved by the City within one year from the date of this Resolution; and

and has expired. See page 606 of your packet.

Please pump the brakes on this application and proceed in a manner that conforms to the letter and spirit of the City Code, the Comprehensive Plan, and the interests of the residents.

Best regards,

Cathern Smith
Ward III

==CAUTION: EXTERNAL EMAIL==

From: [Amy Deborski](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Monday, February 5, 2024 1:58:30 PM

Some people who received this message don't often get email from adeborski@msn.com. [Learn why this is important](#)

Dear Louisville City Council Members,

I am writing 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.

I believe Redtail Ridge can become an important lever in revitalizing Louisville's economy, and the new workers drawn to Redtail will have a positive impact on downtown businesses and beyond. In fact, the current Redtail site pays just \$10,000 a year in commercial property tax revenue. Think of what we could do with the more than \$40 million in taxes and fees that Redtail would pay to the City of Louisville, and the \$24 million in annual commercial property tax revenue that would go to Boulder Valley School District, the Fire District, Boulder County, and the City of Louisville, among others.

It's time to move forward on Redtail Ridge. This plat meets the Comp Plan and municipal code and our new energy 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.

Sincerely,
Amy Deborski
565 Lafarge Avenue, Louisville

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From: [Rebecca Killingsworth](#)
To: [City Council](#)
Subject: Input regarding RTR subdivision plat
Date: Monday, February 5, 2024 1:55:23 PM

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Hello,

I am writing to request that the city council disapproves the proposed Redtail Ridge Subdivision plat.

The plan needs to meet all city codes and be a compact development south of Disk Drive that includes designated open space. The citizens already voted to disapprove a similar sprawling development and that decision needs to be respected.

I believe that the small town character of Louisville should be preserved and not have a large development that existing roads and infrastructure cannot support.

Thank you for your consideration,
Rebecca Killingsworth
498 Orchard Way
Louisville

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From: [John Sullivan](#)
To: [City Council](#)
Subject: reject new redtail ridge proposal
Date: Monday, February 5, 2024 1:30:53 PM

Some people who received this message don't often get email from sullivanjal39@gmail.com. [Learn why this is important](#)

Dear City Council Member

My wife and I are disappointed that you are ignoring the voters desires as expressed in the special election less than 2 years ago that rejected the proposed project. Do you have a report that explains in detail what has changed that would compel you to override the voters you serve.

John and Anna Sullivan
245 W Sycamore Lane
Louisville, 80027

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From: [Irene Shaffer](#)
To: [City Council](#)
Subject: Please approve Redtail Ridge Plat
Date: Monday, February 5, 2024 12:47:19 PM

Some people who received this message don't often get email from ireneshaffer@boulderco.com. [Learn why this is important](#)

Dear Louisville City Council Members,

I am fortunate enough to have 4 grandchildren. All 4 attend either Monarch PK-8 or Monarch High. I am writing to urge your approval of the Redtail Ridge Plat. Campus Drive's current configuration of one way in-one way out, has never been safe for students (some of whom are beginner drivers), faculty, staff, parents or grandparents. I can only imagine the possible outcome if the wildfire would have happened on a school day!!! For the safety of my grandchildren and all the other people affected----- the APPROVAL of the Redtail Ridge Plat is ESSENTIAL!

Thank you for your time.

Irene Shaffer

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From: [Tam Dalle Molle](#)
To: [City Council](#)
Subject: Please approve Redtail Ridge and keep our hospital in Louisville
Date: Monday, February 5, 2024 12:16:14 PM

Some people who received this message don't often get email from tamdallemolle@gmail.com. [Learn why this is important](#)

Dear Louisville City Council:

My husband and I moved to Louisville 26 years ago. We were a newlywed couple in our 20's, anxious to start our family. Over the last 26 years, our three boys were born at Avista hospital, and we have been both regular recipients of excellent ongoing preventative care, as well as "frequent flyers" of emergency services (did I mention I have three boys??)

We are writing today to ask you to vote to approve the Redtail Ridge plat because it will enable Avista to move into a brand new, much-needed updated facility.

I look forward to my children having the same healthcare options in Louisville as they begin to start their own families. Additionally, as my generation continues to age, we will need access to more health care options.

We do not want to be left behind (again).

We all know that Avista is currently under contract for a 40-acre campus, and its strategic location along Northwest Parkway will enable an additional 100,000 residents within Boulder County to live within 15 minutes of the hospital. The modern infrastructure and advanced medical services it could offer will undoubtedly elevate the quality of healthcare available to our region.

The Redtail Ridge development provides an opportunity to alleviate this issue by offering multiple access points to our hospital. This new access point would enhance the safety and convenience of reaching our facility, a development that we believe patients and their families will greatly appreciate.

This improved accessibility will benefit our patients and their families during emergencies, and enhance overall healthcare outcomes. By relocating Avista, we can help promote improved RTD ridership while reducing overall single occupancy vehicle (SOV) traffic – both of which are critical elements in the Transportation Master Plans in Broomfield, Lafayette, and Louisville.

Please support the vote for RedTail Ridge - let's be the City of YES to smart progress!

Tamra & Ken Dalle Molle
872 W. Mulberry Street
Louisville, CO 80027
(303) 870-7330
tamdallemolle@gmail.com

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From: royalbooks@aol.com
To: [City Council](#)
Subject: RTR Project
Date: Monday, February 5, 2024 12:12:37 PM

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Dear Louisville City Council members,

I've lived in Louisville for over 24 years and have become increasingly frustrated by tunnel vision anti-business policies that have played a role in multiple closures of retail stores, restaurants and companies in our town ultimately leading to a decline in services and our quality of life here in Louisville.

Some of these shuttered companies have moved their offices or locations to other towns in the area for financial assistance via benefits offered by business boosting governments in Lafayette, Erie, etc. All while Louisville sent a clear message of acceptance to losing consumer spending, revenues, and investment to these towns as evidenced by the "NO" vote on the previous iteration of RTR. However, I am hopeful that our mayor and city council can send a different message this time to the community that Louisville is now "Open for Business".

I believe the RTR project embodies our community's goals for sustainable development, open space and public lands, and economic revitalization. It is critical that we keep Avista in Louisville, which is an essential resource for the health and safety of our community as well as the city's largest employer. Finding a permanent solution for Campus drive for the students, parents, and faculty at Monarch is also vital. Having a world class life science campus that adds open space, tax revenue, and workers/companies that support or local businesses is a huge plus.

Many of you were elected under the mandate of swinging the pendulum of declining economic vitality in our town back in the right direction - and you were the recipient of my vote for this reason. I can't think of a better way to send a message to your constituents that you will grow our economy by supporting the business community and this project.

Thank you!

Roger Willbanks
594 Manorwood Ln.

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From: [ma heaney](#)
To: [City Council](#)
Subject: Retail Ridge - NO!
Date: Monday, February 5, 2024 11:54:47 AM

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Members of Council:

I understand that you have scheduled the approval of the Redtail Ridge Preliminary Plat on Tuesday's agenda.

This is confusing, as well as alarming, because that project has been rejected multiple times. And the plan currently submitted is the plan that was rejected by the Planning Commission as not meeting Louisville's regulations, correct? And criticized by County and State regulators.

It is appalling that our Council members (elected to represent citizen's needs and preferences) do not honor our city's democratic process. Or the Louisville Municipal Code.

This development is still planned with a backward, 1970's mentality, without a vision, and design, for the future. A future where climate change related issues and environmental impacts will be even more severe than what we are just beginning to experience.

Louisville MUST demand better development - development that:

- Demonstrates that the project will be a financial positive for Louisville - past plans did not demonstrate this conclusively
- Minimizes the projected massive traffic impacts - not hugely exacerbate current traffic with the predicted load increase created by the project
- Minimizes, hopefully eliminates, air pollution - again, predicted traffic loads will increase our area's already unacceptable, and unsafe, air pollution
- Reduces heat producing design aspects - eliminates huge "seas" of asphalt parking (construct small footprint garages), and unneeded pavement
- Retains current habitat, vegetation, heat-absorbing soil, addition of shade producing trees, installation of solar panel parking areas
- Complements Louisville's commercial property balance - not exacerbates the glut of empty commercial buildings
- Provides documentation that Louisville's water supply will withstand the additional load created by the development
- Follows climate adaption best practices developed and followed by municipalities worldwide

We can, and must, develop for the future - not the past.

Thank you.
mary ann heaney

1117 La Farge Ave

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From: [Kim Contini](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, February 5, 2024 11:44:01 AM

Some people who received this message don't often get email from kimcontini@hotmail.com. [Learn why this is important](#)

Dear City Council,

Please REJECT the current Red Tail Ridge proposal. The people of Louisville have already spoken against this, and I hope you will respect your constituents wishes.

Respectfully,

Kim Contini
30-year Louisville resident

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From: [Sheree Burcar](#)
To: [City Council](#)
Subject: Redtail Ridge hearing 2/6/24
Date: Monday, February 5, 2024 11:19:59 AM

[Some people who received this message don't often get email from sburcar@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council,

I am writing to urge you reject the current subdivision plat application for Redtail Ridge. This is the exact same proposal that the Planning Commission rejected in September 2022, the exact same proposal that does NOT comply with the Louisville Municipal Code or with the 2010 ConocoPhillips Campus GDP. Brue Baukol has not incorporated any of the Planning Commission's recommendations made in their rejection.

In case you have forgotten, Louisville voters overturned City Council's approval of the Redtail Ridge GDP in April 2022. The citizens have spoken - we do not want this sprawling development and its associated negative impacts to local traffic, infrastructure, the environment, and quality of life, and its economic burden to taxpayers.

As officials ELECTED by the citizens of Louisville, why are you even considering

- overriding the will of the voters?
- ignoring the recommendation of the Planning Committee?

In closing, I request that you respect the results of the special election and reject the RTR subdivision plat application.

Respectfully,
Sheree Burcar
Ward 2

Sent from my iPad

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From: [Patti Micklin](#)
To: [City Council](#)
Subject: Redtail plat - please approve!
Date: Monday, February 5, 2024 11:14:48 AM

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Dear Mayor Leh and all Louisville City Council Members,

My family and I have lived in Louisville for almost 18 years. I'm writing to ask you to approve the preliminary plat for the Redtail Ridge development at tonight's meeting. It's aligned with Louisville's Comprehensive Plan and code, it includes open space, and will offer some much-needed economic revitalization.

Keeping Avista in Louisville is vital for our local economy. Monarch K-8 and High School need the expansion of Campus Drive to improve safety. There are many other reasons I support this, but these two are at the top of my list.

Thank you for your consideration.

Sincerely,
Patti Micklin

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From: [Mary OBrien](#)
To: [City Council](#)
Subject: Redtail Ridge Proposal
Date: Monday, February 5, 2024 10:58:48 AM

Some people who received this message don't often get email from maryjjobrien@gmail.com. [Learn why this is important](#)

To Mayor Leh and City Council Members:

I support the Redtail Ridge proposal for the following reasons.

- A. We need to keep Avista Hospital in town. The hospital needs a site with better access to communities in the area.
- B. Monarch needs to have a second entrance and exit. This is a safety and security issue that became apparent in the Marshall Fire.
- C. A large park could be the site of outdoor recreational amenities that are desired by the community, such as pickleball courts, a multipurpose field, and tennis courts.

Thank you for your attention.

Mary O'Brien
538 W Spruce way
Louisville

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From: [Chandi Beck](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Monday, February 5, 2024 10:58:12 AM

Some people who received this message don't often get email from chandibeck@hotmail.com. [Learn why this is important](#)

As a resident of Superior/Louisville, please forego the development of Redtail Ridge or demand energy efficient, high sustainability and keeping the environment as is as much as possible instead of leveling it to the ground as it is currently set to do.

The amount of traffic this will create in our neighborhoods is overwhelming and unnecessary. We do not need more concrete when hundreds of thousands of retail/commercial/industrial space sits empty around this area and the surrounding towns.

Why can they not build on/reconstruct an existing piece of commercial instead of destroying so much natural habitat and beauty that is great for our ecosystem and enjoyment of the area?

Thank you,

Chandi Beck
3061 Gardenia Way
Superior, CO 80028

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From: [Cory Nickerson](#)
To: [City Council](#)
Subject: Approve the Redtail plat to keep Avista in Louisville
Date: Monday, February 5, 2024 10:56:13 AM
Importance: High

Some people who received this message don't often get email from corynick@hotmail.com. [Learn why this is important](#)

Dear Louisville City Council:

My family has been both patients and supporters of Avista since 2010 and I am writing to ask for your support for the Redtail Ridge plat because it will enable Avista to move into a new, much needed modern facility. A few years ago, I was invited to and was part of the fundraising committee to raise money in the community for a new Breast Cancer Treatment Center, which maybe now can finally be improved upon.

Additionally, and very importantly as Baby Boomers age, Coloradans will age and need access to health care options. According to an interview from November 2023 with our Colorado State Demographer, Elizabeth Garner:

" So for the last decade, this decade, and probably next, the following decade, between 2040 and 2050, the fastest growing age group is our 65 plus. And actually, it's even a little bit older. Our 75- to 84-year-olds, if we look at just one 10-year age group, are by far the fastest growing and most growth in the state." (view full interview at <https://www.cpr.org/2023/11/10/colorado-population-growth-housing-shortage/>)

We do not want to be left behind (again).

We all know that Avista is currently under contract for a 40-acre campus, and its strategic location along Northwest Parkway will enable an additional 100,000 residents within Boulder County to live within 15 minutes of the hospital. The modern infrastructure and advanced medical services it could offer will undoubtedly elevate the quality of healthcare available to our region.

The Redtail Ridge development provides an opportunity to alleviate this issue by offering multiple access points to our hospital. This new access point would enhance the safety and convenience of reaching our facility, a development that we believe our patients and their families will greatly appreciate.

This improved accessibility will benefit our patients and their families during emergencies, and enhance overall healthcare outcomes. By relocating Avista, we can help promote improved RTD ridership while reducing overall single occupancy vehicle (SOV) traffic – both of which are critical elements in the Transportation Master Plans in Broomfield, Lafayette, and Louisville.

Please support the vote for RedTail Ridge - let's be the City of YES to smart progress!

Best,

Cory Nickerson & Mike Williams
Residents in Louisville (since 2010 & 1998)

From: [Kathy Warling-Smith](#)
To: [City Council](#)
Subject: Support Redtail Redevelopment - yes!
Date: Monday, February 5, 2024 10:04:24 AM

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As a 24+ year resident of Louisville, I 110% support the Redtail Redevelopment beings discussed 2/6/24.

Kathy Warling-Smith
905 McKinley Ave
Old Town

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From: [Chris Gabriel](#)
To: [City Council](#)
Subject: red rail ridge
Date: Monday, February 5, 2024 10:02:47 AM

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Hello

I'm writing in support of the RedTail Ridge development. I think it would be good for the community and the faster it gets started the better.

I'm also writing to say that the city council should do what's best for Louisville and not let people who have the time and money to attend council meetings have a heckler's veto over what and what does not get built in our town.

Thanks

Chris Gabriel

217 Short Pl, Louisville, CO 80027

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From: [David Bauer](#)
To: [City Council](#)
Subject: Redtail Plat is good for the Business Community
Date: Monday, February 5, 2024 9:44:40 AM
Attachments: [image001.png](#)
[image002.png](#)

Some people who received this message don't often get email from david.bauer@fib.com. [Learn why this is important](#)

Dear Louisville City Council:

As a member of our business community, I write in strong support of the Redtail Ridge preliminary plat. Approving this plat enables a new life science campus, which will draw world-class companies and, more importantly, new customers for our businesses and new families for our communities.

The Redtail Ridge development presents a unique opportunity to revitalize Louisville, especially our downtown area. By approving this project, we open doors to a vibrant economic landscape, attracting new businesses and visitors, which is essential for a thriving downtown. The proposed development will serve as a magnet for both families and businesses, reinstating Louisville as a prime destination for growth and innovation.

The inclusive design of Redtail Ridge, with its focus on sustainability and accessibility, aligns perfectly with modern business values. It sets the stage for a dynamic community where businesses can flourish alongside public amenities and green spaces. This balance is crucial for creating an environment where people want to work, live, and play.

Moreover, the economic ripple effects of this project are substantial. It will not only create new jobs but also stimulate local commerce, benefiting businesses across various sectors. The presence of Avista Hospital within this development is particularly significant, as it will draw a steady flow of visitors and staff, all potential patrons of our downtown businesses.

Thank you for considering this pivotal decision. I am confident that the Redtail Ridge development will mark the beginning of a new, flourishing chapter for Louisville.

Sincerely,



David Bauer
RETAIL MANAGER II
NMLS# 940480
O: 303-225-7566 | C: 785-213-2129
david.bauer@fib.com
1020 Century Dr
Louisville, CO 80027



firstinterstate.com

Ask me how to put a [Business Line of Credit](#) to work for you.

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From: [Yuehua Ji](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, February 5, 2024 9:41:19 AM

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Dear Louisville City Council,
Two years ago, We got clear election the results of redtail ridge
Development is not preserve natural open space and not fit in with the small population town.
Sincerely,
Yuehua Ji
923 Cypress Lane
Louisville,CO 80027

Sent from my iPad

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From: [Nelson MD, Ewell](#)
To: [City Council](#)
Subject: Supporting Avista's future in Louisville
Date: Monday, February 5, 2024 9:35:53 AM

Some people who received this message don't often get email from ewell.nelson.md@adventhealth.com. [Learn why this is important](#)

To Whom it may concern:

I support the move of the Avista hospital campus to Redtail Ridge. The hospital sees this as the best way to serve the community of Louisville and I support their efforts in this regard.

-Ewell Lee Nelson, MD
Neurosurgeon
Avista Hospital

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From: [Moeller MD, Loralie](#)
To: [City Council](#)
Subject: Supporting Avista's future in Louisville
Date: Tuesday, February 6, 2024 8:34:28 AM

Some people who received this message don't often get email from loralie.moeller.md@adventhealth.com. [Learn why this is important](#)

Dear Council Members,

I'm reaching out as a member of the Advent Health Avista medical staff to express my support for our hospital's relocation to Redtail Ridge. I have been on staff at Avista for 25 years providing care for patients in this community. Avista is a wonderful place to work and patients can feel the amazing team work approach we have for taking excellent care of patients. It serves the community well but I believe it is time to upgrade to a state-of-the-art facility that is crucial for meeting the evolving changes in healthcare and the needs of our community.

Our move to Redtail Ridge is a significant stride towards better serving Louisville. The location of Redtail Ridge will enhance accessibility and a newer facility will allow top tier healthcare for the community of Louisville.

I believe that Avista's future relies on this relocation to a new, state-of-the-art facility so that we can continue to provide the best care in the most sustainable and accessible way. The only way Avista can move into this new location is with your approval of the preliminary plat for Redtail ridge.

Thank you for your attention to this matter.

Warm regards,

Loralie Moeller, MD

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

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From: [sherry sommer](#)
To: [Meredyth Muth](#); [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Missing letters/RTR
Date: Tuesday, February 6, 2024 2:42:46 PM

I just reviewed letters in the packet for tonight's quasi judicial review of Redtail Ridge.

It's very important that all letters regarding this application be included in the record. Residents wrote dozens of letters, overwhelming concerned about this still enormous development. None of the letters received by PPLAB or OSAB are in the packet.

The last letter in that packet came in January 30. I have no doubt there are many in the queue. The meeting is tonight at 6:00—and now it's 2:40. Council needs to keep up with public comments.

Given the time sensitive nature and importance of this application, I hope an addendum will be published as soon as possible.

Sherry Sommer

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From: [Meredyth Muth](#)
To: [Sherry Sommer](#); [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: RE: Missing letters/RTR
Date: Tuesday, February 6, 2024 2:49:08 PM

Hi Sherry,

The packet contains comments through Friday, February 2 at 9:22 am. They are not in exact chronological order as attach them to the pdf in batches.

I am just now posting the packet addendum that includes all emails that have come in since Friday at 9 am through this afternoon. It will be send to =Council and added to the website here shortly. Anything that comes in after that will be added to a later packet addendum.

MEREDYTH MUTH (she/her/hers)
CITY CLERK
CITY OF LOUISVILLE, COLORADO
303.335.4536 (OFFICE)
720.762.2491 (CELL)

Please note: all incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

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

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Tuesday, February 6, 2024 2:42 PM
To: Meredyth Muth <muthm@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Caleb Dickinson <calebdickinson@gmail.com>; Christopher Leh <leh@louisvilleco.gov>
Cc: Jeff Durbin <jdurbin@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: Missing letters/RTR

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From: [sherry sommer](#)
To: [Meredyth Muth](#); [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#)
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Sherry Sommer

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From: [Eric Lund](#)
To: [City Council](#)
Cc: [Iona Kearney](#)
Subject: City Council Meeting Feb 6th, Redtail Ridge Request to Mayor and Council - Letter of Support of approval
Date: Tuesday, February 6, 2024 2:33:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Redtail Ridge Plat Approval.pdf](#)

Please find attached a letter of support from the Louisville Chamber of Commerce regarding Redtail Ridge Plat approval.

Thank you,

Eric J Lund

Executive Director

Louisville Chamber of Commerce

 970-619-1587
 eric@louisvillechamber.com
 www.louisvillechamber.com
 901 Main St Ste. A



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Date: Feb 6th, 2024

To: Honorable Mayor and City Council of Louisville

From: Louisville Chamber of Commerce



RE: Redtail Ridge Approval of Preliminary Plat – Agenda Item 8-D

On behalf of the Board of Directors of the Louisville Chamber of Commerce and the 350-plus businesses that we represent, we are asking the council to support the preliminary plat for the proposed Redtail Ridge project. The project includes many innovative measures to promote mobility and mass transit ridership and includes more than 19 miles of new trails, multi-use paths, and bike lanes. The site is located less than a half-mile from an RTD location and is well-placed to become a model of both transit-oriented development (TOD) and implement sensible first- and last-mile transit solutions.

Additionally, the relocation of Advent Health Hospital is critical to the future success of our city and would have a substantial positive impact on the future of Louisville, being that the hospital is one of the largest employers in our region. This will have a significant impact on our city businesses and residents.

Regarding transportation, opponents of this project will undoubtedly repeat the debunked claim that the project will mean 20,000 more cars on our streets. This is both factually inaccurate and deliberately misleading on several levels. To begin with, opponents confuse the number of cars with the number of “vehicle trips,” and none of the traffic studies support the contention that 20,000 cars will be added to our streets. Second, the claims forget to point out that the vehicle trip numbers represent 2040 figures when the project is fully built out.

We believe it is a missed opportunity for Louisville not to have a seat on the Northwest Parkway. I encourage the Council to work with the Northwest Parkway to protect Louisville’s interests and support the life sciences campus at Redtail.

Regarding sustainability, the project will pursue both LEED and Fitwell certification and has made several dozen commitments for energy efficiency, onsite renewable energy, EV chargers, native plant palettes, water-wise landscaping, and fixtures, and so much more. Habitat management and preservation are also key elements of this next-generation life sciences campus and collectively represent an enormous improvement on the current conditions there.

And of course, the Redtail plan creates more than 139 acres of new public lands for our community to use, with 19 miles of new trails and bike paths, and will include numerous multi-mobility features. We should hold all future developments to the high bar that Redtail will set.

In summary, we request that you approve the preliminary plat for Redtail Ridge as presented,

A handwritten signature in blue ink, appearing to read "Eric J. Lund".

Eric J Lund, Executive Director
Louisville Chamber of Commerce
CC: Louisville Board of Directors

From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Redtail Ridge: Open Space and Other Ecological Considerations
Date: Tuesday, February 6, 2024 2:18:27 PM
Attachments: [LMC re Ability To Recommend More Open Space.docx](#)

Some people who received this message don't often get email from cathernsmith@gmail.com. [Learn why this is important](#)

Dear Members of City Council and Mayor Leh,

Open Space is woven into the fiber of Louisville. The Comprehensive Plan is replete with references to the importance of Open Space to the high quality of life in our City. As you know, open spaces provide valued ecosystem services, including habitats that support biodiversity, recreational opportunities, improved water quality through filtration, and carbon sequestration. And, as we saw during the early stages of the CoVID 19 pandemic, Open Space provides refuges that support our mental health.

When making land use decisions for other large tracts of land, past City Council's have used the authority provided by the City Code to get significantly more Open Space. The norms established by Centennial Valley (35%) and Coal Creek (46%) suggest that **at least 40% is appropriate here**. And, as Centennial Valley and Coal Creek demonstrate, the municipal code provides ample authority. Two key provisions of the City Code are attached. Please ask City Staff to prepare an analysis applying these factors. (FN1) If useful to you, I am happy to take a deeper dive and give you my analysis.

The approximately 160 ecologically rich acres north of Disc Drive is among the land that should be preserved. Larger open spaces provide more robust and varied ecosystem services than small spaces. According to the 2013 Comprehensive Plan just 26% of Louisville's land is Open Space. I have heard several members of City Council say that 40% of Louisville's land is Open Space and that more Open Space is not needed. While some acquisitions have been made since 2013, 40% sounds way too high. The 40% number must include parks, ball fields, and other publicly used lands.

Just a few months ago, in November 2023, the citizens of Louisville expressed overwhelming support for Open Space by renewing the existing tax and increasing the Open Space tax. Similarly, at the special election, the citizens of Louisville rejected the developer's sprawling plan - identical for the most part to the plan before you now. With clustering of the development, significant Open Space is possible.

As you know, we sit on the cusp of a second great extinction event, the critters most affected by the development of Redtail Ridge cannot appear before you. The environmental degradation caused by grading cannot be overstated. It will take the soil decades to recover. And, all surface and sub-surface habitat is destroyed. The critters living on the property are pretty much being given a death sentence --when there are other options, like clustering.

We are environmental stewards of the lands and its critters. As part of our stewardship, the developer should be required to provide the mandatory information required by Section 16.12.050(S). Subsection S requires the

developer to provide the "Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites." Without this information, the approval of the Open Space Advisory Board and City Council are from an ecological standpoint meaningless – because they are made in a vacuum. Given what is at stake, it is perfectly reasonable to hold the develop to the City Code's requirements.

Your decision will deeply impact your children and grandchildren. As in-fill continues, the creation of Open Space now will provide future generations of humans as well as wildlife with a high quality of life.

I would like to see City Council take on the challenge of maximizing Open Space while allowing for reasonable economic growth.

Best regards,

Cathern Smith
Ward III

FN 1: Please direct the staff not to include property outside of Louisville when making calculations about compliance with City Code.

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Municipal Codes Regarding Ability To Recommend More Open Space:

Code of Ordinances City of Louisville, Colorado

Sec. 16.16.010. - 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.

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.

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.

Such open space shall be owned and maintained as common open space by the developer or by an organization established for the ownership and maintenance of common open space, unless the city accepts dedication of the open space through mutual agreement between the developer or organization and the city council.

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.

From: [Brian Moran](#)
To: [City Council](#)
Subject: Redtail Ridge - Voice of Community
Date: Tuesday, February 6, 2024 2:16:57 PM

Some people who received this message don't often get email from bmoran@ghx.com. [Learn why this is important](#)

Hello Louisville Council –

I hear that once again folks are trying to push through an agenda and development plan that's been in front of us residents and pushed back on multiple times before.

I have been a homeowner here for 20 years (and a renter before then). I have worked in the community for the last 17 years. I have raised 2 kids here and both have attended local public schools. I attend church here in town. I support small businesses in my town.

I do not want to live in another Broomfield or whatever you wanna call the atrocious sprawl that's Superior. I don't want Generic America – I want to live in Louisville.

If I had my way, we'd pass a tax measure to help procure as much of Redtail Ridge property as possible for green space and trails/park... but I understand economics.

If Louisville feels that it much keep “growing” (in lieu of replacing all our lost businesses and empty buildings throughout the town), I'm not incredibly aligned. However, I'd ask that a new and condensed plan be created. I'd support Avista expansion for instance. But we do NOT NEED to build that area out. We should prioritize being one of the last bastion of green belts off of 36. We should prioritize sustainability and low infrastructure – and less congestion and pollution in our town.

Just don't try to sneak the garbage through. A developer will benefit. You'll all be disliked. And the town will suffer.

Thank you,
Brian & the Moran family

Brian Moran

*Sr. Product Manager, Global Exchange Services - Automation
Product Owner – My Exchange, Intelligent Business Rules
Pronouns: He/Him/His*

GHX

1315 W. Century Drive
Louisville, CO 80027
720.887.7661 direct
720.887.7000 main
720.887.7200 fax

[**bmoran@ghx.com**](mailto:bmoran@ghx.com)

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Global perspectives and insights on running the new business of healthcare

From: [Joel Hayes](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 6, 2024 2:09:08 PM

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Dear Mayor and Council Members:

I write to oppose the proposed preliminary subdivision plat set on tonight's agenda regarding the Redtail Ridge proposal, for the same reasons that the Louisville Planning Commission recommended denial of the same proposal. Namely:

1. 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 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.
3. 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.
4. 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. Maintaining prescribed block lengths is necessary to ensure an adequate and convenient transportation system to serve the proposed subdivision.
5. 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.
6. The Application does not comply with the 2010 ConocoPhillips 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 publicly dedicated roads rather than private roads.

I hope the Council will again deny this proposal. If and when this area is developed I hope it will be done in a way that adds to our quality of life and complies with the letter and spirit of our zoning and development plans. Thank you for your consideration of my letter and for your service to our fair city.

Sincerely

Joel Hayes

187 Harper St.
Louisville CO

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From: [John Ohannessian](#)
To: [City Council](#)
Subject: No on Redtail Ridge Vote
Date: Tuesday, February 6, 2024 1:49:08 PM

Some people who received this message don't often get email from johnohan@yahoo.com. [Learn why this is important](#)

Dear Council,
As a Louisville City resident I ask you to please vote NO on the upcoming Redtail Ridge vote.

Thank you

John Ohannessian
569 Augusta Drive
Louisville, CO 80027
303-817-3535 (Cell)

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From: [Tonya Johnson](#)
To: [City Council](#)
Subject: RedTail Ridge
Date: Tuesday, February 6, 2024 12:54:29 PM

[Some people who received this message don't often get email from tonyaj@ecentral.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Members of City Council

I realize that I may be too late to submit my comments; however, I would like to weigh in on the RedTail Ridge project. I believe that for a city that is limiting new gas connections and new gas stations, it seems extravagant to approve a large plan that will have a significantly greater environmental impact.

The owner of the land knew how it was zoned when they bought the property. I would be being more in favor of considering options that preserve open space and wildlife - I wonder if there are organizations that can provide funding to remove a significant portion of this land from development?

I oppose the scale of this project.

Thank you for your time. I do not need a response.

Respectfully,
Tonya Johnson
509 La Farge Ave
Louisville, CO 80027

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From: [Betty Solek](#)
To: [City Council](#)
Subject: Fwd: Voting on Redtail Ridge
Date: Tuesday, February 6, 2024 12:53:24 PM

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I wrote this comment in December and it is still current for this evening's meeting. The proposed subdivision on the Redtail proposal is not consistent with Louisville policies. Large corporate campus approaches to design also do not support use of the regional public transit system. Please ask the applicant to prepare a conceptual plan that will address the citizen input and Louisville policies.

Betty Solek

----- Forwarded message -----

From: **Betty Solek** <betzgirls@gmail.com>
Date: Mon, Dec 4, 2023 at 1:19 PM
Subject: Voting on Redtail Ridge
To: <Council@louisvilleco.gov>

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: [Trudi Moran](#)
To: [City Council](#)
Subject: No on RedTail Ridge / Southeast Gateway
Date: Tuesday, February 6, 2024 12:47:11 PM

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Councilpersons,

With respect to the agenda item pertaining to RedTail Ridge, I urge you to vote no. This proposal is not a good fit for our community. Our community spoke in the special election and this is the fourth year I have written on the issue. The proposal continues to be sprawling and unnecessarily impact native land features and wildlife. The current plan has too many impacts to sensitive ecosystems. It is sprawling rather than condensed development. It removes far too many trees. Please send the development back to the drawing board so they can present a plan that fits with the town's comprehensive plan. I am opposed to such a development when we already have transportation and traffic issues and this would result in many more trips (most likely single drivers) on our roads. Please send the developer back to revise the plan and please respect the democratic process and your constituents.

Thanks for your time,
Trudi Redd Moran
Louisville resident

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From: [Chris Torrence](#)
To: [City Council](#)
Subject: Redtail Ridge proposal - vote for approval
Date: Tuesday, February 6, 2024 11:39:36 AM

[Some people who received this message don't often get email from chris_torrence@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi City Council,

As a longtime resident of Louisville, I am writing to urge you to approve the preliminary subdivision plat for Redtail Ridge.

There have been many proposals over the years, some better than others. Although the current proposal isn't perfect, it appears that the developers have acted in good faith to provide a plan that meets the desired needs, both for the original 2010 GDP as well as add-ons such as additional open space, trails, LEEDs building standards, and solar electric generation.

This is just for approval of the preliminary proposal, and there is plenty of time for compromise and course correction in future proposals.

Rather than "design by community", I would suggest that we trust you, the elected officials, to do the right thing in the coming months and years as final proposals are developed and brought forward.

Thank you for your consideration.

-Chris Torrence
Louisville, Colorado

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From: [Natasha Flyer](#)
To: [City Council](#)
Subject: Premature Public Hearing for Preliminary Plat - Incomplete Packet as Mandatory by City Code
Date: Tuesday, February 6, 2024 11:34:51 AM

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JUST A FEW **COMPLETELY MISSING** EXAMPLES:

1. **Missing** 16.12.050 (Y), "The maximum height proposed for **ALL** buildings and structures."
2. **Missing** 16.12.050 (W), "**Development phases or stages proposed** in order to assure the availability of public services and the orderly development of the subdivision.
3. **No compliance** 16.16.020(B) Burden on developer to demonstrate need for grading site
4. **Missing** 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" - **Addressing cost burden** of US 36 and NWPY interchange
5. **Expired** Agreement with BSVD on Alignment of Campus Drive
6. **Missing** Intergovernmental Agreement with NWPY
7. **Missing** full drainage report in Preliminary Plat packet, only uninterpretable image.

Natasha Flyer

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From: [Garrett Clark](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 6, 2024 11:33:08 AM

Some people who received this message don't often get email from clark.garrett3@gmail.com. [Learn why this is important](#)

Dear City Council,

Appreciate your service to the community, as a busy father of three young children and owning my own small business I felt the need to speak up about Redtail Ridge.

In the special election shortly after the fire, with minimal research, myself and my wife voted against the development. In retrospect that was the wrong decision for Louisville.

After researching the issue in depth our community should have moved forward with the initial 2019-2020 proposal for a 5+ million sqft live/work development. This would:

- Provide housing for the Marshall Fire victims that didn't have enough insurance or deep enough pockets.
- Allow for the younger families that can't afford 1M+ houses to grow in Louisville rather than neighboring towns.
- Keep our downtown restaurants from closing with the additional customers.
- Provide the first large scale retail since the Sams Club and Kohls have closed.
- Provide local walking/biking jobs for our citizens rather than those same jobs being in a neighboring town requiring a commute.

