This proposal will have an excessively large impact on the city of Louisville. Do we *need* this? When I look around I can’t say that we do. Maybe the issue could be resolved by having the proponents move to Thornton.

Sincerely,
David Judd
Louisville planning committee-
This was in today’s Daily Camera, 6/28/20. The people of Louisville don’t want to live in another sprawling suburb of bumper to bumper traffic, high rise buildings, lack of wildlife. We all know that Redtail ridge steals away the reasons we moved here. Please take the comments you’ve received from residents and represent the citizens, not the developers.
Robin MacLaughlin
Louisville resident
Please minimize development of the Red Tail Ridge parcel. Your decisions will have lasting effects for decades. Open space in the area is shrinking and it is very sad to see. Please do what you can to mitigate the effects of high-density urbanization in Boulder County.

Thank you,
John Schallau
1585 Rockview Circle
Superior, CO
408-887-9002

Sent from my iPhone
Dear Louisville Planning Commission,

Thank you, thank you, thank you for doing the right thing and rejecting the development plan and PUD re-zoning from commercial/rural to suburban on June 25th. In these times of uncertainty, it reassured me that some people are willing to look at things with a long-term lens and with the future in mind. I have renewed faith in all of you and the process. Your unanimous rejection of the PUD and re-zoning has been met with many sighs of relief in the Louisville community.

This issue has put quite a bit of stress on the community. With routines being changed, and livelihoods being uprooted due to the COVID 19 pandemic, many people have felt their worlds shift dramatically. This massive development proposal from Brue Baukol put an enormous amount of stress on many of us in the community. We were just so relieved to feel your support of the community and to see our values reflected in our Planning Commission. My hope is that the City Council of Louisville will now follow in your footsteps.

Thank you again for hearing us and echoing our thoughts - it was truly, truly appreciated.

Sincerely,

Jennifer Singer Rupp
Louisville Resident
I attended the 6/25 meeting. I do not believe the traffic assessment that shows a 2% increase in 88th street traffic. Once you connect Campus Drive to 88th and 96th, there will be a significant increase in 88th and 96th traffic due to this new thoroughfare. A 2% estimate is completely unrealistic and illustrates the need for an independent review. I also would like the traffic impact study to show the increase in traffic to St. Andrews Lane between Dillon St. and 88th street, since there will be a relationship between the increase in 88th traffic and increased traffic using St Andrews as a thoroughfare.

I would also like the traffic study to shows where the traffic is coming from: Medtronic, senior living center, residential, retail, etc.

I would also like to understand if the estimated 2% increase in 88th includes: RTR residents dropping off their kids at Monarch HS, going into town for breakfast/lunch/dinner/happy hour/prescriptions/errands/grocery store/post office/Dr appointments/etc. in addition to the traffic route that locals will use to get to/from RTR. 2% is completely unrealistic.

Thanks-

Scott M
Dear commissioners,

Quick note of thanks for your diligence with both issues tonight. If there ended up being a public comment period, the attached notes are what I was going to speak from. What I didn’t think I’d have time to appreciate was the Concurrency Requirement that was introduced in the last session. That cleared a bunch of my concerns.

And I am really, truly… DEEPLY grateful that we’ve been heard on North End, DeLo and Steele Ranch.

Nobody reads minds. If folks in a democracy don’t make themselves heard, people will do their best, but it’s often not enough. We made ourselves heard, the team listened. I also hope BrueBakol will continue to work to improve the plan and make it something that 90% of the city is proud of.

best, Brian

I’d like to preface with an echo of Commissioner Diehl’s appreciation of everyone who has contributed to this proposal, including the work of the commission itself. I have been an on and now off supporter of this project, including an in-person proponent of the metro district approval in February. While I think it’s an excellent plan overall, I believe this new plan is an ILLUSION of retail and community nexus and am now STRONGLY against it:

• I appreciated Mr. Bise’s focus on a combination of retail and residential in what I will call a symbiotic or codependent relationship. I lived for three years in the Santana Row development in San Jose CA and have personal experience here. The development was a nightly nexus for visitors as twenty miles away on a daily and nightly basis. I think this is the antidote to Commissioner Howe’s excellent point about economic contraction.

• Mr. Zucarro’s numbers show 10,000 square feet of retail on opening and only 20,000 to sustain until 2030. This does NEARLY NOTHING to create a community nexus nor create significant sales tax revenues for the next ten years!

• For point of reference, a typical Main St. retailer is considered 2,000 square feet and a chain drug store like Wallgreens at 13,000 square feet. The Lafayette Starbucks is 3,500 square feet, a full ONE THIRD of the initial retail allocation. A typical supermarket is TWICE the size of the amount of total retail opening THROUGH 2030.

So this community CANNOT POSSIBLY have a decent grocery store until 2030, and even a small one would completely consume the entire retail budget?!!?

• The 2013 city Comprehensive Plan describes a “three legged stool” model. Additional retail and community areas fully satisfies two of the three legs. But it simply does not exist in a
manner Mr. Bise addressed to reach critical mass. Many of the questions were about marginal revenues. The 80% scenario really ought to be strongly positive to the city and the 100% scenario ought to be very lucrative to the city. More retail will work toward that end.

I urge the committee to reject the proposal simply on the basis that it is fiscally irresponsible when sales taxes are the primary fiscal lever that the city has at its disposal and this is some of the last land the city can harness in that manner.

Thank you
Thank you Planning Commission for listening to residents’ concerns and having so many great comments.

Thank you, thank you.

Sherry Sommer
910 South Palisade Court

Sent from my iPhone
We just need more housing overall. Affordable or otherwise.

You're right not every small town in Colorado has this opportunity so we should take it! Currently this is unused land. It's vacant office park! It's not open space. It needs to be developed.

Lettie Fickling
I as part of the community am excited to approve the project proposal.

If you are concerned about a lack of housing, then continue to approve additional housing development throughout the city.

We need to make development easier if we want to address housing shortages particularly for low income options.

Thanks,

Jay Gloster
If we enable people to live closer to work we will reduce trips.

Forcing people to live further from jobs by refusing to develop is anti environmental.

Lettie fickling
If we enable people to live closer to work we will reduce trips.

Forcing people to live further from jobs by refusing to develop is anti environmental.

Lettie fickling
Jeff Moline!!

Approve it!! We want denser mixed use housing/ retail/ office.

You are right that we should build more housing. We need to eliminate single family zoning in Louisville if we want to fix our housing project.

We should build this site, and also fix the other problems in Louisville.

It's walking distance to downtown!

Lettie fickling
Boo Ben Diehl! It's never been rural? It had an office on it. This is ridiculous. Approve it!!

We are very excited!!
To whom it may concern,

No one wants to live or work someplace that is only single use. Louisville desperately needs more housing, especially missing middle, denser, multi-use housing.

It is also extremely ridiculous to make developers have to go through so many hoops. It is frankly just anti-development and what leads to housing crises like we have in boulder county.

I am worried that the commission seems to be biased towards elderly white wealthy single family home owners and wants to keep out new people from Louisville.

Build denser!! It's better in general!!

Lettie fickling
Red Tail should be denser. The biggest risk to the "character" of Louisville is exploding housing costs forcing out Louisvillians who are not uber rich. Adding lots of high density houses would immediately counteract this. Louisville started as a community of working class miners, today people employed in low pay working class jobs cannot afford to live here.

As a Louisville resident it saddens me when I see comments asking to reduce the number of housing units in new developments. I want Louisville to be a welcoming community not one that excludes anyone who cannot spend more than $500,000 on a home.

Support inclusion and economic justice, build denser,

Jay Gloster
During the planning commission meeting there was discussion of the potential traffic impacts of the development at Red Tail Ridge.

I think allowing developments like Red Tail Ridge and others that increase density are the only way to avoid serious traffic issues in the long term. Most people living and working in the development will be commuting a relatively small distance. If we do not build more jobs and housing here, where the market demands it then those houses and jobs will be spread out throughout the region, this will lead to people in and around louisville having to spend more time commuting and further clog up our roads. A denser louisville will allow more people to live near their jobs shortening their commutes and will make walking, biking and bussing a more practical commute option for them.

As a cautionary tale look at California. Since communities with thriving job markets refused to densify throughout the state it pushed development further and further away from job centers. Now after decades of exclusionary zoning and planning processes the state is filled with eternally clogged highways. Don't let that happen here, instead allow dense developments like Red Tail Ridge in hot markets like louisville.

Stop traffic, build dense.

Jay Gloster
To whom it may concern,

Surely increased traffic is a good thing because it will make driving less pleasant and encourage more people to use alternative forms of transit?

Why don't we focus on increasing density and enabling better transit by bike, food, bus etc. Rather than expanding lanes.

Also wouldn't more residential help with traffic because it would enable more people to live near these new jobs? Maybe we should focus more on market rate housing rather than mostly senior living since senior living won't help with bringing employees closer to their jobs.

Lettie Fickling
Dear planning commission,
I have written previously in opposition to the proposed Redtail Ridge development. With COVID-19, it seems ludicrous to put in over 2,000,000 sq. ft. of corporate/office space! Louisville is already too crowded. No more condos! No more houses!
Please, please, please do not allow Redtail Ridge to move forward.
Anne-Barrie Hunter
390 Lois Drive
Louisville

Get Outlook for Android
Hello,

I am watching tonight’s Planning Commission meeting on the zoom platform. There was a request from a hard of hearing member of the public tonight for the commissioners to have well lighted faces so the person could understand the discussion and have equitable access to the public meeting.

This highlights the importance of having the electronic meetings captioned in real time for equitable access. It seems like an archived planning commission meeting video I watched was captioned. That was great to see!

I am not an expert on accessibility for video platforms, but a little google searching suggested Zoom offers 3rd party simultaneous captioning or a meeting member can be assigned to do the captioning.

May I suggest the City of Louisville make this a priority to start simultaneously captioning electronic meetings?

Thankyou,

Cindy Bedell, MRC, CRC
662 W Willow Street
Louisville, CO  80027
Helllo,

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May I suggest the City of Louisville make this a priority to start simultaneously captioning electronic meetings?

Thankyou,

Cindy Bedell, MRC, CRC
662 W Willow Street
Louisville, CO 80027
Dear Planning Commission,
I respectfully urge you to decline the Redtail Ridge proposal. This is NOT in Louisville’s best short- or long-term interest.

The Redtail Ridge proposal includes up to 5.88 million gross square feet of floor area, 5 story high buildings (exceeding the current height limit), 2,236 multifamily residential units, on 389 acres at Louisville’s southeast gateway – the former ConocoPhillips/ Storage Tek Property.

This is wholly unacceptable for the impacts that it will produce.

I have lived in Louisville for over 30 years. There has been far too many condos and too much thoughtless development.

I IMPLORE YOU PLEASE VOTE AGAINST REDTAIL RIDGE!
Thank you,
Anne-Barrie Hunter
390 Lois Dr.
Louisville, CO 80027

Anne-Barrie Hunter
Co-director, Ethnography & Evaluation Research (E&ER)
Center to Advance Research and Teaching in the Social Sciences (CARTSS), and
Program Development and Outreach and Evaluation Specialist, Center for STEM Learning (CSL)
University of Colorado Boulder
580 UCB Boulder, CO 80309-0580; 393 UCB Boulder, CO 80303-0393
(Ph) 303-735-0887; 303-492-9546
http://www.colorado.edu/eer/
http://www.colorado.edu/csl/
Dear planning commission,

I attended the last meeting that neighbors were allowed to attend. I’m very excited about this opportunity to finally create some tax income from the old StorageTek property. I hear you are looking into going in a different direction. I would strongly encourage you to continue to look into this opportunity. I think this is too early of a stage to turn them down. It would once again send a strong message to other businesses that we are closed for welcoming businesses. This has happened before, if you’ve been in this community as long as I have been, you would know this. Please continue in your meeting tonight to look further into their proposition.

Thank you, Janet McSmith
I am a 35 year resident of Louisville and oppose approval of the Redtail Ridge Plan as currently presented. I only recently found out about this plan. This plan includes significantly higher density residential use of the area and higher buildings than currently allowed. I fail to see the benefit to the city in this plan. It appears that the majority of the property taxes from the development will go to covering specific infrastructure that is needed. I am concerned that a development of this magnitude will significantly increase demands on municipal services and unforeseen problems with traffic patterns. Will the water supply requirements be paid out of the Metro districts bonds, what additional water rights will be required to support this additional demand? This proposal is a significant increase in population that will impact the livability in Louisville.

Michael Smith
788 W Tamarisk St
Louisville, Colorado 80027
Smithmj788@comcast.net
Home: 303-665-4363
Planning Commission,

This email is to express my dismay at the Redtail Ridge development plan. The development is way way too big and will have too much of a negative impact on Louisville and resources in town. Please do not approve the plan as is. The development size should be kept to the original size that was approved for Storage Tek.

I am extremely concerned about the impact to Louisville schools. Between the development in Superior and turnover of existing housing stock to younger families, the schools will already be experiencing increased populations. By taking away the possibility of open enrollment, we will loose what little diversity that is in the schools.

Louisville is in need of AFFORDABLE housing. We do not need more high-end rental units that will cause the city to loose tax revenue.

How will this development impact the existing city recourses? This includes the Rec Center, Library, Police, Fire, Water and Waste. With 25% increase growth, the impact has to be large and needs to be evaluated to make sure that we can support the development WITHOUT cost to existing residents.

Our town is a small town which makes it a wonderful place to live. We need to make sure that a development this large will not change our town in a negative way. We also need to make sure that the development will not have negative environmental impacts to include our water resources.

Thank you for telling the developers NO on the current development plan.

Thank you,
Alexandra Bradley
1385 Caledonia Circle, Louisville
Dear Planning Commissioners,

I strongly oppose the building plans for Redtail Ridge in Louisville. It is too big for our area and one and will impact our environment negatively. We need to think about smart building which takes into consideration the amount of traffic, the amount of people and the impact on our environment.

Currently we have many vacant commercial buildings in Louisville and we also have a concern about having enough water, isn't that correct? Additionally, our area is already over congested including highway 36.

What gives Louisville its charm is that small town feel and adding this massive amount of commercial and residential property will make us like any other town.

Please listen to the residence of our city and oppose this plan. We don't want it!

Elizabeth Kearns
TOO BIG! Go back to ConocoPhillips size!!!!
Sent from my iPhone
To Whom It May Concern,

I am a 20 year resident of Superior and received the following email, much to my dismay and disappointment in the decision making of the guardians of our community. The level of neglect and mishandling of our most precious resource, our home, by haphazardly “Collecting Data” (for one day!) to be used to analyze traffic flow in the major decision making of our community and its natural beauty and values have clearly been overlooked. The degraded level of how this process was handled speaks criminal and completely void of integrity.

Do you really live here? Care about our community? No resident wants this destruction!

Please think about what you are doing and the consequences to this very special community.

Alicia Beck

--------------------------------------------------------------------------------------------------------------

Increased Traffic—Proposed developments at ConocoPhillips and Zaharias Properties. Friends in Louisville and Superior,

Traffic will increase if the proposed developments at ConocoPhillips and Zaharias are approved, but by how much?

Actually, we don’t really know.

I was shocked to find out how sloppy the process of information gathering by the traffic expert hired by Louisville and Superior seems to be.

In the recent meeting before the Town Board, the man entrusted to provide data on traffic increases due to Zaharias had gathered just one day of traffic counts before he presented his plan. ONE DAY! Even worse, that day was December 19, and school was long in session so the numbers were artificially low. The entire rezoning request is based on the argument that the residential development won’t create traffic issues—and yet there is no data to support this.

Wait, there’s more—during the meeting this same traffic expert said he had also been entrusted with the traffic analysis for Red Tail Ridge.

Well, that’s definitely not good—first, if any ‘expert’ is confident while doing such little research, both towns have a big problem. Not only is the data for Superior flawed and the data from Louisville is likely to be as mediocre, and we can’t know the combined total for all traffic that will swamp 88th. It’s not even clear if anyone has attempted to summarize the aggregate impact of the two developments.

Oh, he also casually mentioned that Louisville would serve as a cut through to the Zaharias development. Really?

Finally, the traffic report presented to Louisville and available to residents is 236 pages long. That is not acceptable. There must be an accurate and concise synopsis available or this cannot be called a transparent public process.

Please, if you have not already written to the Louisville Planning Commission, please do so before tomorrow late afternoon.

PlanningCommission@LouisvilleCo.gov
Superior residents please continue to contact your Town Board.
Hello,

I am a resident of Louisville and would like to provide the following comments in support of the Redtail Ridge development:

1) Additional office space is a positive for Louisville - it brings people here and generates property tax for the City.
2) Additional housing is a positive for Louisville. Housing is expensive in Boulder County and those who work in Boulder often cannot afford to live there. This is simple supply and demand. If you have jobs here or add them through new office space, it makes sense to add housing here too. It's an amazing place to live - that's why people want to be here. Preventing this development does not help the "problem" that people want to be here. Rather than shutting the doors, let's do something that works for us. Growth is happening in Colorado and in and around Louisville - we either make it look like what we want or it will happen to us on our borders where we have no say.
3) Let's do something about the traffic issues that others have raised in their comments. Is there a way to get a new on/off ramp directly to 36 to ease the use of 95th/Dillon?
4) I do not believe that adding 3,000 residents will "destroy" the town or the small-town feel as others have stated in their comments. Louisville is not a closed, members-only club. Louisville has had 3,000 fewer residents in the past than now. Redtail Ridge is not building in the middle of old-town.
5) Maybe there is a way to help drive business from workers and residents of this area to our beloved old-town businesses? How about a lunch-hour shuttle from Medtronic to Main and Pine?
6) Senior living is really needed and a great positive aspect of this development. Our society is moving away from the nursing home model and seeing senior living that caters to different levels of care that folks need as they age, along with the ability for grandparents to live near grandchildren here in Louisville is tough to argue against.