Louisville as a community was built off of the former jobs provided by StorageTek, we need to remember that and grow forward as a community.

Thank you!

Garrett Clark
594 Spruce Circle

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From: [Amy Conway](#)
To: [City Council](#)
Subject: Concerns about developing RedTail Ridge
Date: Tuesday, February 6, 2024 11:20:44 AM

[Some people who received this message don't often get email from amyconway@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Louisville City Council,

I am writing to express my desire for the city council to respect the results of our 2022 special election which rejected the big development on Redtail Ridge. We can do better than this! Please help protect our small town feeling by countering with a proposal for a much smaller development south of Disc Drive that won't change the traffic and ruin natural habitat.

Thank you,
Amy Conway
2402 McKinley Ave
Louisville, CO

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From: [Tim Stalker](#)
To: [City Council](#)
Subject: Letter to the City Council for this evening's meeting
Date: Tuesday, February 6, 2024 11:10:44 AM

Some people who received this message don't often get email from tstalker28@gmail.com. [Learn why this is important](#)

To the Council

Thank you for the opportunity to provide my comments regarding the RedTailridge preliminary plat.

The plat before you tonight, unfortunately, has proceeded to this step in the planning process without an amendment to the CononoPhillips GDP. It's a decision the developer made and expressed in the Spring of 2022 that the city staff must legally let proceed. While your consideration of this plat provides no avenue for the public to contest this maneuver, the public opinion about the plans in the plat are still a matter of outstanding relevant public opinion expressed in the referendum vote that voted down the developer's attempt to amend the GDP with what are essentially the same plans.

Rather than honoring the city's vote to deny the developer's amendment to the GDP, and working towards a better amendment, this developer has proceeded in ignoring the city's referendum and ceased working with the city on another amendment. Why? Because by pitching the plans as a proposal for a subdivision they're able to make prevent the public's right to protest it as an ordinance.

The developer is performing an unprecedented avoidance of our home rule charter for **prohibited action by council - section 7-5 b**, which states:

No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.

In name only, the developer is proposing a subdivision rather than an ordinance of a GDP amendment with the same plans used for the amendment the city denied in April 2022. Quoting Jay Hardy from Brue Baukol, *"We are not going back to the drawing board, period. What we will do is take that ConocoPhillips GDP and submit a plat off of that. There will not be another review of trying to redo the general development plan."* Such bravado and chest pounding provides you or the city no help.

As a city council, you do have the responsibility of paying attention to our home rule

charter for what you're prohibited from doing because the plans for the plat haven't changed. It's still a 389 acre site the developer intends to grade almost in its entirety. That has never changed. While you're not legally obligated to adhere to section 7.5b in our home rule charter, please understand that you and the city are being taken advantage of. This developer has no interest in Louisville, other than for the 389 acre site they own. Otherwise they would have proposed a better amendment and plans to the GDP. The fact of the matter is, you're being asked to approve a plat with an unprecedented and un-amended GDP. No other landowner that I can determine as proceeded in such a way as this.

Please vote to deny this proposal with modifications.

Thank you,
Tim Stalker
806 W Dahlia Ct

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From: jdmcnary@gmail.com
To: [City Council](#)
Subject: Letter Recommending Approval of Redtail Ridge
Date: Tuesday, February 6, 2024 11:07:12 AM
Attachments: [McNaryAvistaRedtailRidge Letter v1.0.pdf](#)

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February 6,

2024

Members of the Louisville City Council:

As a resident of Louisville and a Director on the AdventHealth Avista Hospital Board of Trustees, I am writing in support of the Redtail Ridge plan for development.

I have been a resident of Boulder County for over 40 years and have witnessed tremendous change throughout the county during that time. While I certainly miss the smaller scale and population density of that time, I believe it is important to acknowledge the many changes for good that the area's growth has brought about. One of these changes was the construction of Avista Hospital, a facility that has benefited thousands of fellow Louisville residents and their families each year.

A critical component of the Redtail Ridge plan is the opportunity for Avista Hospital to build a new, larger facility with better access. We are fortunate to have such a high-quality medical facility in our community but there are shortcomings that the new facility can address. The first is access. Raising an active family has involved numerous trips to the emergency room and the long, winding route to the hospital always felt even longer when we were rushing to get there. The planned location for the new facility has greatly improved access which will allow many people to receive medical care more quickly. Another shortcoming the new facility will rectify is its size. Throughout 2022 I had medical issues that required numerous hospital stays. Avista was the first choice for my care team but was unavailable and I was directed to receive care at other area hospitals. The new facility will have more room to serve a greater number of patients and offer more comprehensive services that will benefit the members of our community.

Please consider the value Avista Hospital brings to our community and recognize how much more it can offer us all with a new, updated and expanded facility by voting to approve the Redtail Ridge development plan.

Sincerely,

Judy McNary
1574 White Violet Way

Louisville CO 80027

Director, AdventHealth Avista Hospital Board of Trustees

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From: farenz@comcast.net
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 6, 2024 10:49:39 AM

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Dear members of the Louisville City Council-

As a 38 year resident of Louisville, I have seen many changes to the city and the development of all parts of the city. I was in favor of the Redtail Ridge development plan that was rejected in 2022 and remain in favor of that development or something substantially the same. I think the expansion of the Avista Hospital and related development creates new, clean jobs in the area and should result in expanded medical services available in our city. As I recall that plan also included some public access to park-like areas within the development and we can always use more areas for public use. I do not think we should leave that tract of land vacant any longer – I remember Storage Tech and the jobs and income it provided to Louisville businesses. I believe we should encourage revenue producing businesses on that land not leave it empty and unused.

As I recall, much of the opposition to the plan in 2022 was that it would impact rebuilding after the fire. I do not believe that was true at the time – commercial builders are not in the business of home building. Most of the rebuilding is well under way and this development would likely have little effect on remaining rebuilding, if any.

While there will no doubt be some increase in traffic, it seems like most of the traffic will not have any effect on the local Louisville streets. Other developments, including Steel Ranch, North End and all the housing along Hwy 42 added traffic but also provided benefits to the local economy and they were approved.

Felicia Renz
696 Owl Dr.
Louisville, CO 80027

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From: [Jeff Meier](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, February 6, 2024 10:27:53 AM

[Some people who received this message don't often get email from jmeier0207@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please vote yes on this development
Thanks!

Jeff Meier
970 948-6666
470 County Rd
Louisville

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From: [tamar krantz](#)
To: [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: Please Carefully Consider the Planning Commission Decision on RTR plat
Date: Tuesday, February 6, 2024 10:24:48 AM

Dear City Council members,

Thankyou in advance for carefully considering the application for a preliminary subdivision plat at Redtail Ridge and for carefully considering the resolution of the planning commission.

Planning commission deliberated for three meetings and arrived at a recommendation of denial for the subdivision plat. ***The response from Evan Pesonen of Sterling Bay to the planning commission recommendation of denial includes some reasonable responses and some misinterpretations of our code*** (Attachment #20 page Page 659 of 1770 in the meeting packet). I've taken the time to analyze their response. Please see my in-line comments in **red**, below.

Thanks for considering this very carefully.

Tamar
Former Planning Commissioner

Attachment #20 f

****On Sterling Bay Letterhead****

March 24, 2023
Mr. Rob Zuccaro
Planning and Building Safety Director
City of Louisville 749 Main St Louisville, CO 80027
Sent via email: RZuccaro@LouisvilleCo.gov

RE: Response to Plan Commission Resolution No. 13, Series 2022

Dear Mr. Zuccaro,

Below please find detailed responses to five reasons the City of Louisville Planning Commission cited as their basis of denial of the preliminary plat on December 8, 2022. For ease of review, the Plan Commissions' concerns are repeated followed by our response.

Section 2. Based on the testimony of the witnesses and the documents and other evidence made a part of the record of the hearing before the Planning Commission, the Planning Commission finds that the proposed subdivision does not promote the following purposes set forth in Section 16.04.020 of the Louisville Municipal Code

(“LMC”), or comply with the following standards set forth in LMC Chapter 16.16 and this title:

A. 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 proposed 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.*

Response: ***Code Section 16.16.010.D requires natural features and vegetation to “be preserved to the extent possible.” Code Section 16.16.010.E generally governs the location of community facilities, parks, and open spaces, and also provides, “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 response simply repeats the words of the code sections referenced above. ***Note that the city council can require more open space. The need can be justified under 16.16.10. E under “overall need within the development for such areas”.***

The proposed grading of the site is necessary to meet the development’s drainage requirements, so the proposal satisfies Code Section 16.16.010.D’s direction to preserve vegetation and natural features “to the extent possible.” We will have one of our consultants present on these issues specifically, which should help defuse concerns in this area. Staff was in support of our wildlife programs and indicated that they met the Code’s requirements.

Simply stating that the natural features are preserved to the extent possible because the drainage requirements must be met is not satisfactory. In order to verify that vegetation and natural features are preserved to the extent possible, the ***burden of proof is on the applicant to show that alternatives were considered.***

The planning commission memo states that more natural features could be preserved with clustering. Clustering the development to the south is feasible. This needs to be addressed by the applicant.

Additionally, Code Section 16.16.010.E merely states that open space, like other public use amenities, should be designed to complement the proposed development. The provision does not allow the City to deny an application simply because the proposal could be redesigned to provide more open space. The required public use dedication of 12% is provided by Code Section 16.16.060, and the actual open space we propose dedicating greatly exceeds this threshold.

While it is true that open space dedication exceeds the minimum requirement. 12% is a minimum. ***The above statement is false. The city CAN deny the application simply because it could be redesigned to provide more open space under 16.16.010.E.*** The applicant has shown no willingness to work with the city and the public to cluster development to protect natural areas. Please refer to Sec. 16.04.020, which references the Local Government Control Enabling Act and describes the city's broad authority over land use decisions.

B. 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 to be 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.

Response: Code Section 16.04.020.K does not state that an applicant must demonstrate avoidance of traffic congestion; instead, the provision merely states that traffic circulation is one of the many purposes for which the City has the authority to grant a subdivision. Thus, the Resolution's statement that the application "does not comply" with Section 16.04.020.K is not technically correct. The subdivision plat results in much needed and high priority reduction in congestion and dangerous traffic patterns for Monarch High School by extending Campus Drive. The current situation is known to be a safety hazard by the School District, the City and the citizens, and there is strong community support and school district support for the extension of Campus Drive to the east, which extension creates the issues with the NW Parkway.

The applicant claims that the resolution's statement that the application "does not comply" with section 16.04.020K is not technically correct.

However, ***it IS technically correct.*** "Does not comply" in the context of the LMC 16.04.020

(copied below in its entirety for context) means that it does not "...provide for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion..." Please read the entire purpose section below. Note that in this context, ***local governments have the authority under state law to deny a subdivision for the purposes listed in this section***, including purpose

"K." Here is the section including the introductory paragraph.

Sec. 16.04.020. - Purpose.

The regulations in this title are designed and enacted in accordance with the authority granted to the city including, but not limited to, subdivision authority granted in C.R.S. § 31-23-201 et seq. and the land use authority granted in C.R.S. § 29-20-101 et seq., the "Local Government Land Use Control Enabling Act of 1974," for the following purposes:

- 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 the comprehensive plan;
- 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;
- D.**
To promote orderly growth and to provide for the harmonious development of the city in accordance with its comprehensive plan;
- E.**
To provide for adequate light, air and privacy and to secure safety from fire, flood and other danger;
- F.**
To avoid congestion of population and to provide for the proper distribution of population and supportive land uses;
- G.**
To ensure that public facilities and services are available and will have sufficient capacity to serve the development;
- H.**

To protect the character and the social and economic stability of all parts of the city;

I.

To conserve and enhance the value of land throughout the city and the value of buildings and improvements upon the land;

J.

To minimize the conflicts among the uses of land and buildings placed on the land;

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;

L.

To provide reasonable standards in order to further the orderly layout of land and to ensure proper legal descriptions and monumenting of subdivided land;

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;

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;

O.

To regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas;

P.

To regulate the location of activities and developments which may result in significant changes in population density;

Q.

To provide for phased development of services and facilities;

R.

To help assure that growth bears a reasonable share of the costs thereof; and

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.

The statement that “The subdivision plat results in much needed and high priority reduction in congestion and dangerous traffic patterns for Monarch High School by extending Campus Drive is not particularly relevant in this context because **the resolution refers to traffic predictions for the early failure of US36 and NWP interchange, not Campus Drive.** Furthermore, the claim is that this will reduce congestion and improve safety is hypothetical. Egress concerns are ameliorated by the recent construction of an emergency exit via Paradise lane. With the project, traffic volume will increase 7X on the Campus drive extension as the site is built out, from initially only 1,700 vehicles per day to 12,200 vehicles per day (Source: Fox Tuttle Traffic Study, 2021) making school egress potentially more difficult.

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.

Response: We continue to work with the NWP regarding the improvements proposed within their right-of-way as well as the limited easements that are needed to accommodate sidewalks along sections of 96th Street.

The applicant should continue to work with the NWP and submit a complete application once this is obtained. ***City council best practice is to avoid conditional approvals.***

C. 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 transportation system to serve the proposed subdivision.

Response: The preliminary and final plats have been modified to decrease the parcel sizes therefore eliminating the block length maximum being exceeded.

This is now acceptable.

D. 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.

Response: The redevelopment of the project incorporates numerous criteria that were not in place when the original Storagetek campus was designed and built. Stormwater

detention, water quality and drainage criteria have all become more stringent, and expansive soil conditions on the property now require over-excavation resulting in additional disturbance that we are mitigating to the greatest extent possible. We have asked our design team to scrutinize the grading limits, and they have been reduced in certain areas. While the criteria outlined in LMC Sec. 16.16.020.B is subjective in our opinion, our professional engineer and design professionals have done everything they feel possible to minimize impacts through their design of the redevelopment and feel we have satisfied the requirements of the City's municipal code and existing entitlement documents.

Please note that, there appears to be a mistake in the wording of the resolution. LMC Sec. 16.16.020.B states that "Drainage areas, wherever possible, should be left in a natural state and no encroachments shall be made on the natural channel area." the resolution mistakenly says "greatest extent possible."

I agree that the words, "greatest extent possible" (as well as "whenever possible") are subjective. ***However, the city has authority under Sec. 16.04.020 S (in above response) to "...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."*** As stated under Resolution point A, "The planning commission memo states that more natural features could be preserved with clustering. Clustering the development to the south is feasible. This needs to be addressed by the applicant." The same is true for drainage areas.

This applicant response explains the difficulty of leaving drainage areas in a natural state and the efforts of the applicant are appreciated.

This response mentions entitlement documents. I cannot respond to this without the name of the documents.

The Planning Commission finds that the Application does not comply with the 2010 ConocoPhillips 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 publicly dedicated roads rather than private roads.

Response: For (1), the "permitted uses" allowed by the GDP are very broad and include commercial uses, offices, "facilities for the research, development, manufacturing, fabrication, processing, or assembly of scientific and technical products, or other products," and "other uses as established by the City Council." Thus, while our proposed uses may not be precisely the same as what Conoco Phillips was contemplating, the proposed development fits within the general character of development described in the GDP, which is not tied to the specific uses Conoco Phillips might have contemplated.

I split this to begin with the type and character of development then address the roads.

Regarding Type and Character:

One of the four main purposes of a GDP is to establish the “type and character of development” The applicant is interpreting the GDP so broadly that this purpose becomes absent from the GDP. The use of the word “campus” throughout the document shows this and the council record from 2010 verifies intent as a single user corporate campus.

Furthermore, the type and character is established in part by the zoning, which is “PCZD commercial with PUD-C overlay.” ***The plat does not comply with the PUD-C overlay.*** The allowed uses in PUDC commercial include manufacturing however, the type of manufacturing differs from the type allowed in industrial zoning. Sec. 17.72.090. - Commercial and office states that “such facilities shall be completely enclosed and any noise, smoke, dust, odor, or other environmental contamination produced by such facilities, confined to the lot upon which such facilities are located..”

The letter from sterling bay to Rob Zuccaro dated November 28, 2023 RE: Redtail Ridge Preliminary Master Plat and Subdivision Filing No.1 states the intent to use the site for R&D Life Sciences labs & cGMP facilities as well as flex industrial. In verbal Testimony the applicant explained that this includes manufacturing of pharmaceuticals and pharmaceutical products. These uses are inconsistent with the PUD-C overlay because they emit pollutants beyond the lots upon which they are located. These types of facilities are heavy polluters of air and water and create hazardous and toxic waste. Some pharmaceutical manufacturing may not even be allowed in our industrial zoned areas.

It is possible that the proposed uses have been further explained elsewhere in the 1170 pages and that I have overlooked this. They were not clear when this was presented to the planning commission. City Council should clarify the proposed uses before determining compliance. One of the requirements for a subdivision plat in Sec. 16.12.050 (M) is the description of the “proposed uses.”

Regarding Roads:

The same applies to (2), to which we will respond by quoting the GDP’s statement regarding the street network: “Traffic circulation patterns depicted within and across Lot A represent internal private drives and are conceptual only and subject to modification.” While the GDP mentions private drives, the statement is intended to clarify that the streets depicted in the GDP are merely conceptual and should in no way limit future development. Thus, a site plan including dedicated public streets is not inconsistent with the GDP.

First, the statement above that the "streets depicted in the GDP are conceptual and should in "no way limit future development" is illogical. If this were true, then the GDP sets no limits and provides not direction on the streets. We cannot interpret that the GDP says nothing when our code says that a GDP "shall set forth...D. the proposed location of all streets shall be coordinated with the adopted general street plan for the city." (LMC 17.17.030). It seems to me that the logical interpretation is that the GDP says **something** about the streets.

Second, the planning commission resolution is correct in noting that **public roads do not comply with the GDP, which describes internal private drives.** The words "internal private" represent a restrictive clause for the word "drives". According to [grammarly.com](https://www.grammarly.com), "restrictive element defines or limits the meaning of the word it modifies and is therefore essential to the meaning of the sentence. Because it contains essential information, a restrictive element is not set off with commas."

Third, this interpretation should be made in the larger context of the GDP and its purpose. **A GDP serves as a restrictive document.** Here is the city code language that states that the ConocoPhillips GDP remains in effect: "All final plans registered and recorded or filed hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such plans to all conditions and limitations set forth in such plans (LMC17.72.160) The words, "binding, limit, control, and restrict" do not imply entitlement to the most broad interpretation possible.

Finally, the city council need not interpret this in the applicant's favor. As you know, the 2010 GDP is legally tied to the PCZD agreement that is on page 664/969 of the December 5, 2023 city council meeting packet. This is clarified under section 4.3, "Remedies and Vested Rights", which states:

"The Owner acknowledges that certain actions, such as the review of subdivision plats and site specific development plans are matters of quasi-judicial discretion, and no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner. The Owner further acknowledges that this Agreement **does not constitute a vested rights agreement.**

Thank you and your team for your continued efforts towards finalizing the Preliminary Plat and Filing 1 Final Plat for Redtail Ridge. We are available at your convenience to review and discuss any of your comments and our responses. Respectfully,
STERLING BAY Evan Pesonen Vice President – Asset Management and Acquisitions

From: [Mike Kranzdorf](#)
To: [City Council](#); [Rob Zuccaro](#)
Subject: Retail Ridge
Date: Tuesday, February 6, 2024 10:22:11 AM

Hello Council and staff,

The Retail Ridge Preliminary Subdivision Plat should be approved to allow for productive discussions with the new developer of the project. It's the beginning of a process, not an end. Sterling Bay has committed to generous public and private land dedications, concentrated building placement, onsite solar, LEED design, improved access for Monarch High and a new home for Avista Hospital. It will not be everything to everyone, but given the prior GDP and metro district approvals, this project will move forward in some form. Staff has determined the plat to be in accordance with city policy. It's time to work collaboratively and not put up more impediments. Losing the Medtronic campus because of roadblocks was bad enough, please don't let it happen to Avista as well.

Thank you,

Michael Kranzdorf
Amterre Property Group LLC

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From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Subject: Fwd: Redtail Ridge
Date: Wednesday, February 7, 2024 6:45:10 AM

Best Regards,

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

Begin forwarded message:

From: barmstrob@gmail.com
Date: February 2, 2024 at 4:42:22 PM MST
To: Christopher Leh <leh@louisvilleco.gov>, Caleb Dickinson <cdickinson@louisvilleco.gov>, Deb Fahey <dfahey@louisvilleco.gov>, Dietrich Hoefner <DHoefner@louisvilleco.gov>, Barbara Hamlington <BHamlington@louisvilleco.gov>, Judi Kern <jkern@louisvilleco.gov>
Subject: Redtail Ridge

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City Council Members,

I am writing to encourage you, as a council, to definitively resolve the Redtail Ridge issue in our town for once and for all. This property is privately owned, and as such, the city needs to work in good faith with the owners to get to a compromise where no one gets everything they want, but all parties get most of what they want. The position of the No Campaign is a zero sum game as it has become clear that members of this campaign will settle for nothing less than zero development. This approach is the epitome of not acting in good faith. Our town has suffered long enough from the undue and disproportionate influence the No Campaign has had on our city governance and progress, to the point that an average citizen of Louisville would be excused from wondering who's really making the decisions for our city, a duly elected set of Council members in whom we invest the responsibility of these very difficult and complex decisions, or a small but vocal group of residents who are propagating misinformation and are appealing to residents who simply do not have the same context and information, nor the time, to inform and instruct a wise decision in the way that elected City Council members have.

Please prioritize what's right for our city over the long-term rather than what feels good to a small subset of residents in the immediate term. This would be good governance in practice.

Brian & Elizabeth Armstrong
1201 La Farge Ave

From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Subject: Fwd: Vote yes on Redtail Ridge development
Date: Wednesday, February 7, 2024 6:36:50 AM

Meredith – I am going to forward to you emails that were addressed solely to me to ensure that they are part of the public record.

Best Regards,

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

Begin forwarded message:

From: Bob Anastasi <bob.anastasi@outlook.com>
Date: February 6, 2024 at 1:04:49 PM MST
To: Christopher Leh <leh@louisvilleco.gov>
Subject: **Vote yes on Redtail Ridge development**

You don't often get email from bob.anastasi@outlook.com. [Learn why this is important](#)

Mr. Leh, I have lived in Louisville since 1983. I have raised a family here, and even started a business here back in 2001. I am emailing you to let you know how important I think it is that you vote in favor of the Redtail Ridge development. There are some people who will never be happy unless the whole area is turned into Open Space, but I feel like the development group has made a number of reasonable concessions over the years. There are a number of reasons why I am asking you to vote in favor of the Redtail Ridge development plan.

- 1) It is not the right of people to just keep a property from that is zoned for development, from being developed, just because they wish the space was zoned something else.
- 2) We need the residential units to provide for more living options within the city (more residents also means more people to support Louisville businesses)
- 3) This is prime real estate for business (the location is both convenient, and high-profile)... Louisville needs to take advantage of that, like Broomfield did with Interlocken years ago.
- 4) We need to keep Avista hospital in Louisville (we can't have them pull a Medtronic and leave)
- 5) We need the additional access roads to Monarch K-12, Monarch High School and Avista in the case of any one of a number of emergency that might occur (not just another wildfire)
- 6) The city needs the revenue from the taxes that will be generated once Redtail Ridge is completed and people, companies & businesses move in

Bob Anastasi
839 Trail Ridge Drive

From: [Edward Duell](#)
To: [City Council](#)
Subject: Red Tail Ridge.
Date: Tuesday, February 6, 2024 8:42:52 PM

[Some people who received this message don't often get email from edduell@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello city council,

I am just another concerned Louisville resident voicing my opinion to vote against the RTR proposal that the developers are trying to force on the city.

While I understand the need to grow the city, we have one chance to get this development right. The proposed plan is not focused on the long term good of the city residents nor on sustainable growth and I recommend that the current plan be rejected.

Thank you
Ed Duell
Louisville Resident. (794 West Pinyon Way)

Sent from my iPhone

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From: [sherry sommer](#)
To: [City Council](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Red Tail Ridge Referendum Council Clips
Date: Tuesday, February 6, 2024 6:00:30 PM

<https://youtu.be/c1BUkJONPt8?feature=shared>

Sherry

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From: [Elizabeth Stahr](#)
To: [City Council](#)
Subject: Please save Redtail Ridge
Date: Tuesday, February 6, 2024 5:14:28 PM

Some people who received this message don't often get email from mestahr@gmail.com. [Learn why this is important](#)

Dear City Council Members,

I hope this letter is not too late to be considered regarding developing another new area in Louisville.

This should be open space for the community to enjoy and keep as a reminder of what a beautiful area this is. Louisville remains within the top 10 towns to live in, in Colorado and the United States. People are drawn to this area for the open space, lifestyle and beauty that that provides, and the small town feel that is quickly being lost in development and overcrowding. The focus should be on building out areas to shop and spend within this community, in areas set up for this very reason. The former Lowes, the empty scrapbooking building, Alfalfas and so on should be the focus and the "new" draw. Instead of adding more humans, please consider adding more businesses so that we don't all need to shop in Boulder, Broomfield, Lafayette and Denver. We need a buffer from Superior, Broomfield, Lafayette and Boulder so we are not lost and will remain (in a very small way) Louisville.

Please don't continue to overcrowd and cause animosity, instead add a sense of community where we spend where we live and support a healthy lifestyle. Please save this beautiful area!

Elizabeth Stahr

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From: [Adrienne Middleton](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, February 6, 2024 3:58:46 PM

Some people who received this message don't often get email from adriannemiddleton@mac.com. [Learn why this is important](#)

In 2022 voters turned down this development, and I can't believe that the city council is entertaining it. Again.

I understand that the developer is proposing fewer square feet of built out space, but it will still turn the entire Storage Tek site into an asphalt and concrete desert. It will still bring 20,000 cars/day to Louisville, necessitating a costly upgrade to the Interlocken interchange. Who is going to pay for that upgrade? The taxpayers? We're struggling to find funds for essential services. Why should we pay a big corporation's bills? Has the developer gone through the process of requesting a building permit and getting the Northwest Parkway's approval? If it hasn't, why is this even being considered?

As I understand the situation, the city council asked for open space as part of the development project. What they got were a few acres divided by a parkway. There will not be any red tailed hawks there if we don't protect the land north of Disc Drive. There won't be nice places for people to walk. We will lose a valuable ecological property.

Do we want our city to look like an industrial park, or do we want it to be a place where our grandchildren will be happy growing up? Louisville voters have already chosen. Will you support the democratic process?

Thank you for your consideration.
Adrienne

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From: [Don Brown](#)
To: [City Council](#)
Subject: RedTail Ridge
Date: Tuesday, February 6, 2024 3:05:53 PM

Some people who received this message don't often get email from donpbrown2@gmail.com. [Learn why this is important](#)

Dear Esteemed Councilmember,

The Redtail Ridge decision before you tonight is an opportunity for Louisville to take the first step in waking up from our long slumber. A slumber where our community has avoided making land use decisions that are appropriate for our modern circumstances.

Our current Comprehensive Plan and, more importantly, our existing zoning scheme have their roots in the circumstances that faced Louisville in the 1960's through the 1990's. We were a community where the mines were closing, residents were demanding local shopping, and Boulder was beginning to burst. We created a plan that was driven by sales tax maximization, big box retail, separate suburban housing, and automobile accessibility.

Most would agree that it was these plans that led to our many years of prosperity where we led the region in sales tax collection, used proceed from this dominance to build several enduring municipal assets, and fostered an old-town feel downtown as it converted from primarily utilitarian business to the browsing and dining uses that occupy downtown Louisville today.

However, times have changed. With the onset of online sales, our sales tax revenue is no longer dependent on land use. The radical escalation of housing costs that many of us have (or will) benefit from have left us with a complete lack of housing that is attainable for our teachers, firefighters, police officers and other workers who are the lifeblood of our community. In fact, many of us who are empty nesters have come to the realization that it is difficult, if not impossible, for our kids to locate in Louisville. Finally, we have under utilized access to significant transit infrastructure that has evolved around us.

The proposal before you tonight presents an opportunity for us to move forward. Not only is it in compliance with our current requirements, it will bring jobs and customers for our business. Further, approval of this project will send a signal that Louisville is no longer to be considered closed for business. And it ensures that Avista Hospital -- our biggest employer and a place where many of our citizens began their journey in life -- will stay in our community for the foreseeable future.

It is my hope that as this development moves forward, we can enhance its current features to meet some of the current needs of our community. Better recreational opportunities for our citizens. Better connectedness through trails. Housing that takes advantage of the existing transit infrastructure and fills the gaps in our current stock. Businesses with housing that is walkable to reduce the traffic impact of this development.

Redtail Ridge is not all those things today. But it could be. And our City, through your leadership, could again become a regional leader in innovative thinking that enables us to modernize our land use plans, preserve our old-town character feel of downtown, and move us forward as a healthier, more sustainable community into the 21st century.

Thank you for your service and your dedication to our community.

With Greatest Regards!

Don Brown

505 Grant Ave.

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From: [Ian Leech](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Wednesday, February 7, 2024 12:03:27 PM

[Some people who received this message don't often get email from ianleech51@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please no development at Redtail Ridge.

Sent from my iPad

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From: [Tim Stalker](#)
To: kathleen@kellypc.com; [Jeff Durbin](#); [City Council](#)
Subject: Fwd: Letter to the City Council for this evening's meeting
Date: Wednesday, February 7, 2024 4:40:40 PM

Hello, all

I'm forwarding you three e-mails in regard to a response I received yesterday from councilmember Caleb Dickinson about an e-mail I sent to council so that it could be included in the addendum to the packet for last night's city council meeting. I wished to have my comments put into the record. I of course wasn't expecting an e-mail back, given the quasi-judicial rules governing official actions per the Redtail Ridge preliminary plat.

Mayor Leh made it a point to cover the importance of quasi-judicial rules and why they must be followed at the meeting last night and I thought I should report this. Below is my letter to council.

----- Forwarded message -----

From: **Tim Stalker** <tstalker28@gmail.com>
Date: Tue, Feb 6, 2024 at 11:10 AM
Subject: Letter to the City Council for this evening's meeting
To: <council@louisvilleco.gov>

To the Council

Thank you for the opportunity to provide my comments regarding the RedTailridge preliminary plat.

The plat before you tonight, unfortunately, has proceeded to this step in the planning process without an amendment to the CononoPhillips GDP. It's a decision the developer made and expressed in the Spring of 2022 that the city staff must legally let proceed. While your consideration of this plat provides no avenue for the public to contest this maneuver, the public opinion about the plans in the plat are still a matter of outstanding relevant public opinion expressed in the referendum vote that voted down the developer's attempt to amend the GDP with what are essentially the same plans.

Rather than honoring the city's vote to deny the developer's amendment to the GDP, and working towards a better amendment, this developer has proceeded in ignoring the city's referendum and ceased working with the city on another amendment. Why? Because by pitching the plans as a proposal for a subdivision they're able to

make prevent the public's right to protest it as an ordinance.

The developer is performing an unprecedented avoidance of our home rule charter for **prohibited action by council - section 7-5 b**, which states:

No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.

In name only, the developer is proposing a subdivision rather than an ordinance of a GDP amendment with the same plans used for the amendment the city denied in April 2022. Quoting Jay Hardy from Brue Baukol, *"We are not going back to the drawing board, period. What we will do is take that ConocoPhillips GDP and submit a plat off of that. There will not be another review of trying to redo the general development plan."* Such bravado and chest pounding provides you or the city no help.

As a city council, you do have the responsibility of paying attention to our home rule charter for what you're prohibited from doing because the plans for the plat haven't changed. It's still a 389 acre site the developer intends to grade almost in its entirety. That has never changed. While you're not legally obligated to adhere to section 7.5b in our home rule charter, please understand that you and the city are being taken advantage of. This developer has no interest in Louisville, other than for the 389 acre site they own. Otherwise they would have proposed a better amendment and plans to the GDP. The fact of the matter is, you're being asked to approve a plat with an unprecedented and un-amended GDP. No other landowner that I can determine as proceeded in such a way as this.

Please vote to deny this proposal with modifications.

Thank you,
Tim Stalker
806 W Dahlia Ct

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From: [Tim Stalker](#)
To: kathleen@kellypc.com; [Jeff Durbin](#); [City Council](#)
Subject: Fwd: Letter to the City Council for this evening's meeting
Date: Wednesday, February 7, 2024 4:53:50 PM

Below is Councilmember Dickinson's response to my letter. Not only does this break the quasi-judicial rules but it also discloses his interest in the development as "a win here" prior to hearing all the evidence he mentions in the following sentence. This breaks the Home Rule Charter section 5-10 for disclosure of interest. I don't know what the punishment is for breaking quasi-judicial rules and the home charter but according to the charter Dickinson should recuse himself as he's on the record for showing his interest in the preliminary plat in support prior to making an informed and unbiased decision on the action he's considering.

----- Forwarded message -----

From: **Caleb Dickinson** <cdickinson@louisvilleco.gov>
Date: Tue, Feb 6, 2024 at 3:18 PM
Subject: Re: Letter to the City Council for this evening's meeting
To: Tim Stalker <tstalker28@gmail.com>

Thanks for writing in, Tim.

I read your email and hear your frustration.

I hope that you can take some comfort in the fact that the developer is back with all the same environmental aspects (tons of Open Space, 2.6MW of solar, LEED Silver buildings, bike paths, trail connections, Campus Dr, etc) but with a smaller footprint of 2.5m, down from the 3.0m in the 2021 GDP.

They are operating under the approved 2010 GDP. There is no requirement to have ever amended that GDP. They are allowed to come to council under that guiding document, and must, since their amended GDP was reversed by the voters.

I realize that the no campaign does not see the "win" here, but they got the developer to come back with the same plan, only smaller. I thought that was kind of the stated hope of that group.

I'm interested to hear all of the evidence tonight from staff, the applicant, and the public.

Thank you for engaging,
Caleb

Caleb Dickinson
City Council, Ward I
303-495-8219

From: Tim Stalker <tstalker28@gmail.com>
Sent: Tuesday, February 6, 2024 11:10 AM
To: City Council <Council@louisvilleco.gov>
Subject: Letter to the City Council for this evening's meeting

To the Council

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Rather than honoring the city's vote to deny the developer's amendment to the GDP, and working towards a better amendment, this developer has proceeded in ignoring the city's referendum and ceased working with the city on another amendment. Why? Because by pitching the plans as a proposal for a subdivision they're able to make prevent the public's right to protest it as an ordinance.

The developer is performing an unprecedented avoidance of our home rule charter for **prohibited action by council - section 7-5 b**, which states:

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submit a plat off of that. There will not be another review of trying to redo the general development plan." Such bravado and chest pounding provides you or the city no help.

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Please vote to deny this proposal with modifications.