Thank you for your consideration,
Matt Bliss
1100 Lincoln Ave.
Dear Members of the Planning Commission,

You need to be aware of some very important observations made by residents during the recent Superior Town Board meeting discussing the Zaharias rezoning proposal.

What we heard was so outrageous that I would doubt myself as an accurate witness except for the fact that it was corroborated by other witnesses, including a Superior resident who works for CDOT.

An individual spoke regarding the traffic study—He said he had been employed in this line of work for 30 years and that he was doing the Traffic Studies for both Zaharias and RedTail Ridge.

While explaining his methodology, he said he had made ONE DAY of traffic studies along 88th in order to determine a baseline. That was during December 2019, and I believe it was December 19. That was simply not enough data, and I believe the study was done on a day that traffic was low because school was not even in session.

The other issue that really concerned me was that he stated that Louisville would be used for some cut through traffic resulting from the new development at Zaharias. Is this assumption included in our traffic study?

I’m wondering:

1) Are we getting a traffic study based on adequate data? How many days were studied to obtain our baseline?
2) Does our traffic study include data for cumulative effects of new developments?
3) If indeed the Zaharias study is based on too little data, is it even possible that a study of cumulative traffic could be accurate?
4) The traffic study done for RedTail Ridge, a document of over 200 pages without an accurate and concise synopsis is not acceptable. We need a study that is accessible to residents who are interested in understanding the implications of this project.
5) The current traffic study for RedTail has determined that several items have received low if not failing grades. It is unacceptable that a development that will have a significant impact on traffic congestion and air quality be approved.

Please vote no on this zoning change.

Sincerely

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone
Please accept my input on “No on Redtail Ridge”

While I support Medtronic in acquiring this space to expand, I do not support the structure of 5 stories over the limit of 3 stories.

I’m concerned about the amount of people this will bring to Louisville proper - it may be Friday Night StreetFaire all the time. Not to mention the traffic.

As far as it being sold as a positive buildout for Louisville, the traffic and people are a big concern of mine. The video shows the concern and attention to open space, how can it be really with 5.8 million square feet! I think that’s the number.

And added retail to the area - better be shops and grocery stores and restaurants so that not everyone is coming to old town Louisville.

I am deeply troubled by what will happen to the prairie dogs - as I know there is not a plan to save them - and that poisoning is an option that is truly not an option in my mind.

The video touts open trails and open space, however, I don’t see how that will be a benefit to those of us who live in Louisville proper. I won’t drive up there to access their trails. It may be a benefit for those who live there so they don’t overcrowd open space that is already too crowded at times.

The senior accommodates are overly priced. Seniors can’t afford that kind of living “opportunity”.

NO TO REDTAIL RIDGE!
Barbara Carlough

Sent from my iPad
Dear Louisville Planning Commission,

It's great that a big company wants to put a new headquarters on the old StorageTek site, but I'm very concerned that all of the additional housing, etc, that's part of the current development proposal will cause significant traffic problems in that area.

Although I live in Superior, I feel that this development would definitely affect me in two ways: First, my kids go to school at Monarch and there's already traffic mayhem in that area every morning and afternoon. I can't possibly see how it would be possible to avoid terrible congestion if all of those new residences are allowed at Redtail Ridge. Second, one of the main accesses to that part of Louisville is along 88th St in Superior, which is also already heavily overused at some times of the day.

Thanks,
Peter Ruprecht
185 Mohawk Cir
Superior, CO 80027
Hi, Planning Commission,

As residents of Louisville, My husband and I love our town very much. We understand our town needs some development, however, we strongly vote "NO" for the current plan for ConocoPhillips Development.

1. The developer's proposal is too big, they should come back with the a plan the size of what was approved for ConocoPhilips which is already a generous 60% bigger which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda. the developer does not meet the criteria for a comprehensive plan change.

2. The developer must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes. (From my read, they can’t meet any of the criteria.) The developer can already build up to three million square feet under the current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of StorageTek and much bigger than Conoco Phillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail. Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city

Zhong Chao Wu and Linda Du
696 Club Cir.
Louisville, CO 80027
6/25/20

Dear City of Louisville Planning Commission,

First of all, thanks for donating your time in service of the community. I’m sure you each believe in what you are doing and take your responsibility to help shape the future of Louisville very seriously.

Tonight you will make a decision on the Redtail Ridge application and the Medtronics PUD.

I have said this before, and I will say it again: Please vote no on this application. Tell the applicant that this proposal is too high density, the scale does not fit the vision of small town Louisville crafted into our Comp Plans for many years, and that the citizens want more wildlife conservation open space. Let’s be creative and find a way to have a balanced, sustainable project! The Mayhoffer open space was purchased through a cooperative agreement with Louisville, Lafayette, and Boulder County. Approve a realistic PUD for Medtronics and save some land for the wildlife, as a buffer between Broomfield and Louisville, and to preserve our SE gateway viewsheds. I know this is idealistic, but the future of our town is too important not to have a creative, sustainable vision.

Please also consider that the traffic projections for this massive project are hideous. I understand that Superior is considering a large scale project at the Zaharias property across the highway that would add to the traffic problems. Shouldn’t we be thinking regionally? Can each municipality keep putting in massive developments that increase traffic on Highway 36 with no concern for our neighbors and the regional capacity of our infrastructure?

Thank you for your time and consideration,

Cindy Bedell

662 W. Willow Street

Louisville, CO  80027
Dear Planning Commission,

I listened to the entire 4 hour presentation by Brue Baukol to the Planning Commission a couple of weeks ago.

Near the end, they said that they could not abide by the stipulations that the planning commission wanted in reference to actually building retail etc. hand in hand with the housing that is going up. That is a red flag to me. Louisville has been skunked by other developments (Steel Ranch) that promised retail.

I was also not impressed that on land zoned rural, with a maximum build of 3 million square feet, that they decreased the footprint from 6 million to 5 million square feet. They did not make a compelling argument for changing the designation from rural to suburban, except for needing a lot of infrastructure to support the development. Fitting in to the surrounding Broomfield area is not what I want this part of Louisville to look like. It should be in step with the rest of Louisville, with our livable, small town feel, and other than the Medtronic campus, the rest of the development is too big. It should remain rural. The City’s Comprehensive plan change requirements have not been met on a number of fronts.

Comprehensive plan change requirements

“Sec. 17.64.070. - Criteria for amendment.
Before an amendment to the comprehensive plan may be adopted, it must be demonstrated that each of the following criteria have been met or are not applicable in order to approve the amendment:
A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city;
B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;
C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;
D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.”

This is from Matt Jones, and I agree completely with these comments, related to criterion A above.

“A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City’s character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.

Our Livable Small Town Feel . . . where the City’s size, scale, and land use mixture and government’s high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is
committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.

Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so that the needs of today are met without compromising the needs of future generations.

Unique Balanced Transportation System . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.

Integrated Open Space and Trail Networks . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.

Ecological Diversity . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.

Open, Efficient and Fiscally Responsible Government . . . where the City government is approachable, transparent, and ethical, and our management of fiscal resources is accountable, trustworthy, and prudent.

Sustainability issues were not addressed at all in their proposal. This is very important to me as a 30 year resident of Louisville. Ecological issues were not touched on, really, except in the report (below), and to say there would be 60 acres of open space/park land.

Per the Biological and Cultural Assessment provided by CTL | Thompson, Inc. (CTL), wildlife will most likely be deeply affected by this developer’s proposal.

"Due to the timing of the Site visit, it is unclear if burrowing owls may be present on the Site during the spring and summer months. If development of the Site is planned between March 15 and October 31, we recommend a burrowing owl survey to ensure the owls are not nesting in the on-Site prairie dog burrows. The majority of the Site presents suitable tree-nesting and ground-nesting habitat for migratory bird species, including bald eagles and golden eagles. Additionally, we observed a great horned owl nest and two other potential raptor nests on the Site. For a higher level of assurance and to avoid destruction of ground-nesting migratory bird nests, vegetation should be removed outside of the breeding season (March to August)."

It is a bit ironic to call it Redtail Ridge when there will be no more redtail hawks since their habitat, including prairie dogs, will be completely destroyed. This area should be developed as a rural property to maintain as much ecological and biological diversity as possible. Once it is gone, we will never get it back. It is disturbing to me that the 'fix' is to avoid construction during migratory bird and burrowing owl breeding season, as there are fewer and fewer places in Colorado for these birds to breed in the following season. If all municipalities take on this view of displacement, eventually there won’t be any wildlife left to displace.
I think we need more multi-unit housing in town, however, not to the tune of 2.5 million square feet, and over 2000 units. It’s overwhelming. The Density Analysis document compares Redtail Ridge to Broomfield and Superior developments, not to Louisville developments, which are not as massive in scope.

The Medtronic piece would be wonderful, and 5 stories for them would be ok.

Please vote no on this particular proposal.
Thank you,
Deborah Davies
603 W. Aspen Ct
Louisville
Hello,
I am writing to state my concern regarding the Redtail Ridge Development Plan.
I moved to Louisville in Fall 1983 with my husband and 9 math old baby. We moved into Heritage II, a new
development, a new house, with one access road into Old Town, Cherry Street. There were no buses except
downtown. No recreation center. But there was a city pool, city parks, and best of all - a library. And lots of new
families with kids.

Maybe Old Town residents felt like we do now, that a new development was going to take away their quality of life.

But that didn’t happen. Because we were all part of Louisville. A company was not in control of Heritage homes.

We payed the same taxes to Louisville. We received the same services. We had an equal voice in city elections. We
raised money together for a new Library, a police station, a recreation center.

Why is consideration of this development being moved so fast?
What citizen committees have been formed for wider discussion?
I cherish the concept of a Consensus of Citizens. I do not want a few with links to power to direct the course of our
city. I want our citizens to profit, not outside developers.
Louisville has made efforts to be inclusive, to take into account not only citizen needs, but also business,
environment, regional needs.

The area can be developed under current guidelines. We would benefit from connecting roads. We want to embrace
the area into Louisville, with similar tax base. Whose residents participate fully in Louisville. Current Louisville
residents need a bigger voice in this decision.

Please do not pass this change.

Jane Massie
178 S. Buchanan Ave.
To Whom It May Concern

As a lifelong Colorado resident and current Louisville citizen, I am writing about my concerns over the proposed Redtail Ridge development.

The scale and size is way too large for our community. While I am not opposed to some development of the site, the current proposal is well above anything that would keep our small-town feel sustainable. Adding 25% more residential units will place a strain on our already limited resources and infrastructure. I am concerned about the impact on our school, roads, and environment.

With Superior adding a large complex west of US 36, I am concerned about the traffic impacts on school and hospital accessibility. As it currently stands, students, staff, and parents already face significant traffic to get to Monarch and Avista in the mornings with long delays and backups on Dillon Road as well as 88th. Adding a development of the proposed scale will only worsen these problems and require additional road expansion to alleviate congestion.

In Louisville we are blessed with an abundance of wildlife. The addition of this enormous development will destroy wildlife habitats and drive out our beloved coyotes, hawks, owls, snakes, and all other wild creatures who live and mingle out here on the outskirts of our community.

I have read communication from Boulder County Commissioner Matt Jones who is also in opposition, and as a citizen I stand with his assessment.

I am asking that the committee take the following steps

1) Tell the developer that their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) Vote that the developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes. I do not see how these criteria are even close to being met. The developer can already build up to three million square feet under the current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of StrorageTek and much bigger that Conoco Phillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail.

3) Understand that Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax base.

Thank you for listening. While some growth and change is inevitable, Redtail Ridge as it is currently proposed is not the kind of urban sprawl growth that Louisville needs right now.

Sincerely,
Sarah Weaver

Comprehensive plan change requirements

“Sec. 17.64.070. - Criteria for amendment.
Before an amendment to the comprehensive plan may be adopted, it must be demonstrated that each of the following criteria have been met or are not applicable in order to approve the amendment:

A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city; (See below for some comprehensive plan values.)

B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;

C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;

D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.” (“Other factors” can include public opinion.)

Here are some of the comprehensive plan “values” that show “intent” related to criterion A. above:

- “A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City’s character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.

- Our Livable Small Town Feel . . . where the City’s size, scale, and land use mixture and government’s high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.

- Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations. Unique

- Balanced Transportation System . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.

- Integrated Open Space and Trail Networks . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.

- Ecological Diversity . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.

- Open, Efficient and Fiscally Responsible Government . . . where the City government is approachable, transparent, and ethical,
Hi please do not let the old storage tech be developed that big. 88th st is already overloaded.

Schedule public hearing when everyone can attend not over the zoom. It is way to hard for everyone to get to speak. Also let the whole town know about what is planned. They are only giving notice to people 1000 feet from the property so that leaves out most of the town being given notice. It is not fair to everyone if they can not have any say in the matter.

Have more open space and less building.

Thank You
Kelly Macaulay
1950 Shamrock Drive
Superior Co 80027
Dear Planning Committee members,

I wish to lodge my objection to the proposed current Redtail Ridge development application as being far too large and out of character for the Louisville area.

Dr Ross Holland  
397 Caledonia Street,  
Louisville CO 8,0027

Sent from Mail for Windows 10
Dear Louisville Planning Commission,

As a resident of Louisville, I oppose the proposed development plan for Redtail Ridge and ask that you vote NO.

The proposal is WAY too big and not a responsible use of that land. The impact to the regional environment, traffic, and housing will be detrimental to our public health, safety, and livelihood. It is contrary to the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette, and Louisville...".

The developer should be asked to come back with a plan the size of what was approved for ConocoPhillips. And at a minimum, the plan must meet all four of the criteria for plan change requirements in section 17.64.070.

Please VOTE NO and and ensure Redtail Ridge is developed with the communities' and environment's best interest.

Sincerely,

Leah Hendricks
zip 80027
Dear Planning Commission,

I am writing in opposition to the GDP Amendment for the proposed Redtail Ridge Development. While I’m in favor of a corporate campus at this location, as permitted by the current development plan, I am opposed to expanding/amending the development plan to allow residential and retail development. Additional retail and residential development are not needed and will do nothing to improve the quality of life for the citizens of Louisville. To the contrary, residential development is a net tax drain and the city has numerous retail locations (approved lots and built out) that sit vacant. Worsening traffic flows in the area is also not enhancing the quality of life for existing residents. Should the city allow developers to profit while building out more residential, thus increasing he city’s tax burden, with no guarantee that the commercial and retail spaces will ever be built or occupied? Should we be approving new commercial and retail space when Kohl’s and Sam’s Club sit vacant, half the DeLo strip mall is empty and the North End retail strip remains vacant lots?

Growth for growth’s sake is not progress. This is the last large undeveloped track of land left in Louisville. Few residents are clamoring for more development in the city. Every elected official in the city cites preserving Louisville’s small town character when seeking our votes. Approving this amendment and allowing additional development not currently permitted runs counter to our small town character and further blurs our border with Broomfield’s encroachment. If the planning commission and city council are serious about maintaining Louisville’s small town character and creating a sustainable tax base, the city will limit the development to the current plan that will bring a tax generating corporate complex to the site and not approve residential development that is a tax drain and retail space that is not needed and may never materialize. With so little land left for development, preserving available open space should be the priority and future generations of Louisvillians will recognize and thank us for our foresight and wisdom.

Sincerely,

Justin Solomon
477 Lincoln Ct
The StorageTek, ConocoPhillips site should not allow for such a monstrosity. At a minimum, any plan should create beauty, improve our town's tax base, and definitely not create an apartment zone prone to blight in future years. Progress, yes; a strain on our city, no thank you.

Bartley Cox
Ward 3
80027
Good morning,

I am so concerned about this proposed developement this is the second letter I am/have written to you all.

The scope of this project is JUST TOOOOOO BIG.

Our area cannot handle such a surge in traffic, water needs, sewer, etc. We cannot and do not want such large buildings looming over the highway and the surrounding area.

Again, we feel the Planning Commission MUST hold the developer responsible for all of the criteria - this does not happen with the current plan as we read it.

Louisville DOES NOT NEED another 900 housing units.

Please consider the detrimental changes this idea will bring to our area and tell the developer to go back to the drawing board and DOWN size this request. Considerably down size.

Thank you for your attention.