Thank you,
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From: [Tim Stalker](#)
To: kathleen@kellypc.com; [Jeff Durbin](#); [City Council](#)
Subject: Fwd: Letter to the City Council for this evening's meeting
Date: Wednesday, February 7, 2024 4:57:55 PM

This is my response to Caleb, though I don't mention how he broke the rules. Can you get back to me with what sort of consequences there are for breaking quasi-judicial rules and the home rule charter for disclosure of interest. While Mayor Leh went on at length last night about quasi-judicial circumstances and ethics, he made no mention of what sanctions/punishment are in place for when councilmembers break the rules.

Thank you so much,

Tim Stalker

----- Forwarded message -----

From: **Tim Stalker** <tstalker28@gmail.com>
Date: Tue, Feb 6, 2024 at 3:35 PM
Subject: Re: Letter to the City Council for this evening's meeting
To: Caleb Dickinson <cdickinson@louisvilleco.gov>

"They are operating under the approved 2010 GDP. There is no requirement to have ever amended that GDP. They are allowed to come to council under that guiding document, and must, since their amended GDP was reversed by the voters."

No, they could have worked and put forward another amendment, but by not doing that they're preventing the public's right to protest it by bringing it to council as a plat. That's not something they must do. It's something they prefer to do:

Jay Hardy: *"We are not going back to the drawing board, period. What we will do is take that ConocoPhillips GDP and submit a plat off of that. There will not be another review of trying to redo the general development plan."*

The plan isn't smaller. The footprint they will develop is the same as it always has been.

On Tue, Feb 6, 2024 at 3:18 PM Caleb Dickinson <cdickinson@louisvilleco.gov> wrote:

Thanks for writing in, Tim.

I read your email and hear your frustration.

I hope that you can take some comfort in the fact that the developer is back with all the same environmental aspects (tons of Open Space, 2.6MW of solar, LEED Silver buildings, bike paths, trail connections, Campus Dr, etc) but with a smaller footprint of 2.5m, down from the 3.0m in the 2021 GDP.

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I'm interested to hear all of the evidence tonight from staff, the applicant, and the public.

Thank you for engaging,
Caleb

Caleb Dickinson
City Council, Ward I
303-495-8219

From: Tim Stalker <tstalker28@gmail.com>
Sent: Tuesday, February 6, 2024 11:10 AM
To: City Council <Council@louisvilleco.gov>
Subject: Letter to the City Council for this evening's meeting

To the Council

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Please vote to deny this proposal with modifications.

Thank you,
Tim Stalker
806 W Dahlia Ct

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From: [Jeffrey Gass](#)
To: [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [City Council](#)
Subject: Red Tail Ridge
Date: Thursday, February 8, 2024 6:59:59 AM

Vote yes on Red Tail Ridge

The presentation made by Sterling Bey and city planning department answered most if not all of the non sensical concerns for this property. How does a development over a mile away ruin the downtown charm of our city. I would say McCaslin Parkway does the city a bigger disservice to our old town charm.

Remember these same people complain that our taxes are to high. What better way to generate revenue for the city, school district and county, with this substantial revenue boast, with property taxes and increase sales tax revenue, with more spending done downtown and along the McCaslin Parkway corridor

Last but not least, how would this people feel if Avista leaves Louisville. Superior or Broomfield would in my opinion, would welcome them with open arms. Avista Hospital saved my life, so losing them to another community would only add more time to reach and save lives.

Jeffrey Gass
784 Meadowlark Lane
Louisville, CO 80027
Ward 1

Sent from my I-phone

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From: [sherry sommer](#)
To: [Rob Zuccaro](#)
Cc: [City Council](#); [Erik Swiatek](#)
Subject: Clarification on Redtail presentation
Date: Thursday, February 8, 2024 8:55:04 AM

Director Zuccaro,

I appreciate the work you and your staff does for our city.

According to staff presentation on 2/6/2024, there will be a park in the northwest corner of the Redtail Ridge.

The public and council need to know:

21 The city must pay for construction of a park, soccer fields, pickleball, dog park, etc. on this site.

3) Several years ago, it would have cost an estimated 3,000,000 to build public amenities on the site. The current cost would be much more.

3) The parks budget is currently underfunded.

We need to have at least a ball park estimate on construction cost and transparency on the parks and open space budget. The city is currently looking at the parks and open space budgets. I don't believe the city will have funding for these amenities.

The city should not set expectations that it can't foreseeably meet. We just passed a tax increase and need to work within this limited budget.

Thank you so much,

Sherry Sommer

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From: [sherry sommer](#)
To: [City Council](#)
Cc: [Meredyth Muth](#)
Subject: Quasi judicial disclosures
Date: Friday, February 9, 2024 11:48:21 AM

Members of Council,

During your 2/6/2024 meeting, public comment requested disclosure of council ex parte communications on the Redtail Ridge application.

Mayor Leh explained the requirements of due process:
(2/6/2024 council meeting, 3:33:20-3:38:20).

Council members

- 1) Must not reply to emails regarding the application.
- 2) Must not access information outside the public process.
- 3) Discuss the application outside of the public process.
- 4) Must not appear biased against the applicant.

I would add:

- 5) Must not appear biased against planning commission recommendation and resident comments based on Louisville Municipal Code and State Law.

In the interest of transparency, I would like to be assured that all Council members deliberating on the application have disclosed their ex parte communications since May 5, 2022. (including communications with representatives of BVSD, Avista Hospital and Advent Health, Brue Baukol, and Sterling Bay)

Ward 3 representatives Hamlington and Hoeffner, could you ask City Attorney Kelly about disclosure requirements of council members elected or appointed after the public review process starting April 5, 2022?

(Thank you, as always, for your diligent and excellent representation of Ward 3.)

Sincerely,

Sherry Sommer

Sherry Sommer

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From: [Viki Kirk](#)
To: [City Council](#)
Subject: approve Redtail Ridge
Date: Saturday, February 10, 2024 2:11:58 PM

Dear Louisville City Council Members,

I am writing to you as a longtime 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.

Sincerely,
Viki Kirk

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From: [sherry sommer](#)
To: [City Council](#)
Cc: [Jeff Durbin](#); [Samma Fox](#); [Meredyth Muth](#)
Subject: Council meeting 2/20/2024
Date: Tuesday, February 13, 2024 10:05:00 AM

Members of Council:

The Redtail Ridge application was on your agenda December 5, 2023 and February 6, 2024. On both dates, the public has come to speak but were not allowed to do so.

I am requesting that all members of the public be allowed to make their voices heard on February 20, 2024. If necessary, the meeting should be continued.

---The **December 5** agenda item was not heard because quorum was not met. Members of the public requested that the mayor state names of those who wanted to speak. As chair, **the mayor chose not to name or even the number of residents who wanted to speak.**

-- Redtail was placed at the end of a full agenda on **February 6**. This very important meeting continued very late. **Presentations of such an important topic at such a late hour is not appropriate. It limits the ability of many in the public to speak and is a needless burden on staff, resident, and council time. The agenda needs to be structured in a more thoughtful way by the chair.**

--**Mayor Leh** has mused aloud on more than one occasion that **it may not be possible to take all public comments on this topic.** In the February 6 meeting he thought out loud, saying that he had an idea for public comments at the February 20th meeting. **He has questioned out loud the potential value of hearing all comments.**

On behalf of all Louisville residents, I would like to ask that resident time be respected and that all members of the public be allowed to speak.

--The topic of development on this site has been a considerable time commitment for residents, not only in the past 4 months, but since 2020. **You owe it to the public to consider every attendee.**

--The **applicant** contributed 93,000.00 to the special election campaign. This gave them power to broadcast their views. The Yes campaign outspent the resident led campaign 32:1, and they had a **megaphone** to reach the public. **Individual residents should not be deprived of the opportunity to be heard.**

—It is **customary and fair** to ask members of the public **not to reiterate points** that have already been made. Everyone should have the opportunity to come to the microphone and state that they agree or disagree with previous speakers.

Allowing all residents to speak is supported by city rules, ordinances, and policy.

You represent the residents of Louisville. It is important to remember that, according

to our charter, **residents hold ultimate authority through direct democracy: the right to referendum, initiative, and recall.**

Sincerely,

Sherry Sommer
Preserve Louisville

For ease of reference:

**Louisville City Charter
Section 5-6. Code of Ethics**

- (a) Sections 5-6 through 5-17 shall be known as the Code of Ethics.
- (b) Those entrusted with positions in the City government **must commit to**

Adhering to the **letter and spirit** of the Code of Ethics. Only when the people are confident that those in positions of public responsibility are committed to high levels of ethical and moral conduct, will they have faith that their government is acting for the good of the public. **This faith in the motives of officers, public body members, and employees is critical for a harmonious and trusting relationship between the City government and the people it serves.**

(c) While it is critical that persons holding positions in the City government follow both the letter and spirit of the Code of Ethics, it is equally important that they **strive to avoid situations** that may create public perceptions of violations of the Code of Ethics. **Perceptions of such violations can have the same negative impacts on public trust as actual violations.**

(d) The Code of Ethics is intended to **foster public trust** by defining the parameters of honest government and by prohibiting the use of public office for private gain.

City of Louisville Rules of Procedure

he [Home Rule Charter of the City of Louisville](#) provides that the Council may determine its own rules of procedure for meetings. The following Rules shall be in effect upon their adoption by the Council until such time as they are amended or new Rules adopted. (p. 1)

In order to efficiently and effectively complete City business facing the Council, all meetings must be conducted in an **orderly and respectful manner**. These Rules are intended to provide guidelines for the procedures to be followed for the conduct of Council meetings and study sessions.(p. 1)

1. A **bedrock principle** of a representative democracy is notice of impending governmental action and an **opportunity for members of the public and their**

representatives to be heard. Principles of good government include deep **respect for citizens; prudent stewardship** of public resources, including **the time of its citizens, staff members and elected officials**; direction that is clear and decisive; and decision making that is reasonably consistent, equitable, flexible, and transparent. (p. 7)

Rules of Procedure

1. Through the application of these Rules, Council intends to ensure that it balances the principles described in the previous section in a way that ensures robust debate and **accountability of City government** to its residents. To that end, these procedures are not meant to be employed for the purpose of **unreasonable rigidity, surprise, suppression of competing views, or needless prolonging of action.**

- **PUBLIC COMMENTS:** The following provisions apply to any section of the agenda where public comments are allowed.

1. All regular and special meetings of the Council shall be open to the public. **Members of the public shall have a reasonable opportunity to be heard at each meeting.** The Chair may permit public comment on any item at the time such item is being considered by the Council.

1. Louisville City Council Rules of Procedure, page 8 . Updated May 16, 2023

Public involvement policy

During its review and decision-making process, **Council has an obligation to recognize the efforts and activities that have preceded its deliberations. Council should have regard for the public involvement processes that have been completed in support or opposition of projects.**

Preamble, Louisville City Charter

- **The government is formed by the citizens, and the citizens have the right to control the government through their elected representatives or, when appropriate, by direct democracy.**

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From: [Holly VAN DORE](#)
To: [City Council](#)
Subject: Please approve Redtail Ridge
Date: Tuesday, February 13, 2024 4:55:39 PM

Some people who received this message don't often get email from thevandores@comcast.net. [Learn why this is important](#)

Dear Louisville City Council Members,

I am writing to you as a longtime resident of Louisville (36 years), to express my strong support for the approval of the preliminary plat for the Redtail Ridge development. This project represents an opportunity for our community and it embodies our community's goals for sustainable development, open space and public lands, and economic revitalization.

One of the biggest reasons to support the plat is that it will secure Avista Hospital'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. I love having a hospital so close to us especially as I get older! Approving the Redtail Ridge plat ensures that Avista remains in Louisville, and that should be a top priority for council! 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 the golf course. 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.

I worked at StorageTek in Louisville for 12 years and it didn't cause traffic issues or problems for the community. And at that time we had a couple thousand employees. We would go to Louisville restaurants for lunch all the time and Happy Hour after work. If anything STK helped our local businesses and economic growth. And I think Redtail Ridge would do the same thing.

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.

Sincerely,

Holly Van Dore

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From: [Cameron Schaefer](#)
To: [City Council](#)
Subject: As a Monarch Parent Please Approve the Redtail Plat
Date: Wednesday, February 14, 2024 6:54:33 AM

Some people who received this message don't often get email from cameron.schaefer@gmail.com. [Learn why this is important](#)

Dear Louisville City Council Members,

As parents of a student at Monarch, we urge your approval of the Redtail Ridge preliminary plat because it will finally extend Campus Drive.

Since sending our daughter there last year we've been pretty shocked to be honest at what a horrible system it is trying to drop off and pick up kids - have to leave 45 min before school at times...from Louisville :(This feels completely unnecessary and something that the "no growth no matter what" crowd in Louisville likely misses as a true cost of inaction.

The Redtail Ridge development promises a much-needed extension of Campus Drive, offering us a safer, more connected route to school. We believe this development is essential for our safety and convenience and respectfully urge the Council to approve it.

Sincerely,

Cameron & Marelize Schaefer
Monarch Parents

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From: [Jodi Blanchard](#)
To: [City Council](#)
Subject: Fwd: YEH For RedTail Ridge
Date: Wednesday, February 14, 2024 6:34:42 AM

Some people who received this message don't often get email from jodiblanchard31@gmail.com. [Learn why this is important](#)

Sent from my iPad

Begin forwarded message:

From: Jodi Blanchard <jodiblanchard31@gmail.com>
Date: February 14, 2024 at 7:30:44 AM CST
To: council@louisvilleco.org
Subject: YEH For RedTail Ridge

Dear Louisville City Council Members,

My name is Jodi Blanchard. I have been a resident of Louisville for over 40 years, I raised my three children here, I was on the ground floor of opening and working for Avista Hospital and I have worked for a business in downtown Louisville. I've seen a lot of changes to Louisville in this time. I lived here while Storage Tech was in full swing. The company brought a vibrancy to our small town that I have not seen for a very long time.

I am writing this letter in strong support of the Redtail Ridge preliminary plat. I have watched the presentation given by the city planning department and feel stronger than ever that this development plat should be approved and is for the betterment of our city and our people.

The Developer is doing everything and more than what is required under our codes.

The city has done a wonderful job obtaining open space over the years and it will be a benefit to everyone to have 139 more acres of open space that are included in this plan. Good for us and better for the habitat.

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.

It is essential that Avista Hospital stay in Louisville. It is our largest employer, in Louisville

Its presence is not just about jobs; it's about maintaining a sense of community and providing essential healthcare services to our residents. Avista was built when we had less than half the population we have now. We have to take care of our own not be forced to seek healthcare outside our community. Approving this plat ensures Avista's continued contribution to our community's well-being.

According to Biz Wes, interview with a representative from Avista Hospital:

"We can't wait any longer," Dan Enderson, a regional executive with AdventHealth, told members of the Louisville City Council.

"Our goal is to stay in the Louisville community. However, we need the opportunity to expand and have better access than we have today," Enderson said.

"Redtail representatives, including Avista officials, stressed the importance of a swift resolution to the Redtail approval process, which has dragged on for the better part of a half-decade."

Don't be fooled, Avista will leave as did Medtronic, if this city continues to drag its feet on the approval of this preliminary plat.

We also need a much stronger tax base that will come from this approval for our community to support our open spaces, our recreation center, our roads and our downtown. We have been nicked and dimed long enough and our downtown is suffering. We used to be a destination city and now our surrounding cities have become destinations.

Approving the plat will eventually give Louisville 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. This is so important for the safety of our residents.

Approving the Redtail Ridge plat is a must for many reasons; We have always been a city that is forward-thinking, family-friendly, and open to new opportunities. Let's move on and be the vibrant city we once were and better!

Please, please, please make the decision that benefits all of Louisville
and vote “YEH” for RedTail Ridge

Best Regards,
Jodi Blanchard
640 W Sagebrush Dr, Louisville

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From: [Thomas Dinges](#)
To: [City Council](#)
Subject: Preliminary Subdivision Plat Approval for Redtail Ridge - Please approve
Date: Tuesday, February 13, 2024 9:49:04 PM

[Some people who received this message don't often get email from dingesfamily@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Louisville City Council,

I am a proud resident of Louisville since 2017. Absolutely love living in this town as it has so much to offer for our residents and visitors.

I am also a Marshall Fire Victim and I've seen firsthand what this city can do when it is most needed.

As we continue the rebuild process, we also need to keep an eye on the future.

In my view the Preliminary Subdivision Plat Approval for Redtail Ridge is one that should move forward. I'm a big believer in you "can't stay the same". You either get better or you get worse. This isn't in a relative sense, but in an absolute sense.

We need to invest in our City. Provide incentives for businesses to locate here to create good, well-paying jobs. I'm all for open space. We need it, but we also need to be able to re-develop space that is not so much open as it is more unusable into something that is usable to provide for generations to come. We need to keep Avista hospital in Louisville. We need to provide for more open space that we can all enjoy. We need to create the opportunity to bring more jobs to Louisville.

Approving the Preliminary Subdivision Plat Approval for Redtail Ridge will go a long way in my view in accomplishing many of these things.

Sincerely,

Thomas Dinges
1002 Honeysuckle Lane
Louisville, CO 80027

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From: [Peter Grady](#)
To: [City Council](#)
Subject: Re: Redtail Ridge Plat
Date: Tuesday, February 13, 2024 5:01:13 PM

Some people who received this message don't often get email from pgrady3434@gmail.com. [Learn why this is important](#)

Thank you City Council for your time and dedication to the community. It is greatly appreciated by our family and thank you again!

There are many reasons to approve the Redtail Ridge Plat project, improving the actual land with the Landscape vision, the direct revenue that is needed and the indirect revenue by supporting our local businesses. Our local businesses need help and hopefully this can demonstrate to the business community that the city is not run by a vocal minority and the city can attract more stores and restaurants.

I was impressed by the amount of open space and connecting of trails, I thought this would be a huge win for the city and its residents. The trails in the city are amazing but this will help further improve the area and the reputation of the city.

Avista Hospital needs this project and a new state of the art hospital would be a win for the city and its residence. The current facility is old and does not have easy access.

A Premiere Life Science campus will help support CU and researchers across our region and provide many high paying jobs. If it does not happen here these jobs and revenue will find another home that is wanting a modern facility and the improvements to the land and roads and revenue that comes with it.

The improvement of the roads and I understand that this project may force CDOT to improve to move up the timeline for the needed improvements of 36 and 470 but this is going to happen soon, regardless of the Redtail Ridge Plat. But the improvements of Campus drive will be very helpful for the families and students that are currently experiencing long delays.

Thank you and best regards,

Peter and Eveline Grady
302 W Spruce St

From: [John Ohannessian](#)
To: [City Council](#)
Subject: VOTE NO ON REDTAIL RIDGE
Date: Tuesday, February 13, 2024 4:59:23 PM

Some people who received this message don't often get email from johnohan@yahoo.com. [Learn why this is important](#)

Dear Louisville City Council,

Please **VOTE NO** on REDTAIL RIDGE and/or RTR subdivision plat.

As a citizen of Louisville since 1986 we want to preserve our beautiful Louisville.
Thank you.

John Ohannessian
569 Augusta Drive
Louisville, CO 80027
303-817-3535 (Cell)

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From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Subject: Fwd: Redtail Ridge
Date: Wednesday, February 14, 2024 8:57:00 AM

Sent only to me.

Best Regards,

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

Begin forwarded message:

From: tom husted <husted33@msn.com>
Date: December 4, 2023 at 2:27:07 PM MST
To: Christopher Leh <leh@louisvilleco.gov>
Subject: Redtail Ridge

[You don't often get email from husted33@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mayor Leh,
As a long time resident I have always appreciated the openness of our city government to matters that can have an impact on our beautiful community. The proposal & facts on the Redtail Ridge subdivision certainly have not been communicated to the public in the manner I believe can be called transparency. In that regard, I respectfully request the council to postpone any decision until the citizens of Louisville view the facts and details of the Redtail Ridge subdivision. Thank you for your consideration. I do believe it is the right thing to do at this time. Thank you for your consideration.
Respectfully,
Harold T. Husted
309 Centennial Dr.

Sent from my iPhone

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From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Subject: Fwd: Vote yes on Redtail Ridge development
Date: Wednesday, February 14, 2024 8:56:08 AM

Sent to me only.

Best Regards,

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

Begin forwarded message:

From: Bob Anastasi <bob.anastasi@outlook.com>
Date: February 6, 2024 at 1:04:49 PM MST
To: Christopher Leh <leh@louisvilleco.gov>
Subject: **Vote yes on Redtail Ridge development**

You don't often get email from bob.anastasi@outlook.com. [Learn why this is important](#)

Mr. Leh, I have lived in Louisville since 1983. I have raised a family here, and even started a business here back in 2001. I am emailing you to let you know how important I think it is that you vote in favor of the Redtail Ridge development. There are some people who will never be happy unless the whole area is turned into Open Space, but I feel like the development group has made a number of reasonable concessions over the years. There are a number of reasons why I am asking you to vote in favor of the Redtail Ridge development plan.

- 1) It is not the right of people to just keep a property from that is zoned for development, from being developed, just because they wish the space was zoned something else.
- 2) We need the residential units to provide for more living options within the city (more residents also means more people to support Louisville businesses)
- 3) This is prime real estate for business (the location is both convenient, and high-profile)... Louisville needs to take advantage of that, like Broomfield did with Interlocken years ago.
- 4) We need to keep Avista hospital in Louisville (we can't have them pull a Medtronic and leave)
- 5) We need the additional access roads to Monarch K-12, Monarch High School and Avista in the case of any one of a number of emergency that might occur (not just another wildfire)
- 6) The city needs the revenue from the taxes that will be generated once Redtail Ridge is completed and people, companies & businesses move in

Bob Anastasi
839 Trail Ridge Drive

==CAUTION: EXTERNAL EMAIL==

From: [Robin Salcido](#)
To: [City Council](#)
Subject: Support Redtail sustainability
Date: Wednesday, February 14, 2024 9:27:46 AM

Some people who received this message don't often get email from robin@resphotography.com. [Learn why this is important](#)

Dear Louisville City Council:

I am writing to ask for your support of the preliminary plat at Redtail Ridge. Your affirmative vote will help create one of the most environmentally sustainable life sciences campuses in Colorado.

In all honesty, I don't understand the opposition to this plan as I've seen it. All growth is not bad, and from what I've seen, this plan addresses my concerns as to the development (keeping Avista in Louisville, and taking care of limited access to Avista and Monarch).

The project will pursue both LEED and Fitwell certification, and has made several dozen commitments for energy efficiency, onsite renewable energy, EV chargers, native plant palettes, water-wise landscaping and fixtures, and so much more. Habitat management and preservation are also key elements of this next-generation life sciences campus, and collectively represent an enormous improvement on the current conditions there.

And of course, the Redtail plan creates more than 139 acres of new public lands for our community to use, with 19 miles of new trails and bike paths, and will include numerous multi-mobility features.

Thank you for listening.
Robin
908 Garfield Avenue
Louisville, CO 80027

--

~ Robin Enright Salcido
Artist

**“Tell me, what is it you plan to do
with your one wild and precious life?”
— Mary Oliver**

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From: [Stephanie Hempen](#)
To: [City Council](#)
Subject: Redtail Ridge support
Date: Wednesday, February 14, 2024 8:42:03 AM

[Some people who received this message don't often get email from stephaniehempen@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a Louisville resident for over 20 years I wanted you to know that I am in full support of the Redtail Ridge preliminary plat approval. I believe it falls in line with our community environmental, open space and overall continued growth goals.

Thank you,
STEPHANIE HEMPEN

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From: [Eric & Elizabeth Ryterski](#)
To: [City Council](#)
Subject: Support Redtail Ridge
Date: Wednesday, February 14, 2024 8:25:29 AM

Some people who received this message don't often get email from elizabeth.ryterski@gmail.com. [Learn why this is important](#)

Louisville City Council Members,

As a long-time Louisville resident, I express strong support for the Redtail Ridge development's preliminary plat approval. This project aligns seamlessly with Louisville's Comprehensive Plan and code, reflecting our community's commitment to sustainable development, open space, public lands, and economic revitalization.

Thank you for your time.

Sincerely,
Elizabeth Ryterski
941 Garfield Ave
Louisville

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From: [Jessie Bliss](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Wednesday, February 14, 2024 1:54:26 PM

Some people who received this message don't often get email from jessiebliss@gmail.com. [Learn why this is important](#)

Hello,

I am emailing to express my support of the plat approval for Redtail Ridge. I urge the council to move forward with the approval on February 20. I believe that the responsible development of Redtail Ridge is very important for the health and vitality of Louisville.

Specifically, as a 12-year resident of Louisville, the issues of expanding our tax base, developing more high-density housing as a countermeasure to housing unaffordability, improving safety and access to Monarch High School by expanding Monarch Dr. and allowing Avista Hospital to stay and expand in Louisville are very important issues to me. Additionally, making this parcel of land available for use and enjoyment through the expansion of open space and responsible land management, I believe is a benefit for most Louisville residents.

I know the negative outcry against Redtail Ridge is organized, loud and demanding. It would be tempting to elevate these voices above the quieter, supportive majority. I ask that the council put what is best for the long term sustainability of Louisville of first in their decision to support the plat approval for Redtail Ridge.

Sincerely,
Jessie Bliss
1100 Lincoln Ave
Louisville, CO 80027

--

JESSIE BLISS

[303.885.8334](tel:303.885.8334) | jessiebliss@gmail.com

[Website](#) | [Facebook](#) | [Global Luxury](#)



From: [Rob Zuccaro](#)
To: [Christopher Leh](#); [Deb Fahey](#); [Caleb Dickinson](#); [Barbara Hamlington](#); [Tim Bierman](#); [Judi Kern](#)
Cc: [Jeff Durbin](#); [Samma Fox](#); [Meredyth Muth](#)
Subject: Redtail Ridge Councilmember Questions
Date: Monday, February 19, 2024 6:08:01 PM
Attachments: [CP Traffic Study.pdf](#)

Mayor and Council,

The following are answers to questions submitted from a Councilmember to staff regarding the Redtail Ridge application. The Councilmember question is in italics followed by staff's response.

- *Are there any traffic studies or reports from when the Redtail Ridge property was owned by Storage Tech or ConocoPhillips?*

Attached is the traffic study included in the 2010 Council packet for the ConocoPhillips Campus application. Staff was not able to locate any traffic studies in our records from the Storage Tech development.

- *Was there ever a time when traffic was limited?*

Staff is not aware of any agreements or restrictions on limiting traffic related to the Storage Tech development or ConocoPhillips approvals.

- *How much traffic does Avista generate at its current location?*

Staff does not have current traffic generation counts from Avista hospital.

Staff or the applicant will be available for any follow up questions at the meeting. This information will also be included in the next packet addendum.

Rob Zuccaro, AICP

Community Development Director
303-335-4590 (Office)
303-591-4901 (Cell)



COLORADO • SINCE 1878

[Planning | City of Louisville, CO \(louisvilleco.gov\)](#)

[Building Safety | City of Louisville, CO \(louisvilleco.gov\)](#)

[Economic Vitality | City of Louisville, CO \(louisvilleco.gov\)](#)

Meredyth Muth

From: Rob Zuccaro
Sent: Tuesday, February 20, 2024 2:11 PM
To: Christopher Leh; Caleb Dickinson; Deb Fahey; Barbara Hamlington; Tim Bierman; Judi Kern
Cc: Meredyth Muth; Jeff Durbin; Samma Fox
Subject: Redtail Ridge Comments
Attachments: Combined 8.11.2022 Adendum.pdf

Mayor and Council,

Please find attached an additional group of public comments not yet included in the packet materials. These comments were an addendum to the August 11, 2022 Planning Commission meeting.

Thanks,
Rob

Rob Zuccaro, AICP
Community Development Director
303-335-4590 (Office)
303-591-4901 (Cell)



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[Planning | City of Louisville, CO \(louisvilleco.gov\)](https://louisvilleco.gov/planning)

[Building Safety | City of Louisville, CO \(louisvilleco.gov\)](https://louisvilleco.gov/building-safety)

[Economic Vitality | City of Louisville, CO \(louisvilleco.gov\)](https://louisvilleco.gov/economic-vitality)

From: Katherine Little <kat.little99@gmail.com>
Sent: Thursday, August 11, 2022 1:33 PM
To: Planning Commission
Cc: Paul Little
Subject: Redtail Ridge proposal

Louisville residents voted against the Redtail Ridge development in the referendum. I'm in agreement with Citizens for a Vibrant, Sustainable Louisville that "this proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state."

Please reject the current plan until these concerns can be remedied.

Sincerely,
Katherine Anderson
Louisville resident

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Lisa Ritchie

From: Norma Anderson <norma22@me.com>
Sent: Tuesday, August 9, 2022 3:56 PM
To: Planning Commission
Subject: Brue Baukol and its Redtail Ridge plans

Dear Planning Commissioners,

I wrote to you several days ago about the on-going controversy between Brue Baukol and its Redtail Ridge plans, and the residents of Louisville. I'm writing again, enclosing a clipping of the arguments and facts about Brue Baukol and its plans, since you will be having a meeting on this on Thursday, August 11th.

Mine is only one voice in this matter, but there is strong evidence there are many others who live in Louisville who are against what Brue Baukol is continuing to try to do with the Phillips/Conoco "Redtail Ridge" site.

This property has been under consideration for months, now, with the City Council voting against Brue Baukol's plans once, and at a second City Council, by the narrow margin of one vote, asking for a special election so the citizens of Louisville could have a say in whether the plans proposed by Brue Baukol should go forward. The special election saw the Brue Baukol plans rejected soundly by Louisville voters, despite calling in "outside money" trying to influence the vote in favor of Brue Baukol.

Please do not be swayed by any presentation Brue Baukol makes to you on August 11th, unless there are totally new plans submitted that will cluster the buildings, leave as much undeveloped area for wildlife as possible, not change the current drainage system for the area, and show sensitivity to the negative kinds and volume of traffic Brue Baukol's current plans will allow.

Brue Baukol needs to understand there are issues involved in the plans being made for "Redtail Ridge" they're failing to address, whether because the company chooses not to respect the will and wishes of the residents of Louisville, or whether the company feels the only way the property can be developed is their way, without consideration of the effects it will have on Louisville, its citizens, and how we want our City to grow.

Brue Baukol should be made to understand that either it's able and willing to submit plans that adhere more closely to what Louisville residents have made clear they want this property to look like by redesigning and resubmitting new plans, or they should consider withdrawing from development of this property.

Sincerely,

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

Louisville City Council can't adopt an ordinance that was repealed in a referendum election for a period of four years.

- **Louisville Home Rule Charter Section 7-5:** *Prohibited Action by Council - Initiated or Referred Measure (b) No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.*

The current Redtail Ridge proposal has not materially changed from the ordinance overturned in the Special Election. This proposal uses the same Final Drainage Report (which alters nearly all the natural drainage and uses ponds for storm water and runoff), the same grading plan (which grades wildlife habitat, natural vegetation, and topography in greenfields), and does not cluster buildings. Traffic projections are actually worse.

This proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state.

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Lisa Ritchie

From: Norma Anderson <norma22@me.com>
Sent: Friday, August 5, 2022 2:54 PM
To: Planning Commission
Cc: Ashley Stolzmann; Caleb Dickinson; Christopher Leh; Deb Fahey; Maxine Most; Kyle Brown; Dennis Maloney; preservelouisville@gmail.com
Subject: August 11 meeting about Brue Baukol's latest Redtail Ridge Proposal

Dear Planning Commission Members Steve Brauneis, Ben Diehl, Dietrich Hoefner, Keaton Howe, Tamar Kranz, Jeff Moline and Allison Osterman,

I'm writing to you to make the appeal that you turn down the plans Brue Baukol has for the property known as "Retail Ridge", as the development company intend to present them to you in your August 11th meeting with their representatives.

This has been an on-going and highly-contentious issue between the residents of Louisville and the developers Brue Baukol. Brue Baukol has tried all kinds of strategies to accomplish what their company wants in the way of development of the former Conoco/Phillips property, despite having been turned away by the City Council and a special election put to the residents of Louisville. With the single exception of one City Council meeting, when one of the Council members gave a deciding vote in favor of the residents of Louisville having the special election (where the residents voted overwhelmingly against the Redtail Ridge/Brue Baukol project, despite considerable "outside money" trying to influence the vote in Brue Baukol's favor), Brue Baukol's plans have repeatedly been turned down by Louisville.

Apparently Brue Baukol is now trying — once again — to come before the Planning Commission for approval of a proposal that fails to acknowledge any of the issues Louisville residents have made clear we want addressed:

1. The proposal still sprawls over the entire site, just like the plan we, Louisville residents, turned down in the special election. Building footprints and parking lots remain unchanged, and there has been no attempt to cluster buildings on the site.
2. Despite less square footage, this new proposal will generate more traffic than the plan that was turned down in the special election.
3. Shockingly, this new plan would grade the entire site with the exception of the NW park dedication, destroying ALL wildlife habitat and natural vegetation on the site. Louisville residents have been very clear on how important it is to reserve a maximum amount of area for wildlife habitat and natural vegetation for this property.
4. Sixty percent of the site is classified as prime farmland, which the current Brue Baukol plan will destroy. In addition, all natural drainage will be altered and all five ponds on the property will be used to catch storm water and road runoff.
5. In the current plans, Campus Drive will remain a four-lane road that bisects any open space that remains, crossing the historic Goodhue Ditch.

This newest proposal by Brue Baukol fails to address any of the issues Louisville residents have brought up in city meetings and in the special election: sprawl, traffic and air quality, sustainability and open space that will be degraded.

As a resident of Louisville, I ask you to vote “No” on the upcoming proposal Brue Baukol is presenting for the land designated as Retail Ridge, formerly the Conoco/Phillips property. The obdurate stance Brue Baukol has taken toward this project, continuing to present variations on plans that change little and fail almost completely to acknowledge the importance of this property to our City and its residents, shows a great deal of disrespect for the Louisville City Council, the Louisville Planning Commission, and the residents of Louisville.

It’s up to you, as our representatives, to make the voice of Louisville residents heard by Brue Baukol. It’s time for this corporation to respect the wishes of those of us who will continue to live in Louisville long after the developers have come and gone. They are not the ones who will live in and love this place, after they’ve done their work and left. We are, and we care deeply about open space, wildlife and respecting the importance of our natural environment. It’s possible to develop the land and respect the qualities that make this property important to Louisville, but not in the way Brue Baukol has continued in its plans to develop Redtail Ridge.

Thank you for your time and attention.

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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Lisa Ritchie

From: MYM <socmedia@q.com>
Sent: Saturday, August 6, 2022 1:47 PM
To: Planning Commission
Subject: NO on redtail ridge

Dear Commissioners:

Please vote NO on Redtail Ridge.

Please listen to your citizens. The citizens of Louisville have been advising you that Redtail Ridge is a bad idea for Louisville.

We don't want any new development.
We don't need more cars on the road.