Bev Snyder and Rolland Fearn
304 Diamond Cir
Louisville 80027

303 666 8167
To the Planning Commission:

As a long time resident of Louisville, I am writing today to strongly encourage the Planning Commission to vote “NO” on the above requested modifications to current City Plans. My concerns are:

1. The revisions do not align with either the Comprehensive Plan Vision Statement or our clearly articulated 14 Community Values. As such, there should be wide public support and process before any change of this size can be approved. That support has not been garnered in the community, and the public is largely unaware of the plan details that would have a huge impact on our community life. A variance from Community Values and the Comprehensive Plan this profound should be brought fully to light with an opportunity for widespread public debate by means of a referendum or other appropriate action to involve the citizenry. Particularly given the history of the parcel in question and it’s unique location in the City, this kind of decision, respectfully, should be beyond the purview of just the Planning Commission.

2. The traffic study makes it clear that the development will create a tremendous traffic increase in multiple areas that are already problematic or will become so in the coming years. The only proposed traffic improvements are to the intersections surrounding the development. I would strongly encourage the Planning Commission to consider the impacts that are not addressed by the developer’s proposal in any way. For example, 96th Street north from the development is expected to see a traffic increase of 15%. That corridor is already essentially at maximum capacity at various points during the week. How would the increase be addressed? What cost does this shift to the City and how does it impact plans for that corridor and amounts already invested by the City? Does the fact that 96th will see this increase drive more retail business away from Louisville and into Broomfield and Lafayette because of difficulty of access? How does further overburdening 96th Street impact our downtown and the businesses north of downtown.

3. The plan shows that the developer is moving very quickly to build residences and hotel space, but the retail is rolled out slowly. New residential building puts a strain on the City and those costs are evident in the economic analysis. What is also clear is that the developer wants to make as much money as possible as quickly as possible because that’s what residential build out does. The developer is not interested in retail development except to the extent that it is needed to convince the City that it might see enough revenue to offset the costs that the developer is going to create for the City. Please compare the developer’s investment in the relative build outs including both amounts and timing.

4. I am concerned that the consulting conclusions related to revenue for the City likely overstate the potential revenue for a variety of reasons. Without getting into all of them, the biggest current problem with any consulting report of this type is that all of the consultant’s data must have been from the pre-Covid-19 era. There is no question that it was based on history that is no longer applicable to our current environment. Obviously the pandemic does not mean that we all stop doing what we are doing and wait to see what unfolds. It does mean,
however, that any positive picture of potential revenue must be seen in light of the huge qualifier that no one knows what retail spending, office building leasing or other similar economic activities will look like, particularly in the next few years. Moreover, to assume that property values will remain where they have been and that seniors will have income levels that they previously realized ignores the economic weight we are all facing. The only thing we know for a fact is that the City will see costs of some kind because roads will have to be maintained, the fire and policy departments will have to funded, and there will have to be City staff to maintain utilities and the basics of government, even if the economy is entering into a long downturn. Businesses will go away, but the City will remain in some form and will bear the costs.

For all of the above reasons, and many others, please vote “NO” on the proposed Amendments. This is not the right project for the City, and it is most certainly not the right time to take on something that would have such a large negative and costly impact on our community.

Thank you for your time and for your service to our City.

Best regards,

Julia

Julia M. Knearl, Esq.
Law Offices of Julia M. Knearl, L.L.C.
945 Front St.
Louisville, Colorado 80027
303.448.8899 (O)
303.817.3940 (C)
303.415.2500 (F)
Dear Planning Commission,

I am a 15-year Louisville resident at 263 Hoover Avenue and a business owner on Main Street in Louisville for the last seven years. I oppose the Red Tail Ridge project in its current form. I fear that the proposed development is much larger than what has been envisioned in the past for this site.

The project in its current form will only further burden the City’s already strained infrastructure and exacerbate the crowding we already see, resulting in a further degradation of the quality of life in the place that my family and friends call home. I do not believe there has been sufficient study of the impacts of such a behemoth development, both in the City of Louisville and regionally. I fear that due to the pandemic there has not been sufficient time for input from the public and other stakeholders in this process.

This is the development of the last major parcel in Louisville. The parcel has been sitting vacant for years. The Planning Commission has a duty not to rush this process and to approve a plan for development at this site in a manner which compliments our City and preserves natural habitat.

Thanks for your consideration.

Nick
Dominick M. Saia
Attorney at Law
Law Offices of Dominick M. Saia, L.L.C.
1400 Main Street, Suite 200
Louisville, Colorado 80027
Telephone: (303) 665-0230
E-Mail: nicksaia@msn.com
Website: www.nicksaialaw.com

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from any computer.
Summary - Please vote no on the Redtail Ridge Development Plan and PUD and give the applicant guidance that their proposal is way, way too big, quit wasting time and to come back with a proposal sized similar to ConocoPhillips 2.5 million square feet.

The developer talks about how they listened to the community and their proposal is in character with Louisville. It is not! The developer is playing an extreme game of positional bargaining at six million and now five million square feet. If the city played the same game, it would say the development needs to be under one million square feet. Had they really taken public comments to heart, they would be proposing under the three million square feet which the comprehensive plan “Rural” designation now allows—no need for a change. Medtronic and Erickson’s buildings would easily fit in three million square feet, with lots of room to spare for more office and retail.

Does anyone really believe that the developer can not make a lot of money and finance the project at under three million square feet? They have not demonstrated the need of something that big though the release of their pro-forma or other financial analysis, they just say they can’t. And by not proposing of a reasonable size after hearing from the public, they are slowing down the approval process. Please, in your role as the Louisville public’s voice, tell the developer “no” right now, and come back with something the scale of ConocoPhillips so they don’t drag this process out even further.

Boulder County - Boulder County does not support this proposal because of the regional negative impacts to this overly large project. The referral letter was sent to the city and should be in the record.

Comprehensive plan change criteria - As a planning commissioner, you are legally obligated to apply the comprehensive plan change criteria. The developer has the responsibility to demonstrate that they meet each of the four comprehensive plan criteria. In other words, not demonstrating they meet any one criterion disqualifies them from a comprehensive plan change. Reading in the city code introductory sentence closely, with these criteria there is no “balancing” test. They can’t “kind of” meet the criteria. So any criteria, including any subsets, must be met.

And it is clear they meet none of the criteria. Included below is the introduction and criteria for a comprehensive plan change, followed in Bold why they do not meet them.

“Before an amendment to the comprehensive plan may be adopted, it must be demonstrated that each of the following criteria have been met or are not applicable in order to approve the amendment:

Sec. 17.64.070. Amendment Criterion A: The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city” (For Amendment Criterion A listed below are some of the comprehensive plan values that express comprehensive plan intent, followed by a reply. )

“We Value... A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City’s character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.”

This development, with about a 25% increase of residential units, would essentially create a second city, that is not well connected to Louisville. It would permanently alter the city’s character and its physical form at five million square feet and an increase in rental residential by about 45%. (Note: The planning department estimates there are around 8,500 housing units in Louisville. The 2019 census says 70% of Louisville housing units are owner occupied, leaving 30% that are not. So about 2,550 housing units are not owner occupied, so they rent. The Redtail
Ridge proposal adds 2,200 rental units. While the math is not exact, it makes the point of the large and out-of-character scale of the change.)

“Our Livable Small Town Feel...where the City’s high-quality customer service complements its size, scale, and land use mixture to encourage personal and commercial interactions.”

Livable Small Town Feel cannot be met by tripling the size of the development from what StorageTek was allowed and adding about 25% new residential units to the city, pushing rental units from about 25% to about 45% of the city stock, clearly violates this criteria.

In Louisville even the slogan on the side of police cruisers convey how important this criterion is: “Safety--Quality of Life—Community.” Clearly the proposed scale is out of character with our community.

Sustainable Practices for the Economy, Community, and the Environment . . . where the City challenges our government, residents, property owners, and our business owners to be innovative with sustainable practices so that the needs of today are met without compromising the needs of future generations.

This fails thrice. Environment - It would 60% to current traffic creating ozone and climate changing pollution. The massive buildings would add more carbon pollution. And while it leaves some open space, it is a fraction of what StrageTek had. Community – The scale is so massive that it changes Louisville resident’s quality of life through traffic, downtown crowding and loss of cohesive community. Economy – It undermines the sustainability of the general fund and open space funds in perpetuity.

Sec. 17.64.070. Amendment Criterion B: The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;

The development would negatively impact the city general and open space funds in perpetuity. Any up-front, short-term, gain would be swamped out through time. It will create maintenance obligations to the city for roads, drinking and wastewater treatment, and other infrastructure in perpetuity. And do you really believe the development will pay all the up-front infrastructure costs? The developer has provided little in financial analysis to prove its assertions that we should not worry, they have this covered.

Sec. 17.64.070. Amendment Criterion C: The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;

This fails both points. Because an “or” is used, the developer most prove both. The property has not changed since the ConocoPhillips development was approved. The passage of time does not change the physical condition and the prime location of the land. There was no past error to approve ConocoPhillips by a previous Planning Commission and City Council. The planning process met all the requirements and has not been challenged.

Sec. 17.64.070. Amendment Criterion D: The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.

Public opinion - Most people in town want something built at the StorageTek site, but when they realize how large the proposal is, they typically are opposed. Most public comment is opposed and is grassroots. Supporters who comment frequently have a financial interest or have been engaged as a result of a well-connected PR firm putting their spin on the project.

No proof - The developer has not demonstrated that they can’t make the project work at the three million square feet allowed in the “Rural” comprehensive plan designation. No proforma, no in-depth analysis, no disclosure has been provided. Only “trust me” statements that it won’t work. Does anyone believe that that the developer can’t make a lot of money and pay for improvements at three million square feet? That is double the size of StrageTek and a half million square feet more than Conoco-Phillips. Medtronic and Erickson Living could easily fit in
that footprint, with lots of commercial and retail space to spare. They need to prove their assertions, and they have not.

Residential - The developer has not proven why they need the 900 rental units that put a drain on city finances and will likely be built before much of the commercial and retail.

In conclusion, any neutral analysis proves that they cannot meet the criteria, and I think they repeatedly fail all four. Keep the “Rural” comprehensive plan designation. Tell the developer no and to quickly submit a proposal that fits the generous three million square feet allowed under “Rural.”

--
Thanks,
Matt Jones
Louisville resident
I am writing this letter to ask you to vote 'No' for the Redtail Ridge development.

Louisville is the best small town in the country. We, residents of Louisville, chose to live here because we enjoy the small town. We want to keep the small town's character that will be changed by this project. This project is too big for Louisville.

Such big changes should be heard by the residents of Louisville in person, not virtual meeting. It is not very clear what are the pandemics' economic impacts. This is not good time to make such big decision.

Such big project will impact Louisville ecosystem, health care, water, schools, senior and recreation centers, library and other facilities or resources. Louisville is not ready for it.

Thank you

Weiyan Chen

146 Cherrywood Lane
Please add my name to long time residents who do not agree with and do not want the high occupancy Red Tail Ridge development you are reviewing.

I have lived here over 30 years and have seen traffic and congestion increase way too much just in the past 5 to 8 years. This development will increase congestion at the high school and hospitals area where I work.

I’ve been told that it could increase Louisville’s population by almost 25% during weekdays! Louisville is still trying to moderate additional problems from other developments such as 95/SBR. Traffic on 95th is terrible during rush hours (even prior to the construction) and it was never that bad before.

Please do not approve this huge development plan.

Terry Bierwiler
198 Juniper Street
Louisville

Sent from my iPhone
To whom it may concern:

My name is Jacqui Leggett and I am a constituent of Louisville, CO. I wanted to express some concern for the possible development at the StorageTek site.

Please consider telling the developer that their proposal is much too big. They should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than StorageTek. I urge you to vote “no” on the development plan and PUD on the agenda.

Also, I urge you to vote that the developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria (as cited in Sec. 17.64.070) for you to be able to vote yes. The developer can already build up to three million square feet under current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of the current StorageTek facility and much bigger than ConocoPhillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail.

Lastly, Louisville does not need 900 more multi-family rental units which are essentially out of town, increasing rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax base.

I urge to consider these points as you review the Redtail Ridge proposal.

Thank you for your time and consideration.

Jacqui Leggett
Please do not accept the proposed plan now under consideration on multiple grounds including it will make Louisville subject to urban sprawl -- antithetical to the basic nature of our town.

The proposal is too big. A more acceptable plan would keep development to the size approved for Conoco Phillips and no larger.

Any plan that should deserve consideration should meet all four criteria listed in Sec.17.64.070. This current plan meets none of these criteria.

Finally, Louisville does not need 900 more rental units in part because it will result in a loss of tax generated income for the city.

Christine Nimmo
397 Caledonia Street
Louisville, CO

--

Dr. Christine Nimmo
christimenimmo773@gmail.com

Dr. Ross Holland
rossholland027@gmail.com

397 Caledonia Street
Louisville, CO 80027 USA
I vehemently oppose the proposed development at Red Tail Ridge which would require an amendment to our city’s plan and strongly ask that you vote no. Please insist that the developer respect the characteristics that make this such a beautiful and desirable place to live and work and bring an alternate proposal that sustains and supports the community. In no way does the current proposal meet any of the criteria required to allow approval of a change to the comprehensive plan. A development of this size would drastically change our livable small town feel, overload our roads, public transportation system, and infrastructure of our town creating urban sprawl and effectively end any sense of community.

A smaller, more appropriate, proposal would allow increased tax base and revenue for the city rather than straining the budget. The current proposal does the opposite.

Boulder County does not support this proposal because of its size and all the regional traffic, housing, and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement.

Thank you for voting no on this proposal. Thank you for supporting responsible growth that supports our city plan rather than disrupts it.

Jacqueline Sant
549 Adams Ave
Louisville
Planning Commission,

As a Louisville resident and business owner, I urge you to vote against the current development plans for Redtail Ridge. The density of this project is too high for this area and will have a detrimental effect on our small town, especially through increased traffic and overcrowded schools. Also, the environmental impact of this project is too great. We must be good stewards of the environment to protect the beautiful Colorado lands and drew us here. I strongly oppose this project as it is proposed and urge you to reject the current plans.

Jennifer Kirk

Sent from my iPad
Dear Members of the Louisville Planning Commission,

I live and work in Louisville. I strongly oppose the proposed development at Red Tail Ridge which would require an amendment to our city's plan and strongly ask that you vote no. Please insist that the developer respect the characteristics that make this such a beautiful and desirable place to live and work and bring an alternate proposal that sustains and supports the community. In no way does the current proposal meet and of the criteria required to allow approval of a change to the comprehensive plan. A development of this size would drastically change our livable small town feel, overload our roads, public transportation system, and infrastructure of our town creating urban sprawl and effectively end any sense of community.

A smaller, more appropriate, proposal would allow increased tax base and revenue for the city rather than straining the budget. The current proposal does the opposite.

Boulder County does not support this proposal because of its size and all the regional traffic, housing, and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement.

Thank you for voting no on this proposal. Thank you for supporting responsible growth that supports our city plan rather than disrupts it.

Lawrence Lazar
462 W Spruce St.
Louisville, CO 80027
Dear Members of the Louisville Planning Commission,

I vehemently oppose the proposed development at Red Tail Ridge which would require an amendment to our city's plan and strongly ask that you vote no. Please insist that the developer respect the characteristics that make this such a beautiful and desirable place to live and work and bring an alternate proposal that sustains and supports the community. In no way does the current proposal meet and of the criteria required to allow approval of a change to the comprehensive plan. A development of this size would drastically change our livable small town feel, overload our roads, public transportation system, and infrastructure of our town creating urban sprawl and effectively end any sense of community.

A smaller, more appropriate, proposal would allow increased tax base and revenue for the city rather than straining the budget. The current proposal does the opposite.

Boulder County does not support this proposal because of its size and all the regional traffic, housing, and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement.

Thank you for voting no on this proposal. Thank you for supporting responsible growth that supports our city plan rather than disrupts it.

Catherine Lazar, MD
Hello,

I understand that this evening a decision will be delivered regarding the development of Redtail Ridge, the former StorageTek site. I am concerned about the current proposal as it stands. While I support development of the site, the proposal is far too large. Please ask the developer to revisit the plan and come back with a plan that is similar in size to the ConocoPhillips proposal & meets the criteria in the current Comprehensive Development Plan.

> Please vote NO on the development plan and vote no to allow changes to the current Comprehensive Plan.

Louisville does not need 900 more multi-family rental units. This number is WAY out of line.

A good deal of effort and money went into creating the Comprehensive Plan and it seems short-sighted to not stand by the plan & its stated values. The proposal will result in huge impacts to our town including stress on our infrastructure & a significant change of character to our community, not to mention environmental impact. I understand the proposal also does not have the support of Boulder County. Louisville has a unique nature and adding this oversized development on the border will drastically change it, essentially adding urban sprawl & congestion along US36 and removing any boundary with the surrounding community.

Thanks for your attention,
Brian Moran
589 W Arrowhead St., Louisville CO 80027
We live in a great town with a small town feel and we need to keep it

1) Tell the developer that their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) Vote that the developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes. (From my read, they can’t meet any of the criteria.) The developer can already build up to three million square feet under the current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of StorageTek and much bigger than Conoco Phillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail.

3) Tell them that Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax income.