The whole town of Louisville is trying to recover from the Marshall fire.
Please keep the Storage Tek area undeveloped. If you want to create to honor the families that lost everything in the fire that would be a kind thing to do. Keep the area as it is but maybe add a wall with the names of those that lost their homes (like the Vietnam Memorial in Washington DC))

Again, please listen to the people, this bad idea was voted down by the people and it should stay that way!.

To keep Louisville a small town that is nice to live in, PLEASE VOTE NO.

Thank you
Anne

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Lisa Ritchie

From: Irfan Azeem <smirfanazeem@yahoo.com>
Sent: Wednesday, August 10, 2022 10:48 AM
To: Planning Commission
Subject: Proposed Development at the former StorageTek site

To the members of the Planning Commission:

I am not against development at the former StorageTek site. But I have opposed every single plan put forward for Redtail Ridge so far, including the current one, which is functionally the same as the one I voted against in the spring. This is because I believe development at this property should be ecologically responsible and should not contribute to the ugly sprawl along US-36. To these ends, the development should not exceed the footprint of the StorageTek buildings that were there before.

The plan before you this week calls for the senseless destruction of wildlife habitat, including the water sources they use. It paves over roughly 80% of the site with buildings, parking lots, and roads. One road quite irrationally bisects the small area set aside for open space. If I'm reading the proposal correctly, the entire site, including the open space, will be graded before construction even begins. This is wanton destruction for the sake of wanton destruction.

We need a plan from this developer – or anyone else who might come along to develop this site – that limits development to the StorageTek footprint and preserves at least 50% of the site as undeveloped land suitable for wildlife habitat. Most of this 50% should be in the ecologically valuable northern portion of the land.

For these reasons, I urge the planning commission to not approve the plan submitted by the Redtail Ridge developer.

Thank you,

Irfan Azeem

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Lisa Ritchie

From: Susan Bauer <susanmbauer@yahoo.com>
Sent: Monday, August 8, 2022 7:51 PM
To: Planning Commission
Cc: Susan Bauer
Subject: Please Vote NO on the proposed RedTail Ridge (RTR) commercial development

Dear Louisville Planning Commission,

Thank you for all you do to thoughtfully build a vibrant community. But growth and development never happen in a silo and all actions have consequences.

Living directly across from the proposed RedTail Ridge (RTR) commercial development in Superior, closer than most Louisville residents, I am **adamantly opposed** to how the plan currently stands on the following grievances:

- 1) LIVING DEGRADATION: It is a massively sprawling urbanization of office buildings and parking lots, greater than a building a few Mile High Broncos Stadiums with adjacent parking lots or over 20 Costco.
- 2) HEALTH DEGRADATION: It will contribute horrifically to neighborhood traffic, noise, air and *light* pollution. All which are already problematic during the day.
- 3) NATURE DEGRADATION: Besides the small NW park dedication, the entire site will be graded, destroying ALL natural vegetation/habitat and altering ALL natural drainage - with 5 ponds collecting stormwater and road runoff.

—The Pandemic taught us we need more open space for people to recreate. The Marshall Wildfire taught us we need improved emergency escape routes for existing residents and businesses. This plan does not take these two **RECENT** and **REAL** scenarios into consideration!

Please, vote NO on this proposal.

Susan Bauer
1770 Morrison Court
Superior, CO 80027

Susan Bauer
susanmbauer@yahoo.com
c. 303-517-5141

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Lisa Ritchie

From: Becky P <blue_mountain_sun@yahoo.com>
Sent: Wednesday, August 10, 2022 4:34 PM
To: Planning Commission
Subject: Red tail request

This proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state.

In other words, Planning should send this proposal back to the drawing board!

Sent from my iPhone

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Lisa Ritchie

From: cindy Bedell <cyndilarson@yahoo.com>
Sent: Monday, August 8, 2022 1:14 PM
To: Planning Commission
Cc: City Council
Subject: Redtail Ridge Preliminary and Final Plat/ Agenda Item 8/11/22

Dear Louisville Planning Commission,

I am writing about the Redtail Ridge Preliminary and Final Plat which is on your agenda for the 8/11/22 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 to make a recommendation to save more of this area for open space.

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.

The Open Space Advisory Board then proceeded to make their recommendation at their June meeting, seemingly under the confusion that they could not recommend more open space. I encourage you to take into consideration this anomaly 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 need to preserve the greenfields, natural features, topography, vegetation, viewsheds, and wildlife of everything north of Disc Drive.

We need at least 30% of the land within Louisville preserved with quality, undisturbed, and contiguous open space.

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.

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. 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.

As you know, the Citizens of Louisville overturned City Council's approval of the previous Redtail Ridge development of 3.1 mil sq ft.

The overwhelming reason given by citizens who signed the referendum petition was they want that area preserved as open space.

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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Lisa Ritchie

From: Carol Bosshard <carolbosshard@gmail.com>
Sent: Friday, August 5, 2022 9:34 AM
To: Planning Commission
Subject: Redtail Ridge Development

Hello Planning Commission and City Council;

We are disappointed to here the developers are spending more money to disregard the communities wishes. Where is our elected City Council and where has our Mayor gone off to? Why aren't you demanding what the people have asked for?

Residents voted down the last proposal based on concerns about sprawl, traffic and air quality, sustainability and open space not proportional to impact.

I am hopeful the city will reject this proposal and demand improvements in these areas.

Concerned citizen,
Carol Bosshard

I am hopeful City Council

Sent from my iPhone

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Lisa Ritchie

From: Alex Bradley <alex.southpole@gmail.com>
Sent: Tuesday, August 9, 2022 10:53 PM
To: Planning Commission
Subject: New Redtail Ridge Preliminary and Final Plat

Planning Commission,

I am unable to attend this week's meeting so wanted to send a quick note.

I urge you to reject the proposed plan for Redtail Ridge. The community rejected the prior plan and the new plan does not reflect the communities wishes/concerns. Please tell Brue Baukol that they should go back to the drawing board and address our concerns about traffic, sustainability, and open space. I am not at all against developing this site but it should be done right and the community's wishes should be heard.

Please require the development to have at least 50% public land dedication with at least 40% as open space (that will allow for current wildlife and natural vegetation maintained - i.e., do not destroy/grade).

Cluster the buildings to decrease the impact.

Make sure that the roads will be able to handle the increased traffic and that public transportation will be available. 42 is already a mess!

Thank you.

Cheers,
Alex Bradley
1385 Caledonia Circle, Louisville

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From: joy brook <joyalbrook@hotmail.com>
Sent: Thursday, August 11, 2022 11:11 AM
To: Planning Commission
Subject: Redtail Ridge

Dear Planning Commission - send this latest development proposal back to the drawing board – and keep sending it back until they come up with a plan that lines up with Louisville values.

- Louisville residents voted down the last proposal based on concerns about sprawl, traffic, air quality, sustainability, wildlife habitat, and open space.

- This proposal sprawls over the entire site, just like the plan voters turned down in the special election.

- Grading would destroy all existing wildlife habitat and natural vegetation on the site, including areas that currently support up to 5,000 prairie dogs and the species that rely on them.
- All natural drainage would be altered, including five ponds, which catch storm water and road runoff.

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Lisa Ritchie

From: Sal <sal@bitstream.net>
Sent: Thursday, August 4, 2022 4:05 PM
To: Planning Commission
Subject: Redtail Ridge Plan

Dear commissioners,

For land's sake! From what I can tell, the revised version of the Redtail Ridge development is nearly the same as the one we already voted down. The new plan needs more open space, not less! The voters have spoken. Please listen to them!

Sincerely,
Sally Bruggeman
Louisville

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From: Weiyan Chen <weiyanch@yahoo.com>
Sent: Wednesday, August 10, 2022 9:05 PM
To: Planning Commission
Subject: Redtail Ridge Proposal

Dear Planning Committee members,

This past Monday night, after I picked up a book in Louisville public library, I stopped by the brewery in the Main Street. It was a lovely summer evening to sit outside, no heavy traffic rolling by. Although a lot of people were hanging out there, it was still very quiet. The air started to cool down. Then, I rode my bike through the Waremburg open Space to home. The sun just set, the entire west part of sky was in orange, a coyote was roaming in the distance. I love this place and am grateful to live here. If you like these as much I do, please deny Redtail Ridge proposal that will ruin everything we love here.

This new proposal will increase \$20+K cars/trips in Louisville. That is no difference with the original proposal that we voted NO. It is TOO big for Louisville. Please deny the proposal.

After the Marshall fire, I was displaced from my house and lived in north Boulder for nearly two months. During that time, I walked quite a few of the trails near the hotel. The walk in Boulder was never as pleasant as in Louisville. The trails are either parallel with busy streets or constantly cross the heavy traffic roads, noise and bad air. We don't want Louisville to be the next Boulder. The 'No' vote already said that. We want 50% of the land to be open space, even better, just leave it as it is now.

Thank you

Weiyan Chen

146 Cherrywood Lane

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Lisa Ritchie

From: Lawrence Crowley <magic@ecentral.com>
Sent: Tuesday, August 9, 2022 3:35 PM
To: Planning Commission
Subject: Redtail Ridge

Dear Commissioners,

Please reject the latest proposal to develop Retail Ridge. It is essentially what we just voted down. This proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state. These developers just do not seem to understand or care about our concerns. Back to the drawing board, please.

Thank you,

Lawrence Crowley
303-666-0640

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Lisa Ritchie

From: Lawrence Crowley <magic@ecentral.com>
Sent: Saturday, August 6, 2022 9:01 AM
To: Planning Commission
Subject: Red-tail Ridge

Dear Commissioners,

Please reject this latest development proposal for Red-tac Ridge. It is even worse than the one which we voted down. Please assure that development of this area preserves its unique features and wildlife.

Thank you,

Lawrence Crowley
303-666-640

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Lisa Ritchie

From: Tam Dalle Molle <tamdallemolle@gmail.com>
Sent: Wednesday, August 10, 2022 4:04 PM
To: Planning Commission
Subject: In Support of Brue Baukol

Dear Planning Commission:

My name is Tam Dalle Molle, and I have been a Louisville resident for 25 years, and an active Monarch parent for 12. I voted YES for Brue Baukol's plan to redevelop Red Tail Ridge because I was enthusiastic about the benefits it would bring to the community.

Unfortunately (for me) the NO campaign came out ahead by a very narrow margin. By voting NO, Louisville residents opted to revert development according to the GDP that was approved in 2010, and this is what Brue Baukol is legally doing. The 2010 GDP was approved for 2.5 million SF of development, and Redtail Ridge is already legally entitled for redevelopment.

I am excited about the new life-science tenants this development will attract. I'm excited that the City of Louisville has decided to change the code to allow for Avista to be a part of this new community – we all benefit by letting Avista move into a brand new facility in a new location. I am also excited that Brue Baukol has increased their donation of public lands – which is the second largest donation of open space in Louisville's history.

As you can tell, I have a lot of excitement about this development. Please do not let a few loud voices be heard over those of us who wish to see Louisville move in a positive direction through thoughtful and sustainable growth.

Tam Dalle Molle
872 W Mulberry Street
Louisville, CO 80027
tamdallemolle@gmail.com
(303) 870-7330

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Dear Planning commission members,

In Mr. Baukol's plans is very concerning.

1. With this plan on Campus Drive remains a four-lane road that bisects open space and crosses the historic Goodhue Ditch. This is a poorly executed design. In the recent meeting report at the Open Space Advisory Board, a gentlemen gave the report regarding Goodhue Ditch and the natural drainages should not be touched. If we go with Mr. Baukol's plan, we will be held responsible in terms of creating and costly environmental and unrepairable mess. This should be shouldered on Mr. Baukol's part who should cover this future damages.

There is a better and simple plan. Connecting Campus Drive as one way street to Paradise Lane and only right turn are allowed at the 95th St. toward the Northwest Parkway. This is the same concept at the DIA's entering and exiting traffic at the terminals.

2. It is vital to have the cluster building in the SE section by the Tape Drive. The reason behind it is close to the light signal and creating one road into the business area like a Doughnut. Transportation is close by and very convenient. This type of engineering design was and now being created in the Scandinavian countries. We can do it and be an example for the City of Louisville and the Nation by following those European countries who are far advance in creating environmental, net zero and sustainability programs.

It is important for the City of Louisville, State and Federal environmental and traffic engineers to work with international peers. I would like to see the engineering reports from all three : City of Louisville, State and Federal.

3. Lastly, do not accept Mr. Baukol's offering the remaining open space above the Campus Drive because it is not Redtail property that he is designing. It is a ploy to pull our heart strings. It is imperative for you to use and understand the charter rules, municipal codes, and the bylaws.

I strongly recommend this proposal should be changed to protect habitat, vegetation, and topography. Designate are north of Disk Drive as a public land dedication. Open Space dedication must be unaltered from a natural state.

OR

Firmly sent Mr. Baukol to go back to the drawing board

Thank you for your service and consideration on this matter.

M. Christiansen

543 Adams Ave., Louisville

Lisa Ritchie

From: Justin Deister <justindeister22@gmail.com>
Sent: Tuesday, August 2, 2022 8:12 AM
To: Planning Commission
Subject: Retail Ridge

I am opposed to Retail Ridge or any such development based on the apparent lack of ability to successfully develop and manage Louisville's downtown which languishes without enough retail and other business.

We don't need new development which will serve to draw attention out of downtown to a secondary location.

Justin Deister

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Lisa Ritchie

From: shari.edelstein@gmail.com
Sent: Sunday, August 7, 2022 2:24 PM
To: Planning Commission
Subject: Wasn't the vote enough?

As a concerned citizen, I am frustrated with the failure of both the builder (Brue Baukol) and the City's Planning Commission to address our concerns. It feels like we are going from bad to worse. Why is this?

We need a plan that protects our environment, traffic, air quality, sustainability, wildlife habitat and open space. This new proposal shows ZERO improvement in these areas compared to the 2021 proposal – and in some ways is even worse. I feel like the parties are just trying to wear us down.

PLEASE take responsible action to address the concerns of the community.

Thank you

Shari L. Edelstein
PO Box 270249
Louisville, CO 80027

I slept and dreamt that life was joy. I awoke and saw that life was service. I acted and behold, service was joy. Tagore



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Lisa Ritchie

From: Natasha Flyer <natasha.flyer@gmail.com>
Sent: Monday, August 8, 2022 9:03 PM
To: Planning Commission
Subject: VOTE NO ON RTR DEVELOPMENT PROPOSAL

Dear Louisville Planning Commission

Living directly across from the proposed RedTail Ridge (RTR) commercial development in Superior, closer than most Louisville residents, I am **adamantly opposed** to how the plan currently stands on the following grievances:

- 1) LIVING DEGRADATION: It is a massively sprawling urbanization of office buildings and parking lots, greater than a building a few Mile High Broncos Stadiums with adjacent parking lots or over 20 Costocs.
- 2) HEALTH DEGRADATION: It will contribute horrifically to neighborhood traffic, noise, air and light pollution. All which are already problematic during the day.
- 3) NATURE DEGRADATION: Besides the small NW park dedication, the entire site will be graded, destroying ALL natural vegetation/habitat and altering ALL natural drainage - with 5 ponds collecting stormwater and road runoff.

Please vote NO on this proposal.
Natasha Flyer
1640 Egret Way - Saddlebrooke
Superior, CO 80027

--

Natasha Flyer
Flyer Research LLC
Adjunct Professor, Dept. Applied Mathematics
University of Colorado-Boulder, USA
+1 303 - 434-9000
<https://www.colorado.edu/amath/natasha-flyer>

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Lisa Ritchie

From: Mary Ginnane <ginn2mary@outlook.com>
Sent: Tuesday, August 9, 2022 9:00 PM
To: Planning Commission
Subject: Proposal for Redtail Ridge

Dear Members of the Louisville Planning Commission:

I am a resident of Superior living near the property proposed for the Redtail Ridge project. Thank you for the mailing about the latest iteration of the project. I believe the Marshall Fire blew over and burned part of that property. Certainly fields nearby burned. It's difficult to hypothesize about a future fire of that magnitude but in my view buildings on the property would have spread the conflagration further—perhaps down to Saddlebrooke, perhaps over Hwy 36. Evacuating via 88th St. was a precarious operation and evacuees were forced to turn around as the development on the corner of 88th and Dillon Rd. was engulfed. More burning buildings sending burning chunks airborne would make that evacuation route too dangerous.

I am of the opinion that any more development on the fields and prairie spaces in Louisville and Superior will cause impacts that are not worth it. Water won't soak into the ground in the same manner due to tarmac and building footprints. Groundwater is crucial in drought conditions which we have now and will experience in the future. The letter updating the traffic study indicates somewhat more traffic under the latest proposal and at certain times of day currently the 88th St. traffic fosters problems. Greater energy and water needs in the development will stress availability and contribute to long-term environmental impacts.

Thank you for the opportunity to comment. I urge the Planning Commission to turn down the final plat proposal.

Sincerely,
Mary Ginnane
1831 Mallard Dr.
Superior, CO 80027

Sent from [Mail](#) for Windows

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Lisa Ritchie

From: Gail Hartman <gail.a.hartman@gmail.com>
Sent: Tuesday, August 9, 2022 10:48 AM
To: Planning Commission
Subject: The latest Redtail Ridge plan

To the Louisville Planning Commission,

Here we go again. After Brue Baukol was sent a loud message from Louisville voters, the developer has decided to act like a petulant child and give the city a plan for the site that is far worse than the one voted down by the city in our recent referendum. This hugely problematic revised plan includes, but is not limited to:

- Senseless sprawl
- More traffic than the original plan
- Grading the entire site—thereby destroying existing wildlife habitats, natural vegetation, and other critical ecosystems
- Altering natural drainage that catches stormwater and road runoff

None of this is acceptable and is an utter waste of time for City staff, Planning Commission, and City Council, not to mention residents.

I urge you to vote this plan down unanimously and admonish Brue Baukol, reminding them that Louisville is a community in which residents have a voice. Please tell this developer to shake off their anger at losing the referendum vote, and instead choose to work alongside the City with a positive attitude to develop a plan that actually aligns with Louisville's 21st century values.

Thank you,

Gail Hartman
Louisville, CO

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Lisa Ritchie

From: E Kaufman <e3d.kaufman@gmail.com>
Sent: Wednesday, August 10, 2022 4:02 PM
To: Planning Commission
Subject: Redtail Ridge

Dear Planning Commission,

I am a resident of the city of Louisville. Please vote to approve the Plat submission for RTR. The NO campaign got what they wanted and all redevelopment has reverted to the 2010 GDP, and this is what Brue Baukol is legally doing. This GDP was for 2.5M SF and this land is already entitled. The campus is for a Life Sciences businesses and not for heavy industrial and will bring jobs to Louisville. It's fantastic that the city has determined that Avista Hospital is an allowed business per the 2010 GDP code. It's a bonus that the developer increased their donation of public land when they were not required to do so.

Thank you for your time and your work for the City of Louisville.

Sincerely,

Elizabeth

Elizabeth Kaufman
783 Orchard Dr
Louisville

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Lisa Ritchie

From: Zachary Leinberger <zachleinberger@gmail.com>
Sent: Monday, August 8, 2022 11:11 AM
To: Planning Commission
Subject: Reject Preliminary and Final Plat – Redtail Ridge

I'm writing to urge the commission to reject the "Preliminary and Final Plat – Redtail Ridge" that is on the agenda for the August 11, 2022 Planning Commission meeting. The current proposal does not have enough quality open space. So much of it is on the periphery - divided by what will be ever busier roads, or adjacent to highways. That's not what the people of Louisville want or deserve.

Zach Leinberger
Louisville resident

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Lisa Ritchie

From: Erin Lindsay <tenaciously.pink@gmail.com>
Sent: Tuesday, August 9, 2022 7:09 PM
To: Planning Commission
Subject: Redtail Ridge

Hello city council members,

Despite being in the middle of rebuilding my home, navigating a fire insurance nightmare, and surviving the first few months of my baby's life, I am writing to you expressing my concern for this project.

The citizens of Louisville have voted loud and clear that this project is unwanted. Louisville home rule charter section 7-5 states that since we've voted down this project you cannot adopt it, at least not for four years. This project in its current form is too close to the original plan we voted down to be used, therefore it must not be approved. Please vote no on this proposal and send it back to the drawing board. Tell Brue Baukol to:

-keep buildings clustered near the south east corner of the lot, near the transportation -keep the existing topography in place to protect the existing habitat and landscape -keep all dedicated open space areas untouched and unaltered from their original form -dramatically reduce the traffic congestion to the area

I moved here partly because of how much the city council listens to the voters. I've been troubled to see how much that trend has regressed in recent years. Please make this right. Thank you for your time.

Erin Lindsay
826 Trail Ridge Dr.

Sent from my iPhone

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Lisa Ritchie

From: Paul T. Little <plittle@ptlittle.com>
Sent: Tuesday, August 9, 2022 4:36 PM
To: Planning Commission
Cc: Kat Little
Subject: please reject Redtail Ridge plan until it protects habitat, vegetation, topography, open space, etc.

Hi, and thanks for your time. Please reject Redtail Ridge plan until it protects habitat, vegetation, topography, open space, etc.

Thank you.

Paul Little
193 W. Elm. St, Louisville.

--
Regards,
Paul

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

Did you know?

Louisville City Council can't adopt an ordinance that was repealed in a referendum election for a period of four years.

- **Louisville Home Rule Charter Section 7-5:** *Prohibited Action by Council - Initiated or Referred Measure (b) No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.*

How does this apply to the Redtail Ridge plan?

The current Redtail Ridge proposal has not materially changed from the ordinance overturned in the Special Election. This proposal uses the same Final Drainage Report (which alters nearly all the natural drainage and uses ponds for storm water and runoff), the same grading plan (which grades wildlife habitat, natural vegetation, and topography in greenfields), and does not cluster buildings. Traffic projections are actually worse.

What should we ask Planning Commission?

This proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state.

In other words, Planning should send this proposal back to the drawing board!

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Lisa Ritchie

From: Scott MacLaughlin <STMacLaughlin@msn.com>
Sent: Friday, August 5, 2022 3:27 PM
To: Planning Commission
Subject: Vote NO on Brue Baukol "new" Redtail Ridge plans

I see no improvement or attempt to address the Louisville residents' concerns that resulted in us originally voting down his sprawling, high traffic, wildlife destroying, no open space plans. My recommendation is to send him packing until he can "put his big boy pants on" and start addressing the community's concerns.

Our home burned in the Marshall Wildland Fire. I have more important things to do than listed to Brue Baukol continue to regurgitate his old voted-down plans.

Scott MacLaughlin
948 St Andrews Lane
Louisville, CO 80027

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Lisa Ritchie

From: Martha <margene17@q.com>
Sent: Saturday, August 6, 2022 1:45 PM
To: Planning Commission
Subject: Please do no vote for RedTail Ridge. We don't want it.

Dear Commissioners:

Please vote NO on Redtail Ridge.

Please listen to your citizens. The citizens of Louisville have been advising you that Redtail Ridge is a bad idea for Louisville.

We don't want any new development.
We don't need more cars on the road.

The whole town of Louisville is trying to recover from the Marshall fire.
Please keep the Storage Tek area undeveloped. If you want to create to honor the families that lost everything in the fire that would be a kind thing to do. Keep the area as it is but maybe add a wall with the names of those that lost their homes (like the Vietnam Memorial in Washington DC))

Again, please listen to the people, this bad idea was voted down by the people and it should stay that way!.

To keep Louisville a small town that is nice to live in, PLEASE VOTE NO.

Thank you
Marilyn

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Lisa Ritchie

From: Joel <shay25@q.com>
Sent: Saturday, August 6, 2022 1:44 PM
To: Planning Commission
Subject: Please Vote No on the RedTail Ridge Project

Dear Commissioners:

Please vote NO on Redtail Ridge.

Please listen to your citizens. The citizens of Louisville have been advising you that Redtail Ridge is a bad idea for Louisville.

We don't want any new development.
We don't need more cars on the road.

The whole town of Louisville is trying to recover from the Marshall fire.
Please keep the Storage Tek area undeveloped. If you want to create to honor the families that lost everything in the fire that would be a kind thing to do. Keep the area as it is but maybe add a wall with the names of those that lost their homes (like the Vietnam Memorial in Washington DC))

Again, please listen to the people, this bad idea was voted down by the people and it should stay that way!.

To keep Louisville a small town that is nice to live in, PLEASE VOTE NO.

Thank you
Martha Miller

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Lisa Ritchie

From: Cory Nickerson <corynick@hotmail.com>
Sent: Wednesday, August 10, 2022 2:59 PM
To: Planning Commission
Subject: Support fo Brue Baukol's submission tonight

Dear Planning Commission,

I am writing in support of Brue Baukol's Plat Submission for the Redtail Ridge site tonight. While I supported the YES campaign, the NO campaign got what they wanted. It is time to move forward, not go back to the drawing board and negate what the voters wanted.

As you know, all redevelopment has reverted to the GDP that was approved in 2010 (just as the No Campaign voted) and as a result, Brue Baukol, is moving forward legally and appropriately.

- The GDP was approved for 2.5M SF, and the land is already entitled
- This campus will be for a new life sciences campus, and is a great use of space
- Good news that the City decided to change the code to allow for Avista to have a new home at Redtail
- It's great that Brue Baukol has increased their donation of public lands — this would be the second-largest donation of open space in Louisville's history

Your consideration is greatly appreciated.

Best,

Cory Nickerson
Louisville resident

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Lisa Ritchie

From: Annie Parnell <parnell.sisterhood@gmail.com>
Sent: Sunday, August 7, 2022 5:21 PM
To: Planning Commission
Subject: Redtail Ridge

To whom it may concern:

My name is Channah Horst and I have lived and paid taxes in our town for over twenty years. I am sick and tired of every committee cow-towing to that lying group of developers known as Bru Bukol. Not one of our elected leaders or volunteers serving on any board has voted to do the best for our town.

What is going on? BB has been allowed to get away with lying to us right and left and yet you all give them the yeoman's share of the time at meetings to show some benighted and slick slide show like we are a bunch of children and we citizens are relegated to the end of the meeting and limited to 3 or less minutes per comment.

I have yet to see anyone call the developer on their open and repetitive lies. An example: During the second review in front of the open space board, BB came back and said they were increasing the amount of open space. Do you know what they were including in their largesse? The land they had designated for the road to Monarch HS. They plan to grade that entire stretch of land.

A graded and degraded piece of land is not OPEN SPACE. It is a piece of sophistry designed to appease the gullible populace. When is someone going to say, "Ah, no. That is not open space. Stop Lying."

As a citizen of this town I have questions. Why are we not actively looking for developers to take existing structures and convert them for reuse? We, as in this town, this county, this state, this planet needs to stop destroying carbon sinks willy nilly. Our atmosphere is overburdened with carbon. Plants, trees, weeds, pollinators need your help--Not BB.

I know that is private property. You can make demands on them that comply with the present and future health of our environment--not some 1970's manifest destiny bs. I am asking you to stand up for the citizens, which includes our children, of our town.

Thank you for reading my message.

Regards,

C. Horst (aka Annie Parnell)

136 Hoover Ave

Louisville, CO 80027

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Lisa Ritchie

From: Brad Pugh <bpugh1@gmail.com>
Sent: Saturday, August 6, 2022 10:51 AM
To: Planning Commission
Subject: Redtail Ridge Planning Commission Hearing

Hello,

I'm writing to express my concern about the current proposal for Redtail Ridge. Frankly I find it outrageous and inexcusable that the current plans are WORSE and cause MORE DESTRUCTION to the site and surrounding area than before. **I implore the Planning Commission to vote NO on this proposal and continue to vote no until Brue Baukol submits a plan that represents Louisville's values and gets as close as possible to what the citizens voted against.**

Sincerely,

Brad Pugh

Brad Pugh
303.819.4232

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Lisa Ritchie

From: Sally Wilkinson <colo.wilks@gmail.com>
Sent: Tuesday, August 9, 2022 9:16 AM
To: Planning Commission
Subject: Brue Baukol Proposal

I urge you to vote NO on August 11th for the most recent Brue Baukol proposal for Louisville. It seems to be as bad or worse than the last proposal voted down by Louisville residents.

Thank you.

Sally Wilkinson
Louisville resident for 24 years

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Lisa Ritchie

From: Susan Robertson <docsue13@gmail.com>
Sent: Friday, August 5, 2022 5:01 PM
To: Planning Commission
Subject: Redtail Ridge

I continue to be disappointed that the developer does not seem to listen to any of the feedback from Louisville residents. He just proposed a similar project without any changes. I encourage you to send him back to the drawing board again after the 8/11 meeting.

The new proposal is even more destructive than before showing the intent to grade the entire site except the NW park dedication which will destroy the ecosystem and habitat for the wildlife. Traffic and sprawl has not been addressed.

Susan Robertson
Louisville citizen since 1991 and Boulder County resident since 1960

•

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From: stephanierowe00@gmail.com
Sent: Tuesday, August 9, 2022 8:17 PM
To: Planning Commission
Subject: Redtail Ridge

Dear Louisville Planning Commission,

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 a few months ago, 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 the city to approve a plan for Redtail Ridge, the plan has to be substantively different from the plan that was overturned this spring. As a former teacher, I can tell you that changing a few minor details on a term paper does not a new term paper make. Before you vote on this plan, please compile a list of the differences between this one and the rejected one, and see for yourselves whether those changes amount to something any reasonable person would recognize as a truly new plan.

I am confident that you will see they do not.

When the developer does submit a new plan, eventually, it is imperative that city council and the planning commission make a real, earnest effort to ascertain whether or not it complies with the city's municipal code. It's our code – and not any warm feelings toward the developer we might entertain, or desire to surrender to the exhaustion of looking at the same plan over and over again – that provides our community with a fair, rational, unbiased guide to growth.

Personally, my chief concern is that none of the iterations of the Redtail Ridge plan have yet demonstrated compliance with LMC 16.16.010. This section of the code says this: **“Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.”**

Questions for discussion:

1. What does the phrase “natural features” mean here?
2. Do “natural features” play a role in biodiversity? Is biodiversity important to the city of Louisville?
3. Does the plan submitted for Redtail Ridge demonstrate that the developer is making a good-faith effort to preserve the old StorageTek site's natural features “to the extent possible”?
4. How might the planning commission ascertain that the current plan is the result of such an effort?

One criterion I'd like to suggest for making this determination 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, which was

sent to city council last spring, should be instrumental here. 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 the planning commission is an enormous commitment of time and effort. Some of you are probably heartily sick of having to engage the Redtail Ridge question over and over. 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, and your hard work on our behalf. Please don't let them wear you down. Send this plan back, once again, to the drawing board.

Thank you,

Stephanie Rowe
631 West Street, Louisville

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From: Daniel Rupp <daniel.w.rupp@gmail.com>
Sent: Sunday, August 7, 2022 2:02 PM
To: Planning Commission
Subject: Fwd: Planning Commission on August 11

Dear planning commission,

The new proposal is even worse than the old one. Louisville said no to the old proposal already with the referendum vote. Please say no also to this proposal, and let Brue Baukol come up with a solution which suits the city of Louisville.

Thanks!

----- Forwarded message -----

From: Citizens for a Vibrant, Sustainable Louisville <preservelouisville@gmail.com>
Date: Fri, Aug 5, 2022 at 10:48 PM
Subject: Planning Commission on August 11
To: <daniel.w.rupp@gmail.com>

Stop Sprawl and Destruction at Redtail Ridge!

Planning Commission Hearing on Redtail Ridge is Thursday, August 11

None of the issues that brought people out in droves to vote NO on the Redtail referendum have been addressed. Now we've learned that Brue Baukol plans to grade almost the entire site - even the places without buildings, parking lots, or roads - destroying long-standing, important ecosystems.

Let's tell our Planning Commission to send this latest development proposal back to the drawing board - and keep sending it back until they come up with a plan that lines up with Louisville values.

Thursday's meeting starts at 6:30 p.m. in the Council Chambers at 749 Main St. Please plan to **come to the meeting and comment**, or **Zoom in and comment** if you can't come in person. And remember to **email Commissioners** with your thoughts, ideas, and concerns: planningcommission@louisvilleco.gov

The agenda for the meeting should be posted [HERE](#) early next week.

Senseless Sprawl, More Traffic:

- This proposal sprawls over the entire site, just like the plan voters turned down in the special election.
- The footprint of buildings and parking lots remains unchanged.
- Brue Baukol has made no attempt to cluster buildings on the site. Even with less square footage, this proposal generates more traffic than the plan we just voted down.

Wholesale Destruction:

- Brue Baukol's new plans for Redtail Ridge are even more destructive than before. The current proposal shows intent to grade the entire site except the NW park dedication.
- Grading would destroy all existing wildlife habitat and natural vegetation on the site, including areas that currently support up to 5,000 prairie dogs and the species that rely on them.
- All natural drainage would be altered, including five ponds, which catch storm water and road runoff.

- Campus Drive remains a four lane road that bisects open space and crosses the historic Goodhue Ditch.

If Brue Baukol wants to be part of this community, they need to listen:

- Louisville residents voted down the last proposal based on concerns about sprawl, traffic, air quality, sustainability, wildlife habitat, and open space.
- This proposal shows ZERO improvement in these areas compared to the 2021 proposal – and in some ways is even worse.
- Brue Baukol is wasting the time and resources of city staff, city council and planning commissioners, and residents.

Ask Planning Commission to vote No on this proposal:

- **Email** planningcommission@louisvilleco.gov
- **Show up:** Thursday, August 11, 6:30 p.m. City hall.
- **Zoom in** if you can't come in person.
- **Spread the word:** family, friends, neighbors, and social media (including Facebook!)

Visit our website

Take Action

Join our E-mail List



Citizens for a Vibrant, Sustainable Louisville

Vibrant Sustainable Louisville | Public Engagement , Louisville, CO 80027

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Lisa Ritchie

From: shawn scott <shawn@shawnskott.com>
Sent: Monday, August 8, 2022 5:36 PM
To: Planning Commission
Subject: Red Tail Ridge

Dear Louisville Planning Commission,

I live in Saddlebrooke across from the proposed RedTail Ridge (RTR) commercial development in Superior, and I am closer than most Louisville residents. I am **opposed** to how the plan currently stands on the following grievances:

- 1) LIVING DEGRADATION: It is a massively sprawling urbanization of office buildings and parking lots, greater than building a few Mile High Broncos Stadiums with adjacent parking lots.
- 2) HEALTH DEGRADATION: It will contribute greatly to neighborhood traffic, noise, air and light pollution.
- 3) NATURE DEGRADATION: Besides the small NW park dedication, the entire site will be graded, destroying ALL natural habitat and altering ALL natural drainage - with 5 ponds collecting stormwater and road runoff.

Please vote NO on this proposal.