Sincerely,  
Talitia Hockeborn  
Over 21 years homeowner in Louisville.
Hello there,

I understand that this evening a decision will be delivered regarding the development of Redtail Ridge, the former StorageTek site. I am concerned about the current proposal as it stands. While I support development of the site, the proposal is far too large. Please ask the developer to revisit the plan and come back with a plan that is similar in size to the ConocoPhillips proposal & meets the criteria in the current Comprehensive Development Plan.

> Please vote NO on the development plan and vote no to allow changes to the current Comprehensive Plan.

Louisville does not need 900 more multi-family rental units. This number is WAY out of line.

A good deal of effort and money went into creating the Comprehensive Plan and it seems short-sighted to not stand by the plan & its stated values. The proposal will result in huge impacts to our town including stress on our infrastructure & a significant change of character to our community, not to mention environmental impact. I understand the proposal also does not have the support of Boulder County. Louisville has a unique nature and adding this oversized development on the border will drastically change it, essentially adding urban sprawl & congestion along US36 and removing any boundary with the surrounding community.

Thanks for your attention,
Trudi Redd Moran
589 W Arrowhead St., Louisville CO 80027
Dear Members of the Planning Commission,

As you meet again to discuss the rezoning and development proposal for RedTail Ridge, I would like to urge you again to vote NO. I am writing with new information for you to consider. I am also adding some of the public comment I gave last meeting so it is part of the written record.

I would also like to make it clearly known that I am not simply a NIMBY or naysayer, names that developers like to use to brand and dismiss members of the public who don’t fall into line with their plans.

I would strongly support Medtronic’s development under current zoning, and would be especially in support if it was possible to acquire Open Space on the site as well.

You must be aware that the overwhelming majority, if not all of comments in favor of this proposal, have been made by individuals who have a personal interest in seeing it go forward.

At your last meeting, public comment came from the CEOs of Medtronic and Avista, David Sinkey, who is a developer with Boulder Creek, and several Medtronic employees.

Carlos Hernandez also testified strongly in favor. I don’t know what his connection to Brue Baukal is, but I do know that he was a small group leader at the first Open House they hosted. Is he employed by the developer? Perhaps. He was hired early this year by the City of Boulder as Transportation Director and left that position shortly afterwards. While he (creepily) looked up personal information of those testifying against in public comments, dismissing us as irrelevant middle aged white homeowners, it looks like he himself has some personal disclosure to do.

Since the meeting more letters from Medtronic employees in favor have poured in.

It is required by law that Members of the Planning Commission disclose any conflict of interest on decisions they are part of. While this is not a requirement among members of the public, we need to keep in mind that people who are making comments may have strong interests in the project because it benefits them personally. That should be taken into account in your decision making.

All public comment against was made by members of the public and two well respected public servants, Matt Brown and Bob Muckle. Some of the residents who were opposed live close to the development, others live farther away. None of them saw the public benefit the developer says will result from this project.

What I find absolutely astounding and telling is the developer, aided by a sophisticated team, has had numerous opportunities for public outreach, and all of the outreach has been on their terms. They have been promoting the supposed public benefit, and yet even after all that outreach, the public is appalled by the size and density of this project. Residents are intelligent. If this really was in our interest we could see that and support this development as proposed.

We can see through the misleading ways this project has been framed—they compare its FAR to monstrous developments like Superior Town Center and Arista and it comes out looking a little less bad than it is. They propose that traffic from Senior Living will not affect rush hour traffic but don’t state the obvious, that overall traffic will increase. The list goes on and on. There is nothing honest or transparent about the way this is being presented.

I attended the very first open house hosted by the developer and at that time, they promised there would be no
residential development at the site, there would be plenty of Open Space accessible to the public, and that wildlife would be preserved. They said traffic congestion would become better and not worse.

There is such a disconnect between this vision and what we are seeing today. This developer is not new to this process. That they would state that they could go forward with this project without residential and with great public benefit seems like either deliberate deception or complete lack of understanding of what is possible. Now they are firmly saying that this development must be accepted as planned if they are to go forward. Something is not right here.

None of this bodes well for Louisville. Please vote no and stop this unnecessary stress on the public during this already very trying time.

Sincerely,

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone
Louisville Planning Commission:

In regards to the proposed Redtail Ridge overdevelopment proposal, JUST SAY NO. It is too large, too invasive, and destroys forever the precious wild greenspace that creates a buffer between Broomfield, Superior, and Louisville. Already, Louisville has lost or is losing much of its greenspace. With the change in retail habits of consumers, malls such as Flatirons Mall will be a thing of the past, and it makes much more sense to reuse and redevelop these areas into the type of development proposed by Redtail Ridge. These areas cannot be returned to the wild habitat and native greenspace that Redtail Ridge threatens to destroy. There are already plans in place to create much of the type of development proposed by Redtail Ridge in the Flatirons mall property, which is a brilliant reuse of malls as they become abandoned in this era of online shopping [link]. Duplicative development will oversaturate the area. In addition, we already have an industrial park for places like Medtronic if they need to expand from their current location in Louisville.

Please, please, protect us and the small town feel of our great town that continues to rate as one of the best places to live in the United States. Don’t let anyone steal this from us. Redtail Ridge will not serve Louisville; it is designed to serve the pockets of the developers. Defend us from this outrageous OVERdevelopment proposal at the Storage Tek site. If it requires a large PR firm to try to slip this past you, it is obviously not the right thing to do. As is, the proposal is not compatible with the design of Louisville and will bring traffic congestion, create pollution, pressure on housing, remove important open space, and obliterate community separation from Broomfield. It will be the death knell of our cherished town and forever and irrevocably change who we are for the worst. We are relying on you to:

1) **Tell the developer their proposal is way, way too big.** If we are even going to consider this proposal, have them reduce it to what was approved for ConocoPhillips AT THE MOST, which was already a generous 60% bigger than Storage Tek. Vote **NO** on the development plan and PUD currently on the agenda.

2) **WAIT to schedule the public hearing** on the biggest, most severe Louisville land use and development decision in decades. Don’t let them slip it by while we are staying home because of the pandemic. Wait until it is **safe to have an in-person hearing** that is open to all and well-advertised.

I beg you….Louisville is a special place, and while it is important to move forward, our
development must be smart and ensure that it is in line with who and where we are. Let’s not rape our limited, precious space with short-sighted ambition and sell out our families to a greedy developer who does not care about us. We trust you will protect us and see beyond the PR hype...if it were so good for us, a PR firm would not be required. Louisville still belongs to us, and we need you to keep it that way. Make them do it OUR way or send them on THEIR way.
Hello,

I’m in favor of this project. There is a lot of opposition on social media and I’m sure you’ll get a boatload tonight. These people are delusional. Many say they want big box stores, then in the next sentence say they’d rather spend their money in Superior or Lafayette. This is precisely why Kohl’s left. They clearly want more retail but won’t be spending their dollars at said retail. Please go forward with this project. There are several good arguments for going forward and here are a couple that resonate with me. The heights of the buildings don’t matter - they’ll block no one’s view. I’m also in favor of multi-family rentals especially if they are affordable. My kids would love to be able to afford to come back to Louisville to raise their kids but the housing prices are astronomical. This also goes for families of color who need/want affordable housing and want good schools for their kids too. Louisville should be more inviting and inclusive. Louisville would benefit from more diversity.

I’m a 20-year Louisville resident and spend as much of my money in Louisville as I can. Times are changing, Louisville needs to change with them. Multi-family dwellings and live/work spaces are the future.

Elizabeth Kaufman
783 Orchard Dr.
Louisville, CO 80027
GM
I am sure residents cannot not stop this developing BUT how about being more reasonable, i.e., 3 story buildings not 5, lot more open space, lower income housing

Thanks
David Walters
Louisville

Sent from my iPhone
Dear Planning Commission,

I am writing in strong opposition to the Redtail Ridge development. This Redtail Ridge plan is significantly larger than what was approved for ConocoPhillips, which was already 60 percent bigger than that of Storage Tek. The developer does not meet the criteria for a comprehensive plan change and Louisville does not need 900 more multi-family rental units. The Redtail Ridge plan is far too large. Please vote “no” on the development plan and PUD on the agenda.

Thank you,

Grace Gee
Ward 1
To the members of the Planning Commission,

I am writing to voice my opposition to the oversized development of the Red Tail Ridge proposal. As a resident of Louisville for the past 13 years and a teacher in Louisville for the last 21 years, I value our small town with its abundant open space and wildlife. This development is too big and it worries me that so much will be developed, traffic will increase around 88th and Campus drive and there will be little land left over for the wildlife that currently occupies the site. I am also questioning the need for five-story buildings. Our limits in Louisville are three-story for good reasons. Why should this development go around what we have already determined desirable in our small town? Finally, having worked at Monarch for many years, traffic congestion is already difficult near the hospital and the schools. This development would create more traffic, noise, and danger near our schools. This proposal needs to go back to the drawing board and become something our small town can live with. Thank you for considering my opinion.

Sincerely,

Tracey Johnston
Dear Louisville Planning Commission, Dear Louisville City Council,

I am writing again 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 NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban on the agenda for the June 25th meeting. I sat through the last Planning Commission meeting on June 14th, to be honest, in utter shock. For the good reason that this project is not consistent with Louisville’s small town feel nor good for our community.

The re-zoning of such a huge property needs to be accompanied by public input and transparent analysis of the impact. The only communications to the public (previous to the June 11 meeting) were PR presentations hosted by Brue Braukol. The developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes.

Comprehensive plan change requirements
“Sec. 17.64.070. - Criteria for amendment.
Before an amendment to the comprehensive plan may be adopted, it must be demonstrated that each of the following criteria have been met or are not applicable in order to approve the amendment:
A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city; (See below for some comprehensive plan values.)
B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;
C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city’s comprehensive plan;
D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.” ("Other factors" can include public opinion.)

Here are some of the comprehensive plan “values” that show “intent” related to criterion A. above:

- “A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City’s character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs
- Our Livable Small Town Feel . . . where the City’s size, scale, and land use mixture and government’s high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.
- Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations.
- Balanced Transportation System . . . where the City desires to make motorists, transit customers,
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 nor proposals by the City of Louisville in their desire to do this. 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. Filling it with residential development to line the pockets of a few would be short-sighted and devastating to the community and future generations.

During the June 11 meeting, I noticed that the number of public attendees was never communicated. I would like to ask the Planning Commission to communicate the number of public attendees joining for the calling intermittently during the meeting. I would also ask you to take additional Public Comments during the June 25 meeting as many residents were previously not even aware of this proposal and should be given the opportunity to speak.

I ask that the Planning Commission please vote NO on (i.e., reject) this development plan and PUD on the agenda for the June 25th meeting.

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

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027
To the planning Commission,

I would like to know if the developer of this project is following green building standards? I would like the builder to make this a livable and sustainable community with the residential areas furthest from the highway. I am asking the planning commission to be sensitive to light pollution and to protect the night sky, allow wildlife corridors to exist, xeriscape with community gardens, parks, community gathering space, exercise areas in the senior housing areas, stores within walkable distance, etc. Who is going to ensure this community is built so it is not an isolated bedroom community with few amenities that requires a large mass of people to drive to meet basic needs such as what has been built across the street? This community can be a model of mix use and diversity which includes wildlife.

I am asking the board to be environmentally aware and remember the future is now.

Beth Armbruster
To Whom It May Concern:

I would like to express my displeasure with the Redtail Ridge proposal. The development plan goes against everything our town (and its comprehensive plan) stand for. It is an enormous development that we simply don’t need. Please vote against the plan.

Billy Mertens
917 Eldorado Lane
Wow!!
Thank you so much!!

Sherry

Sent from my iPhone

On Jun 24, 2020, at 7:50 PM, Natasha Flyer <natasha.flyer@gmail.com> wrote:

Dear Louisville Planning Commission,

The RedTail Ridge development proposal is far too large, will cause noise, air, and light pollution in our neighborhood, and will greatly harm wildlife. Please do not approve this change of zoning.

Signed:

Natasha Flyer
1640 Egret Way
Superior CO 80027

Susan Bauer
1770 Morrison Court
Superior CO 80027

Mary Ginnane
1831 Mallard Dr.
Superior CO 80027

Kathy Carty Mullen
1250 S. Boyero Ct.
Superior CO 80027

Shawn Scott
2112 Concord Lane
Superior CO 80027

Satin Scott
2112 Concord Lane
Superior CO 80027

Sasha Stiles
Dear Louisville Planning Commission,

Thank you for representing Louisville in researching appropriate development plans for our remarkable town. I’d like to express my sincere concern for the current plan for the former StorageTek site and the Planned Unit Development. Please vote no on the development plan and PUD on the agenda. The developer should have and still may offer a much smaller plan more appropriate of what was approved for ConocoPhillips, which was already much larger than what I saw while riding my bike or driving past StorageTek decades ago. The developer does not meet any of the criteria for a comprehensive plan change, let alone all four. "Our Livable Small Town Feel" will be accosted with this current plan. Interestingly, the developer is using the beautiful, native Colorado bird for its project name, yet the actual impact off the environment is unacceptable. Three million sq. ft. under the current Rural Designation is ENOUGH! Nine hundred more multi family rental units will toll all city resources while actually decreasing our tax base. Now, and never, is not the time to sell our town and its citizens short. The developer is able to comply with the needs and desires of our community by meeting all four criteria, which it has refused to yet accomplish.

Thank you for representing us and for voting consistently to uphold our small-town feel that citizens have voiced in numerous surveys and venues.

Sincerely,
Ann Godby
1200 Grant Avenue
Louisville, CO. 80027

33 year resident and Louisville Elementary School Librarian
Dear Louisville Planning Commission,

Thank you for representing Louisville in looking at appropriate development plans for our beloved town. I'd like to express my concern about the plan for the former Storage Tek site and the Planned Unit Development.

Please vote no on the development plan and PUD on the agenda. The developer should have offered/should still offer a much smaller plan - a plan the size of what was approved for ConocoPhillips. The developer does not meet the criteria for a comprehensive plan change - "Our Livable Small Town Feel" will not remain intact with this current plan. To be honest, they can already build up to 3 million square feet under the current "rural" designation. That is enough! We've decided we love our small-town feel and it's time to make decisions consistent with that intent. We don't need 900 more multi-family rental units because that would increase rental units to about 45% of Louisville's housing stock and that will make us actually lose tax base.

Thank you again for representing us and for taking our past decisions about the tenor and feel of our community into consideration as you vote on this proposal.
Sincerely,

Jessica Lawrence
Louisville Resident and Teacher
Dear Louisville Planning Commission,

The RedTail Ridge development proposal is far too large, will cause noise, air, and light pollution in our neighborhood, and will greatly harm wildlife. Please do not approve this change of zoning.

Signed:

Natasha Flyer  
1640 Egret Way  
Superior CO 80027

Susan Bauer  
1770 Morrison Court  
Superior CO 80027

Mary Ginnane  
1831 Mallard Dr.  
Superior CO 80027

Kathy Carty Mullen  
1250 S. Boyero Ct.  
Superior CO 80027

Shawn Scott  
2112 Concord Lane  
Superior CO 80027

Satin Scott  
2112 Concord Lane  
Superior CO 80027

Sasha Stiles  
1335 S Mesa Ct Superior, CO 80027  
Superior CO 80027

Christopher Houghton  
1335 S Mesa Ct  
Superior CO 80027

Kelly Macaulay  
1950 Shamrock Dr.  
Superior CO 80027
To the Planning Commissioners:

We attended the entire hearing and presentations about Redtail Ridge.

While there were only 15 public comments at the end, after 10:00 p.m. (?), the issue with these zoom meetings is that you can’t see the 40 or 60 people nodding in agreement so we don’t bring up the same objections. Zoom does allow for polling if you’re interested.

We attended the early Brue Baukol presentation (when they were still calling it Nawatny Ridge) at the Rec Center and were mostly in favor of the plan as presented then. Medtronic has been a good neighbor and is a wonderful company; ericsson Wind Crest communities seem to be very reputable and well-run so no objection to them either.

What we heard Brue Baukol present to the Planning Commission was double the size and scope of what was originally proposed/presented and we do object. We walked the property as much as possible last weekend and were pretty stunned. The original plans didn’t call for all this additional residential development, nor a second corporatists tenant.

Concerns are:

- That they seem to want to build a city within our city that does not contribute to the character of Louisville.
- Too many buildings that are too tall.
- Generate too much traffic: we live off of Dillon in Coal Creek Ranch.
- Medtronic parking lots seem excessive and pave over too much land that should be absorbing water, provide parks, green areas. Why not a garage for employees?
- No solar on rooftops specified.
- Retail too far from senior community
- Where is the transportation plan and traffic study? Saying that you’re talking to RTD is meaningless. Would there be transportation to downtown? to McCaslin? These businesses need or support.
- Brue Baukol would subcontract to other builders for parts of this development in the future. Would they be bound by decisions you make now?

Suggestion: Build a grocery store initially (King Sooner’s?) and capture sales tax revenue from Broomfield residents. They went ahead and built up that whole section of Broomfield hoping to monetize the Conoco Phillips property for themselves. They have now built car dealerships, etc. that will contribute to their tax revenue.

We hope you will not approve this project as presented at your last meeting. We also hope that you will allow for more public comment.

Respectfully,

Maryan Jaross
Hi, and thank you for your time. I think the Redtail Ridge development is way too big. Unless there is some huge social benefit I'm missing -- like greatly discounted pricing for teachers and service workers -- then please reject the plan.

Thank you for listening.

Paul Little
193 W. Elm St.
Louisville, CO 800027

--
Regards,
Paul

Paul T. Little
plittle@ptlittle.com
720-317-7014
Dear Louisville,

The current citizens love our small town feel and sense of community. This development is WAY TOO BIG !!! We don’t need additional housing, nor do we need additional retail or office space, and we do not need any more residents. I have heard that many of the condominiums in the area are not at full capacity (and by the way, they are a scar on the landscape).

Over the last years I have seen many retail buildings for “Let” and yet they stay empty (because other townships (Lafayette, Broomfield, and Superior) give the retailers better deals to move to their city (Sam’s many years ago and today Kohl’s is a prime example). Your department is entitled “Planning Commission”, but you don’t seem to be planning anything, just being manipulated by Big – time Developers who don’t have the city’s and residents interests at heart.

Please vote NO on this Conoco development, and instead concentrate on determining why businesses are leaving, and put in a plan to keep businesses in Louisville.

I just drove a one-square mile around Home Depot (N, E, S, and W) and found 275 Century Circle for Lease, 339 Century Circle for Lease 375 Century Circle for lease, 168 Centennial Parkway for lease, Kohl’s for sale, Sam’s Club (left vacant for over 10 years, now a church), 1172 Century Drive – space for lease, 363 Centennial – for lease – office space, 361 Centennial – Office space for lease, a bank out of business. I’m sure this is pretty representative of the whole city. WE don’t need more residents, housing, retail or office space.

Please vote NO on this Conoco development, and instead concentrate on determining why businesses are leaving, and put in a plan to keep businesses in Louisville.

Louisville was twice one of the best cities to live in, if this development goes through it will definitely become one of the worst cities to live in !

Thanks,
Joel
We are against the building and REDTAIL RIDGE PROPOSAL. We hope the planning commission uses common sense and pragmatism and votes no to it too.

David & Cathy Chaladoff
388 Fairfield Lane
Louisville, CO 80027

phone: 831-521-6705

David Chaladoff
dchaladoff@me.com

cell: 831-521-6705
These are my comments on the previously presented latest version of the proposal for the above referenced project. My input is based on being a resident of Louisville since 1988 (including serving on several community organizations & boards) as well as having 45 years experience as an environmental engineer holding LEED AP credentials and being a Value Engineering professional.

My thoughts are presented as public input to add to the choir of concerns by your commission & the citizen’s. As usual with Developers and their proposals this current proposal appears to be an “opening” approach (built on the previous developers conceptual plan) and thus ripe for modifications to better realistically benefit Louisville. What has been the input from Boulder County, the US 36 Council of Mayors, the Denver Regional Council if Governments (DRCOG), etc?

• Proposed Corporate Headquarters & Senior Living Facility-Need binding commitment.
  ~Appear to be appropriate for site, based on previous use, demographics & location, subject, of course, to refinements and addressing proper planning, design & construction.
  ~Before any Preliminary approval or rezoning is considered further, a legally binding commitment document, preferably with a performance bond, needs to be filed by each of those parties & approved by City & County governing boards. This will assist in mitigating any sudden “changes” by those entities for whatever “reasons”.

• Additional Regional Traffic & Public Transit Improvements are Required- Need definitive financing:
  ~ An intergovernmental agreements, especially with Broomfield, is needed to define commitments (including cost sharing) & basic timeline for portions of he project not performed by the Developer.

• Proposed Additional Residents (beyond those in Senior Living Facility)-Too much for our little Town.
  ~the projected increase of Louisville population is unrealistic based on it’s negative impact on maintaining the highly valued “small town” aspects of our City
  ~ projected residences do not seem to have been planned in conjunction with current Louisville transportation planning & in fact would be isolated from most of the City
  ~ Were realistic affordable housing aspects considered?
  ~ Developer needs to clearly define why aspect this proposed residences was added

• Proposed Additional Office Space (beyond projected corporate headquarters)-No market for them?
  ~as the pandemic has shown us, commercial office real estate has & will continue to be reduced as “work from home” continues, and expand
  - as with comments on the proposed residences:
    >need explained how the Louisville transportation plan was considered.
    >Developer needs to clearly define why offices were added

• Proposed Added Retail & Food places - not financially viable after working hours
• Proposed Special District- This is always a questionable means for developers to shift costs to others, with those others having little input in how those costs are arrived at or allocated. (Please reference recent Denver Post series on this subject)

• Other Considerations, especially relevant to this day & age, would include those beyond current regulations & planning documents, such as:
  ~ Sustainability?
  ~ Realistic alternatives to automobile use? (the small tram system at Flatirons Crossing never was viable).
  ~ Impacts on Louisville, & means to compensate for them? (Not using a Special District): Including, but not limited to: Infrastructure (Water, Wastewater, Stormwater, other Public Works, especially the cost of upgrades and operations & maintenance), Recreation & Senior Center, Public Safety (Police, Fire, Ambulance) other municipal services (including Library)
  ~ Impacts on, and means to mitigate, effects on surrounding environment, including wildlife
  ~ Impacts on Monarch Middle & High Schools

In Summary:
• Appropriate: the conceptual planning for the proposed senior living facility & corporate headquarters

• Not Appropriate:
  ~ Additional offices
  ~ Additional Residences
  ~ Retail & Food Establishments (beyond that to directly support of Senior & Corporate facilities)

  • All subject to proper detailed planning, design, construction operations & maintenance,’ of the approved facilities and surroundings in compliance with all regulations & best practices with consideration for insuring the ongoing social, environmental & fiscal well being of Louisville & it’s residents.

Thank you for your review and input & time & energy spent on this very a important matter. I would be happy to add my expertise to any subcommittees if so desired. Feel free to contact me if further discussion is warranted.

William (Billy) O’Donnell
444 Owl Dr, Louisville, CO 80027
303-229-0700
billyod444@gmail.com
Hello:
PLEASE STOP this development from moving forward as it has been proposed.
WE DO NOT HAVE THE CAPACITY OR INFRASTRUCTURE IN PLACE TO
SUPPORT THIS LAND GRAB!!!
And FIVE STORIES???
WHY IS THIS DEVELOPMENT GETTING A PASS WITH regard to HEIGHT RESTRICTIONS!!!

I SMELL A RAT...

N

Sent from my iPhone
Planning Commission: I have been a resident of Louisville for more than 40 years. More than anything I have loved the small town feel. The proposal for this development at the former StorageTek site is extreme and will do nothing but hurt our population and change our culture. We do not need the extra traffic from a sudden influx of new residents in such a concentrated area.

Please tell the developer that their proposal is way, way too big. They should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek.

Please vote NO on the development plan and PUD on the agenda.

Please vote that the developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria for the Planning Commission to be able to vote yes. I do not see that they meet any of the criteria. The developer can already build up to three million square feet under the current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of Storage Tek and much bigger that Conoco Phillips’ 2.4 million square feet.

Please tell the developer that Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax base. It is well known that homeowners take better care of their property than do renters. Is this really what you want on the doorstep of our small town?

I am generally in favor of reasonable and thoughtful development, but in this case it appears to be a plan to line the pockets of developers; expensive PR firm notwithstanding.

Please vote against this current proposal and require that this developer return with something in smaller scale and in the spirit and interest of our wonderful community.

Respectfully,
Laurie K. Helma
Members of the Planning Commission:

It's my understanding that the Commission at its meeting this Thursday will be revisiting the request from the developer of Red Tail Ridge to amend the Comprehensive Development Plan. As a 20+ year resident of Louisville, I am reiterating my family's support for this project and the very thoughtful development that is planned for the site. The developer has held many focus meetings with the community and it has incorporated critical feedback into the project plan.

There can be no doubt that opening up this site to business and commerce will have major benefits to the City's long-term fiscal health, which today, notwithstanding the impacts of COVID closures, has been significantly impaired due to large and small businesses vacating or closing (Kohl's, Sam's Club, Lowes?, etc.). Moreover, this ideally located site can attract companies with higher paying jobs (Medtronic, etc.) that otherwise would locate in neighboring communities, mainly Broomfield. Improving access to the site, enhancing circulation, and transportation will massively benefit Avista and Monarch schools, local business, neighbors, and Louisville Fire and Police. Adding a few more residents to the area who pay use and sales taxes, patronize Louisville businesses, and enhance the character and diversity of our city, arguably outweigh the negligible cost in city services they supposedly consume. Not to be overlooked, Louisville residents will also benefit greatly by the many acres of once private open space and new trail systems that will be dedicated to the City, making this site a realized community benefit.

Planning Commissioners must consider the 4 requirements to change the Comprehensive Plan (See Sec. 17.64.070 - Criteria for amendment):
A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the City.
B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the City.
C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the City's comprehensive plan.
D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.

Strong arguments can be made to support each of these 4 criteria. I urge the Commission to vote to approve the amendment of the comprehensive plan to permit the development of Red Tail Ridge. Now is the time to unlock the potential of this site and create a true community asset.

Thank you,
Richard Morgan

Richard Morgan
303.956.8188 (cell)
www.linkedin.com/in/morganrichardb
Dear Planning Commission Members:

My name is Richard Morgan. For over 20 years, my family and I have resided at 644 W Pine St, Louisville.

As a Louisville resident for many years, I support the Redtail Ridge Project and the General Development Plan. The plan strikes the right balance between the need to invest in Louisville's future, while still maintaining a livable, innovative and economically diverse community. Brue Baukol Capital Partners, the developer, has held numerous meetings with the community and modified its plans several times to accommodate the many ideas and voices from the community. The mix of uses fills much needed voids in our city, such as the senior living facility, more affordable housing, a large employer to anchor the project, and high-paying jobs. They have focused on traffic improvements to ameliorate circulation issues around and through the property. They have added open space, ball fields, recreation amenities, and trails connecting neighborhoods. Finally, and perhaps most important, it converts a stagnant land parcel into a city revenue generating asset. In a post-COVID world, our Louisville community will need to generate revenue from every possible asset.

Please vote in favor of this crown jewel community asset.

Thank you,
Richard Morgan

Richard Morgan
303.956.8188 (cell)
www.linkedin.com/in/morganrichardb
Good morning,

I would encourage the planning commission to re-look at the development of the ConocoPhillips property, and what the impact will have on Louisville, and future generations.

We have lived here since 1982, and of course have seen many times the developers come in and be allowed to buy the City, with the promise of benefits to the taxpayers living here. Most don't live up to what is lost, by continuing to allow building out every piece of land.

We at one time were capped at a reasonable number for the land that encompasses our City. What has happened is the development now has increased the growth to a nightmare scenario. Our roads, our schools, the amount of people that have moved here. Our quality of life has been turned upside down.

We need to work on keeping our footprints of building out huge developments out of Louisville. We will loose in the end!!

You have the opportunity to listen to your citizens. Have some common sense. Do not approve this development. We have way to much to loose.

Thank you,
Leigh Ann Pollock
475 Eisenhower Drive
This development doubles the development currently allowed in the GDP/current comprehensive plan (how is that even legal?). DOUBLES! Changes the current height restrictions from 2-3 stories to 5. Traffic ratings in that area decrease to F. FAR ratios also double, from .25 to .50!

Louisville does not have the infrastructure to support this increase in population, traffic, utilities and development. It is appalling that the planning commission has not already pushed this back on the developer with a directive to decrease the impact and size/scope of the project. This will fundamentally change the community of Louisville and the county of Boulder in ways that we do NOT support. It is clear that money is doing the talking here and it is reprehensible.

As a member of this community, I strongly opposed this development. Do not sell out the people and spirit that makes this town so desirable and enjoyable to live in. We will become another Westminster, and that is not why I live and pay taxes here.

Ellen Jardine
ellen@frii.com
390 Owl Dr.
Louisville, CO 80027
I sent a previous message about this by voice to text and it was a bit garbled. I am against this development. It will tax our infrastructure too much, raise our taxes, clog the roads and schools, and lower the quality of life. Please vote against it. Thank you. Arnie Mullen.
Hello this is Arnie Mullen I live at 235 Dahlia Drive in Lewisville hello this is Ernie Mullen I live at 235 Dahlia Drive in Louisville I'm asking you to please vote against the Bruce Paco project at red tail Ridge I think it's way too big but development for Louisville these developments are Ponzi scheme it always cost taxpayers a lot more than the tax revenue that is generated I'm in Economist of studied this issue with the Economist magazine says that these developments never pay for them themselves will be stuck 20 years later with empty buildings and new infrastructure cost to repay the streets to fix the water lines to build more schools etcetera so please vote against it my phone number is 303-859-2549 thank you
Regarding the Redtail Ridge development:

This will put even more pressure on the Louisville Rec Center and its staff. There's a significant shortage of lap swimming pool space in the general area, even with the long overdue rec center remodel. There has already been communication between the LRC, the Rec Center Advisory Board, the City Council and the general public regarding programming issues caused by high demand. Adding more housing will make the problem worse. How will the plans address this problem?

Thanks,
Greg Shaffer
247 Hoover Ct., Louisville, CO

Louisville Dolphins Swim Team Vice President
Monarch High School Assistant Swim Coach
From: Tiffany Boyd
To: Planning Commission
Subject: Urgent message re: Development
Date: Wednesday, June 24, 2020 7:50:01 AM

Dear Louisville Planning Commission,

Thank you for representing Louisville in looking at appropriate development plans for our great town.

I’d like to express my concern about the plan for the former Storage Tek site and the Planned Unit Development.

Please vote “No” on the development plan and PUD on the agenda. The developer should have offered/should still offer a much smaller plan - a plan the size of what was approved for ConocoPhillips. The developer does not meet the criteria for a comprehensive plan change - "Our Livable Small Town Feel" will not remain intact with this current plan. The developer can already build up to 3 million square feet under the current "rural" designation. That is enough!

Please vote to uphold the original plan and work within these parameters.

Thank you for all the work you are doing!

Sincerely,

Tiffany Boyd, Volunteer
Louisville Sustainability
Advisory Board

--

With Kindness,

Tiffany Boyd (she, her)
Classrooms for Climate Action
Please please please do NOT allow the development of the Storage Tek Site! Louisville has already been seriously degraded by the recent building of apartments and condos, and we do not need or WANT more! This will kill our already struggling tax base and add to our overcrowded city and streets.
Please do not allow this to develop!

Thank you,
Jim Verstraete
Long-time Louisville resident

This message and any enclosures are intended only for the addressee. Please notify the sender by email if you are not the intended recipient. If you are not the intended recipient, you may not use, copy, disclose, or distribute this message or its contents or enclosures to any other person and any such actions may be unlawful. Ball reserves the right to monitor and review all messages and enclosures sent to or from this email address.
Dear Planning Commission:

Regarding the Redtail Ridge development, I believe the commission should vote no on the development plan and the PUD.

The developer's proposal is too big. They should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek.

I also believe the commission should vote that the developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria for the Planning Commission to be able to vote yes.

Further, Louisville does not need 900 more multi-family rental units.

Thank you,

Steve Belin
941 Jefferson Ave.
To the Louisville Planning Commission,

As residents of the city of Louisville, we respectfully and vigorously disagree with the current proposal for development of the former StorageTek/Phillips 66 property in Louisville. The proposed development plan is for an overly massive site that would significantly change the popular, family-town atmosphere of Louisville, bring a huge increase in local traffic and pollution, lead to unprecedented population growth in Louisville, increase enrollment at the Monarch school system beyond planned capacity, and create not nearly enough open space and community separation from Broomfield.

We ask that the Planning Commission please vote NO on (i.e., reject) this development plan and PUD on the agenda for the June 25th meeting.

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

Regards,

Eric and Paulette Witte
The proposed plan is totally out of proportion; way to big, and too much residential. You already screwed up by attaching a tax break to the land; don't follow that with something very expensive for Louisville, less desirable environmentally, and out of proportion for the site.

Alan Gallagher
916 W. Alder St.
Louisville, CO 80027
Hello,

I might have a naive question, but I’m assuming Louisville’s Comprehensive Plan as well as building requirements are open documents and available to the public. If this is the case, why have the RedTail developers submitted a plan (which I would expect they would like approval for) which for the most part doesn’t align with the plan? They seem to be expecting an extensive number of exemptions.

The approved and voted for plan is for guidance purposes?

Have all aspects of the financial liabilities for the city been accounted for?

What if all, half or even a quarter of the new residents shop in Broomfield? What types of commercial businesses will utilize this new space? How much new tax revenue will be guaranteed each year versus infrastructure cost to the city?

What if the developer goes bankrupt?

I’m assuming these questions along with many others will be addressed at the meeting.

Regards,
Stephanie McLaughlan
hello -
i am writing to state that i oppose the redtail ridge development plan.
robyn nordstrom lane
louisville resident
I oppose the Redtail Ridge development as proposed.

Brian Nordstrom Lane

Sent from my iPhone
Dear Planning Commission,

We are writing in opposition to the Redtail Ridge Proposal.