Thank you!
Shawn Scott
2112 Concord Lane
Superior, CO 80027

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Lisa Ritchie

From: Satin Scott <satinpreston@gmail.com>
Sent: Monday, August 8, 2022 5:25 PM
To: Planning Commission
Subject: Vote NO on RTR Commercial Proposal

Dear Louisville Planning Commission,

I live in Saddlebrooke across from the proposed RedTail Ridge (RTR) commercial development in Superior, and I am closer than most Louisville residents. I am **opposed** to how the plan currently stands on the following grievances:

- 1) LIVING DEGRADATION: It is a massively sprawling urbanization of office buildings and parking lots, greater than a buliding a few Mile High Broncos Stadiums with adjacent parking lots.
- 2) HEALTH DEGRADATION: It will contribute horrifically to neighborhood traffic, noise, air and light pollution.
- 3) NATURE DEGRADATION: Besides the small NW park dedication, the entire site will be graded, destroying ALL natural habitat and altering ALL natural drainage - with 5 ponds collecting stormwater and road runoff.

Please vote NO on this proposal.

Thank you!
Satin Scott
2112 Concord Lane
Superior, CO 80027

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Lisa Ritchie

From: John Schallau <jschallau@gmail.com>
Sent: Monday, August 8, 2022 11:48 PM
To: Planning Commission
Subject: Please vote no on RedTail Ridge development

Please don't turn Louisville and Superior into another San Francisco Bay Area. Colorado is so very beautiful and it would be a shame for future generations to miss out on the same Colorado experience that their parents and grandparents (meaning us) got to enjoy.

Please vote no.

Thank you,
John Schallau
1585 Rockview Circle
Superior, CO

Sent from my iPhone

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Lisa Ritchie

From: Cathern H Smith <cathernsmith@gmail.com>
Sent: Wednesday, August 10, 2022 5:36 PM
To: Planning Commission
Subject: *REVISED* Redtail Ridge: Approval of Preliminary and Final Plats is Premature

Dear Members of the Planning Commission,

Please ask for more information before approving either the preliminary or final Redtail Ridge plat.

As noted in the Staff Report, the Code requires that the Planning Commission apply the following three standards when deciding what action to take:

1. Whether the plat conforms to all of the requirements of this title [Title 16];
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; and
3. Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.

The Staff Memo focuses on compliance with just § 16.04.020, but the requirement is broader than that. The Commission is to assess conformance with all requirements of title 16 as well as with the comprehensive plan, applicable zoning requirements, and other applicable federal, state, and city law. § 16.12.075(A)(1-3), LMC.

In essence, this is a requirement to do the I's and cross the T's.

While the Staff Memo does not clearly state one way or the other whether either the preliminary of the final plat conforms to Title 16, it can be inferred that it does not because the Staff Memo identifies numerous areas where more information is required. For example, the Staff recommends (1) an "updated TDM plan specific to the final plat application"; and (2) "a separate agreement be provided between the City and metro district on metro district commitments to TDM, including programmatic and funding contributions." (Staff Memo, p.12). The Staff Memo also fails to provide the Commission with enough information to make its own determination. For example, has the applicant provided the required guarantee for public improvements found in § 16.12.090(B)(3), LMC?

Please take the time to carefully analyze this application. Your decision will have a significant impact on present and future inhabitants.

Cathern Smith
Ward III

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Lisa Ritchie

From: Cathern H Smith <cathernsmith@gmail.com>
Sent: Wednesday, August 10, 2022 5:01 PM
To: Planning Commission
Subject: Redtail Ridge: Approval of Preliminary and Final Plats is Premature

Dear Members of the Planning Commission,

Please ask for more information before approving either the preliminary or final Redtail Ridge plat.

As noted in the Staff Report, the Code requires that the Planning Commission to apply the following three standards when deciding what action to take:

1. Whether the plat conforms to all of the requirements of this title [Title 16];
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; and
3. Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.

The Staff Memo focuses on compliance with just § 16.04.020, but the requirement is broader than that. The Commission is to assess conformance with all requirements of title 16 as well as with the comprehensive plan, applicable zoning requirements, and other applicable federal, state, and city law. § 16.12.075(A)(1-3), LMC.

In essence, this is a requirement to do the I's and cross the T's.

While the Staff Memo does not clearly state one way or the other whether either the preliminary of the final plat conforms to Title 16, it can be inferred that it does not because the Staff Memo identifies numerous areas where more information is required. For example, the Staff recommends (1) an "updated TDM plan specific to the final plat application"; and (2) "a separate agreement be provided between the City and metro district on metro district commitments to TDM, including programmatic and funding contributions." (Staff Memo, p.12). The Staff Memo also fails to provide the Commission with enough information to make its own determination. For example, has the applicant provided the required guarantee for public improvements found in § 16.12.090(B)(3), LMC.

Please take the time to carefully analyze this application. Your decision will have a significant impact on present and future

Cathern Smith
Ward III

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Lisa Ritchie

From: Cathern H Smith <cathernsmith@gmail.com>
Sent: Friday, August 5, 2022 7:09 AM
To: Planning Commission
Cc: City Council
Subject: Redtail Ridge Preliminary and Final Plat Application

Members of the Planning Commission,

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. To protect the health, safety, convenience, order, prosperity and welfare of present and future inhabitants, 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.

Best,

Cathern Smith
Ward Three, Louisville, CO 80027

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From: sherry sommer <hellosherry2@yahoo.com>
Sent: Thursday, August 11, 2022 11:59 AM
To: Planning Commission; Ashley Stolzmann; Kyle Brown; Dennis Maloney; City Council
Subject: Missing documents, Redtail Ridge Preliminary and Final Plat

1. Members of the Planning Commission,

Please note that the agenda item you are hearing tonight, Preliminary and Final Plat-- Redtail Ridge is not complete. According to the Letter of Request Submitted by Brue Baukol, three additional documents are required:

--The Certification of Mineral Interests

--Agreements made with Ditch Companies

--Certified Real Estate Appraisal

Excerpts from Letter of Request:

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.

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.

Note: These documents are not in the current packet or in the documents included in 'current developments'.

Question for the Applicant:

As far as I know, Certificates of Mineral Interest Notifications are not required per code in a subdivision that is under Rural Designation with the uses specified by the 2010 GDP. Why is a Certificate of Mineral Interest being submitted? Is oil and gas extraction anticipated on the site?

ASKS:

--Do not allow oil and gas extraction on this site.

--Ensure that all required documents have been submitted in a timely fashion.

Sincerely,

Sherry Sommer

910 South Palisade Court

Louisville, CO

Letter of Intent:

<https://www.louisvilleco.gov/home/showpublisheddocument/35556/637934888730170000>

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From: sherry sommer <helloscherry2@yahoo.com>
Sent: Monday, August 8, 2022 11:37 AM
To: Planning Commission; City Council; Kyle Brown; Dennis Maloney; Ashley Stolzmann
Subject: Louisville City Code and Charter re: Public Review of Redtail Ridge

Planning Commission Members:

In your review of Redtail Ridge, please apply the following standards from our Home Rule City Charter and City Code:

1) Our Home Rule Charter States that Louisville City Council cannot adopt an ordinance that was repealed in a referendum election for a period of four years.

Louisville Home Rule Charter Section 7-5. Prohibited Action by Council - Initiated or Referred Measure (b) No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.

Why does this matter? The current Redtail Ridge proposal has not materially changed from the ordinance overturned by the Special Election.

Brue Baukol has submitted the same documents that were used in Ordinance 1811: Final Drainage Report, Soil Analysis, Traffic and Mobility Study, Stormwater Management, Letter of Request, and essentially the same Preliminary and Final Plats.

The recently submitted Transportation Demand Management plan indicates more traffic generated by the site.

2) Our City Code, Title 16-SUBDIVISIONS, in particular Chapter 16.16 - DESIGN STANDARDS requires that natural features be preserved to the extent possible.

Sec. 16.16.010. - General design and construction standards.

The character and environment of the city for future years will be greatly affected by the design of subdivisions and the plats that are approved by the city. Planning, layout and design of a subdivision are of utmost concern. Minimum standards for development are contained in, among other places, the city zoning ordinance, the building code, and this title. In order to achieve the intent and purposes of this title and of other applicable city standards

and goals, as provided in [section 16.12.075](#), the following standards will be applied by the planning commission and city council in making decisions on preliminary and final plats. The applicant for preliminary or final subdivision plat approval must demonstrate that the following standards are met by the proposed subdivision:

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.

D.

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

Why does this matter?

The entire site, with the exception of land that cannot be platted and developed in the NW corner and along highway 36, will be graded. All natural drainage will be altered. Historic irrigation ditches will be altered or eliminated.

This proposal will forever degrade and destroy the habitat, vegetation, topography, and historic features of the site.

What is the ask?

Preserve Natural features: historical and archaeological sites, and vegetation of the area, including trees, to the extent possible.

For example, ask that buildings be clustered near transportation in the SE area of the site. Per your authority, ask for an Open Space dedication unaltered from a natural state. Ask that all area north of Disk Drive be preserved as a public land dedication.

Ask that the 404 exemption for construction of Campus Drive over Goodhue ditch be subject to legal review.

Or 2) Deny this proposal. It cannot be approved by City Council.

Thank you for your consideration,

Sherry Sommer
910 South Palisade Court
Louisville

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Lisa Ritchie

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Thursday, August 4, 2022 1:39 PM
To: Planning Commission
Cc: Kyle Brown; Dennis Maloney; Ashley Stolzmann
Subject: 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

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.

.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>

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From: Tim Stalker <tstalker28@gmail.com>
Sent: Monday, August 8, 2022 11:43 AM
To: Planning Commission
Subject: Proposed grading and earthwork - Redtail Ridge Plat
Attachments: 7b_Redtail-Ridge-Cut-Fill-Map.pdf; 7aProposedGradingandEarthw.pdf; 4q PW 2021 04 20 Redtail G.pdf; 2b. Cut Fill Map-3272121.pdf

To the Louisville Planning Commission:

Regarding proposed development of RedTail Ridge, there is some confusion about the proposed grading earthwork necessary for the site. The developer Brue Baukol utilized a firm named Harris Kocher Smith to do surveying and to create two of the documents the city requires of preliminary plat proposals. Because the development footprint remains unchanged from pre-referendum back in April, current documentation on the intended grading of the site is still pertinent. These documents are called the RTR Cut and Fill map and the Over-lot grading map. Current city documentation for RTR does not include these on the project website as part of the plat and are not included in your packet for the 8/11 meeting this week - >

<https://www.louisvilleco.gov/local-government/government/departments/planning-building-safety/current-developments-15283>

It is critical that the planning commission require clarification of the site's proposed cut and fill and grading in terms of whether or not there is a soil deficit in the site. The over-lot map shows grading contours in the site that are the same as in the plat document that are consistent with an indicated 1,936,205 cubic yard soil deficit. There are two versions of the cut and fill map in existence, one created on 3/22/2021 that aligns with the site's over-lot map and one created on 3/27/2021 without an updated over-lot map, a week apart. In April 2021 city engineers evaluated and noted the 1.9M cubic yard soil deficit as stated on the over-lot map in use, but there has been no evaluation of an updated over-lot map that would indicate what the amount of soil deficit or surplus is in the site.

The soil deficit in the site that the 3/22/2021 version of the cut and fill map exposes is expressed on the file's accompanying over-lot grading map. It doesn't appear that an updated over-lot grading map exists. And it was never brought to the attention of the commission, boards, or council. While you can review two cut-and-fill maps, there is no indication of what the soil deficit or surplus actually is at RTR without an updated over-lot map. The developer needs to provide you one.

All documents in question are attached:

- It is important for the planning commission to ask whether or not an updated over-lot grading map can be created with grading contours that match the cut-and-fill numbers in the 4/27/2021 version of the cut-and-fill proposal. Both files occur together normally as part of the documentation around preliminary plats. One map shows the cut and fill numbers, while the over-lot shows the amount of soil needed for the site. Are the grading contours in the plat document based on the surveying done to create the over-lot map?
- The commission also needs clarification as to whether or not the differing cut and fill maps were developed because of a mistake, perhaps, or some other reason. Why would there be two drastically different versions of the proposed grade and fill in the site, created one week apart without an updated over-lot map? The file creation date is in the lower left corner of each file.

- The commission also needs to inquire whether or not such an updated over-lot map, if it exists, was ever reviewed by the city engineering team. There needs to be clarification as to what the source is of the grading contours that are shown in the plat.
- The commission needs to request a 3-D version of the cut-and-fill maps so that it's readily possible for the city council, city boards, and the public at large to envision the nature of the land modification proposed at RTR. Such 3-D illustrations of the proposed alteration of the site's existing topography to its proposed finished topography are critically important for the documentation and evaluation of the project by the commission and council. The developer has only provided video flyovers, graphics, showing finished topography.

1.9M cubic yards of soil needed for development of RTR is a huge amount of soil, a vast amount. For comparison I refer you to this article from the Denver Post about the I-70 corridor project through Denver, a project that is removing 1.7M cubic yards of soil by digging out that corridor over about 2 miles. <https://www.denverpost.com/2019/07/05/interstate-70-project-dirt/> The contractors of that project had to move and truck dirt daily for about 2 years. 1.9M cubic yards of soil needed at RTR would be approximately 161,500 standard dump truck loads and would also require around-the-clock truck traffic to move that much soil to RTR as development of the parcels progresses.

All of these clarifications pertain to **section 16.12.050. C** of the city's municipal code regarding preliminary plats that must include grading "**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.**" While the contours are shown in the plat, their source document does not match the cut-and-fill numbers from 3/27/2021.

The city has not reviewed an updated over-lot grading proposal, and there's no reference to it in any of the developer or city presentation meetings to the commission or council held on the site thus far. The material was also not presented to both the parks and OSAB at its recent meetings. At least in terms of the extent of the land modification/excavation and earthwork at RTR, both of these boards were uninformed and not at all curious about the nature of the land modification that will pertain to the percentage of public land dedication. While the developer is making a public land dedication, they are only going to do so after it's been excavated to finished grade.

The planning commission needs to be able to evaluate the nature of the development's "**preservation and enhancement of the site's topography**" per city code that regulates the "**preservation of existing topography to the extent reasonably possible.**" (Municipal code 16.04.020 N) The proposed earthwork will essentially destroy the existing topography of the site to finished contours in much of the public land dedication.

I urge you to do some homework and be curious when you're evaluating RTR and to explore as fully as possible the extent of grading proposed in the site, the manner in which the proposed public land dedication percentage will only be dedicated post-grading at finished grade and whether or not the developer can be compelled to preserve a greater portion for dedication to the city. While the developer is leaving alone much of the northwest sector of the site that's part of its land dedication, initial proposals around the city putting a park there will also require substantial earthwork and alteration of that topography in the future. The quality of the land the developer intends to dedicate to Louisville will be destroyed for the benefit of the development, not the city.

Thank you so much,

Tim Stalker - Louisville resident

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Lisa Ritchie

From: S S <sosstaunton@msn.com>
Sent: Tuesday, August 9, 2022 4:35 PM
To: Planning Commission
Subject: Redtail Ridge - send current proposal back

Dear Planning Commission,

As a member of the Louisville community and a resident I ask that you send the current Redtail Ridge proposal. A person who voted for the "No" campaign I want to make sure that the intended purpose of my vote comes to fruition.

This current proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state. Planning should send this proposal back to the drawing board.

I hope to attend the upcoming Planning Commission hearing to make sure that our community is being properly supported and represented.

Best,
Sarah Staunton
Louisville resident

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From: Diane Sutton <diane28sutton@gmail.com>
Sent: Thursday, August 11, 2022 11:49 AM
To: Planning Commission
Subject: REDTAIL RIDGE

AGAIN!!!

This was voted DOWN before, and yet your persist!

PLEASE S T O P

Please STOP intruding on our wildlife and natural resources!!!

The message came to you before, and yet you seem to have no conscientious, no principles or principles you follow or that guide you.

There is plenty of land around for whatever realtors need.

PLEASE STOP doing this.

Grow a conscientious!! Grow some values! to weed out your greed.

P L E A S E !!!

S T O P the noise to hurt EARTH!!

Can you explain to me WHY you persist in this direction? Thank you.

Sincerely,

Diane Sutton

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Lisa Ritchie

From: David Sweedler <dsweedler@gmail.com>
Sent: Tuesday, August 9, 2022 5:06 PM
To: Planning Commission
Subject: Planning Commision Do not approve the Redtail Ridge plan as submitted!

Planning Commision RE: Upcoming meeting on Redtail Ridge approval.

Please do NOT approve this plan as submitted.

It is the same plan voters rejected by a wide margin. As a Louisville City resident of over 30 years and fire displaced resident who is now faced with the daunting task of rebuilding my home under severe financial constraints to the 2021 IRC, I can tell you I will be really upset with Louisville Planning if you allow the Redtail Ridge developers to build all these huge buildings to LEED Silver certification. Why do Louisville City residents have to completely bear the burden of super high energy efficiency rebuilding costs when you allow a major developer with access to Wall Street financing to build to the second lowest tier of energy efficiency? THIS IS A MAJOR MISSED OPPORTUNITY and not what Louisville City residents want out of our business partnerships.

Louisville City Council can't adopt an ordinance that was repealed in a referendum election for a period of four years.

Louisville Home Rule Charter Section 7-5: Prohibited Action by Council - Initiated or Referred Measure (b) No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.

How does this apply to the Redtail Ridge plan?

The current Redtail Ridge proposal has not materially changed from the ordinance overturned in the Special Election. This proposal uses the same Final Drainage Report (which alters nearly all the natural drainage and uses ponds for stormwater and runoff), the same grading plan (which grades wildlife habitat, natural vegetation, and topography in greenfields), and does not cluster buildings. Traffic projections are actually worse.

I ask the planning commision to make the following changes to the Redtail Ridge plan submission before accepting it.

This proposal should be changed to protect habitat, vegetation, and topography. Buildings should be clustered near transportation in the SE area of the site. The Open Space dedication must be unaltered from its natural state.

In other words, Planning should send this proposal back to the drawing board!

--

David Sweedler
956 St Andrews Ln (destroyed)
Louisville CO 80027
306 Maggie St. (current mailing and temporary residence)

Longmont CO 80501
303-908-3103
dsweedler@gmail.com

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Lisa Ritchie

From: A R <ar@metrocomp.com>
Sent: Wednesday, August 10, 2022 4:17 PM
To: Planning Commission
Subject: Redtail Ridge review

Members of the Louisville Planning Commission,

The Redtail Ridge proposal was rejected by City Council in 2021, and then on Second Reading was sent to a Referendum vote in April 2022. Voters rejected Redtail Ridge at that time. Thus, the proposal was rejected by both City Council and the Voters.

In June, the applicant is said to have 'pivoted' to biotech; however, in virtually every material aspect the plan is essentially the same as the the one voters rejected in April. There were any number of reasons why voters said 'no', but time and again:

- lack of reasonable open space dedication,
- sheer density/sprawl of the project,
- lack of sustainability,
- and increased traffic

were cited by those opposing the plan. None of those aspects have even been acknowledged, let alone reworked in the current plat now before you.

This has been going on now, in one form or another, for a solid THREE YEARS, and has been an enormous waste of City resources that could have been put to better use. Now, despite a catastrophic wildfire in December, there are some who apparently feel this is a good time to build yet another enormous heat island in the region.

Simply pivoting/changing the name of something does not suddenly make it a brand new proposal. Please respect the will of the voters and reject the applicant's request, period. It has already been rejected by City Council and the voters. I'd say that is reason enough to say 'no' yet again.

Respectfully,
Andrew Rogowski
260 S. Lincoln Ave.

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Lisa Ritchie

From: Joel <shay25@q.com>
Sent: Saturday, August 6, 2022 1:00 PM
To: Planning Commission
Subject: No on RedTail Ridge

Dear Commissioners:

Please vote NO on Redtail Ridge.

Please listen to your citizens. The citizens of Louisville have been advising you that Redtail Ridge is a bad idea for Louisville.

We don't want any new development.
We don't need more cars on the road.

The whole town of Louisville is trying to recover from the Marshall fire.
Please keep the Storage Tek area undeveloped. If you want to create to honor the families that lost everything in the fire that would be a kind thing to do. Keep the area as it is but maybe add a wall with the names of those that lost their homes (like the Vietnam Memorial in Washington DC))

Again, please listen to the people, this bad idea was voted down by the people and it should stay that way!.

To keep Louisville a small town that is nice to live in, PLEASE VOTE NO.

Thank you
Joel Waszak

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From: [Richard Simpson](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Thursday, February 15, 2024 12:20:40 PM

Some people who received this message don't often get email from rsim586133@aol.com. [Learn why this is important](#)

I understand that you are reconsidering the Redtail Ridge development.

I know there is opposition to this development but I want to voice my concern.

I am much more concerned about loosing our hospital if they are not able to expand into the new development, than I am about killing or relocating some prairie dogs.

I have lived in Louisville since 1995 and have obvious concern about all of the empty buildings and just heard Casa Allegre has closed. We sorely miss Carrabba's restaurant.

I understand there will be increased traffic from the development but this a too valuable of property to not be developed at some point.

Please do your best for Louisville's future.

Richard Simpson
1560 Ridgeview Dr

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From: [Lawrence Crowley](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Thursday, February 15, 2024 11:00:19 AM

Some people who received this message don't often get email from magic@ecentral.com. [Learn why this is important](#)

Dear Council Members,

I am an 87 year old resident and retired science teacher as well as a former member of our Open Space Advisory Board. I am concerned about the development of Redtail Ridge. The developers apparently are unconcerned by Louisville's needs and only with their own bottom line. This is wrong. We need to keep Louisville the special and wonderful town it has grown into. Specifically, the developers:

Have not created more ecologically meaningful open space compared to earlier Redtail plans.

Have proposed nothing to protect wildlife and its existing habitat. Instead, they plan to grade most of the site, removing vegetation and animals and disrupting millions of cubic yards of soil.

Have not responding to the concerns of Louisville residents.

City Council needs to insist on a plan for the old StorageTek site that:

Limits development on the site to the area south of Disc Drive and clusters buildings for a smaller overall footprint.

Meets the criteria of the city's democratically-crafted municipal code. (The current plan does not!)

Adequately prepares for the additional 20,000 car trips their engineers expect will be added to Louisville roads.

Is sensitive to the needs and concerns of nearby neighborhoods struggling to rebuild from the Marshall fire.

Keeps site grading to essential areas only, respecting the inherent value of the long-standing ecosystems on the property — especially the vegetation- and wildlife-dense area north of Disc Drive.

Please respect our opinions and represent our interests, not the developer's.

Thank you,

Lawrence Crowley
441 Pheasant Run
303-666-0640

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From: [Dave Blanchard](#)
To: [City Council](#)
Subject: Red tail ridge
Date: Thursday, February 15, 2024 10:53:13 AM

[Some people who received this message don't often get email from dablanchard50@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi. My name is Dave Blanchard. I have lived in Louisville since 1982 when the town was a much smaller place. My children were born and went to school here. At the time Storage Tech was a thriving innovative company that greatly contributed to the tax base and commerce to the town. Since it was bought and moved it has been an empty space not visited or used by anyone.

I have watched surrounding towns of Superior, Lafayette and Broomfield grow and thrive while big box business and Main Street mom and pop shops and restaurants in Louisville close up and move to these towns.

I am all for open space, but the corner of highway 36 and the NW Parkway is not the place for it. Let's use this space for smart mixed use development so all the citizens of Louisville can benefit from it.

Thank you

Sent from my iPhone

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From: [Bev Snyder](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Thursday, February 15, 2024 10:52:28 AM

Some people who received this message don't often get email from bev@wisegator.com. [Learn why this is important](#)

Good morning all,

Please see my past letters to every one of you.

We are still looking at this development with disdain.

Again, we - the good folk of Louisville - voted AGAINST this version.

Please vote for the best of Louisville. We all did now it is your turn to believe in what we want and to take care of this community.

Bev Snyder and Rolland Fearn
304 Diamond Cir
Lsvl

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From: [Jessie Kowalski](#)
To: [City Council](#)
Subject: Yes to Redtail Ridge
Date: Tuesday, February 20, 2024 7:30:00 AM

Some people who received this message don't often get email from jesskowalski@comcast.net. [Learn why this is important](#)

Dear City Council,

Thank you for your service to our community.

I have lived in Louisville for 22 years and value our city's focus on the cultural, environmental, and economic aspects of sustainable planning. I'm highly concerned by the recent steady erosion of our commercial tax base and the hostile circumstances (codes/rent) experienced by local businesses.

I strongly encourage you to vote yes to the Redtail Ridge development plan. Compromises have been made allowing for open space and more, and it's time to move forward.

Thank you again for all you do,

Sincerely,

Jessie Kowalski
945 McKinley Ave.
Louisville

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From: [Laura Page](#)
To: [City Council](#)
Subject: RTR
Date: Monday, February 19, 2024 11:35:01 PM
Attachments: [Letter to Council_02.19.24.pdf](#)

Some people who received this message don't often get email from lpage53@gmail.com. [Learn why this is important](#)

Dear Mayor and Members of Council,

I urge you to read the attached letter. It questions whether the applicant for the preliminary plat for Redtail Ridge is adhering to the 2010 GDP.

Thank you.

Laura Page
920 Rex St.

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February 19, 2024

Dear Mayor and Member of Council,

I've no doubt that you are weary, as are the applicants, of the review process for Redtail Ridge. I ask that you push through your fatigue to ensure this development is fully in the best interests of the City and its citizens. Note that the GDP and development agreement for Centennial Valley were each amended 10 times.

When the majority of voters in Louisville rejected the amended GDP for Redtail Ridge that had previously passed City Council by the narrowest of margins (4-3), the expectation was that the applicant's development would revert to the concept approved in 2010. Instead, despite the reversion of allowable developable square footage to the 2010 GDP amount, the preliminary plat currently under consideration is basically unchanged from the plan that was rejected by the voters.

This applicant, and frankly, City staff, have failed to adhere to ConocoPhillips' concept that was approved in 2010. Indeed, during Council discussion of the proposed amended GDP, Mr. Baukol stated that "Changes are needed to do anything on the property other than a basic corporate campus..." Clearly, that's not what the current proposed plat shows. Mr. Baukol previously acknowledged the constraints of the 2010 GDP but is now choosing to ignore them. Perhaps the applicant is hoping to avoid restrictions on a technicality.

Sec. 17.72.050 of the LMC states that, once a GDP is recorded, "...all development within the district shall substantially comply therewith, unless the development plan is amended." What the Council approved in 2010 was a consolidated development surrounded by deep, natural buffers that protected much of the existing environment. The plan respected, and was designed to work with, the natural topography to help minimize the impact of the increased height allowances that enabled a more compact footprint.

The current application is substantially different from that plan and thus calls for the submission of an amended GDP. I believe the only reason the current applicant appears to be getting away with this is because of the [legal] expiration of the plat.

Without the 2010 plat, the original GDP is largely toothless because it lacks the specificity required by Sec. 17.72.030 which states that the GDP "shall set forth the following:

- A. The proposed use of all lands within the subject property;
- B. The type or character of development and the number of dwelling units per gross acre proposed;
- C. The proposed location of school sites, parks, open spaces, recreation facilities and other public and quasi-public facilities;
- D. The proposed location of all streets shall be coordinated with the adopted general street plan for the city."

The omission of these mandates on the 2010 GDP is due to the submission process at the time. My understanding is that the plat (and the PUD?) was submitted concurrently with the GDP. The plat, rather than the GDP, specified the location of the built environment and the road configurations, which reflected the more condensed development.

If the current applicant wants to build under the 2010 documents, rather than submit a new amended GDP, then Council should hold the applicant to the development concept and footprint laid out in the 2010 plat, regardless of the legal technicality of the expiration of that plat. Failing to do so removes the careful, collaborative design that ConocoPhillips and the City worked hard to achieve.

If Council is reluctant, for legal reasons, to consider both the 2010 plat and GDP *together* to ensure the applicant develops the property in keeping with that proposal, I ask that the Council nullify the 2010 GDP – due to the lack of required elements – or mandate that an amendment to the GDP be put forth by the applicant that *does* fulfill the Code's requirements for that document. Doing so, I believe, would allow the current Council to more ably ensure the desires of the majority of Louisville's citizenry for reduced sprawl; for a plan that will actually protect the existing flora and fauna, not bulldoze it; for a plan that will better support wildlife with a larger, contiguous area of open space (all land north of Disc Drive?) rather than "open" space trisected and bordered by a two and four-lane road; and for deeper natural buffers around the development that would better fit the property's rural designation, all facets included in the 2010 design. Indeed, The Planning Department, in a document dated April 20, 2010, observed of the ConocoPhillips plan, that "A specific emphasis is being place on prairie restoration and **preservation** [*emphasis added*] of unique wildlife and ecosystem habitats," something the current plan fails to do.

In the latest presentation by this applicant, a representative stated that the development would likely incorporate about 75 more acres of "open space," albeit private during the PUD phase. This is in addition to ~70 acres on site designated as open space for a total of 145 acres. Contrast that with 222 total open-space acres shown in the ConocoPhillips' plan. Davidson Mesa is 246 *contiguous* acres.



The additional open space offering off site is welcome and a valuable potential connection point to adjacent open space but it does nothing to protect the environmental features at risk on the Redtail Ridge property, including between 2500 and 5500 prairie dogs that support the lives of many other species. Perhaps these two lots could be purchased jointly with Boulder County.

Requiring an amended GDP might also allow you some influence to ask for the incorporation of housing. Including housing in the development, preferably designated affordable, would make this a mixed-use development that would be more sustainable, reduce vehicular traffic and congestion, and improve quality of life for those who chose to live where they work, all stated goals of the City. Your constituents are begging you for more housing to reduce the pressures on the market that will only increase with buildout of this development. An architect for Brue Baukol, Sarah Komppa, previously stated to Council, that it is "...essential to have a mixture of use for the property. Mixing [uses] reduces the average weekday trips."

If, instead of nullifying the 2010 GDP or requiring an amended GDP, you decide to continue to consider the preliminary plat, I beseech you to follow the lead of the Planning Commission and deny the plat. Several failures to meet the LMC have been noted. One that is the absence on the plat of the required identification of trees on the property.

Please use your authority to better shape this development. Per Sec. 16.12.075 - Action on preliminary and final plats: "**Nothing in this title is intended to limit the authority of the planning commission granted pursuant to C.R.S. § 31-23-215(2) to impose use, height, area, or bulk requirements or restrictions governing buildings and premises within a subdivision**, so long as such requirements and restrictions do not authorize violation of the city zoning ordinance, and **the city council shall have the same authority**."

I and your other constituents are counting on you to ensure this development, if approved, shall be the best that it can be.

Thank you for your service.

Laura Page, 920 Rex St

From: [Joshua Cooperman](#)
To: [City Council](#)
Subject: Re: Redtail Ridge: Issues to Address and Questions to Ask
Date: Monday, February 19, 2024 10:21:12 PM

Dear Louisville City Councillors,

I forgot one further issue to address on Tuesday night.

As expressed in their letters to City Council, many residents do not understand why City Council is even considering another development application for Redtail Ridge. I recommend that City Council explain why the current application is under review despite the outcome of the special election in April 2022.

Best,
Josh

On Mon, Feb 19, 2024 at 9:58 AM Joshua Cooperman <jhcooperman@gmail.com> wrote:
Dear Louisville City Councillors,

I wish to suggest that you address the following issues and ask the following questions as you continue to review the Redtail Ridge preliminary plat application.

Preliminary grading plan

Please ask City staff to provide an updated preliminary grading plan including quantitative estimates of all cutting and filling. Please also ask City staff to provide the preliminary grading plan previously provided to the Planning Commission. I have explained the necessity and importance of such documents in a separate email.

Clustering of development

Please ask City staff and the applicant about the prospects for clustering development. Many residents have long requested clustering of development to the south of Disc Drive. Please consider incentives to enable clustering such as density bonuses, height waivers, and parking reductions. Please consider tying the proposed development's phasing to clustering so that the development does not sprawl from its inception.

Alignment of a Campus Drive extension

Please ask the applicant for a thorough explanation of the proposed alignment of a Campus Drive extension including the applicant's consideration of other alignments. The currently proposed alignment is not ideal in several respects: it bisects high-quality wildlife habitat, skirts a natural drainage way, requires extensive grading for construction, largely duplicates a nearby existing roadway, and creates some traffic stacking issues on 96th Street.

Possibility of housing at some future date

Please ask City staff about the possibilities for housing at the site. The site is not currently zoned for housing, but the City could change the zoning or the applicant could request a zoning change. Please inquire about how such zoning changes would interact with existing land-use documents for the site.

Engagement on infrastructure with Broomfield and Northwest Parkway Authority

Please ask City staff about the possibility of the City engaging with Broomfield and the

Northwest Parkway in reviewing infrastructure connections to the development site. The City should foster excellent pedestrian and bicyclist connections to the Broomfield Business Center.

Planning Commission's findings for recommendation of denial

Please explicitly consider all of the Planning Commission's findings for its recommendation of denial. Please explain your perspective on all of these findings.

Required wildlife surveys

Please ask City staff about the local, state, and federal wildlife surveys required prior to development. Please ensure that all such surveys are up-to-date.

Public outreach by the applicant

Please ask the applicant to detail efforts to engage Louisville residents on the character and form of the proposed development.

Memorialization of the applicant's commitments

Please ask City staff to appropriately memorialize the commitments made by the applicant. Some of these commitments are recorded in the meeting packet, and some of these commitments were recorded in the audiovisual record during the applicant's presentation. Commitments presented as part of the preliminary plat should be memorialized with the rest of the preliminary plat.

Approval requirements at preliminary and final plat

Please ask City staff to clearly delineate the development approvals required at preliminary plat and the development approvals required at final plat.

Rights secured by preliminary plat approval

Please ask City staff to explain the rights secured by an applicant upon approval of a preliminary plat. Specifically, does the applicant gain any rights beyond the right to submit a final plat?

Pedestrian and bicyclist infrastructure on private roads

Please ask City staff about the requirements for pedestrian and bicyclist infrastructure on internal private roads. Please ask the applicant about plans for pedestrian and bicyclist infrastructure on such roads.

Grading for public park development

Please ask City staff about the grading that would be necessary to create a park in the site's northwest corner.

Gray water usage

Please ask City staff and the applicant about the possibility of using gray water in buildings and landscaping.

Methane capture at expanded water treatment plant

Please ask City staff and the applicant about the possibility of incorporating methane capture techniques at the expanded water treatment plant.

Thank you for considering my suggestions.

Best,
Josh

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From: [Sharon Ladin](#)
To: [City Council](#)
Subject: Vote yes on Redtail Ridge
Date: Monday, February 19, 2024 9:05:51 PM

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Dear Council Members,

I am writing to support the development of Redtail Ridge.

My husband and I moved to Louisville in 2018, in part because of the thriving community. Since then, we have been sad to see businesses leave empty storefronts on Main Street and McCaslin. Many former business owners blame Louisville's anti-growth policies for their departure.

We love our community's open spaces, and use them frequently. But the private property that is proposed to be Redtail Ridge is NOT open space. It is a privately owned property zoned to be developed commercially.

Without growth, the community we love will wither. Please vote yes on Redtail Ridge.

Sharon Ladin
109 Lois Cir, Louisville, CO 80027

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From: [Debbie Blanco](#)
To: [City Council](#)
Subject: Yes on Redtail Ridge
Date: Monday, February 19, 2024 8:43:38 PM

Some people who received this message don't often get email from laplaya95@gmail.com. [Learn why this is important](#)

To Whom This May Concern:

I have lived in Louisville for 17 1/2 years, have raised 3 kids in Louisville, and am a very active citizen within the limits of Louisville, venturing outside to mainly other Boulder County municipalities when necessary, but preferring to stay in Louisville....because I love it. And I rarely send letters like this.

Over the past several years, I have followed the plans and the cancellation of plans for the Redtail Ridge Property near Monarch High School and Avista Hospital. I have seen and received multiple pieces of unsolicited mail every time this issues comes before the council asking me to write the council and ask you to reject moving forward, to send this company back to the drawing board, and to flood city council with emails asking you to vote NO. But I am asking you to vote YES. Yes to keeping Avista Hospital in Louisville, and creating more than one way in and out of that health center. Yes to an additional much-needed second way out of Monarch High School (a locked second entrance gate to be unlocked when needed is NOT adequate). Yes to a new Nature preserve, updated landscaping and more bike and walking paths.

This company has improved their plans, has listened to what you asked them to do....and I am asking you to vote YES on this issue tomorrow. I live here, have seen so many businesses leave, and so many empty stores. I am asking you to approve this decision tomorrow, which will benefit the residents of Louisville. Please do not send them back for another iteration. If this would have been passed the last time, we would already have a second "real" road into Monarch, and things would be moving forward already.

Debbie Blanco
789 Nighthawk Circle
Louisville Resident

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From: [Natasha Flyer](#)
To: [City Council](#)
Subject: Are You a Decent Human OR A Snake in the Grass ?
Date: Monday, February 19, 2024 8:34:41 PM

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NO!!
NO to the **CURRENT** RTR PLAT &
PLAN!!

What will be your legacy?

Will you be remembered with **Decency** or
Disgust?

Sent from [Mail](#) for Windows

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From: [Janette Kotichas](#)
To: [City Council](#)
Subject: Louisville Southeast Gateway
Date: Monday, February 19, 2024 6:05:29 PM

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Dear City Council,

Here we are — again. As a long-time resident of Louisville, I am not in favor of Sterling Bay moving forward with their plans as they stand today for the Louisville Southeast Gateway (formerly Redtail Ridge, formerly Storage Tek) property.

Sterling Bay:

- Have NOT created more ecologically meaningful open space compared to earlier Redtail plans.
- Are doing NOTHING to protect wildlife and its existing habitat. Instead, they plan to grade most of the site, removing vegetation and animals and disrupting millions of cubic yards of soil.
- Are NOT responding to the concerns of Louisville residents.

As elected officials, city council members represent us as a community, and we have voted against these plans already. You must insist on a plan for the old StorageTek site that:

- Limits development on the site to the area south of Disc Drive and clusters buildings for a smaller overall footprint.
- Meets the criteria of the city's democratically-crafted municipal code.
- Adequately prepares for the additional 20,000 car trips their engineers expect will be added to Louisville roads.
- Is sensitive to the needs and concerns of nearby neighborhoods struggling to rebuild from the Marshall fire.
- Keeps site grading to essential areas only, respecting the inherent value of the long-standing ecosystems on the property — especially the vegetation- and wildlife-dense area north of Disc Drive.

I would urge you to hold Sterling Bay accountable for plans that serve our community — not destroy it.

Janette Kotichas
278 Juniper Street
Louisville, CO 80027

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From: [Van Pollock](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, February 19, 2024 5:36:25 PM

Some people who received this message don't often get email from lapollock@msn.com. [Learn why this is important](#)

Dear Council Members,

Please listen to the citizens of Louisville. We have tried over and over to get the developers to come up with a plan that fits with the already addressed issues. After living here for more than 40 years, I have watched our small town, over run with traffic, people, so many businesses move out. The list goes on and on. I honestly feel my quality of life was 100% better in 1982, than it is today. Very sad.

Leigh Ann Pollock

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From: [Bruce Bernhardt](#)
To: [City Council](#)
Subject: Support for RedTail Ridge plat
Date: Monday, February 19, 2024 4:27:27 PM

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Dear Members of the Louisville City Council,

We have been residents of Louisville since moving here from Northern Virginia in 2018. We love our town and want to keep it a vibrant and thriving community.

We 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.

We are especially cognizant of the importance of keeping Avista Hospital in Louisville. 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 139 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.

Thank you for your attention to this matter. We trust you will make a decision that benefits all of Louisville.

Best regards,
Bruce and Connie Bernhardt
1079 Leonard Lane
Louisville

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From: [Audrey DeBarros](#)
To: [City Council](#); [Audrey DeBarros](#)
Subject: Support for Redtrail Ridge Multimodal Transportation Improvements
Date: Monday, February 19, 2024 4:22:08 PM

Dear Council:

I write in support of the numerous multimodal and safety improvements that your approval of the Redtail plat application will enable. I'm especially in favor because the development will pay for these improvements, not taxpayers.

In Rob Zuccaro's presentation to Council at the Feb. 6 meeting, he pointed out that more than 75% of the vehicle trips at full build-out will be moved to major corridors like the Northwest Parkway and U.S. 36. This is a HUGE improvement, and would significantly reduce traffic on community streets not designed for that load. That means safer roads and more efficient travel times. In addition, a Transportation Demand Management plan will be implemented to accommodate travel demand through the use of transit, EcoPasses for employers, and expanded safe cycling and pedestrian access.

Not only that, but because the development is investing in significant roadway improvements at the very beginning of the project, we can have these improvements in the next year or two – not in twenty. From their presentation, Sterling Bay included the following roadway improvements as part of their application:

- More than \$25 million in improvements to Northwest Parkway, 96th Street, and 88th
- Fully extending Campus Drive
- A new internal roadway network that can improve emergency access and disperse vehicle traffic for reduced congestion.

Your support will facilitate multimodal improvements that all of Louisville will benefit from. Please approve the plat without further delay. I am excited about this new economic vitality opportunity to improve and open up this part of Louisville that is currently closed to public access, allowing more residents to enjoy the amenities the development will offer to improve safety for Monarch school, Avista Health and all of the supporting businesses in the area. The land owner has complied with the required city codes and should be allowed to develop their private property.

Sincerely,

Audrey DeBarros
839 West Mulberry Street, Ward 2



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From: [Chris Freeman](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, February 19, 2024 3:19:04 PM

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As a citizen of Louisville, it is important to me that Redtail Ridge be developed. To that end, approve Redtail's development plan and stop delaying.

Chris Freeman

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From: [Rick Kron](#)
To: [City Council](#); [Jeff Durbin](#)
Cc: [Rob Zuccaro](#); [Vanessa Zarate](#); [Austin Brown](#); [Eric Reed](#); [Stephanie Schlageter](#); [Mark Oberholzer](#); [Jenni Hlawatsch](#); [Greg Reedy](#); [Heather Bingaman](#); [Tom Horst](#); [Ashley O'Connell](#)
Subject: Resolution #80, Series 2023, Redtail Ridge, DBA Support, Comments
Date: Monday, February 19, 2024 2:07:43 PM

Louisville Counselors and Staff:

On behalf of the Downtown Business Association of Louisville, Inc. (DBA), this public comment is provided to express our **strong** support for the adoption of Resolution #80, Series 2023 concerning Redtail Ridge for the reasons stated in the positive comments in the staff report and the applicant materials.

It is essential to the future of Louisville and its Downtown that Avista Hospital remain in the City, that the Campus Drive link from Monarch be completed, and that additional open space, park, trail, and other amenities become available to our residents. High quality improvements to the currently underutilized and deteriorated site (as shown on pages 36 and 41 of the applicant's materials) will be of great benefit to our community, with much of the site actually open for entry and use by our residents.

Redtail Ridge is an infill project, surrounded by Louisville, Broomfield, and Superior. Work on that site will transform the current mess into a source of innovation for the future and customers for our businesses. Given its location away from most current residents, in our opinion, there will be few, if any, significant negative impacts.

The plan under consideration in Resolution 80, Series 2023 represents a significant improvement over the plan previously submitted to the voters in terms of energy production and use, lighting, use of transit, improvements to the Northwest Parkway, trails, and use of land, among others. The owners have listened and responded.

Therefore, the DBA urges a "yes" vote on Resolution #80, Series 2023.

Thank you,

Board of Directors, Downtown Business Association of Louisville, Inc.
By: Rick Kron
Its: President

Sent from my iPad

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From: [MCSMITH Janet](#)
To: [City Council](#)
Subject: Redtail Plat, let's get this done!!
Date: Monday, February 19, 2024 1:58:14 PM
Importance: High

Some people who received this message don't often get email from janet.mcsmith@danone.com. [Learn why this is important](#)

Dear Members of the Louisville City Council,

I have attended several meetings about this land and tired of not getting something done!

I have lived in this community for 24 years and this land needs to be adding to our tax dollars and is not for open space like you let even students remark wanting to keep as open space last round.

I have reviewed the proposal and love it!

There is so much opportunity with this land for Louisville as a city. You have blocked too much development in the years and this one needs to be done. I'm tired of the opponents of development preventing our citizens and residents from enjoying the new public parks and open space that would become available with your approval of the Redtail Ridge plat. Right now, this land is private property and closed to the public, as it has been for more than 50 years.

With your approval, Redtail Ridge can create the largest non-golf public land dedication in Louisville history, with 139 acres, plus 20 miles of new trails and paths. That doesn't even include the additional new pocket parks and amenities that will open up once the individual parcels become available.

This is a historic dedication of public land and would create so many additional benefits for our community, including keeping Avista in Louisville and **extending Campus Drive**, which is desperately needed.

Please help make history, and let Louisville residents access hundreds of acres of new space that's been closed off to us for so long.

Thank you,
Janet McSmith
882 W Mulberry St
303-726-8633

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From: whgilbert1@gmail.com
To: [City Council](#)
Subject: Strong support for Redtail Ridge Plat
Date: Monday, February 19, 2024 12:30:10 PM

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Dear Louisville City Council Members,

My wife and I strongly support the Redtail Ridge Plat that was presented at the February 6th meeting. Sterling Bay's application clearly meets the requirements of the 2010 GDP, and it also far exceeds the GDP amendment that voters turned down in April 2022.

We endorse the project and specifically commend Sterling Bay's inclusion of the following:

- LEED certification of new buildings
- Retaining Avista Hospital in our community
- Dedicating 139 acres of open space... more than the 93 acres that voters rejected in the special election and much more than the 38 acres as required in the 2010 GDP. Public access to this land is currently unavailable to the public.
- Improving the vegetation and wildlife habitat.
- Extension of Campus Drive.
- Providing revenue for Louisville.
- Fitwel certification.
- Solar roof arrays.

It is clear to us that the Planning Commission's previous concerns have been met, and we urge you, the Louisville City Council, to approve the Redtail Ridge Plat without delay.

Thank you for your consideration,

William H Gilbert
816 Meadowlark Ln
Louisville, CO 80027

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From: [Brett Commander](#)
To: [City Council](#)
Subject: In Support of Redtail Ridge Development
Date: Monday, February 19, 2024 11:51:17 AM
Attachments: [image001.png](#)

Some people who received this message don't often get email from commander@bditest.com. [Learn why this is important](#)

Dear Council,

I watched the City Council meeting that included the Sterling Bay presentation for Redtail Ridge, I have to say I was very impressed with the level of effort and the many benefits the development will bring to the community. I was also highly annoyed with the small group of residents at the meeting who claim to be the voice of the community but who are opposed to any form of progress. Please be aware that Sherry Sommers does not speak for me, nor does she speak for most of the people in the community who have better things to do than complain about everything.

My wife and I have lived in Louisville since 1992, we've owned two homes, we've raised our family here, and I have a business in the Louisville Tech Center. We've been part of the community that thrived and made Louisville rank in the "Best Places to Live" in 2009, 2011, 2013, 2015 and 2017. However, over the last several years there has been a push to stop any form of progress, we've seen numerous businesses leave, and we've watched the stagnation set in. This opposition to renewal is now attempting to stop the development of Redtail Ridge and the arguments seem baseless.

I am very familiar with the planned development area. My daughters were born at Avista Hospital and they both attended Monarch middle school and high school. I still drive down Dillon Rd nearly every day and frequently experience the 8am traffic jam with eastbound cars backed up past St Andrews Ln and westbound backed up to 96th St. The view of the land while driving along 88th to and from Superior is that of a huge vacant lot with dry blowing dirt and noxious weeds. After seeing the site plan presentation, I am 100% in favor of the Redtail Development for the following reasons:

- The land is private property, the plans are well within the permitted zoning requirements and they more than meet the planning commissions requirements.
- Avista Hospital is vital to our community and has committed to staying in Louisville with the development of Redtail.
- Reduction in road congestion at Dillon and 88th has been necessary for many years.
- Proving an alternate route in and out of Monarch will eliminate an extreme safety issue. I'm glad school was not in session during the Marshall Fire.
- Additional parks and "useable" Open Space make the land much more valuable to the community than the existing inaccessible vacant lot.
- Expanding and linking the trail network will be great for recreation and commuter biking.
- Enhanced drainage, habitat protections and land management improvements. There will be more advantages for wildlife than the current site provides.

It's time to move forward on Redtail Ridge and stop letting a few loud voices stop progress. The provided plan is sound, it will contribute to our economic vitality, and it will enhance our living environment.

Thank you for your consideration.
Brett Commander

BRETT COMMANDER, PE

PRINCIPAL ENGINEER / VICE PRESIDENT ENGINEERING

740 S PIERCE AVE UNIT 15 | LOUISVILLE CO 80027

P: 303.494.3230 x.112 | M: 303.877.9498

commander@bdttest.com



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From: [Irene Shaffer](#)
To: [City Council](#)
Subject: Support for Redtail Ridge Plat Application
Date: Monday, February 19, 2024 11:23:37 AM

Some people who received this message don't often get email from ireneshaffer@boulderco.com. [Learn why this is important](#)

I am writing to urge your immediate approval of the numerous road and safety improvements that your approval of the Redtail plat application will enable. Campus Drive has been in need of extension since Monarch was built in 1998. We have been very fortunate for 26 years that there hasn't been a reason to evacuate Monarch PK-8 and Monarch High. The best part of this needed improvement is that the development will pay for them not the taxpayers.

Irene Shaffer

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From: outlook_3627DFA94D2756EF@outlook.com
To: [City Council](#)
Subject: Redtail Ridge Item for February 20, 2024
Date: Monday, February 19, 2024 11:01:42 AM

Some people who received this message don't often get email from schantzy81@gmail.com. [Learn why this is important](#)

I fully support the current plat for the Redtail Ridge project for the following reasons;

1. As a former member of OSAB I've had the opportunity to tour the site in person and the current plat does a good job of going well beyond the required public land dedication and more importantly, the proposed public land dedication would serve to leave the majority of the more minimally impacted northern portion of the site intact while concentrating the redevelopment in the area of the previous StorageTek facilities.
2. This plan also allows for important regional and local trail connections that would benefit the citizens of Louisville and the entire region.
3. This developments commitment to sustainability measures that exceed Louisville's Sustainability Action Plan is commendable and should be supported.
4. Given that Avista has an agreement in place to purchase 40 acres at the Redtail site, it's critical to support this project to provide a home for what will be a new state-of-the-art medical facility for the region.
5. This development will bring new life and biosciences facilities to Louisville generating high wage jobs and associated tax revenue for the city
6. The developer's commitment to complete the Campus Drive extension in a timely fashion is an important safety improvement for students attending Monarch.

Being able to realize all of these benefits by utilizing what is essentially a previously developed brownfield site is responsible development. Presumably this is why earlier iterations of the project were approved by Planning Commission. This latest plan only improves on those earlier plans so I am hopeful that the commission will see fit to approve this latest iteration of the plan so we don't jeopardize the many benefits associated with the redevelopment of this former commercial site.

I would also like to remind those speaking against Redtail based on impacts to flora and fauna, that saying no to Redtail doesn't mean these facilities aren't ultimately built – it simply means that they will be built somewhere else where some will almost certainly be built on greenfield sites that will no doubt impact habitat and wildlife in a more dramatic manner than on this former industrial site. Additionally, if built somewhere else, Louisville residents will not benefit from additional tax base, open space and trail corridors. Lastly, Avista may then be force to consider alternatives for their new state of the art medical facilities.

As a result, I strongly encourage approval of the plat currently in front of the Planning Commission this evening.

Regards, Mike Schantz

Sent from [Mail](#) for Windows

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From: [A R](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, February 19, 2024 10:14:19 AM

Some people who received this message don't often get email from ar@metrocomp.com. [Learn why this is important](#)

Members of City Council,

I moved to Louisville in 1982. I don't know how many of you were here in those days, but it was a very different (and in my opinion, a much better) place then. For some reason, many people equate 'development' with 'improvement' or 'progress'. The problem with development is that over time every place looks like every other place. I moved to Louisville because it was different. Increasingly, Louisville has come to look more and more like Broomfield, or Erie, or Westminster, or a dozen other places along the Boulder-Denver corridor. And as each city developed and developed, it impacted not only its own city but surrounding cities as well.

We didn't have the traffic on CO-42 that we do today; most of that traffic is not 'ours', but is a result of other cities and their development. The McCaslin interchange was once a small interchange with short ramps, and the traffic there is again a result of area-wide development. You cannot seriously believe that Redtail Ridge, as currently proposed, will not make matters worse. The inevitable result will be a less livable Louisville. Nobody has named Louisville the Best Place to Live in America for some years now... is there any question why?

The negative impacts of this proposal far outweigh the positives, and you have only to look at recent history to see it. I love Louisville, but I'm not sure how many others do. Let's pump the brakes on this proposal; Louisville deserves so very much better.

Respectfully,
Andrew Rogowski
260 S. Lincoln Ave.

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From: [terri schantz](#)
To: [City Council](#)
Subject: Redtail will help Louisville thrive again
Date: Monday, February 19, 2024 10:05:26 AM

Some people who received this message don't often get email from terrischantz@hotmail.com. [Learn why this is important](#)

Dear Members of the Louisville City Council,

I am tired of hearing residents complain about Louisville. How businesses can't make it here, how people can make it here because of their taxes, how we need more tax revenue but they are against anything being built. Every time I drive by Medtronic on 287 in Lafayette I wonder how much tax money they have contributed to the Lafayette economy and how Louisville turned them down. It would be interesting to know the up to date tax amount so Louisville residents that complain about taxes can see this.

I'm tired of the opponents of development preventing our citizens and residents from enjoying the new public parks and open space that would become available with your approval of the Redtail Ridge plat. Right now, this land is private property and closed to the public, as it has been for more than 50 years.

With your approval, Redtail Ridge can create the largest non-golf public land dedication in Louisville history, with 139 acres, plus 20 miles of new trails and paths. That doesn't even include the additional new pocket parks and amenities that will open up once the individual parcels become available.

This is a historic dedication of public land, and would create so many additional benefits for our community, including keeping Avista in Louisville and extending Campus Drive.

Please help make history, and let Louisville residents access hundreds of acres of new space that's been closed off to us for so long.

Thank you,

Terri Schantz
623 west hickory court
louisville

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From: kendallemolle@gmail.com
To: [City Council](#)
Subject: In Support of Redtail Ridge
Date: Monday, February 19, 2024 10:01:34 AM

Some people who received this message don't often get email from kendallemolle@gmail.com. [Learn why this is important](#)

Dear Members of the Louisville City Council,

I'm tired of the opponents of development preventing our residents from enjoying the new public parks and open space that would become available with your approval of the Redtail Ridge plat. Right now, this land is private property and closed to the public, as it has been for more than 50 years.

With your approval, Redtail Ridge can create the largest non-golf public land dedication in Louisville history, with 139 acres, plus 20 miles of new trails and paths. That doesn't even include the additional new pocket parks and amenities that will open up once the individual parcels become available.

This is a historic dedication of public land, and would create so many additional benefits for our community, in particular keeping Avista in Louisville and extending Campus Drive. With regard to Campus Drive, the current traffic situation remains extremely frustrating. This issue would have already been resolved if Redtail Ridge had proceeded back in 2022.

Do the limited, but annoyingly vocal, minority that are against Redtail Ridge realize what the loss of Avista would do to our community, to say nothing of the tax revenue ramifications? Redtail Ridge would provide tremendous new tax revenue streams that could be applied to many critical issues in our city, not the least of which is affordable housing.

I implore Council to move forward with this project. There are many of citizens like myself who are passive when it comes to politics. After what occurred in 2022, I feel this issue is too important to Louisville to remain silent this time.

Thank you,

Ken Dalle-Molle

Ken Dalle - Molle
872 W. Mulberry Street, Louisville
Cell: 720-290-0985 | Email: kendallemolle@gmail.com

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From: [Joshua Cooperman](#)
To: [City Council](#)
Subject: Redtail Ridge: Issues to Address and Questions to Ask
Date: Monday, February 19, 2024 9:58:35 AM

Dear Louisville City Councillors,

I wish to suggest that you address the following issues and ask the following questions as you continue to review the Redtail Ridge preliminary plat application.

Preliminary grading plan

Please ask City staff to provide an updated preliminary grading plan including quantitative estimates of all cutting and filling. Please also ask City staff to provide the preliminary grading plan previously provided to the Planning Commission. I have explained the necessity and importance of such documents in a separate email.

Clustering of development

Please ask City staff and the applicant about the prospects for clustering development. Many residents have long requested clustering of development to the south of Disc Drive. Please consider incentives to enable clustering such as density bonuses, height waivers, and parking reductions. Please consider tying the proposed development's phasing to clustering so that the development does not sprawl from its inception.

Alignment of a Campus Drive extension

Please ask the applicant for a thorough explanation of the proposed alignment of a Campus Drive extension including the applicant's consideration of other alignments. The currently proposed alignment is not ideal in several respects: it bisects high-quality wildlife habitat, skirts a natural drainage way, requires extensive grading for construction, largely duplicates a nearby existing roadway, and creates some traffic stacking issues on 96th Street.

Possibility of housing at some future date

Please ask City staff about the possibilities for housing at the site. The site is not currently zoned for housing, but the City could change the zoning or the applicant could request a zoning change. Please inquire about how such zoning changes would interact with existing land-use documents for the site.

Engagement on infrastructure with Broomfield and Northwest Parkway Authority

Please ask City staff about the possibility of the City engaging with Broomfield and the Northwest Parkway in reviewing infrastructure connections to the development site. The City should foster excellent pedestrian and bicyclist connections to the Broomfield Business Center.

Planning Commission's findings for recommendation of denial

Please explicitly consider all of the Planning Commission's findings for its recommendation of denial. Please explain your perspective on all of these findings.

Required wildlife surveys

Please ask City staff about the local, state, and federal wildlife surveys required prior to development. Please ensure that all such surveys are up-to-date.

Public outreach by the applicant

Please ask the applicant to detail efforts to engage Louisville residents on the character and

form of the proposed development.

Memorialization of the applicant's commitments

Please ask City staff to appropriately memorialize the commitments made by the applicant. Some of these commitments are recorded in the meeting packet, and some of these commitments were recorded in the audiovisual record during the applicant's presentation. Commitments presented as part of the preliminary plat should be memorialized with the rest of the preliminary plat.

Approval requirements at preliminary and final plat

Please ask City staff to clearly delineate the development approvals required at preliminary plat and the development approvals required at final plat.

Rights secured by preliminary plat approval

Please ask City staff to explain the rights secured by an applicant upon approval of a preliminary plat. Specifically, does the applicant gain any rights beyond the right to submit a final plat?

Pedestrian and bicyclist infrastructure on private roads

Please ask City staff about the requirements for pedestrian and bicyclist infrastructure on internal private roads. Please ask the applicant about plans for pedestrian and bicyclist infrastructure on such roads.

Grading for public park development

Please ask City staff about the grading that would be necessary to create a park in the site's northwest corner.

Gray water usage

Please ask City staff and the applicant about the possibility of using gray water in buildings and landscaping.

Methane capture at expanded water treatment plant

Please ask City staff and the applicant about the possibility of incorporating methane capture techniques at the expanded water treatment plant.

Thank you for considering my suggestions.

Best,
Josh

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From: [Alison Freeman](#)
To: [City Council](#)
Subject: Support for Redtail Ridge Plat
Date: Monday, February 19, 2024 9:13:36 AM

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Louisville City Council Members,

I am writing as a decade-long resident of Louisville to convey my support for the approval of the preliminary plat for the Redtail Ridge development.

I am in strong support of the fact that this will allow for Avista Hospital to stay in Louisville, as I use their doctors and services regularly. I also very much appreciate the sizable public land dedication as I believe that the amount of open space in Louisville is one of it's most prominent attributes.

We have tried several times before without success - it's high time that this development moves forward. I urge the Council to approve the preliminary plat for Redtail Ridge so that the development can finally come to fruition.

Sincerely,
Alison Freeman
688 Tamarisk Ct
Louisville, CO 80027

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From: [Jesse Truman](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, February 19, 2024 8:49:56 AM
Attachments: [PastedGraphic-2.tiff](#)

Some people who received this message don't often get email from jessertruman@gmail.com. [Learn why this is important](#)

Hello City Council,

I live at 9557 Paradise Lane and I am one of the 4 neighbors that abuts the Redtail Ridge development and will be one of the residents that is MOST affected by this plan. I am writing to you today in SUPPORT of the current plan being proposed. Me and my wife LOVE the amount of open space planned and trail system that is currently designed. The current plat being proposed we feel is a good balance of what is allowed and is also a generous donation of open space. Lastly, we also support the current position of the connection between 96th and 88th....and we NEED that connection. I have 2 kids that go to Monarch and getting in and around 88th and Campus drive right now is a nightmare. We live 1/2 mile from Monarch and it consistently takes 20-25 minutes to get in or out of the school.

Thank you for your time and consideration.



Jesse Truman
m: 303.915.7203

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From: [Fry, Joel](#)
To: [City Council](#)
Subject: Approval of Redtail Ridge Plat
Date: Monday, February 19, 2024 8:38:52 AM
Attachments: [image001.png](#)
[image002.png](#)

Some people who received this message don't often get email from jfry@lewisroca.com. [Learn why this is important](#)

Dear Louisville City Council Members:

I am writing to you as a longtime 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.

Thank you,

Joel

Joel Fry
Partner

jfry@lewisroca.com
D. 303.628.9547

LEWIS  ROCA

1601 19th Street, Suite 1000
Denver, Colorado 80202-2995
lewisroca.com

LEWIS ROCA ROTHGERBER CHRISTIE LLP

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From: [William Nelson](#)
To: [City Council](#)
Subject: Retail Ridge Development
Date: Monday, February 19, 2024 8:37:41 AM

Some people who received this message don't often get email from williamharrynelson@gmail.com. [Learn why this is important](#)

Members of the Louisville City Council,

I am writing with my support for the Redtail Ridge Development project. I have reviewed their presentation and find it to be in alignment with the original development plan. While I would have liked to see some high density residential development, that wouldn't be possible per the original plan as I understand it.

Given the restrictions for development, it appears that Sterling Bay has made a lot of accommodations and their proposal is well thought out. They took the time to review the entire area, including the condition of the open areas. This is our best shot and keeping Avista in town and having a state of the art Bio-Science center and attracting high paying jobs.

Thanks for your time and consideration. I look forward to your approval on February 20.

Sincerely,
William Nelson
714 Peach Court
Louisville, CO

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From: [tamar krantz](#)
To: [City Council](#); [Deborah Fahey](#); [Christopher Leh](#); [Caleb Dickinson](#); [Tim Bierman](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: You have the discretion to do what is best for the people.
Date: Monday, February 19, 2024 7:59:37 AM

Guest Opinion: Redtail Ridge Hearing Brings an Unprecedented Development Process to Louisville

An unprecedented land use decision is coming to the Louisville City Council on Tuesday, February 20. Sterling Bay, a Chicago-based real estate development company looking to develop the 400-acre StorageTek site, is asking the Louisville City Council to stretch the law and city procedures in ways we've never seen before.

To create Redtail Ridge, the company's proposed light industrial park, Sterling Bay is attempting to skip an essential part of our city's planning process, the General Development Plan (GDP) Amendment. This planning document is so important that it must be passed by an ordinance. An ordinance is subject to referendum, which means that residents have the right to overturn ordinances by popular vote. Most Louisville residents will remember that a GDP Amendment for this property was referred to voters and rejected in a special election in April of 2022, primarily because the open space was not adequate and the development would cause too much traffic.

Why would Sterling Bay want to skip the GDP process? The reason is obvious: The plan they're submitting for Redtail Ridge now is practically the same one voters rejected two years ago. To avoid that happening again, the developer would have to either change the plan to address residents' concerns—or sneak the plan through another way, which is what they're trying to do.

They're doing this by stretching the law and asking our council to ignore common sense, submitting a subdivision plat without the required higher-level GDP amendment. Normally, after a GDP is approved, lower-level planning documents such as "subdivision plats" can come forward. These don't need to be passed by ordinance and thus aren't subject to referendum. In other words, plats can't be repealed by a vote.

Why are GDPs subject to voter referendum? Because they're so important. The GDP prevents ad-hoc development and ensures coordinated designs for large areas under

single ownership. The Redtail Ridge site is zoned as a Planned Community Zone District. The purpose of this kind of zoning is to “preserve and improve the health, safety and general welfare of the people of the city by encouraging the use of contemporary land planning principles and coordinated community design” (Louisville Municipal Code 17.72.010). A GDP lays out the land uses, character of the development, street design, and open space areas for the entire development; every Planned Community Zone District requires a GDP.

Louisville has GDPs for other Planned Community Zone Districts, including Centennial Valley, St.Louis Parish and Commercial Park, and Coal Creek Ranch. City Council routinely approves amendments when owners want to modify the original plan. For example, last May, City Council approved an *eleventh* amendment to the Centennial Valley GDP. The amendment facilitated renting to a chiropractor.

On February 20, Sterling Bay will ask City Council to move forward with a subdivision plat under an outdated GDP from 2010. This GDP, which was created for a single user corporate campus for ConocoPhillips remains in effect though the campus was never built.

How can we require a GDP amendment for minor changes in commercial uses and not for a major change in overall use as is being requested for Redtail Ridge? Clearly, this application is inconsistent with all precedents. Our City Council is being asked to interpret the outdated ConocoPhillips GDP in a way that allows it to be used for something completely different from its original purpose without amendment. Sure, Sterling Bay has the right to submit a subdivision plat under the ConocoPhillips GDP, but precedent—and common sense—dictate that it be amended first.

City council has the discretion to act on behalf of the people of Louisville. The 14 year-old GDP agreement states, “... review of subdivision plats and site specific development plans are matters of quasi-judicial discretion, and *no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner.*” The agreement “*does not constitute a vested rights agreement.*” To whom is our City Council responsible: Sterling Bay, or the residents of Louisville?

Our City Council can do what is best for residents by upholding the city's municipal code, common sense, and precedent.

Tamar Krantz

Louisville

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From: [Laura Pederson](#)
To: [City Council](#)
Subject: REJECT the Redtail Ridge Development Proposal
Date: Monday, February 19, 2024 7:39:46 AM

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The citizens of Louisville have demonstrated their opposition to the Redtail Ridge Development Proposal repeatedly and consistently. The Louisville City Council was elected to represent the citizens of Louisville. Please honor the trust that was placed on you when you were elected to serve, and REJECT the Redtail Ridge Development Proposal.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co. 80027

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From: [MikesPrimaryGmail](#)
To: [City Council](#)
Subject: Please review in consideration of the Red Tail Ridge Development Preliminary Plat/GDP
Date: Monday, February 19, 2024 5:40:16 AM

Some people who received this message don't often get email from rmikecrowe61@gmail.com. [Learn why this is important](#)

Honorable Mayor and Council Members,

I won't bother to reiterate how divisive an issue the Red Tail Ridge (RTR) development proposals have been over the past 3+ years. It's enough to say that there have been deceptive and misleading characterizations leveled against this community growth opportunity. I will use this forum to cover the major areas that have been enhanced from the previously approved plan. On Tuesday 02/07/2024, City Staff, representatives from the development team, and senior leadership from Avista, provided an excellent presentation covering all these areas, so my comments will be brief.

1. **The proposed plat meets and/or exceeds the concerns raised by the City Planning Commission.**
 - a. Enhanced designs for habitat protections and management.
 - b. Minimized disturbances to vegetation on northern side of property.
 - c. Committed to new nature preserve, including design and management.
 - d. Adjusted block lengths to meet Louisville requirements.
 - e. Added 20+ new trails and bike paths across both plat and PUDs.
2. **The proposed land dedications for parks, trails, and paths.**
 - a. Includes the largest non-golf land dedication in the City's history, with 139 acres, plus 20 miles of new trails and paths. That doesn't even include the additional new pocket parks and amenities that will open once the individual parcels become available.
3. **No cost was spared by the developer to address any valid concerns regarding the environmental impact.**
 - a. Sustainability has been a hot topic during these discussions, Sterling Bay has exercised far more than due diligence in identifying methods for minimizing grading while still returning the land to an environmentally healthy and sustainable region.
4. **Retention of the Cities largest single employer, Avista Hospital.**
 - a. The hospital has been under contract for 40 acres of land at Redtail Ridge since before the Marshall Fire, Avista wants to stay in Louisville, and can only do so by moving to Redtail Ridge.
 - b. From its new location along the Northwest Parkway and U.S. 36, Avista can be within three-fourths of a mile from three different RTD stations. The hospital will be accessible to an additional 300,000 people within a 17-minute drive time. That is absolutely huge and helps ensure a healthier community.
5. **Transportation safety and availability.**
 - a. Rob Zuccaro's presentation to Council pointed out that more than 75% of the vehicle trips at full build-out will be moved to major corridors like the Northwest Parkway and U.S. 36. This plan would significantly reduce traffic on community streets not designed for that load. That means safer roads and more efficient travel times.
 - b. More than \$25 million in improvements to Northwest Parkway, 96th Street, and 88th.
 - c. Fully extending Campus Drive.
 - d. A new internal roadway network that can improve emergency access and disperse vehicle

traffic for reduced congestion.

- e. Sterling Bay is establishing a relationship with the Northwest Parkway Authority and Northwest Parkway LLC; this will greatly enhance the voice of the city of Louisville in the decision making process by these entities.
 - i. **CRITICAL CAVEAT:** As of the date of this email, there is not an official or public agreement with the Northwest Parkway Authority. Sterling Bay does have a plan and is in the process of securing that agreement and I am confident that they will succeed in that effort.