We oppose it for the following reasons:

Such as major development should not be rushed through while much of the population is still isolating themselves and avoiding public meetings. Discussion of this should get a lot of publicity and meetings should be held when citizens can attend in person.

Allowing such a huge increase in population, of up to 3,000 new residents, would substantially change the character of Louisville. We do not support that.

The current plan would allow buildings up to 5 stories high. That is much higher than anything currently in Louisville and it would not fit in with our small-town character. It would block views and seem like a big city.

Allowing density limits to double would have a substantial impact on Louisville. The proposal seeks to re-designate the property allowing an increase from a FAR (floor area to lot size ratio) of 0.25 to 0.5. Again, this is more than double the amount of development currently allowed in the current GDP.

Traffic would increase quite a bit in Louisville, especially around Monarch schools. This would deteriorate the quality of life for current residents. It would also add to noise and to air pollution.

The senior housing would be expensive, with monthly fees of $2800-$3800, probably more than most Louisville residents could afford. (Data from Wind Crest Pricing Guide 2020 – the Louisville facility would be operated by the same company). This would not benefit current residents.

Wildlife would be impacted by all the development and traffic. The area currently has nesting raptors, other birds and prairie dogs. Where would they go?

This development would benefit only the developers while the residents of Louisville would suffer. Please do not move forward with this.

Thank you for your consideration.

Sincerely,

Beth and Jerry McQuie

972 Saint Andrews Lane

Louisville, CO 80027
geepo2010@gmail.com has attached the following document:

Redtail Ridge letter

Commissioners,
I greatly appreciate your taking the time to read the attached letter. Thank you.
1. Need environmental impact
2. Need re-assessment post-covid
3. Too large and dense for Louisville

How will Retail and office generate taxes post Covid
Thanks
Mark Dayan
946 Saint Andrews Ln
303-522-0394

Sent from my iPhone
Dear Commissioners,

I’m writing again to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form.

Many people have many different reasons for their positions on this, mine is that with the retail aspect of it decimated, there’s really no reason to go there and spend money. With no reason to spend money there, we have no sales tax revenues from the property.

Louisville simply cannot afford it’s current trajectory as a bedroom community with insufficient retail services. We need to be pulling in people from cities miles around. There’s no reason the plan can’t look more like Belmar in Lakewood with an office park intermixed.

I was once a supporter of this project. I believe it’s important to give Medtronic an option instead of having a distributed campus where their staff have to drive long distances to meet for cross-functional problem solving. They are the perfect anchor tenant to a project like this and I also believe in the move away from retirement living to regular apartments. I simply cannot and will not support a project on that property that is not a place that I would consider taking my laptop and working on a sunny afternoon and as an alternative to Flatirons mall. I find that whole complex pretty run down and creepy given the new reality of being indoors with others.

Thank you for your consideration,

Brian Topping
White Violet Way
Louisville CO 80027
415 577-6444
Dear Louisville Planning Commission,

Thank you for representing Louisville in looking at appropriate development plans for our beloved town. I'd like to express my concern about the plan for the former Storage Tek site and the Planned Unit Development.

Please vote no on the development plan and PUD on the agenda. The developer should have offered/should still offer a much smaller plan - a plan the size of what was approved for ConocoPhillips. The developer does not meet the criteria for a comprehensive plan change - "Our Livable Small Town Feel" will not remain intact with this current plan. To be honest, they can already build up to 3 million square feet under the current "rural" designation. That is enough! We've decided we love our small-town feel and it's time to make decisions consistent with that intent. We don't need 900 more multi-family rental units because that would increase rental units to about 45% of Louisville's housing stock and that will make us actually lose tax base.

Thank you again for representing us and for taking our past decisions about the tenor and feel of our community into consideration as you vote on this proposal.
Sincerely,

Rebecca Laverdure
Louisville Resident and Teacher
Water usage is a major concern. Water is already at a prime coat and availability is diminishing rapidly for already in place businesses and residences.

I would propose that all of the towns pool money together to buy the property as open space, public space. I am absolutely opposed to this development.

Thanks,

Chandi Beck
Superior, CO

Sent from my iPhone
Brue Baukol Capital Partners is applying for a General Development Plan (GDP) and Comprehensive Plan Amendment for Redtail Ridge. This would more than double the amount of development currently allowed in the current GDP and Comprehensive Plan, potentially add 3,000 people to the area, and would generate 49 to 89 percent more vehicle trips than previous occupant Storage Tek.

I do not believe this is a wise or prudent use for this land. Lining the pocket of developers while indemnifying our children and grandchildren to pay for this makes no sense from our Town’s perspective. It will be an albatross forever if it is built. We will live with the consequences. Please reject this blatant disregard of our Town’s needs.

Thank you,

Lawrence Crowley
441 Pheasant Run
Louisville 80027

303-666-0640
I'm opposed to the huge new StorageTek development

Richard Phillips
377 Centennial Dr
Louisville, CO
Dear Planning Commission,

I am writing in regards to the Redtail Ridge Development. My wife and I strongly oppose this development. This proposal is far too large for the area and would have a tremendous negative impact on this community which we love. Living in Louisville for the past seven years we have watched as developers continue to change our town for the worse by placing homes in such high densities as to strain our fire department, police departments, and city infrastructure to name a few. These developers continue to play the game of ‘bait and switch’ with Louisville and other communities. The developments always seem to change to the better for the developers and to the detriment of the communities. How many years has it been since the developments at Steel Ranch and North End started? All these years later and no commercial space has been developed. They had no problems packing housing in and then have left us with the piles of dirt where the commercial developments were agreed to be placed (presumably they are simply waiting until the city allows them to build more houses where those commercial spaces were to be).

The city of Louisville cannot handle an increase of this size in housing, and the residents of Louisville and the surrounding communities have been begging for years to stop these massive developments. Those of us who live in Louisville cherish our open space, the small town feel, the amazing sense of community, and our sustainability for our economy, community, and our environment. This development is not welcome in any shape or form within our community. Building something of this size and stature would be disrespectful to all Louisville, Broomfield, and Boulder County residents. I can only imagine what this would do to our already strained commutes on Northwest Parkway and the 36 corridor, and our increasingly crowded trail systems. I hope you understand where our community stands, and your support in the matter would be greatly appreciated. Let’s keep Louisville an amazing place to live and tell these developers that their plan is too dense and large in scale and that it cannot be approved as presented.

Regards,

Matt & Rachel Cox
2010 Centennial Drive
Louisville, CO
Dear Planning Commission,

I am writing in regards to the Redtail Ridge Development. Both my husband and I strongly oppose this development. This proposal is far too large for the area, and would completely change the landscape negatively forever more. We cannot handle an increase in housing, and development of this size. Those of us who live in Louisville cherish our open space, the small town feel, the amazing sense of community, and our sustainability for our economy, community, and our environment.

This development is not welcome in any shape or form within our community. Building something of this size and stature would be disrespectful to all Louisville, Broomfield, and Boulder County residents. I can only imagine what this would do to our already strained commutes on the 36 corridor, and our already overcrowded trail systems. I hope you understand where our community stands, and your support in the matter would be greatly appreciated.

Rachel & Matt Cox
Dear Planning Commission Members:

Thank you for taking the time to request and heed input from your community.

My concerns regarding the Red Tail Ridge development are many. Traffic on Dillon and Hwy 42 is already congested at times. Adding industry and 900 multi-family rental units would put an enormous strain on the current traffic problems. The Monarch School is very near and would be impacted in multiple ways: increased traffic and student danger, increase in student enrollment to over-capacity, to mention just two. The industrial park that Louisville currently has is very nice and able to accommodate additional industry, I believe. Shopping malls are closing and are leaving empty buildings that could be and should be repurposed. Louisville is a lovely small town. The community deserves to have the atmosphere preserved as much as possible by keeping open space available and congestion at a minimum. Thank you for your service to our community.

Sharon Johnson
Sharonjohnson656@gmail.com
Sent from my iPhone
Dear Commissioners:

I am a 15 year resident and home owner in downtown Louisville. Please consider my comments below with the above-referenced subject matter:

1) This development is too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek

2) Please vote no on the development plan and PUD on the agenda.

3) The developer does not meet the criteria for a comprehensive plan change.

4) Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax base.

5) This development will burden our educators and education system with over-populated classrooms.

Thank you,

Jennifer Levin
732 Jefferson Avenue
Louisville, CO 80027
303-330-2549
I am opposed to Redtail Ridge development as currently proposed.

Beyond the multitude of reasons why this enormous project is not consistent with Louisville nor good for our community including:

- expansions of size of development based on initial public proposals
- height of buildings, and
- inclusion of residential units, again not included in the initial plan,

There are many other serious concerns about this project:

- There has been no Cost/benefit analysts that fully considers all short and long term impacts on traffic, infrastructure, wildlife, environmental, schools, property taxes. We simply have no idea what this development will “cost” Louisville.
- Given that we have no idea what the long term ramifications of the pandemic will be on housing, hospitality, Senior Living, recreation spaces, Louisville would be wise to not rush into approval for massive development that might be inconsistent with emerging trends and best practices.
- The idea of providing tax incentives to an offshore corporation with $4B in profit at a time when our local budget is stressed makes no fiscal sense - especially when we dint understand the true cost of this development.
- Relying on this development to address safety issues at Monarch K-8 and High is an unacceptable abdication of responsibility by the City Louisville and BVSD to futile their primary obligation to the safety and well being of the children in our community.

And finally and perhaps most importantly, where Louisville is going to come up with the water required for all these businesses and homes after 15 years of drought that shows no signs of easing?

This is the wrong project, at the wrong time for our community.

C. Maxine Most
640 W Linden St
Louisville
720 530 5836
Sent from my iPhone
I am a Louisville resident and I am opposed to the plan put forth so far. My reasons are:

The proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.

The developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes. (From my read, they can’t meet any of the criteria.) The developer can already build up to three million square feet under the current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of StrorageTek and much bigger than Conoco Phillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail.

Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax base.

Thank you for your consideration.

Michael Fried
1345 Snowberry Ln
Louisville
I am particularly concerned that the proposed development for the Storagetech property does not include any environmental sustainability improvements, i.e. active and passive solar, xeriscaped landscaping, etc. No development in Louisville should go forward without these.

Thank you,

Elizabeth Otto
538 W. Sycamore Circle
Louisville

Elizabeth Otto elzbeth.otto@aim.com
I forgot to include my address below.

On Tue, Jun 23, 2020 at 8:37 AM William Nelson <williamharrynelson@gmail.com> wrote:

Good Morning,

I wanted to write and state my opposition to the proposed plan for Redtail Ridge. It is significantly larger than what was originally approved for Phillips Conoco. I would also question if the developer has met all of the criteria for a comprehensive plan change. While the city does need to improve its tax base, the current proposed plan goes way beyond what is acceptable from a density, environmental and traffic perspective.

Please ask that the developer meet all the criteria for a plan change and reduce the footprint of the development.

Regards,
Bill Nelson
714 Peach Court
Louisville, CO
Good Morning,

I wanted to write and state my opposition to the proposed plan for Redtail Ridge. It is significantly larger than what was originally approved for Phillips Conoco. I would also question if the developer has met all of the criteria for a comprehensive plan change. While the city does need to improve its tax base, the current proposed plan goes way beyond what is acceptable from a density, environmental and traffic perspective.

Please ask that the developer meet all the criteria for a plan change and reduce the footprint of the development.

Regards,
Bill Nelson
Hello-
The storagetek redevelopment plan is too big, will create too many new residences without revenue and infrastructure and is not a good fit for Louisville.
Please deny this developer’s plan.

--Lucia
Dear Planning Commission Members,

It has been heartening as a community during this terrible pandemic to see community members come together to support downtown businesses. Still, the owners of my favorite haunts have shared that they are barely hanging on.

That charming downtown and the small-town feel is what makes Louisville Louisville. Don't threaten that with unnecessary and, frankly, unconscionable, approval of an extreme growth plan at the old Storage Tek site. Please note that I am not saying no growth because that is not the issue here.

The issue is MASSIVE growth out of town that would 1) draw business away from businesses (and schools and fire and city services) that have already invested in our community and 2) would plant people in places that, by virtue of geography, would require them to get in their cars several times a day.

Neither would be good for our community that has worked hard together to preserve the community and environment we live in.

Thank you,
Barbara Taylor
253 Hoover Court
Louisville, CO
Yes, it might be a little big but not by much. Keep going forward, yes change is difficult for some but they will come around.

Earl Hauserman
350 Fairfield Lane
Louisville, CO
720-890-1212
Hello!

Louisville does not need 900 new living units. Density of traffic, crowding, parking and quality of life issues will be impacted.
Please do not approve this plan as projected.

Paul Darby
144 South Madison Avenue, Louisville Colorado 80027

With all of the increased internet activity because of the worldwide crisis we are undergoing, I have noticed that on occasion someone says they have received an email that I did not send or did not receive a message that I did send. If you notice anything that seems off, please email me a message alerting me to the situation and hopefully I will get it in my inbox.
Just repeating my concern and opposition to the huge proposed development on the old Storage Tek site. I think Louisville can come up with a development that is more in line with our vision of ourselves as a small town. I would be happy to present a plan for smaller scale development. Thanks,

Justin Deister -resident of 30 years.
Hi~

I am a resident in the Centennial Valley neighborhood. With the current conversations around racial injustice, I'm wondering what the city is considering as far as affordable housing in the proposed Redtail Ridge development. I would love to hear more about that conversation.

Thank you,

Amy
Hello,

I am a resident of Louisville at 992 Arapahoe Cir, Louisville, CO 80027.

I do not support the current Redtail Ridge plans for development of the Phillips 66 property. The scope is way too large and will hugely impact traffic and the small town way of life that the current Louisville residents know and love.

The developer does not seem to care about sustainability or preservation of wildlife habitats. There are much better uses for this property than what is proposed. Please don't cave to corporate pressure and look out for those of us who already call Louisville our beloved home.

Thank you for your time,

Marike Fitzgerald
992 Arapahoe Cir,
Louisville, CO 80027
We strongly oppose this development
This will destroy our small town community
DO NOT fold to the pressure of developers & greed
Keep Louisville the lovely community
(Best place to live) it is
It would be an enormous mistake to allow such a huge development

Jane Lilja
David Lilja Sr

Sent from my iPhone
To City Council Members,
I am VERY concerned about the large-scale development for the proposed Redtail Ridge proposal. I am NOT opposed to development for any city, including our city of Louisville. I am a long-time resident since 1989. I have watched and participated in some of the city developments over the years. This development in particular has me concerned for several reasons.

1. Increased traffic.
2. Height of office buildings
   - The beauty of the property was not hidden when Storage Tek was a business and had operations.
   - The property is like a “gateway” vista for the area, not just the city. Let it not be grown over with buildings/lights/parking, etc.

3. Listen to the citizens over the requests/demands/sales pitch of the developers.
4. Find a happy medium between original plan and what the citizens desire to see the area grow into.
5. The proposal in its final form should enhance the livability of the City of Louisville.
   - What will the developer offer to the city? Stay firm with what the city wants. This is not a completed deal. It does not even have to be accepted. We, the city, should be the negotiator for what the developer would like to offer. While it would mean increased sales tax, what else can the developer offer? I’d say make the developer work hard for a position with the City of Louisville. We have a city which has continually been a top place to live. Let us continue to strive for that goal.

6. What do the Boulder County Commissioners think of the proposal?
7. How will Superior residents be impacted?
8. What about Broomfield County and its burgeoning growth across the street?

Carla Bigum
273 S Lincoln Ave.
Louisville, CO.
To: Planning Commission

I am not in favor of the huge development that may occur at the old Storage Tech property. Our town will be ruined if the development occurs. The traffic will be horrendous, and there will be too many people for our town to accommodate. I am a resident of Louisville for 36 years.

Charlene Bandurian
139 Lincoln Circle
Louisville

Sent from Yahoo Mail on Android
I want to speak up about this proposed development. It is too big. Louisville and the surrounding area does not need this.

- It has too large of an environmental impact.
- It will cause too much traffic on roads that already have too much traffic.
- It will cause more air pollution.
- It will destroy habitat that wildlife uses and deserves to have.
- We do not need more development, especially of the commercial type. We also do not need more people moving to an area unless there is traffic mitigation that reduces traffic below current flows. This means robust people moving systems that do not include autos on roads.
- These people moving systems need to be paid for by the developer as part of building anything on this land that I as a resident of the city am part owner of
- Additionally protection of wildlife needs to have as high of a importance as any other criteria. The developer also needs to pay all costs associated with assuring all wildlife is well cared for and none are lost to development

Please do not sell your souls to these developers for some paltry tax dollars. I know city government is set up to serve developers. It is time city government starts serving people, the residents, instead of these destructive business interests.

Sincerely,
Larry Cappel
303-523-6123
Hello,

My name is Bill Buffum. I live at 589 Ridge View Dr. in Louisville and have lived there for 9 years now. This is near to the Storage Tech property at question.

In regards to the Redtail Ridge Development plan, I would like to give support to the concept. After reading the proposal, I find that it is fairly conceived and is sure to provide important benefits to Louisville. Yes, there may be needed tweaks like the traffic plan, but overall, it looks great. I might suggest a new entrance off of Dillon for Monarch schools. The school needs better access anyway.