My family was fortunate to have been spared our home in the Marshall fire, but we were evacuated. Getting out of our neighborhood and safely away from the fire risk was a challenge, but Louisville's Emergency Management did a wonderful job with the traffic east and north of the fire. That said, I know several people who lost homes, pets, and all their life's belongings. The areas adjacent to the proposed RTR site were especially hard hit and evacuation routes for many of those citizens were limited and insufficient. The proposed improvements outlined in this plat would make substantial enhancements to traffic flow, creating a much safer community.

I will close by saying that this is yet another tremendous offer to our city and I hope that your individual and collective evaluations will result in an approved plan. I regret that I will not be able to attend the Tuesday 02/20/2024 Public Comment session, as we will be out of the country. Please feel free to contact me with any questions or concerns you may have after review of these comments.

Peace and Blessings,
Mike Crowe
296 Harper Street
Louisville, CO 80027
rmikecrowe61@gmail.com
303-359-4581 Mobile

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From: [Ben Kowalski](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 18, 2024 11:10:04 PM

Some people who received this message don't often get email from benkowalski34@gmail.com. [Learn why this is important](#)

Louisville City Council Members,

As a long-time Louisville resident, I express strong support for the Redtail Ridge development's preliminary approval. This project aligns seamlessly with Louisville's Comprehensive Plan and code, reflecting our community's commitment for sustainable development, open space, public lands, and economic revitalization.

Thank you for your time,

Ben Kowalski

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From: [Phil/Dawn](#)
To: [City Council](#)
Subject: No on Redtail Ridge
Date: Sunday, February 18, 2024 10:58:25 PM

Some people who received this message don't often get email from albanesium@gmail.com. [Learn why this is important](#)

My wife and I have lived in Louisville for 31 years. Please Don't allow these developers to ruin our town! We say NO to Redtail Ridge!

Phil & Dawn Albanese
540 Ridgeview Dr.
Louisville, CO 80027

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From: [Emma Hempen](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 18, 2024 10:49:01 PM

Some people who received this message don't often get email from emmhempen@gmail.com. [Learn why this is important](#)

Louisville City Council members,

I am a louisville resident and have been a majority of my life. On behalf of the younger Community of louisville I stand for the Redtail Ridge developments preliminary play approval. This reflects our community commitment to economic and sustainable growth!

Thank you for your time,

Emma Hempen

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From: [Joanne Speirs](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 18, 2024 6:09:24 PM

Please do not promote the purchase or the requirement that there be more open space in the Redtail Ridge development without a full assessment that the city has the funds to maintain existing open space and any additional purchases. Council's first priority should be the safety of their citizens and that requires maintaining and mitigation of open space and irrigation ditches. Thanks for your consideration of my concerns.

Joanne Speirs
1112 W. Enclave Circle
Rebuilding and Hope to feel safe moving back into the Community

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From: [Tam Dalle Molle](#)
To: [City Council](#)
Subject: Can we please stop being the City of NO??
Date: Sunday, February 18, 2024 5:37:24 PM

Some people who received this message don't often get email from tamdallemolle@gmail.com. [Learn why this is important](#)

Dear Esteemed Members of the Louisville City Council,

I feel strongly that there is a VERY vocal minority in this city, while most of us who would love to see RedTail Ridge become a reality just sit quietly by. So I'm speaking up!

I'm so tired of the opponents of development preventing us from enjoying the new parks and open space that would become available with your approval of the Redtail Ridge plat. Right now, this land is private property and closed to the public, as it has been for more than 50 years.

With your approval, Redtail Ridge can create the largest non-golf public land dedication in Louisville history, plus 20 miles of new trails and paths. That doesn't even include the additional new pocket parks and amenities that will open up once the individual parcels become available. Did somebody say dog park and pickleball??

This is a historic dedication of public land, and would create so many additional benefits for our community, including keeping Avista in Louisville and extending Campus Drive. Every time I drive to Monarch High School or Avista Hospital, I get so frustrated - thinking about how if this had passed in 2022, a new traffic pattern would already be in place right now. At the moment - a single exit that is shared by the high school and the K-8 is absolutely unacceptable.

Please help Louisville move forward, and allow residents to enjoy all of the positives this plat has to offer!

Regards,

Tamra Dalle Molle
872 W. Mulberry Street
Louisville, CO
(303) 870-7330

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From: [Terry Hsu-Gander](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 18, 2024 3:24:37 PM

Some people who received this message don't often get email from hsu.gander@gmail.com. [Learn why this is important](#)

As a long time resident of this City and an observer of the growth in this region, I am FOR development of Redtail Ridge!

There is a ridiculous lack of affordable housing and starter homes. Traffic already exists - look at all the apartments south of 96th street.

Shouldn't Louisville get revenues and tax dollars instead of giving it all to Broomfield?

We already have more open space than we can manage. Adding yet more only increases housing pressure and makes Louisville into an exclusive, privileged city ala Palo Alto.

As an aging resident with a disabled adult child, I am especially in favor of condo development in Redtail Ridge.

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From: [Erin Lindsay](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 18, 2024 1:04:25 PM

[Some people who received this message don't often get email from erin.a.lindsay@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council Members,

Please don't support the Red Tail Ridge plan. None of my reasons will be surprising to you based on what you already hear about in the opposition to this plan. I'm too busy with my Marshall Fire rebuild to get in to repeat what's already been said. All I have time to say is this: citizens keep speaking up. We keep not being listened to. It's our town. Please, listen. Please don't support this.

Thank you for your time,

Erin Lindsay
814 (normally 826) Trail Ridge Dr.

Sent from my iPhone

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From: [Sally Wilkinson](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 18, 2024 10:43:36 AM

Some people who received this message don't often get email from colo.wilks@gmail.com. [Learn why this is important](#)

I have lived in Louisville for over 25 years and am writing to you again regarding Redtail Ridge. I am not impressed by the new plans for this area. I think the Preserve Louisville people said it best so will copy their concerns. I think City Council needs to insist on the plans for the old StorageTek site that:

Limits development to the area south of Disc Drive and clusters buildings for a smaller overall footprint;

Meets the criteria of the city's democratically-crafted municipal code (the current plan does not);

Adequately prepares for the additional 20,000 car trips their engineers expect will be added to Louisville roads;

Is sensitive to the needs and concerns of nearby neighborhoods struggling to rebuild from the Marshall fire; and

Keeps site grading to essential areas only, respecting the inherent value of the long-standing ecosystems on the property - especially the vegetation and wildlife-dense area north of Disc Drive.

Sincerely,

Sarah Wilkinson
764 Peach Ct.
Louisville, CO 80027

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From: [Christine Dahm](#)
To: [City Council](#)
Cc: [Matt Dahm](#)
Subject: Retail Plat is good for Louisville
Date: Saturday, February 17, 2024 10:05:41 AM

Some people who received this message don't often get email from christine_dahm@icloud.com. [Learn why this is important](#)

Dear Louisville City Council,

As a Louisville resident and business executive, I am writing to ask for your support for Redtail Ridge.

Redtail Ridge is an economic game-changer for Louisville, especially our downtown. Approving this project opens up opportunities for a bustling economy, attracting new businesses and visitors – exactly what we need to kickstart our struggling downtown. This development can be a magnet for both families and businesses, putting Louisville back on the map as a top spot for growth and innovation. We are losing to all of our neighboring communities and we need to invite more business in or risk being left behind. Louisville feels slow and stuck relative to the vibrant growth of Lafayette, Erie and Broomfield. The economic perks – new jobs, a boost in local commerce – it's a win-win. Having Avista Hospital in the mix is a big deal too, keeping a hospital in Louisville and bringing in a steady flow of visitors and staff, who are all potential customers for our downtown businesses.

And don't even get me started on another access road for Monarch High School. As a mother of 2 children who attend/have attended Monarch, it is irresponsible of the community to have only one way in and out of our school during emergencies.

Thank you for giving this your support and invite in a new positive chapter for Louisville.

Cheers, Christine Dahm

768 Hoover Avenue

Louisville, CO 80027

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From: [Jonathan Singer](#)
To: [City Council](#)
Cc: [John Tayer](#); eric@louisvillechamber.com
Subject: FW: Support of the Redtail Plat
Date: Friday, February 16, 2024 5:01:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image010.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,

I wanted to make sure that you received the attached letter from the Northwest Chamber Alliance as we did not see it in your previous packet. We represent nearly 3,600 businesses and 370,000 employees across Boulder and Broomfield County and welcome any questions you might have as we ask for your support in moving forward on Redtail Ridge.

Best,

Jonathan Singer

[Northwest Chamber Alliance](#)



Jonathan Singer (he/him)
Senior Director of Policy Programs
Ph. 303.938.2084 | jonathan.singer@boulderchamber.com
We Build Community Through Business

From: Jonathan Singer
Sent: Tuesday, December 5, 2023 1:36 AM
To: Council@LouisvilleCO.gov
Cc: eric@louisvillechamber.com
Subject: Support of the Redtail Plat

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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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



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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,



From: [Joshua Cooperman](#)
To: [City Council](#)
Cc: [Rob Zuccaro](#)
Subject: On the completeness of the Redtail Ridge preliminary plat application
Date: Friday, February 16, 2024 10:45:27 AM

Dear Louisville City Councillors,

I was pleased to discover that the packet for this Tuesday's hearing on the Redtail Ridge preliminary plat includes the Preliminary Drainage Report, Land Title Survey, and Wildlife Use Assessment as well as explicit discussion of planned uses and building heights. As I stated in public comments at the City Council meeting on 6 February, these items were all at least partially absent from that night's meeting packet. I presume that the applicant previously submitted these materials but that City staff neglected to include these materials in the previous packet; for City Council and the public to corroborate that the applicant has submitted a complete application, these materials must be included.

Importantly, there remains one crucial outstanding item: a preliminary grading plan explicitly showing the anticipated cutting and filling. Such a plan falls under section 16.12.050 Q of Louisville's municipal code governing preliminary plat applications. A preliminary grading plan is crucial for the following reasons.

First, Louisville's municipal code requires a grading plan: section 16.12.050 states that "[t]he contents of [a] preliminary plat shall" include "[s]uch preliminary information as may be required . . . 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".

Second, evaluating a preliminary plat against the design standards of Louisville's municipal code requires a grading plan. Section 16.16.010 D states that "[n]atural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible", and Section 16.16.020 B states that "[d]rainage areas, wherever possible, should be left in a natural state and no encroachments shall be made on the natural channel area". The Planning Commission found that the Redtail Ridge preliminary plat did not meet these two standards.

Third, residents have consistently raised the issue of grading as a specific concern about the Redtail Ridge preliminary plat. City Council acknowledged this concern during questions on 6 February, and the applicant attempted to address this concern during the presentation on 6 February. To understand this concern and the applicant's response, particularly in a quantitative manner, one needs the information contained in a grading plan. Ideally, City staff would provide the grading plan submitted to the Planning Commission and the updated grading plan submitted prior to the current hearing so that City Council and the public can assess the reduction in grading.

Finally, I wish to apologize for disrespecting the procedures concerning quasi-judicial hearings in making the aforementioned public comments on 6 February. My public comments concerned the question of whether a quasi-judicial hearing should rightfully proceed; as such comments must logically precede the hearing, I took the only available opportunity to voice them. I attempted to limit my comments to pertinent factual information without making any

judgments on this or other relevant information. I remain unsure of how and when to communicate such public comments except for providing them beforehand in writing.

Thank you for considering my comments.

Best,
Josh

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From: [Nancy & George Hartman](#)
To: [City Council](#)
Subject: Comments in Opposition to Redtail Ridge
Date: Friday, February 16, 2024 10:43:33 AM

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I am submitting the following comments to the Louisville City Council because I am opposed to the Brue Baukol Redtail Ridge development.

Redtail Ridge is a very bad idea for Louisville. It has a massive, sprawling footprint which will require extensive grading. This will result in near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive. That's unsustainable for our environment.

Also, it will also cause more road-clogging traffic - 21,285 additional daily vehicle trips, according to the developer's own estimates - and new 4-lane roads. We already experience enough traffic delays, and we cannot bear more.

Further, they know there will be a negative impact on the US 36 interchange at Interlocken which is expected to fail prematurely.

It's possible this project will cause twenty years of dusty, noisy construction. This is not a livable situation for Louisville residents.

This project will also have a diversion effect on the McCaslin corridor and CTC commercial centers - causing a negative impact on the economy.

The City Council must send the developer back to the drawing board. The only plan Council should seriously consider is one that respects Louisville residents' priorities. They have been expressed over and over since 2020, and made clear in the referendum.

Our priorities consist of the powers that be listening to residents and authentically engaging with their concerns and ideas. Also important is honoring Louisville's democratically-created municipal code. And finally, rejecting the false rumor saying Avista will leave Louisville without Redtail Ridge. The Avista CEO has affirmed that the hospital is staying regardless.

Thank you for your careful consideration of my comments regarding this urgently important issue. And thank you for your work on behalf of the City of Louisville and its residents.

Respectfully,
Nancy Kosnar Hartman
2514 Evans Ave
Louisville CO 80027

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Meredyth Muth

From: Citizen's Action Council <caclouisvilleco@send.mailchimpapp.com>
Sent: Sunday, February 18, 2024 11:36 AM
To: City Council
Subject: CAC ALERT: The Redtail Ridge preliminary plat application will be heard at Louisville City Council this Tuesday, February 20th

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COMMUNITY ALERT

**The Redtail Ridge preliminary plat application
will be heard at Louisville City Council this
Tuesday, February 20th.**

**The City Council Meeting Begins at 6:00, Council
Chambers, 749 Main street.**

Public Comment will be accepted.

This is the third time this plat has been scheduled for City Council. In December 2023 it was postponed due to a lack of city councilmember quorum. February 6th, 2024 the item was placed at the end of the agenda and there was only time for the staff and applicant presentation, not for public comment.

Does this 389 acre development that represents 8% of Louisville's land need more open space?

Key Issues

- There have been no changes to the development proposal since Planning Commission recommended denial in October 2022.
- The City Council has the authority to require more open space at the site than is currently proposed.
- Should the previously undeveloped areas on the northern portion of the property be further preserved as open space to preserve natural features, wildlife habitat and natural vegetation with clustering of building on the development lots to the south?
- At full build out, the project site is expected to generate approximately **21,285** more vehicle trips per day. The US 36

and Northwest Parkway interchange is predicted to fail in the future with the increased traffic.

- 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.

Link to the Agenda and Log-On links for remote participation (paste in your browser):

<https://www.louisvilleco.gov/home/showpublisheddocument/41173>

Written Comments Can Powerful

Send emails to the Council at: Council@louisvilleco.gov

CAC is a citizens' organization dedicated to keeping Louisville residents apprised of major issues being addressed by our City Council.

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You were added to the Louisville CAC Community Update Campaign by giving us your email after attending a CAC sponsored meeting and/or expressing interest in our wonderful Louisville community. We thrive to keep you up to date on Louisville issues and CAC sponsored activities.

Our mailing address is:

Citizen's Action Council
662 W. Willow St.
Louisville, CO 80027

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From: [Charlene Bandurian](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 11:57:50 AM

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City Council:

Vote no for the current plan for Redtail Ridge.

The current plan for the area calls for a grading of the site as a first step. This is the exact opposite of what has been called for by the residents of Louisville. We value our surrounding natural landscape both for beauty and for the safety of the wildlife who live there. The traffic that would ensue by such a large plan and the relegating of the town of Louisville as a passthrough community is unconscionable. The current plan by the developer is a terrible one both in scale and environmental considerations.

By referendum, the citizens of Louisville voted against a large and environmentally impacted Redtail Ridge. To approve what the developer wants is a movement against the wishes of the community by vote.

You, as City Council members, were elected to improve the lives of the townspeople and guard against urban development that would be a disaster to the environment and the health of a small town.

Please abide by the expectations of the community who voted for you in good faith.

No on the current plan for Redtail Ridge.

Charlene Bandurian
139 Lincoln Circle
Louisville, CO 80027

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From: [joy brook](#)
To: [City Council](#)
Subject: Listen to citizens do not sell out to developers!
Date: Tuesday, February 20, 2024 11:53:44 AM

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Members of Council:

On February 20th, you will be acting as judges under the **quasi judicial process** on this agenda item:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

You are also obligated to recognize the democratic process. Voters said NO to sprawl and YES to preserving all land north of Disc Drive in our special election. Council has a mandate from voters, under the democratic process, and authority given to you from our municipal code, to preserve natural features and require more open space.

This resolution, just like Ordinance 1811, which you sent to a vote on December 21, 2021, is for development that is way too big and needlessly destructive.

Council spoke about **the importance of the democratic process** when you sent the referendum petition to a vote. Council members Fahey and Dickinson and then council member Leh talked about their respect for the **democratic process** and their desire to give the power to the people to decide. Although sending this vote cost the city 90,000, you said it would be worth it to hear from the entire electorate. **You said you would respect the outcome of the vote and are obligated by Colorado State law and Louisville Municipal Code to do so.**

Residents campaigned against seemingly insurmountable odds. The ordinance was sent to the ballot only 9 days before the Marshall fire. We were outspent 32:1. We had 3,000 and Brue Baukol donated 93,000.00 to the Yes campaign. Without the fire and Brue Baukol's outsized campaign contribution, we would have won by much more.

The current application is still sprawling and needlessly destructive of habitat, natural features, trees, and soil. It is not significantly different than the application we first saw as far back as 2020 when over 750 residents wrote to you with their concerns. The applicant has submitted the same grading and drainage plans each time they came to council. . They intend to grade 350 acres of the site. Planning Commission ruled in November 2022 that this application does not meet Louisville Municipal code.

Since 2020, the majority of residents have consistently spoken out against a too-big development. Your constituents voted NO to sprawl and needless destruction.

Recognize the results of the special election. You have the mandate and the authority under Louisville Municipal Code.

Preserve all land north of Disc Drive.

Tane Mahuta E Tu!

Blessings to the Creator, trees! Stand Tall!

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From: [Richard Ebbers](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 11:50:31 AM

[Some people who received this message don't often get email from rcebbers@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I strongly urge tonight's Council to move forward with Redtail Ridge Plat.
We moved here in 2009 at which time Louisville was one the top ten cities in the U S.
Things have changed since then and we feel not for the better. We feel Redtail passage would help Louisville start to grow again . Help businesses expand and encourage new businesses. Some people seem to let things remain the same, No growth ,too many code requirements, no incentives for new businesses.
Please, please listen to a majority on Louisville and move forward with Redtail Ridge Plat. Move forward, not backwards.
Dick Ebbers

Sent from my iPad

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From: [Jan Willem de Bruyn Kops](#)
To: [City Council](#)
Subject: Redtail approval keeps Avista Hospital in Louisville
Date: Tuesday, February 20, 2024 11:42:25 AM

Some people who received this message don't often get email from debruiny@gmail.com. [Learn why this is important](#)

Dear Louisville City Council Members,

I am writing to express my strong support for the approval of the Sterling Bay Proposal for Redtail Ridge. This proposal presents a crucial opportunity for the relocation and expansion of Avista Hospital, a cornerstone institution in our community.

As you are aware, Avista Hospital, with its over 30 years of service, is in dire need of modernization and expansion. Its current location is not only outdated but also poses challenges in terms of accessibility. The prospect of Avista leaving Louisville due to the lack of a suitable location for expansion is deeply concerning.

Not only is Avista Hospital a vital healthcare provider, but it also holds the distinction of being the largest employer in Louisville, providing hundreds of jobs to local residents. Moreover, the presence of a local hospital brings immense benefits to our community, including convenient access to healthcare services for residents and the delivery of thousands of babies over the years.

Approving the Redtail Ridge proposal would not only address the urgent needs of Avista Hospital but also enhance accessibility and convenience for patients and staff. It is a decision that aligns with the best interests of our community and its residents.

I urge you to carefully consider the immense value that the Sterling Bay Proposal for Redtail Ridge holds for Louisville and its residents. Please vote in favor of approving this proposal and securing the future of Avista Hospital in our city.

Thank you for your attention to this matter.
Sincerely,

Jan Willem de Bruyn Kops
1311 N Franklin Ave
Louisville, Colorado 80027

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From: [Celeste Niehaus](#)
To: [City Council](#)
Subject: RTR - What's possible?
Date: Tuesday, February 20, 2024 11:29:06 AM

Some people who received this message don't often get email from cmniehaus1180@gmail.com. [Learn why this is important](#)

Dear Mayor City Council,

CU South will be slightly smaller than Redtail Ridge; 308 vs. 390 acres yet the development has designated twice the percentage of open space than Redtail Ridge has - 38.6% (119 acres) vs. 19.2% (75 acres). And CU South's open space is one large, contiguous section, not land trisected by a two-to-four lane road.

Louisville can, and I hope will, demand what the public is beseeching you to secure - more meaningful open space that will preserve the land that has never been built on.

Celeste Niehaus
920 Rex St

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From: [heather gardner](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 11:23:38 AM

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Dear City Council,

We, the citizens, made our desires clear in the special election. First and foremost, we do not want this large building footprint that is once again on the table. We value open space, and want the ecosystem to be preserved as the development is being built. Please require that the parcel not be completely bulldozed as that will destroy habitats for generations. Also, we ask you to follow all of the city's rules and procedures as you proceed including requiring the GDP process be followed and getting the NW Parkway approval up front. We do not want a traffic nightmare between downtown and the highway, or people may avoid visiting Louisville all together, and that will hurt downtown businesses.

You have an important opportunity to leave some natural corridors for our children in the future. Please find a balance between the needs of businesses with the small-town quality of life the citizens of Louisville enjoy. The current plan does not accomplish that.

Sincerely,
Heather Gardner
1158 La Farge Ave.
Louisville, CO 80027

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From: [Mike Williams](#)
To: [City Council](#)
Subject: Redtail Ridge Approval
Date: Tuesday, February 20, 2024 10:44:17 AM

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Dear Louisville City Council,

Louisville has not had a great track record retaining or even replacing large companies that have left (Sam's Club, Lowes) in addition to buildings still left vacant (Carrabba's, Alfalfa's, among others). It would be a travesty if we lost yet another large employer such as Avista Hospital and that building left vacant as well. Avista wants to stay in Louisville but only if Redtail Ridge is approved.

Please vote YES to Redtail Ridge and keep another large employer that will enhance the overall health of our community and create better and safer access to the hospital.

Thanks for your consideration,
Michael Williams
2351 Senator Ct

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From: [sherry sommer](#)
To: [City Council](#)
Subject: Fact check/Open space dedication at RTR
Date: Tuesday, February 20, 2024 10:41:15 AM

Rod Richardson, representative of Sterling Bay stated in your 2/06/2024 meeting that the proposed public land dedication at Redtail Ridge was the largest public land dedication in Louisville history, excepting land dedicated as golf course.

Let's look at percentage dedications and total acres dedicated in Centennial Valley and Coal Creek Ranch. These large developments have significant public land dedications offsetting their impacts.

FACT:

Centennial Valley:
304 acres public land dedication (Davidson Mesa).
Public Land Area : 34% of development.

Coal Creek Ranch:
104.6 acres public land dedication
Public land area 46.1 %

Let's also look at the **quality** of our public land dedications and overall value to the public:

- The proposed land dedication at RTR includes 47 acres outside the Plat that is zoned low density residential.
- 18 acres private common open space to counted in the dedication is not suited for building. A similar proposed dedication was rejected by OSAB in 2010 because it was unfit to be open space.
- Davidson Mesa is a large, contiguous, open space that supports wildlife and is suitable for trails.
- The proposed land dedication is on the perimeter of the plat.
- Large swaths, including land in the open space dedication will be graded. This will destroy habitat, eliminate topography and alter the majority of natural drainage.

This dedication does not meet the standards of our municipal code section 16.

Louisville is a great town. It did not become excellent by using minimum standards as a benchmark or by accepting false narratives of those who want only to turn a profit.

You have the authority to require contiguous open space north of disc Drive and the mandate from voters to do so.

Sincerely,

Sherry Sommer

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From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Redtail Ridge Decision: Preserving Shortgrass and Mixed-Grass Prairie
Date: Tuesday, February 20, 2024 10:38:55 AM
Attachments: [SRJones_Redtail Ridge Ltr.pdf](#)

Some people who received this message don't often get email from cathernsmith@gmail.com. [Learn why this is important](#)

Dear City Council and Mayor Leh,

Tonight, you are called upon to make a decision that deeply impacts our town.

As you consider whether to limit the footprint of the development through clustering and future height waivers, protect land north of Disk Drive from grading, and add another Open Space with a world-class view of the Rockies, please click through to the attachment, a letter written by my friend and local grassland ecologist Steve Jones.

Steve's letter places the shortgrass and mixed-grass prairie to be developed in a context that none of the other materials before you capture. I was especially struck by Table 1, a selection of vertebrate species of special concern in Boulder County which can either be found on or within 1,000 meters of the property and by the generous offer of Boulder County Nature Association and Boulder County Audubon to help fill in knowledge gaps. As you can see there is a compelling need for wildlife habitat that is minimally fragmented, protection of food sources for raptors living in adjacent open spaces, and for wildlife corridors for ground-dwelling species.

The developer's proposal is to rim the property with a strip of "open space", replace the grasslands with over 3,000 trees, and replace habitat with human oriented recreational facilities.

It is my hope that we will once again strike balance between development, recreation, and ecological needs by preserving shortgrass and mixed-grass prairie at Redtail Ridge.

May you walk in beauty,

Cathern Smith
Louisville Ward III

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19 February, 2024

Dear Bev, Cathern, Cindy, Joshua, and Sherry,

Thank you for joining me at the Campus Drive overlook of the Redtail Ridge property yesterday afternoon. I was pleasantly surprised to see that most of the property is covered by High Plains shortgrass and mixed-grass prairie, one of our most threatened ecosystems in Boulder County. This prairie appears to support an extensive grass cover, a thriving prairie dog colony, and scattered groves of plains cottonwoods, willows, and non-native Russian-olives.

Completing adequate studies of plant communities and wildlife populations within this prairie remnant and then implementing best management practices could enable us to create a natural showcase linking other remnant prairies in southeastern Boulder County.

Figure 1. Redtail Ridge property, from East Campus Drive, facing southwest.



While it's impossible to assess quality of grassland vegetation during the depths of winter, this grassland appears similar in structure to protected grasslands on city and county open space properties to the north, south, and west. I observed both native and non-native grasses on the property, but it would be necessary to return in summer, when the native grasses have had a chance to grow, to assess the extent of native vegetation.

Invasion and fragmentation of remnant grasslands by buildings, roads, and trees poses an existential threat to native wildlife in Boulder County. Aggressive grading of new industrial and residential properties exacerbates this effect.

At least a dozen grassland species designated as a species of special concern by Boulder County are found on or within 1000 meters of Redtail Ridge. Boulder County identifies species of special concern after assessing county-wide populations and finding significant declines. Using this designation provides the opportunity to protect species before they become locally endangered or extirpated.

Table 1. Selected Boulder County vertebrate species of special concern documented on or within 1000 m of Redtail Ridge property.¹

Species	Class	Boulder County Status	State or Federal Status	Habitat
Bunting, Lark	Bird	Rare and Declining	USFS and BLM concern	Shortgrass prairie
Harrier, Northern	Bird	Imperiled breeding populations	USFS concern	Marshes and wet meadows
Hawk, Ferruginous	Bird	Declining; Isolated	State concern	Mixed-grass prairie
Lark, Horned	Bird	Declining		Shortgrass prairie
Owl, Burrowing	Bird	Imperiled	State threatened; BLM and USFS concern	Shortgrass prairie
Shrike, Loggerhead	Bird	Imperiled breeding populations	State concern; USFS concern	Shortgrass prairie
Sparrow, Grasshopper	Bird	Declining	USFS concern	Mixed-grass prairie
Badger, American	Mammal	Declining		Mixed-grass prairie
Jackrabbit, White-tailed	Mammal	Imperiled		Mixed-grass prairie
Gopher, Northern Pocket	Mammal	Undetermined status		Mixed-grass prairie
Prairie Dog, Black-tailed	Mammal	Declining and Vulnerable	State concern; USFS concern	Shortgrass prairie
Vole, Meadow	Mammal	Isolated and Restricted		Wet meadows

¹ Sources

Armstrong, David, James Fitzgerald, and Carron Meaney. 2011. Mammals of Colorado. University Press of Colorado.

Boulder County Comprehensive Plan Environmental Resources Element. 2023.
<https://bouldercounty.gov/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/environmental-resources-element/>

Boulder County Audubon Society. 1978-2015. Monthly wildlife inventories. Available at www.boulderaudubon.org.

Boulder County Nature Association. 2022. Wintering raptor survey 1983-2022 data summary. www.bcna.org.

Boulder County Parks and Open Space. 2017. Criteria for designating wildlife species of special concern. Boulder County Comprehensive Plan Environmental Resources Element.
<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/bccp-designating-wildlife-species-of-special-concern-20131112.pdf>.

Colorado Parks and Wildlife. 2023. Threatened and endangered list.
<https://cpw.state.co.us/learn/pages/soc-threatenedendangeredlist.aspx>.

Henderson, J. 2008. An annotated list of the birds of Boulder County, Colorado. The University of Colorado Studies 6:220-242.

Ruprecht, Peter. 2024. Hodgson-Harris Reservoir 2023 breeding bird survey. Unpublished report for Boulder County Nature Association. www.bcna.org.

USDA Forest Service. 2023. Sensitive species list:
<https://www.fs.usda.gov/detail/r2/landmanagement/?cid=stelprdb5390116>

Wickersham, L. 2016. Colorado breeding bird atlas II. Colorado Bird Atlas Partnership, Denver.

I was surprised to see that the development plan for Redtail Ridge mentions grading significant portions of this grassland and replacing them with new vegetation, including 3000 trees. Our remaining grasslands have evolved over thousands of years and cannot simply be replaced by planting new vegetation. Introduction of non-native species, especially trees, degrades them to the point where they cannot support a variety of vertebrate species.

Impacts of Development on Burrowing Owls, White-tailed Jackrabbits, Lark Buntings, and other Species

Burrowing owls (Boulder County imperiled) have been reduced to 4-6 nesting pairs observed annually throughout the county, and most nests do not fledge enough young to sustain a healthy population. A primary cause of this decline is introduction of trees and telephone poles, which provide perches and roosts for human-adapted predators such as red-tailed hawk and great horned

owl. Studies conducted in southern Canada and South Dakota indicate that adult burrowing owls will avoid nesting in rodent burrows situated within 100 m of mature trees or power poles.

White-tailed jackrabbits (Boulder County imperiled), once considered fairly common locally, have not been reported within Boulder County since 2012. Studies conducted across the western Great Plains attribute this decline in large part to fragmentation of native grasslands by trees, cultivated fields, and roads.

Lark buntings (Boulder County imperiled breeding populations) were once considered our most abundant bird in Boulder County (Henderson 1908) but have not been documented nesting within the county for several years. Again, this species appears to avoid grasslands fragmented by trees, roads, and fields.

Other native species, including American badger (Boulder County isolated), northern harrier (Boulder County imperiled nesting), and grasshopper sparrow (Boulder County isolated and restricted) are currently threatened by loss and fragmentation of our native grasslands. And as the extent of our grasslands diminishes, opportunities to reintroduce locally extirpated species, including black-footed ferret, bison, pronghorn, long-billed curlew, and sharp-tailed grouse, steadily diminish.

Boulder County's Comprehensive Plan Provides Strong Guidance

We the citizens of Boulder County have made a strong commitment to protecting native ecosystems and their native species populations. The introduction to the Environmental Resources Element of the Boulder County Comprehensive Plan states:

Boulder County values and strives to preserve, conserve and restore the unique and distinctive natural features, ecosystems and landscapes of the county using sound resource management principles and practices at both the site-specific level and on a broader, landscape scale. Boulder County's important environmental resources include naturally occurring ecosystems and their native species populations. Species of Special Concern are an integral component of this management approach. The list of Species of Special Concern includes locally threatened or endangered flora and fauna that the County seeks to protect. Habitat for these Species of Special Concern is particularly vital, since it often presents our best chance to protect native species.

At Redtail Ridge, clustering of buildings toward the center of the property and surrounding them with expanses of protected and restored grassland would enable us to follow up on this commitment and create a model development. A first step to achieving this would be to learn more about the grasslands at Redtail Ridge. I recommend completion of the following studies before developing a conservation and restoration plan for grasslands on the property:

1. A thorough inventory of all birds found on the property, including a breeding bird survey using Colorado Breeding Bird Atlas methodology.

2. Small mammal and amphibian trapping studies.
3. Targeted surveys of selected invertebrate species of special concern, including monarch butterfly and regal fritillary.
4. More thorough mapping of native and non-native plant communities, with recommendations for controlling invasive weeds and enhancing growth of native grasses and forbs.
5. Replication of burrowing owl surveys first conducted in 2000.

Boulder County Nature Association and Boulder County Audubon currently have more than 200 volunteers working on wildlife studies throughout Boulder County. We would be most willing to provide volunteer help for future studies that may occur on the Redtail Ridge property.

Thank you for your diligent work to preserve and enhance the beauty of your very special community.

Sincerely,

Stephen R. Jones, wildlife consultant and volunteer coordinator
Boulder County Audubon, Boulder County Nature Association, Right Relationship Boulder
303-494-2468; curlewsj@comcastnet

Stephen Jones is author of The Last Prairie, a Sandhills Journal; Nourishing Waters, Comforting Skies; and Owls of Boulder County. He is co-author of The Shortgrass Prairie, the Peterson Field Guide to the North American Prairie, Wild Boulder County, and Butterflies of the Colorado Front Range. He organized the first comprehensive small owl and wintering raptor surveys in Boulder County and helped plan and carry out the Colorado Breeding Bird Atlas. His 35 years of consulting work includes more than 50 breeding bird and resource inventories for city, county, and state parks and open space programs, along with the training of several hundred wildlife monitors in Boulder County and other parts of Colorado.

From: [Fran Ryan](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 12:27:56 PM

Some people who received this message don't often get email from fryancomm@gmail.com. [Learn why this is important](#)

Hello

I live at 841 Parkview Street

I wholeheartedly support the Redtail project.

I have two previous emails to Council regarding my position in addition to a Letter to the Editor in the Daily Camera

It's really time to get on with approving this project. Every time I drive past Medtronic i.

Lafayette, I think of who Louisville ran this great corporation out of Louisville. Higj paid jobs, philanthropic, leading edge technology and an inclusive development plan. That is behind us.

We are lucky to get another bite of the apple

Sincerely

Franny Ryan

Franny Ryan

Owner

E and J Designs

www.eandjdesigns2.com

instagram: @eandjdesigns

303-748-2137

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From: [Rick Kron](#)
To: [City Council](#); [Jeff Durbin](#)
Cc: [Vanessa Zarate](#); [Austin Brown](#); [Rob Zuccaro](#); [Tom Horst](#); [Stephanie Schlageter](#); [Mark Oberholzer](#); [Jenni Hlawatsch](#); [Eric Reed](#); [Heather Bingaman](#); [Greg Reedy](#); [Ashley O'Connell](#)
Subject: Resolution #80, Series 2023 (Redtail Ridge), Resident Comment in Support
Date: Tuesday, February 20, 2024 12:27:29 PM

Mayor, Councilors and Staff,

I wrote yesterday's email to you on behalf of the DBA. This email is sent on behalf of me, myself, and I. I have been a Louisville Ward 3 resident since 1987, and a resident in the County since 1981.