I think that we can expect to see new well-paying jobs created, needed housing (seniors), and office space for the future. Change is difficult for us all, but now is a great time to move forward into the future. The positives far outnumber the concerns.

Yours,
Bill Buffum
To the Louisville Planning Commission,  
Monday June 22, 2020  
My name is Danajoy Zoe Monroe and I live in the Coal Creek Ranch subdivision, I bought my house in 1996.

I highly object to this massive Redtail Ridge development proposal. It will ruin the quality of life for Louisville residents. Especially so for families that live near this project. There will be pollution, traffic, noise and the permanent loss of a small town lifestyle that will be gone forever.

I object to the scale of this project and the removal of height restrictions on the buildings, and removal of the rural status for that land.

I didn't even know this was happening till my neighbor told me about this. A letter should be sent to everyone who owns property here in Louisville. Also, it should be voted on by the residents in a true election. This is just wrong to vote this through without everyone even knowing about it!

What happens when we have another drought? I have lived through water shortages and water rates going up and up. We do not have the resources to support this. Also, I expect the current homeowners will foot the bill, along with the loss of our property values. If I wanted to live in New York city that is where I would live! We have been voted the best little town to live in, many times. Now you are throwing it all out the window! For what? More money? People with Asthma can hardly deal with the air pollution as it is, what about our children? What about climate change? This project will add lots of black top roads and buildings that will heat this area up even more! This project will put climate change in overdrive for our little town. It is already unbearably hot and dry in the summers as it is. You build this project and the residents of Louisville will be dealing with health issues from pollution. What about the roads, water and sewer systems? There is so much that will be impacted. What about the environment, the wildlife and natural plants and natural fields that help keep this area cooler? What about the natural land, green space buffer we have now that separates us from Broomfield? If this goes through with will be a megalopolis.

I highly object to this massive Redtail Ridge Development proposal!

Thank you  
Danajoy Zoe Monroe  
470 Muirfield Cir  
Louisville CO 80027  
303-944-6199
Please postpone the decision to develop this area and leave it alone for now. The value will not diminish.

1903 Garfield Ave Louisville
Dear Sirs & Madams:

I have still not heard a credible solution to the problem that WILL be caused by the rush hour traffic entering and leaving the Redtail Ridge property. Without a traffic solution, the development should be cut back to just the Senior housing area (since they do not tend to come and go at rush hour; you could expend it for all I care) and the one major manufacturing tenant. We don't need 900 rental housing units with tenants that will come and go at rush hour, we don't need retail other than perhaps a gas station mini-mart and a fast food restaurant or two, and we don't need more hotels.

Tom DeLorey  
587 Augusta Lane  
Louisville, CO 80027
Hi Planning Commission,

I support the Redtail Ridge development. I believe this development is long over due.

Andy James
7420 Panorama Dr.
Boulder, Co. 80303

Sent from Mail for Windows 10
I again wanted to voice my concern about this proposed development. I am opposed to changing the RURAL designation of this property - which was agreed upon initially upon careful consideration. The citizens of Louisville are very upset that the commission appears to be bowing to corporate pressure rather than listening to the people. This property needs to remain designated as rural. No one in this town wants to see this huge development occur - go back to the previously approved plans. Thank you.

Marci Sannes
803 W Mulberry St (17 years)
Louisville CO 80027
My husband and I are oppose to this project. That’s a rural area, plus we do not need more housing which comes with all the negative effects as crime.

Myriam Charry Doerr
Richard P Doerr

Sent from my iPhone
Dear Louisville Planning Commissioners,

I am writing to you about the enormous development planned for the old Storage Tek site at the end of town. The proposed development is considerably larger than the development approved for Conoco Phillips, which was itself larger than anything Storage Tek ever built there. For many years the site has not had any buildings on it at all. In addition to destroying the wildlife that has occupied it since Storage Tek left, and before it came, the Redtail Ridge project would negatively impact the rest of the city by adding more vehicles and traffic and straining the city's budget. In their videos, the developers claim that they are part of the Louisville community, but the size and destructiveness of the Redtail project prove otherwise. I believe it is significant that Boulder County also opposes this development.

Please vote no on the Redtail Ridge and Medtronic development applications.

Thank you.

Irfan Azeem
Louisville, CO
Hello Louisville,
I have been an property owner in Louisville for 17 years and a resident for 11. This development is NOT in keeping with the tradition of this town, especially now that the town has already grown so extremely quickly. This land is best suited as open space – as a border between Louisville and other towns, as an act of environmental stewardship for the last remaining tracks available for foxes, prairie dogs, coyotes, rabbits and birds and as a place for people to gather and breath!
STOP this proposal – please remember you work for and represent the people and the spirit of this town! Not the developers asking for 5 (FIVE!) stories!
Thank you,
Joe
My name is Mike Putney, and I live at 691 West Street, in Louisville. I have lived in Louisville since 1993. I am writing to strongly OPPOSE the General Development Plan and PUD Bruce Baukol Capital Partners is proposing. This proposal would significantly increase the traffic and would subsequently increase the emissions of Ozone precursors. Boulder County is currently part of a serious non-attainment area for ozone, and developments like the proposed project will only make it worse. I wasn't surprised to hear that Boulder County does not support the proposal, and that the proposal is contrary to the intent of the Northwest Parkway Intergovernmental Agreement. The Louisville Planning Commission should encourage and promote regional cooperation and coordination in working with other entities and jurisdictions. Thanks!

Mike Putney
691 West Street
Louisville, CO
To whom it may concern,

I have lived in Louisville for over three years now. My children go to Peak to Peak in Lafayette and as such we frequently make the drive cross town from Southwest Louisville to Lafayette via Courtesy Dr/95th street. The traffic situation has gotten progressively worse over the last 3 years. In particular the intersection at 95th and South Boulder Rd has become very dangerous and extremely congested, with traffic backing up for 1/4 mile. In particular the traffic is awful in the morning and late afternoons, including turning onto 287 from Empire Rd, getting through the intersection at Baseline/South Boulder Rd and 287. Absolutely forget about taking Dillon Rd to the east.

These primary thoroughfares are not designed for current volume of traffic. With the development of Redtail Ridge and bringing even more residents into the area, these thoroughfares will become gridlock. We have to prevent driving our community to the same place that Boulder has been driven where congestion is the normal and ruins the look and feel of the town. I blame the development east of Northwest parkway having created this situation and building a similar development just to the west will be VERY detrimental to our community.

How do you plan on dealing with the traffic this WILL created on Courtesy Rd, Empire Rd, South Boulder Rd and Dillon as people who live at Redtail Ridge are trying to get to and from work and taking kids to and from school??

--

Andy Graziano
749 Apple Ct, Louisville
(303) 709-0209
graz5aj@gmail.com
Thank you Natasha!

I’ll be on the zoom call Monday.

We have a planning commission meeting Thursday night so if you and any neighbors who got letters about RedTail could write something to:

PlanningCommission@louisvilleco.gov

You can even write a couple sentences and have neighbors copy and include their name and address. Each letter doesn’t have to be original and brilliant:) I did that before and it worked.

Whatever you can do, I know you’ve been busy. Call if you need anything.

3037868226

Sherry

Sent from my iPhone

On Jun 21, 2020, at 6:47 PM, Natasha Flyer <natasha.flyer@gmail.com> wrote:

Great letter Sherry!!!!!
This absolutely fantastic. We need every voice we can get. Let us know how we can help with the Redtail Ridge opposition to rezoning.

Natasha

On Sun, Jun 21, 2020, 10:46 AM sherry sommer <hellosherry2@yahoo.com> wrote:

Sherry Sommer
>
> Superior Town Board Members,
>>
> I am writing regarding the potential rezoning of the Zaharias property to residential in order to accommodate 188 townhomes.
>
> I have concerns about destruction of a crucial habitat, impact on Louisville residents’ quality of life, and the implications for democratic processes of a
quasi judicial ruling made during a pandemic.

This property is currently a haven for many species of wildlife and birds, and development would be a loss of an important ecosystem. The importance of this property has been exhaustively documented by residents of Superior and has been recognized by the Open Space Board of Superior as well as Boulder County Open Space as being a top priority for acquisition. The loss of this natural area to residential development would be significant and irreversible.

As a resident of Louisville, I am greatly concerned about the way this development would impact our quality of life. Decisions made in Superior affect Louisville and vise versa. Increasing residential in Superior and rapid building on a shrinking buffer south of the highway between the towns increases air, noise, and light pollution for all of us. Additionally, the Town of Superior has a quickly growing population without a commensurate level of community services within its borders. This leads to increasing use of the Louisville Senior and Recreation Center, Open Space areas, and Library. While we have come to an agreement to finance shared use of the library, at some point it may not be feasible for Louisville to provide so many services for residents of Superior. There is a limit to our capacity.

Additionally, the decision you have before you is a quasi judicial ruling. This zoning change would be reflected by a new ordinance. This is a legislative action which is subject to referendum and requires transparency and full democratic participation.

The Louisville Legal Committee and City Council have been discussing the nature of quasi judicial decisions involving land use changes during several recent meetings. Council Members have concerns about City’s ability to provide the level of democratic participation required by a decision of this type and magnitude during a pandemic.

Of special concern are technological barriers to participation and health risks to the public of participation.

—Public notification for meetings is required, but not all residents have access to computers and due to the Stay at Home order and the normal public postings may not be effective. Not all residents are made aware of meetings and agenda items.

—Not providing the option of safe in person meetings in addition to Zoom meetings limits democratic participation. Not all residents have access to computers or dial in connections. The audio on Zoom calls is frequently faulty during our Council meetings and it is difficult to follow the comments. An in person meeting alongside the Zoom meeting is necessary and it must be safe for the public to attend.

—The City Council and Town Board are not meeting in person due to health concerns, and the health of residents must be given equal consideration in the case of referendum. The referendum process requires that signatures be
collected in person, and this is simply not safe or easy during a pandemic. In particular, residents with any pre existing health conditions would be impeded from collecting or submitting signatures.

Governor Polis has allowed for electronic signature collection for citizen initiatives, but not referendums.

——It would be a breach of public trust if transparency requirements are not followed and full democratic participation is not possible. Residents are losing jobs and have great health concerns for themselves and loved ones. There is great chaos in our Nation at the Federal level, and local officials must do all they can to provide stability and adherence to process in the midst of disruption.

——Quasi Judicial cases subject to referendum may be taken to County Court if participation is not ensured.

Thank you for your attention,

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone
I am writing as a concerned citizen to ask you to please not rezone the old Storage Tek sight. The citizens of Louisville do not want this and the only people who do have a financial interest in the property.

Thank you for your consideration,

Julie Abrams
917 Eldorado Lane
Louisville, CO

Sent from my iPhone
Members of the Planning Commission,

My comments to you at your meeting of last week were very poorly presented. Attached you will find the notes for my comments that may help you understand their meaning.

I further beg your patience with the following comments:

The applicant justifies the density and land-use mix proposed for the project by claiming they are needed to finance project infrastructure. Whereas, there are certainly some fixed costs involved, redesigning the project to fit the 2.5 million square feet of commercial development allowed by the current GDP/zoning, the costs of infrastructure could be greatly reduced. (Just think about the savings from street redesign, utility infrastructure and water rights). Again, doing this would have significant financial benefits to the City of Louisville and its taxpayers. Furthermore, in February, the City Council approved a service plan for the Redtail Ridge Metropolitan District that projected a levy of 30 mils would be necessary to construct the district’s infrastructure. Despite this projection, the Council granted the district the authority to set a mil levy of up to 60 mils, with 50 mils available for infrastructure. So what do we have here? We have a rezoning proposal that is designed around maximizing profit and reducing risk for the applicant. At the same time, the citizens of Louisville are being asked to accept less tax revenue, accept risk, and absorb the impacts, traffic, etc., associated with a high-density development.

Moving on to the issue of Medtronics, there is little, if any, opposition to Medtronics building on the site. They can build with the existing GDP/zoning.

Now, I am going to add some comments on selected issues raised at your meeting by members of the Commission.

Commissioner Diehl raised the following issues:

- *The use of the capital projects surplus shown in Figure 17.* Most of this surplus is likely a result of the one-time construction use tax. Rob correctly said most of this would not be needed for things like streets in the 1st 20 years. However, it could be needed in the 25 year. But the main issue here is the nature of capital spending. We all pay into the capital projects fund when we buy goods or services subject to our sales tax. It may be 20 years down the road before the street in front of our house is paved. But again, the major issue here is that one time revenues, while having benefits, are not, and should not and should not be, used for annual operating expenses.
• He questioned whether the current environment was good for senior living facilities. I assumed he was talking about the Covid-19 and recession. If he was, he did not get a good answer. If that was not his intent, I apologize, but anyway, attached are two articles on the subject. The first (from Newsweek) deals with Erickson Living’s bankruptcy during the 2008 recession. (I expect you know they are owned by Redwood Capital Investment the winning bidder in their bankruptcy sale). The second article (from McNights Senior Living) deals with the financial impact of Covid-19 on senior living facilities.

Commissioner Rice raised the following issue:

• Why is residential development causing such a negative impact on this development? Rob correctly identified sales tax leakage as a major factor. Another major factor is the value of multi-family units in the proposal. A residential unit with a value considerably in excess of the average residential unit value in Louisville, could have no impact, or a positive impact, on City finances. The units being proposed for Redtail Ridge have a value less than the average home value in Louisville.

Commissioner Williams raised this issue.

• Is it right that the development Comprehensive Plan involves extensive public involvement and changing the Plan has limited public input? This is a problem with the system. Members of the public spent hours in meetings shaping the 2013 Comprehensive Plan. We are now participating from the sidelines with our three minutes and emails. Early in the 2013 process there was discussion of the need to focus on the StorageTek land. The alternative use on the table was to allow residential development on the parcel. It was ruled out, without dissent, for two reasons: 1) Sales tax leakage and 2) it would become a satellite community to the rest of Louisville. Neither situation has changed. The issue of residential at the site also came up in the plan developed previous to the 2013 Plan. A consultant proposed building around 850 units which also went nowhere with the public.

Finally, in 1983 I was on the City Council that added the Planned Community Zoned District zoning to our municipal code. It was done with much hesitation. Now, the only other member of that Council and I, often bemoan this action as one of the biggest mistakes we made during our tenure. The fear at the time was that it would undermine comprehensive planning and the power of zoning, by putting a focus on developing large, individual parcels at the expense of the big picture. It has done that. The resulting incremental planning approach has undermined the utilization of Section 17.44.050 of our municipal code titled "Declaration of policy for rezoning."

Thanks for your time and service,

John Leary
1116 Lafarge Ave
Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge. I am a long time employee of Medtronic and Lafayette resident, I love the Louisville/Lafayette area and consider myself very fortunate to be able to live and work in this wonderful community.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

Rob Teichman

--
Rob Teichman
Test and Electrical Engineering Director
Medtronic
RTG | Enabling Technologies
826 Coal Creek Circle | Louisville, CO 80026 | USA
Office 720.890.3328 | Mobile 720.938.1258
Robert.Teichman@Medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

LET’S TAKE HEALTHCARE FURTHER, TOGETHER

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This offer should not be considered. It does not honor the zoning requirements and the wishes of the citizens of Louisville. We want our quality of life maintained. Preservation of the environment and lowest impact are of upmost importance. Please turn down this request and do not entertain it further. Hold to our values. I worked hard all my life to retire and enjoy my quality of life and now it is being sold out. Please don’t continue to destroy the quality of life in Louisville!
Dear City of Louisville,

I am writing in support of the proposed new Medtronic campus at Redtail Ridge. Medtronic is a very positive and forward looking company, drawing in key talent and resources from around the country. A new Medtronic campus would contribute notable growth to Louisville.

Currently I live just north of Denver and commute to Boulder due to the high cost of living in Boulder. The vast majority of my coworkers also commute. There is no advantage to living closer. However, if Medtronic moves to Louisville, I would seriously consider purchasing a home and moving my family to Louisville. I visit Louisville from time to time and can definitely picture myself living and working there.

Sincerely,
Aron Peterson
peterson.aron.e@gmail.com
608-209-7658
Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Yan Wang
Good afternoon Lisa, Rob and Planning Commissioners,

Please see attached letter request for the reordering of agenda items for the upcoming June 25, 2020 Planning Commission meeting. Please call or email with any questions or to discuss.

Regards,

Molly

Molly Ryan Carson
Senior Vice President, Market Leader
(p) 602-322-6140
(c) 602-677-4251

Ryan Companies US, Inc.
3900 East Camelback Road, Suite 100
Phoenix, AZ 85018
ryancompanies.com
Dear Louisville City Planning Commission for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,
Ky Stevens

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Dear elected officials for the City of Louisville –
I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.
I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.
With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.
Best!