I am in favor of the Redtail Ridge plans for the redevelopment of the former Storage Tek site. But, I am dismayed by some comments that have been made alleging that the redevelopment would damage Louisville's 'small town character.'

We need to look at the past to see into the future.

According to the source of all knowledge, Wikipedia, Storage Tek was founded in 1969, when Louisville's population was about 2,400. The City population had not changed much since 1940. In 1980, the City population had grown to about 5,600, and at the time my family moved here in 1987, then population was about 12,000. Wikipedia says Storage Tek became defunct in 2005, which would have been when the population of the City was about 18,500.

In 2020, our population was a little over 21,000, and my guess is that after the fire and start of reconstruction, we're still about that size.

Wikipedia says that Storage Tek had about \$2.2 billion in revenue and about 7,000 employees in 2004 (before collapsing in 2005). I do not know how many of them were employed at the STK headquarters in Louisville, but certainly many, so it was a busy place. The Northwest Parkway opened at the end of November 2003, so access to the site for those employees in 2004 would have been primarily via US 36, 96th, Dillon Road, and maybe some local streets.

Our small town character existed before Storage Tek came to town, existed during its busy peak and its eventual collapse, and it still exists today. *Why? Because small town character exists in the hearts and minds of the residents in the town and the character of its small businesses.*

The Storage Tek site was developed in the past, and developing it again as Redtail Ridge will not change that small town character.

Louisville's past is not rosy. For decades, downtown was the only significant commercial area in town. Significant commercial activities there included bars, gambling and other disreputable activities. Some called the place 'Loserville.' The sewers were not installed until 1953 and the streets were not paved until 1959. Obviously, we are beyond that stage of the town's history. But, why are we beyond that? *We are beyond that because the City and its residents had the foresight to change, embrace innovation, accept challenges, avoid stagnation, and encourage both public and private investments for its future.*

I feel that one of our small town character traits is an intense dislike, or even hate, of waste.

The empty Sam's Club building was a festering wound until Ascent Church moved in. We were incensed by the empty buildings that resulted from the loss of Lowes and Kohls and Carrabbas and Alfalfa's and Hobby Lobby and Outback and Empire, and the continuing saga of the Grain Elevator to name a few. We have had some notable successes in getting some of these wasted empty buildings filled with excellent new owners and tenants. But, Storage Tek is another wasted site, maybe not as prominent as the others have been because it is largely out-of-sight of our current residents, but it is currently a waste nevertheless. The Redtail Ridge redevelopment of the site would reverse that waste.

The Storage Tek site is not very suitable for use as open space. It is scarred by prior building scars, steeply sloped, has hardly a tree on it, is not friendly for wildlife, is overrun with invasive and non-native weeds and plants, and would be prohibitively expensive to acquire. The Redtail Ridge plan proposes to redevelop what should be redeveloped, and not develop the portions that should not be developed. Public access is a major feature of the redevelopment plan.

Approval and completion of Redtail Ridge would reverse the fate of a failed infill site, 'raise all boats' in the local economy (including Downtown, McCaslin, and South Boulder Road), and support our small town's general goals of being a vibrant, educated, enjoyable, fun, and healthy community.

Please approve Resolution #80, Series 2023 to move the project forward.

Thank you,

Rick Kron

Louisville Ward 3 resident since 1987.

Sent from my iPad

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From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Some Questions to Ask About Redtail
Date: Tuesday, February 20, 2024 12:26:38 PM

Some people who received this message don't often get email from cathernsmith@gmail.com. [Learn why this is important](#)

Dear City Council and Mayor Ley,

As you grapple with the Redtail Ridge development, here's a list of questions that I still have. I'm sharing them with you in the hopes that they will help focus your discussions:

1. Given that City Council's decision is to be guided by the purposes of LMC 16.04.020, including subsection (K) providing "for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion in the streets and highways and along pedestrian and bikeway", what is the City's plan to provide an adequate level of service (LOS) for traffic at the US 36 interchange and surrounding roads impacted by the development?
2. As the US 36 interchange is the primary access to Redtail and will fail earlier due to traffic Redtail generates, does the Staff recommend that the Developer share in the cost of improving the US 36 interchange? Why or why not? If so, given that CDOT has no cost estimates for improving the US 36 interchange, what is the best way to fairly apportion the cost of future improvements to the US 36 interchange? And, how can the cost-sharing be structured so that it is legally binding? If not, based on the cost of improving the McCaslin interchange what is the estimated cost the City would absorb?
3. I was on Davidson Mesa yesterday afternoon. The parking lot was full and I saw at least 50 people in the short time I was there. Our Open Spaces will be under even more pressure in 10, 20, and 30 years. Why can't the developer cluster development to provide 40-50% Open Space like prior developments of this scale? What kind of a height waiver would the Developer want in exchange for clustering?
4. Why can't the developer present a grading plan that leaves the Open Space undisturbed?
5. At the preliminary plat stage, which terms under discussion legally bind the City and the Developer?
6. How would approval of the preliminary plat affect Avista Hospital? Can Avista file before the issues with the Northwest Parkway, including the Parkway's opposition to the planned right-in right-out traffic pattern, are resolved?
7. Upon approval of the preliminary plat, what changes to the property can the developer immediately make?
8. Why aren't we conditioning approval on replacement of the expired agreement with BVSD?

Thanks for all that you do.
Best regards,

Cathern Smith
Louisville Ward III

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From: [Richard Ebbers](#)
To: [City Council](#)
Subject: Redtail Ridge Plat
Date: Tuesday, February 20, 2024 12:10:09 PM

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I strongly support the Redtail Ridge Plat project. I feel Louisville needs to move forward with this project and start growing versus shrinking. Redtail project will improve all aspects of life in Louisville including businesses, restaurants, schools and life in general.

Louisville is depending on you. So am I.

Thank you

Dick Ebbers

Sent from my iPad

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From: [Richard Ebbers](#)
To: [City Council](#)
Subject: Redtail Ridge Plat
Date: Tuesday, February 20, 2024 12:09:43 PM

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I strongly support the Redtail Ridge Plat project. I feel Louisville needs to move forward with this project and start growing versus shrinking. Redtail project will improve all aspects of life in Louisville including businesses, restaurants, schools and life in general.

Louisville is depending on you. So am I.

Thank you

Dick Ebbers

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From: [Joshua Cooperman](#)
To: [City Council](#)
Subject: My current thoughts on Redtail Ridge
Date: Tuesday, February 20, 2024 11:59:58 AM

Dear Louisville City Councillors,

I wish to share my current thoughts on Redtail Ridge.

First, I wish to comment on Redtail Ridge from a broad perspective rooted in local, regional, and global concerns not necessarily connected to Louisville's municipal code.

Should the Phillips 66 Rural Special District be redeveloped? You might consider this question irrelevant since the current landowner's property rights furnish certain rights to development of this property. Still, this question is a useful starting point. (Also recall some history: in the Fort Laramie Treaty of 1851, also known as the Horse Creek Treaty, the United States government recognized all of the land currently occupied by Louisville as belonging to indigenous peoples including the Arapaho and Cheyenne, but virtually all of this land was subsequently wrested from these indigenous peoples, largely in violation of this Treaty.) On the one hand, most, if not all, of the Phillips 66 Rural Special District was previously developed for such uses as farming, mining, and, most recently, StorageTek's headquarters, so redevelopment of a previously disturbed environment might be eminently reasonable, even judicious. Moreover, Louisville and our region have development needs, most especially of affordable housing. On the other hand, since StorageTek's closure nature has reclaimed much of the Phillips 66 Rural Special District, so conservation of this rewilded environment might be warranted, even advisable. Moreover, with scientists currently estimating that one-third to one-half of Earth must be preserved as wildland to sustain existing wildlife, and with only about 17% of Earth currently preserved as wildland, we need to considerably ramp up conservation. Ideally, we could achieve a balance between redevelopment and conservation at the Phillips 66 Rural Special District.

How should the Phillips 66 Rural Special District be redeveloped? The applicant has spoken to the demand for biosciences spaces along the Front Range, and I trust that the applicant has studied the regional commercial market for such development. AdventHealth clearly wants to relocate Avista Hospital to the Phillips 66 Rural Special District, and I trust that the Hospital's current location does not meet its future needs. (I do have concerns about redevelopment of the current hospital site.) The development of Redtail Ridge as a biosciences campus and new home for Avista Hospital would certainly create new jobs in Louisville and bolster Louisville's economy to some extent. But where would the people working these jobs live? Would the people working these jobs displace those already working for lower wages in Louisville and its neighboring municipalities? Is there more regional demand for affordable housing or for biosciences spaces? Moreover, Louisville has some vacant commercial spaces that could be reused or repurposed for biosciences, much as Bidesix now occupies the former Kohl's. Would these properties sit vacant for longer with the development of new commercial spaces at Redtail Ridge? Alternatively, could these properties be converted to affordable housing, migrant housing, or homeless shelters?

How should the Phillips 66 Rural Special District be conserved? We should prioritize for conservation those parts of the Phillips 66 Rural Special District supporting the highest quality wildlife habitat and connections to nearby wildlife habitat. Accordingly, the land north of Disc Drive should be prioritized for conservation. If CDOT constructs wildlife crossing infrastructure to the south along US 36 or to the north of the US36-Northwest Parkway

interchange, then a wildlife corridor along the southern edge of the Phillips 66 Rural Special District should also be prioritized.

No matter the balance between redevelopment and conservation at Redtail Ridge, any development must be environmentally sustainable to a very high degree. I am delighted that the applicant has committed to a wealth of sustainability initiatives; however, these sustainability initiatives do not fully address environmental sustainability at the scale of the proposed development as whole. In particular, environmental sustainability at this scale calls for dense clustered redevelopment, conscientious conservation of wildlife habitat, minimal expansion of roadways, colocation of housing and workplaces, thorough internal and external pedestrian and bicyclist connections, and availability of public transit.

Next, I wish to comment on Redtail Ridge from the perspective of Louisville's guiding documents, particularly Louisville's Comprehensive Plan.

Louisville's Comprehensive Plan lists five policies for special districts of which the first and third are particularly relevant. The first policy states that a special district's "specific character expectations" will be "articulate[d] and define[d]" in a "customized general development plan", and the third policy states that the City should "encourage internal services [to] meet the daily needs of people working in [a special] district". Louisville's municipal code invokes these policies for preliminary subdivision plats in section 16.12.075 B. I consider each policy in turn.

The Redtail Ridge preliminary plat proposes subdivision development under the Conoco-Phillips general development plan, which currently governs development at the Phillips 66 Rural Special District. Is the Conoco-Phillips general development plan customized to the development proposed in the Redtail Ridge preliminary plat? Clearly not---the Conoco-Phillips general development plan was created and approved well before Redtail Ridge was even conceived. Does the Conoco-Phillips general development plan articulate and define the specific character expectations of the development proposed in the Redtail Ridge preliminary plat? In part---much of development proposed in the Redtail Ridge preliminary plat is compatible with the Conoco-Phillips general development plan. But, as the Planning Commission determined, the Redtail Ridge preliminary plat is not fully compatible with the Conoco-Phillips general development plan. Although the applicant has modified the Redtail Ridge preliminary plat since the Planning Commission's hearings, the Planning Commission's finding may still hold.

The above two questions are rather broad, but some of their implications reverberate into more specific aspects of Louisville's municipal code. For instance, City staff did not provide a fiscal analysis of the Redtail Ridge preliminary plat because such an analysis is not required for review of a preliminary plat. Review of a new general development plan or an amendment of an existing general development plan would likely require a fiscal analysis. By attempting to utilize the Conoco-Phillips general development plan, the Redtail Ridge preliminary plat bypasses this aspect of review. Is it appropriate or reasonable for the City to review---let alone approve---development on the scale of Redtail Ridge without analyzing its fiscal impact? Furthermore, City staff has drafted a resolution for approval of the Redtail Ridge preliminary plat because City Council approves a preliminary plat by resolution, not by ordinance. A resolution is not subject to referendum whereas an ordinance is subject to referendum. By attempting to utilize the Conoco-Phillips general development plan, the Redtail Ridge preliminary plat bypasses this aspect of oversight. Is it appropriate or reasonable for the City to review---let alone approve---development on the scale of Redtail Ridge without providing for such oversight?

Turning to the third policy, the Comprehensive Plan does not specify which services should be encouraged to meet special district employees' daily needs. Meeting people's most basic daily needs is presumably most important, and I would consider housing a most basic daily need. The Redtail Ridge preliminary plat fails to provide for this most basic daily need. Most certainly, this failure is not entirely the applicant's fault: the Phillips 66 Rural Special District is not currently zoned for residential development. The Comprehensive Plan's third policy for special districts conflicts (to some extent) with the Comprehensive Plan's zoning for the Phillips 66 Rural Special District.

Now, I wish to comment on Redtail Ridge from the specific perspective of Louisville's municipal code concerning preliminary plat applications.

In the above discussion I have not limited myself to judging the Redtail Ridge preliminary plat on the basis of Louisville's municipal code, but, of course, City Council is charged with making judgements precisely on this basis. Sections 16.12 and 16.16 of Louisville's municipal code govern preliminary plat applications. Here follows my analysis of the Redtail Ridge preliminary plat's compliance with this code.

Section 16.04.020 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 proposal’s failure to incorporate large-scale considerations of environmental sustainability jeopardizes the development’s ability to promote the health, safety, prosperity, and welfare of Louisville’s present and future inhabitants, most immediately wildlife inhabiting the Phillips 66 Rural Special District.

Purpose F states that a subdivision must “provide for the proper distribution of population and supportive land uses”. The 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 proposal’s expansive footprint and grading plans fail to protect the character of the Phillips 66 Rural Special District. The proposal’s effects on the City’s existing social and economic stability is largely unknown, in part owing to the lack of a fiscal analysis.

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 proposal would result in considerable increases in air pollution stemming from construction, soil disturbance, and increased traffic. The 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 proposal’s expansive footprint and grading plans 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 proposal’s failure to incorporate large-scale considerations of environmental sustainability as well as its expansive footprint and grading plans fail to adequately protect the environment.

Section 16.16 of Louisville’s municipal code specifies the design standards that a subdivision must meet. The proposal fails to meet at least two of these design standards.

Standard D of 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 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. Given that City Council has not yet received a preliminary grading plan showing all cutting and filling, there is no basis on which to determine whether the applicant has made such a demonstration.

Standard B of 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 proposal’s grading plans directly conflict with this standard.

Finally, I wish to propose changes to the development plans for Redtail Ridge that would significantly ameliorate all of the issues discussed above.

Development, at least in its initial phases, should be clustered on the footprint of the former StorageTek headquarters.

Most, if not all, of the land north of Disc Drive should be permanently conserved as public open space. This land should be minimally graded if at all.

Campus Drive should be extended to join Paradise Lane as suggested in Louisville's Transportation Master Plan.

Housing should be permitted in the Phillips 66 Rural Special District.

A Redtail Ridge incorporating these features would make a superb development for Louisville.

Thank you for reading and considering my thoughts.

Best,
Josh

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From: [Michael Pogel](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Tuesday, February 20, 2024 10:28:00 AM

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Dear Louisville City Council:

As someone who has used the medical facilities at Advista I would strongly support the move to Redtail Ridge. Its current location next to the high school with limited access is at minimal a headache and in emergency situations like the Marshal fire a potential disaster. Hospitals need easy access and the Redtail Ridge site would provide that. The hospital has been requesting this for years. It's time Louisville acted wisely before we loss yet another asset.

Sincerely

Michael Pogel
781 Bluestem Ln
Louisville,CO 80027

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From: jenni.singingcookstore.com
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 10:04:10 AM

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To Louisville City Council,

As a downtown business owner and a long time former (and hopefully someday in the future) resident of Louisville, I am writing in support of the Redtail Ridge development proposal.

I believe this proposal is a key factor for the future of Louisville and its Downtown to thrive. It is also essential that we retain Avista Hospital in the City, that Campus Drive from Monarch should be completed for the benefit and safety of students, parents, faculty/staff of Monarch High School, and that the additional open space, park, trail, and other great amenities become available to our residents. These are all excellent improvements to the currently vacant site and will be incredibly beneficial to our community, with so much of the area available for entry and use by residents and visitors alike.

As the former site of StorageTek, Redtail Ridge has always been an area meant for development, not open space, as so many here would assume or prefer. The development of this area will transform it from a derelict, generally useless piece of land into a well thought out, mixed use area for businesses and citizens. The location is also somewhat removed from the main residential area and will not significantly impact current residents in a negative way, but rather create a gateway to Louisville from the Interlocken/US 36 exchange, thus inviting more visitors to our wonderful city.

This plan is a significant improvement over other previously submitted plans, including use of energy, transit, improvements to the Northwest Parkway, new trails and recreation space, and overall use of land. I feel that the owners and developers of this site have listened to the needs and wants of the community, resident and business, and have made significant efforts to alter their plan to accomodate those needs.

I do urge the Council to please vote "yes" on Resolution #80, Series 2023.nks.

Thank you for your time and consideration,

Jenni Hlawatsch

Jenni Hlawatsch, Owner
DBA Communications and Retail Liaison

The Singing Cook
728 Main St.
Louisville, CO 80027
720-484-6825
jenni@singingcookstore.com
www.singingcookstore.com



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From: [George Colbert](#)
To: [City Council](#)
Subject: Redtail
Date: Tuesday, February 20, 2024 9:44:01 AM

Some people who received this message don't often get email from gejacolbert@gmail.com. [Learn why this is important](#)

Dear City Council:

I am very excited about how the Redtail Ridge Plat will update the local habitat and will add 139 acres of open space to our community. It is currently privately owned land that is simply wasting away and not available for public use. Redtail Ridge includes significant invasive and noxious weeds and plants, non-native trees, and a sub-optimal habitat for local plants and wildlife.

Sterling Bay's plat application includes removing and controlling the invasive species, planting more than 125 new species of native plants, planting more than 3000 trees, creating an expansive nature preserve, and developing a pollinator district. That is a great win for Louisville! Your approval of Redtail can make this happen for our community.

The donation of land is more than fair and is 101 acres more than required. As an avid runner of our current trail system, I am ecstatic about the 20+ additional miles of trails to explore. We have an amazing trail system already, but adding these trails will make us the envy of the running/biking world. The views of the flat irons will be unmatched! I know the local running and biking clubs will absolutely love having access to the trails.

The environmental experts who have been on the site, and are trained in conducting environmental analysis have weighed in and voiced their approving opinions. It's time to finally approve this plan, and create a truly functioning habitat at Redtail Ridge.

Sincerely,
George Colbert
480 Catalpa Ct, Louisville

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From: [sherry sommer](#)
To: [City Council](#)
Cc: [Jeff Durbin](#); [Meredyth Muth](#)
Subject: Public comment
Date: Tuesday, February 20, 2024 8:08:30 AM

Members of Council,

Our rules of procedure **require** that every member of the public who would like to speak on an agenda item be allowed to do so:

Members of the public desiring to address the Council on any item on the agendas **shall** be recognized by the Chair...

Louisville City Council Rules of Procedure page 14 Updated May 16, 2023

If necessary, the meeting should be continued to a date certain to allow every member of the public to speak.

Sincerely,

Sherry Sommer

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From: [Mark Zaremba](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 1:23:33 PM

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City Council, first of all, thank you for your service to our community. I wanted to express my support for this version of the Redtail Ridge project, and I'll keep it brief. Our small town has taken some punches lately. The Marshall Fire and Andy Clark's untimely passing at the top of the list. Passing on the energy this project will bring and possibly losing Avista in the process would be a huge mistake. Let's get this done. Sincerely, Mark Zaremba

Sent from my iPhone

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From: [John Linz](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Tuesday, February 20, 2024 1:18:53 PM

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Please keep Louisville a quiet and quaint small town, that is what attracted myself and my family to move here 32 years ago, and also my friends and neighbors.

Thank you,
John Linz

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From: [Joshua Sroge](#)
To: [City Council](#)
Subject: Redtail Ridge Support
Date: Tuesday, February 20, 2024 1:15:43 PM

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To The City Council:

Our household at 215 W Spruce St strongly supports the Redtail Ridge project proposal, and we urge the City Council to approve.

That such capital from Sterling Bay is willing to invest into Louisville, given the decline of Main Street and struggles of the other major corridors, is a beacon of hope for a City that has actively spent 15 years deconstructing itself from the 2009 Money Magazine #1 place to live. We need this project to move forward for all the reasons which you are familiar with (hospital, roads for the schools, public open space, and so on) - and to reinvigorate our cherished City and its new path to growth and sustainability.

The Council has an opportunity to make a bold move and set a new tone for the vision for the City. The opposition is betting on hopium: that we can get a better deal that doesn't exist, or that the County will magically purchase this land for open space. None of that is real - the only reality is the capital that Sterling Bay has allocated. The opposition offers no solutions - only naysaying and nimbyism. Don't allow them to generate further decay and decline. Please support this critical project, we've waited for many years for this site to be repurposed into something accretive for the City.

Thank you!

Joshua & Capra Sroge

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From: [sherry sommer](#)
To: [Rob Zuccaro](#); [City Council](#)
Cc: [Meredyth Muth](#); [Jeff Durbin](#)
Subject: letters missing from today's packet
Date: Tuesday, February 20, 2024 12:38:59 PM

Council Members,

I'm sending a letter count for the current Redtail Ridge application. As you can see, there has been consistent resident concerns regarding this application. While the applicant claims to have listened to residents' concerns, reading the letters makes it clear that our concerns have not been addressed.

I'd also like to bring another item to your attention-Many letters are missing.

The current packet does not include any letters from Planning Commission on 8/11/2022. The packet includes a few letters from the planning commission meetings of 10/3/2022 and 11/10/2022.

I did not see any letters in the packet for today's meeting. Is that an oversight on my part?

Members of the public have put a lot of work into writing code based comments throughout this process. It's very important that all public comment that has been received be included in the packet.

PPLAB and OSAB review, 2022

—Letters of concern: 97
—Letters of support: 11

Planning Commission review, 2022

Letters of concern: 40
Letters of support: 3

Council meeting
December 5, 2024

—Letters of concern: 95
—Letter of support: 11

Council meeting
February 6, 2024

—Letter of concern (resident): 80
—Letters of support (resident): 33
—Letter of support (business/hospital): 15

Council meeting
February 20, 2024
—Letters of concern:
—Letters of support:

Thank you,

Sherry Sommer

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From: [Jack Swift](#)
To: [City Council](#)
Subject: Support for Redtail Ridge Development
Date: Tuesday, February 20, 2024 1:38:41 PM

Some people who received this message don't often get email from jackcswift@gmail.com. [Learn why this is important](#)

Dear Members of the Louisville City Council,

I support the current development plan for Redtail Ridge. With 139 acres and 20 miles of new trails and paths, the development will make a great addition to the community.

Please let Louisville residents access new open space, gained through development.

Thank you,

Jack Swift
1212 Lincoln Ave

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From: [Lisa Swift](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Tuesday, February 20, 2024 1:54:02 PM

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Dear Louisville Council Members,

I am in support of the Redtail Ridge development and hope that you will vote for in favor of the development this evening. This development will help bring in much needed tax revenue for our city. In addition, it will provide open space and egress necessary for this area of our community. My children attended Monarch High School and proper egress in case of emergency is vital for the Monarch Elementary, Middle and High School. It pains me to think of what might have happened had the Marshall fire occurred during a school day. I doubt many would have been able to evacuate. I am also a mountain bike coach for Monarch High School. It would be amazing to have open space around the school for more ease of connection to other trail systems in the area as well as some additional locations to have mountain bike skill training.

I feel that many in our community do not realize that the land has already been sold and it's only a matter of time before it gets developed. I think we are fortunate to have a developer that has gone above and beyond to meet our community needs and will also contribute more open space than required to the plan. We should not overlook this properly planned and necessary development.

Warm regards,

Lisa Swift

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From: [David Benjes](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 1:49:38 PM

Some people who received this message don't often get email from dcbenjes@gmail.com. [Learn why this is important](#)

Dear Louisville City Council:

I am writing you in hopes to communicate my household's view on the Redtail Ridge proposed development. My wife has worked at Avista for 10 years and can communicate better than I can about the number of times the facility has been put on divert to other hospitals because of their capacity or capabilities. The hospital needs to be improved to remain competitive. I was so grateful to see AdventHealth Avista leadership speak up at the February 5th meeting and publicly confirm their intention to move to Redtail Ridge. The hospital has been under contract for 40 acres of land at Redtail Ridge since before the Marshall Fire, and Mr. Enderson made it very clear that previous statements made by Centura officials no longer apply. Indeed, Mr. Enderson reiterated that Avista wants to stay in Louisville, and can only do so by moving to Redtail Ridge.

From its new location along the Northwest Parkway and U.S. 36, Avista can be within three-fourths of a mile from three different RTD stations. And, the hospital will be accessible to an additional 300,000 people within a 17-minute drive time. That is absolutely huge, and helps ensure a healthier community.

Finally, it's so important to acknowledge that the hospital remains in a very unsafe location with a single access point. Not only is its new location safer, but it also moves a significant amount of vehicle traffic to major corridors and away from residential neighborhoods.

We have to stop pushing businesses out of town and start working on retaining and growing our economic base.

Vote yes to keep Avista in Louisville, vote yes for economic retention and vote yes for change to retain what this city has built.

Thank you for your consideration,

David & Denise Benjes
519 Adams Ave
602.312.4499

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From: [Jeffrey S Lipton](#)
To: [City Council](#)
Cc: [Jeffrey S Lipton](#)
Subject: Redtail Ridge Comments
Date: Tuesday, February 20, 2024 2:57:03 PM

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Dear City Council Members,

First, thank you for your service to the residents of Louisville. Your dedication and the effort you invest in your positions are of great value to our community.

I would like to share my feelings about the Redtail Ridge Preliminary Subdivision Plat. I have personally been involved with the planning for this site since I was originally appointed to the Louisville Planning Commission in 1984 and until I left the City Council in 2021.

Originally, the site belonged to STK which manufactured tape drives which eventually failed as a business in the mid-1980's. STK was Louisville's largest employer. Its failure caused a devastating impact to our community. Many other businesses were lost, and the downtown business district imploded. The housing market was also heavily impacted. You couldn't sell a house in Louisville due to the layoffs and loss of population.

As a city government, it was always our position that we wanted to see this site redeveloped into a vibrant commercial and industrial use. There was never any question about that. It is clear in all the comprehensive plans and other planning efforts for the site that the property would be re-developed for commercial and industrial use. However, the City Council decided that instead of taking a proactive approach to development, it would wait for developers to submit development plans to the city and then have the city react to each of those plans. We have had several development and business interests submit plans, but they could never get city approvals for any of the development concepts except for the Conoco-Phillips development which is the basis for the development plan that is before you tonight.

So that is why we are where we are with the property and are having another community argument over the fate of the property with the Red Tail submittal which is based on the previously approved Conoco-Phillips plan.

Looking forward, our community should ask itself what it really wants to see as development for the site since there are legal entitlements which need to be respected and we have always taken the position that we want to see re-development.

We are now faced with a development plan which really does meet all the criteria that historically the community has deemed a priority for the site:

- Environmental sustainability and respect for Louisville's building energy codes.
- Exceptional amounts of dedicated open space and public lands in great excess of any of the City's requirements.
- Land dedications for wildlife preservation.
- A plan which will provide an opportunity for Avista Hospital to expand and continue to serve our community.

- A place for forward thinking businesses to locate and thrive.
- Better access to the Monarch K-12 campus to help improve the safety of our children.
- And an economic driver for the sustainability and development of our existing businesses.

I hope it has not been lost on the City Council that our economic base has been shrinking in the past ten years. We have many empty buildings and storefronts that need an economic boost.

Our “brand” as a community that welcomes businesses and economic sustainability has been tarnished. We continue to send signals to the business community and potential developers that Louisville is no longer “open for business.” This is not a good look and Louisville will suffer in the future if we cannot change our image as a place that is welcoming to a diverse population and a diverse business community.

We had a pivotal City Council election last fall which put most of you in office with a mandate to help cure our city’s economic challenges. Please respect this mandate and approve the Redtail Ridge preliminary subdivision plat. Please do not let a loud minority of residents and non-residents keep our community from having a healthy economic base. The proposal in front of you tonight meets the goals we have set forward during the past 30 years for the redevelopment of the property. The time for obfuscation, division, and acrimony needs to be over. We need to embrace the opportunity to support the development of Redtail Ridge.

Sincerely,

Jeff Lipton
692 Tamarisk Ct.
Louisville, CO 80027

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From: [sherry sommer](#)
To: [City Council](#)
Subject: Open space
Date: Tuesday, February 20, 2024 11:12:09 PM

Broomfield is not part of the open space dedication.

That's preexisting.

Paradise lane is low density.

There is full on development and mass grading of rich habitat.

That's what we are concerned about.

OSAB didn't know about the grading.

Sherry

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From: [Paul Ewing](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 7:03:02 PM

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Please vote yes on redtail ridge project.

I cannot believe we let Medtronic move to Lafayette instead of being here as a good neighbor!

Louisville needs to be more business friendly and develop our resources that we have!

Our taxes have been increased over 20% for the city and county in the last year! We need businesses to help pay those taxes.

I see our businesses going to Lafayette, restaurants and retail stores example: Lowe's, Kohl's, and many others.

As far as open space, my biggest complaint is that we're not taking care of the open space we have! We replace our tree with rocks.

My family and I have lived here for 34 years and love this town dearly but we don't need a few telling us what we need to do !

From the silent majority,

Paul Ewing
638 West Pine Street

Sent from my iPhone

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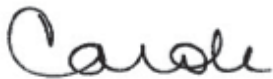
From: [Carole Billingham](#)
To: [City Council](#)
Subject: Please reject the development proposed for Redtail Ridge
Date: Tuesday, February 20, 2024 5:14:04 PM
Attachments: [image001.png](#)
[image003.png](#)

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Please **reject** the development proposed for Redtail Ridge. Please send the plan back to the drawing board.

Respectfully yours,

Carole Billingham and Stephen Herbener
294 South Buchanan Circle
Louisville, CO



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Carole L. Billingham, MA, Brainspotting Practitioner, Master Certified Coach
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From: [Matt Bliss](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 4:44:51 PM

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Hello,

I'm emailing to express my support of the Redtail Ridge plan. Adding commercial land use to the Town's tax base is very important. In addition, the immediate benefits of having the Monarch HS connection road is very important to me as a parent of a future Monarch student. Also, it was crystal clear from the 2/6/24 meeting that Avista will not wait on Louisville forever and will move. I would hate to see another good employer opt to leave Louisville like we just saw with Medtronic. Lafayette is surely enjoying having Medtronic in their town and we cannot let that happen with Avista. Please do not let a vocal group of people who oppose any changes in Louisville dissuade you from taking a positive step forward for Louisville. Also, the property will become beautiful - today it is an eye sore junk yard on our southern boundary.

Lastly, I would encourage you to not let this vocal group of activists take over the meeting like they did on 2/6. These are classic delay tactics that have already pushed this decision out many months. It's time to let people know we welcome this project.

Matt Bliss
1100 Lincoln Ave.

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From: [Daniel Possley](#)
To: [City Council](#)
Subject: Red Tail ridge
Date: Tuesday, February 20, 2024 4:39:40 PM

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Dear Louisville City Council:

I was happy to see AdventHealth Avista leadership speak up at the February 5th meeting and publicly confirm their intention to move to Redtail Ridge. Advent Health has been here in our community for years and after their recent split from Centura Health, I think they will dedicate more funds and resources to their hospitals here in Colorado.

A new more accessible location will increase their ability to provide care.

I work for a competing hospital (Intermountain Health) in Lafayette. Despite this, I still feel that a larger, more accessible Avista is important to our patient population and local community.

Thank you for your consideration,

Dan Possley

Daniel Possley DO, MS
www.drpossley.com

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From: [Alexis Khan](#)
To: [City Council](#)
Cc: [Khan Alexis](#)
Subject: Redtail Ridge
Date: Tuesday, February 20, 2024 3:55:20 PM

[Some people who received this message don't often get email from alexiskhan@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I have lived in my home in Louisville since 1986. I have seen a lot of growth in this town some I was not so fond of, but I had to accept it. I had to accept it because the land that was bought and developed was developed under the cities Guidelines and regulations. I am ashamed to say that I fought the Ridgeview estate development back in the 90s. When the man who owned the land, was trying to sell it to build exactly what it was meant to be used for. Residential estates. I was one of those NIMBY!!! I am ashamed of that. Who did I think I was to stop a development well within the parameters of the land use, well within the guidelines of the cities regulations...who did I think I was?

As I understand, red tail ridge is designed and plotted for exactly what it was meant to be used for. I understand that it is within the cities guidelines, and under the regulations that the city enforces. I also understand that it is the largest donation of land to Louisville since I believe maybe the golf course , what is going on in Louisville? I also understand that it is a key factor in keeping Avista hospital in Louisville. Although the opponents are spinning that. I also believe that this development will allow another access in and out of monarch high school in the event of an emergency which we don't have now. Am I missing something? Oh, the foxes they will re-home themselves just like they re-homed themselves for the people that are opposed to this development when their homes were built... the foxes and the wildlife moved on! What is so grossly negligent about the plans for red tail Ridge that they cannot get them approved?

Why are we entertaining this small fraction of people that have the biggest mouths and want to preserve Louisville like it's a dinosaur? we have a hard enough time retaining businesses as it is... Who loses a chilies? Who loses grocery stores? Louisville, perhaps the unreasonable hoops everybody has to jump through. I'm not understanding this city councils position to keep opening up talks to these opponents. Please, approve red tail ridge, and the people that don't like it will just have to learn to live with it. Please, Let them develop what they bought. They are more than patient. Please correct me if I'm wrong. Let me know if they are in breach of regulatory efforts and are not complying with the requirements for this plot of land within the city of Louisville.

Alexis Khan

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From: [Ted Battreall](#)
To: [City Council](#)
Subject: Redtail Plat improves trails, opens space and drives economic benefit to our community
Date: Tuesday, February 20, 2024 3:17:18 PM

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Dear Council:

I am writing in support of RedTail. RedTail will convert an abandoned blight into a well-planned development that will drive economic as well as environmental benefits to our community. Paid for by the development, not taxpayers.

Your support will allow the development of trails, dog parks, pickle ball courts while helping our struggling Main Street business survive.

Please approve the plat without further delay.

Sincerely,

Ted Battreall
303-506-0542
ted@battreall.com
[battreal@twitter.com](https://twitter.com/battreal)
<https://www.linkedin.com/in/tbattreall/>

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