Jason Hengeveld
Sr Supply Chain Planner | Surgical Innovations
Medtronic
5920 Longbow Dr| Boulder, CO 80301 |USA
Office 303.876.8948
jason.m.hengeveld@medtronic.com

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With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

Katie Merritt

Katie Merritt
Business Development & Licensing
Medtronic
6135 Gunbarrel Ave | Boulder, CO 80301
Mobile 720.429.2414
katie.merritt@medtronic.com

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http://emaildisclaimer.medtronic.com
To the planning commission,

I am very concerned with the over-abundance of single family zoning in Louisville. As i'm sure you're aware, single family zoning is practically unique to the US and was developed as a way to keep out people of color from white communities after red-lining was declared unconstitutional. It is a disgusting legacy of entrenched american racism. This divides our community and promotes a louisville that is exclusionary and disproportionately white and wealthy. It also has the effect of forcing out the elderly and vulnerable.

It also just creates not as nice cities and makes it harder and more expensive for municipalities to provide services like schools and public transit. It also makes it harder for local small businesses to flourish by encouraging people into cars that they use to drive to big box stores and reducing foot traffic.

I think this article sums it up well:

I think the best solution would be to change the definition of single family zoning to include duplexes, triplexes, and quadplexes and reduce set back, minimum lot sizes, and parking reqs.

Thank you,

Lettie Fickling
Hello,

I sent an earlier email, but I just looked at the actual plans on the redtail ridge website, and had some more comments.

I like them a lot. My only objection is that so much of the parking is lots rather than a parking structure. Flat parking lots pave over a lot of additional land, creating an eyesore and unnecessarily damaging the environment. The lots for the main campus building should all be replaced with a single parking structure with a much smaller footprint. Same with all the parking lots for the smaller office buildings in the SW. One central parking structure for all of them and more park land. Then the ones in the mainstreet area should be replaced with one parking structure. No one likes looking at paved parking lots as far as the eye can see. I like the idea of putting the parking structure along the northwest parkway, acting as a noise break from the road. This doesn't have to reduce parking spaces, just keeps them in a smaller area, wasting less land.

My only other comment is there should be more residential buildings included. That could replace all those horrible parking lots.

I say approve it with the condition that the parking lots should be turned into parking structures without increasing the amount of parking.

Thanks,

Lettie Fickling
To the planning commission,

I am a Louisville resident and I wanted to voice my full throated support of the Redtail Ridge project. I am excited about seeing this project. What Louisville desperately needs is more multi-family residential and more office/retail space.

What has long attracted people to Louisville is the vibrancy and walkability of the town. As jobs in Boulder county grow, we want to get a portion of that. People like living near where they work. If companies come to Louisville we want to have more housing and more small local retail (not big box stores) to keep them and their money in Louisville. If we allow office space and retail space to be built without building housing to go along with it, we will increase traffic as people will have to commute there everyday. This is an environmental issue as increasing the amount of people working in Louisville without creating additional housing so they can move here means more commuters and thus more pollution. Do we really want to become another Boulder where no one can afford to live where they work? Where the population is shrinking despite the number of jobs growing? This forces out the elderly and poor, especially from minority groups, making this an ethical issue. We also give up the local income tax from the people who work there and send it instead to other communities, thus making it a financial issue.

Everyone loves downtown Louisville because it has a community feel, being a mixture of retail, office, and housing. People can easily walk and bike there which helps support the local businesses that settle there and make people's lives easier when they can easily get to work, places to eat, and home, ideally by biking and walking. People are happier in these mixed use areas. Please don't just build office boxes that people will come to during the day and leave abandoned at night. That doesn't make a community, just a wasteland and its ugly. Think about it, what parts of Louisville do residents currently like more downtown with its mixture of homes, offices, and shops, or the McCaslin Blvd area with its strip malls, big box stores, and big box offices? Frankly I think Louisville would be much nicer if the whole McCaslin area was redesigned as a mixed use area.

We can also use this site to address the 'missing middle' of Louisville's housing. We are mostly single family homes, and this is an opportunity to create a truly mixed use neighborhood with a variety of housing: townhomes, apartments, small single family homes all mixed in together with shops and offices. Ideally all retail should be ground floor with apartments and office space above it forming a center core, with other dense housing (row houses and small single family homes mixed in with apartment buildings). Frankly I'm sure the developers have better ideas than me, let them make it as dense and as mix-use as possible. The reason I wanted to move to Louisville was because of all the Boulder county towns (outside of Boulder) it was the one that was the most 'an actual town' and not just a mixture of office parks and sleeping communities for commuters. The more people we have who both work and live here, and the more intermixed those two spheres are, the more it will feel like that.

Please remember that most people only write letters when they disagree with things, so having most letters be against development does not mean most people are.
Please make it as dense as possible with as much new housing, office space, and small retail as possible!!!!

please contact me at any time (haha i have so many thoughts on the subject),

thank you,

Lettie Fickling
Hi,

I am a Louisville resident and I am writing to you regarding the Redtail Ridge property. I would like the commission to consider the benefits of allowing developments of this type to be approved as high density developments with as little planning burden added as reasonable.

Boulder county currently has a huge gap between the demand for housing and office space and the supply. This increases homelessness rates, slows economic growth, and forces people to drive long distances to reach their jobs which both makes people less happy and increases CO2 emissions.

Fixing this requires new development. Lower cost during planning phases will encourage more development since they will be easier to turn profits, particularly on more affordable housing. Denser development will allow us to maintain more open space while adding the required development to meet demand and has the added benefit of being easier to service with public transit.

Solving hard problems like homeless, climate change, and slow economic growth can be a challenge, but we as a city can help address them by quickly approving high density mixed use developments.

I am aware that the main criticism of large dense developments is that it will change the character of the city, but there is more to the density of a city that determines its character. By restricting development we increase the prices of offices and homes in louisville. The only companies that can afford these prices are those similar to tech giants. If new offices are not built these companies will force out existing ones that cannot afford more expensive leases and their employees will force out existing residents who cannot afford more expensive houses if we do not increase the housing supply.

Thank You,

Jay Gloster
Sorry could not get onto zoom call on Thursday
I cannot believe that this proposal is having such resistance

The city talks out of both sides of their mouths

1) people are complaining about property taxes being to high but if this rate able is put on the books as a commercial/residential property I am sure the city county school district and state would collect more tax revenue then what they are getting now from a vacant lot
This should help keep residential taxes level even with an increased property value when high paying jobs are coming into our community by being able to lower the city mil rate

2)since our mayor(city)loves sales tax revenue, more people working/living in Louisville means more sales tax revenue

3) more people may then help to rent all the vacant commercial properties within all of the city limits MORE SALES tax revenue

4) I am sure their would be an increase of traffic for part of the day but cannot be as bad as it is now when trying to drop off kids at Monarch HS and Monarch K-8
I have had to wait 3-4 lights just to make the left turn from Dillon onto 88th Street when I have an early doctor appointment at the hospital
The new development will give parents another access into this school complex
The traffic light already exists at 96th and Tape Drive so I am not sure how much of an traffic impact this development will cause

These are just some of my first thoughts I will continue to think of other positive reasons and counter arguments from the people opposed

Jeffrey Gass
914-656-7918
Jeffreygass19@gmail.com

Sent from my I-phone
I am reaching out to let you know that we strongly oppose the proposed new housing at the storage tek location. Thank you for your consideration.

Robin and Brian Lincoln

Robin Goldstein-Lincoln, LPC, RPT
Licensed Psychotherapist
1200 28th Street, Suite 301
Boulder, CO. 80303
robinglincoln@msn.com
303-818-7086

(Sent from my iPhone)
To Whom It May Concern,

I write this email to express my most sincere objection to the massive proposed development at the Storage Tek site. The small town feel of Louisville is what drew me here 15 years ago and it is what attracted me to opening my private practice in downtown (as opposed to Boulder as many of my colleagues have done.) I believe the proposed Redtail Ridge development would negatively impact the feel of the town and the quality of life of all who live here. Please do not approve this proposal!

Thanks,
Julie Banta
Sorry I was not able to attend the meeting yesterday. I'm very concerned about the proposed size of the new development option at this site. Louisville has changed so much already and is getting more crowded over the years. I think a development of this size will jeopardize the size and feel of our community. Please say no to the current proposal and come up with a more manageable size that fits into the local community. We don't want to lose the great small-town feel that we have.

Thanks
-Steven Rouisse
399 Van Buren Ct, Louisville
I also own other properties in town.
Hi there,
I am very alarmed to hear about the much larger development proposed for the Storage Tech site, taking up a lot more of the area than was previously approved for the Conoco Phillips proposal. We cannot allow more traffic at that area, as it is the major back entrance to Louisville from US 36, and we don't want more pollution associated with that traffic.
Please do not approve the development as proposed.

thank you,
Lisa Kahn
304 S. McKinley Ct
Louisville CO 8007
Louisville Planning Commission,

Good morning. The colossal proposal to develop the Storage Tek site is far too big. Please ask the developer to return with a plan that is much smaller, on par with the previously-approved plan for ConocoPhillips or smaller. Please schedule the public hearing when it is safe to have an in-person hearing that is open to all.

Aaron Grider  
Colorado, USA  
303-552-1083
Dear LV Planning Commission,

We think it’s great that you are getting closer to a deal on the Storage Tek site. I know the city will benefit greatly from additional tax revenue.

We do hope you will consider the size of the proposed project. It seems monstrous. We do not want to see Louisville become jam packed like some of our community neighbors. The currently proposed project will reduce the small town feel of Louisville and hurt our reputation. Hopefully future hearings can be scheduled when many of us can attend in person. This is a huge decision for our town and we want to be apart of the decision.

Thank you for all you do to maintain the beautiful spot we call home,

Sincerely,

Amy and Jimmy Dexter
(970) 485-9544
We have a great community and I appreciate that our area can grow and change with the times. Red Tails proposal goes too far and asks us for too many exceptions: height amendments (35’ to 90’?!)}, building allowances (2 million to over 5 million sq ft) and requiring Louisville to potentially build new water provision resources and new schools.

This is quite the proposal that seems to be contrary to the feel of Louisville.

I like that Medtronic will be building their new corporate headquarters in that location.

Thank you for all you do.

Becky Powell
becky@albrecht.com
Sent from my iPhone
Hello Rob,

I am disgusted with the virtual zoom meeting that I am currently attending regarding the STK property. I have been in contact with you for many months - never imagining that these plans were so far advanced - especially without the input or buy-in from Louisville citizens. There have been no public presentations on these rezoning and development plans by the City of Louisville - only propaganda presentations controlled by Brue Baukol. We are talking about one of the biggest land zoning changes in Louisville history. This is HUGE. And you and your department seem to not seek or want any public input.

This zoom meeting has now proceeded for 2 hours with no communication of the number of citizens attending the zoom meeting and no opportunity for citizens to weigh in or ask questions - back to back presentations from you and Brue Bauko. The zoom meeting is being controlled so we can not see who is attending the meeting from the public. Completely unethical.

So many Louisville residents will be devastated if this re-zoning passes and this can not be the end of the discussion. If this is passed without a public hearing it would be completely immoral. And on top of it, this amid the Covid 19 pandemic - and NO public hearing. It feels like you are trying to "sneak" this past Louisville residents. This development would change the fabric of Louisville and the way that this decision has been approached goes against this town's character. I know many Louisville residents who are personally devastated by these developments.

Let me be clear - absolutely nothing against the Medtronic site plans - this is within the realm of the initial commercial zoning scope. Move ahead with Medtronic - not with a bunch of individual developers possibly led by Brue Baukol. This development/s will destroy the character of Louisville and the process that this has been made public is untransparent and unethical.

I hope to hear your response.

Sincerely,

Jennifer Singer Rupp
Louisville resident since 1978
E: jsingerrupp@gmail.com
T: 720-666-7762

On Mon, Jun 8, 2020 at 12:02 PM Jenny Rupp <jsingerrupp@gmail.com> wrote:

Dear Rob, Dear Louisville Planning Commission,

As previously stated in the emails below, I have many concerns and reservations about the proposed Redtail ridge development. The proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

I am confused about the zoning of this land - it should not be zoned residential and requires approval to rezone it, correct? Please explain where we are at in the zoning for this property?

Also, please schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings.

Looking forward to your feedback.

Thank you,
Hello Ms. Singer-Rupp,

A revised application to update the zoning through a “General Development Plan” amendment has been submitted to the City. You can view the current version of the plans at this link: https://www.louisvilleco.gov/residents/departments/planning-building-safety/current-developments/conocophillips-campus-gdp-amendment-and-comp-plan-amendment

This revised application is currently being reviewed by City staff and will then go before the Planning Commission and City Council for consideration. The proposal is for a mix of commercial, office and residential development with development capped at approximately 5.8 million square feet. The current zoning for the property only allows commercial and office development capped at approximately 2.5 million square feet. The agricultural status of the property is a property tax designation done through the Boulder County Assessor and is not part of a City zoning or land use process.

I am not sure yet when the Planning Commission and City Council hearings will be held, but my best guess at this point is in the May/June timeframe. There will be public notice for these hearings, and the dates will also be published on the website link provided above. The meetings are held at City Hall, 749 Main Street.

The Metro District formation was approved by City Council on Feb. 18 on a 4-3 vote.

Please let me know if you have any other questions.

Thanks,

Rob
Hello Jennifer,

Thank you for the message. The Council will be hearing an application at some point in the near future and we will be acting as quasi judges in the hearing. Because of the process and the role that we must take (to preserve due process in the hearing like a judge would in court), the best way to get updates and information about the process, the City Council role and responsibility, and the facts of the application, is to contact our Planning Director, Rob Zuccaro, who has been copied on this note.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov
To: Ashley Stolzmann  
Subject: Re: Stk property questions  

Hello Ashley,

I was wondering where the city is at in the process with the STK property in reference to the email below. Is the property still zoned for commercial use? I heard that it was re-zoned as agricultural use a while back. I also heard that there was a meeting and the metro district proposed by the developer was approved 3 to 2 by city council. An update would be greatly appreciated as well as any dates/locations where there will be meetings.

Thank you for your time.

Jennifer Singer Rupp

On Tue, Jan 28, 2020 at 10:33 PM Ashley Stolzmann <ashleys@louisvilleco.gov> wrote:

Hello Jenny,

Thank you for your note & for coming to the meeting tonight. The property has not been rezoned, and any land application (for any property) will have to go through a public process. In land use changes, the City Council sits in a quasi-judicial role and considers an application and any evidence from any party and weighs the evidence against existing laws (we must follow due process). Because of that, I have copied our Planning Director on this note, so that he can answer all your questions and fill in any details about the process (as he is not a quasi-judge in this process and can have conversations outside of the hearing).

Thank you so much & Planning Director Zuccaro will be in touch soon,
Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

From: Jenny Rupp <jsingerrupp@gmail.com>
Sent: Tuesday, January 28, 2020 7:43 PM
To: Ashley Stolzmann
Subject: Stk property questions

Hello Ashley,

First of all I’d like to wish you congratulations on becoming the mayor of Louisville! we are so happy you were elected!

I was just in the city Council meeting, and had to leave early. I have some questions about the storage tech property in general. Has this property been rezoned from commercial to residential? If yes when was it rezoned? If no have proposals been submitted by the developer to rezone it? And what is the process for Rezoning? Is it a city Council vote or is it a general election question? How will the public be notified if this property is up for rezoning? Any other details about the process for rezoning this property would be very appreciated.
As I’m sure you are aware, there’s a great deal of history involved with this property. It was the site of the STK headquarters which provided a lot of local jobs in the community. My dad’s first job coming out of college in 1979 was at StoeageTek. My husband’s first job in the area, he’s originally from Switzerland, was at StorageTek. When I come back from Denver or I’m driving back from the airport and I hit the rolling fields to the right of Louisville coming over the hilltop I get an immense feeling of pride and peace and joy at being one of the first communities in the metro area that greets visitors with open fields. This property represents a lot of the values inherent in Louisville. To parcel it up into residential properties and condos would be tragic - a lot of people feel very strongly about this and I hope, moving forward in the process, that we can keep its original intent in mind which was to have a site that generates jobs and reflects the values of our community. In all honesty, I am getting quite tired of being subjected to a publicity campaign by the developers. We are constantly getting invited to meetings where they are trying to control the narrative of what they want to do with our land and our community, control and even change the name and laws of the property, and say what is best for our community. When will we get a chance to tell them how we feel about their plans that have not been approved yet so that we can end this?

Thank you in advance for your feedback - it is very appreciated.

Sincerely,
Jennifer Singer Rupp
Dear planning commision, I am unable to attend the meeting tonight, but have some input. I respectfully request you reconsider allowing the developer to utilize the area to increase the building space to 5 stories in height. Please keep the building space in keeping with the rest of Louisville. Also to please respect the space we have and the boundaries between cities and town. We live and love Louisville and much of that is because of the space, quiet and charm of a small town. We will become Broomfield if our expansion is not checked.

Please also consider opening the public bathrooms, we need more hygiene opportunities, not less.

Sincerely,
Karla McCaulley-Conlin RN
901 W. Chestnut Circle
Louisville, CO 80027
Dear Esteemed Planning Commission Members,

I am writing in favor of moving forward with the Redtail Ridge general development plan application.

As you know, this site is the former home of StorageTek ("STK"), an IBM spinoff which, at its peak, employed over 7,000 people, the majority of whom worked on that site. To say it was bustling is an understatement. In fact, Louisville was very much a company town in those days. In the 1980's, when the fortunes of STK flagged, so did the fortunes of Louisville.

Prior to that, it was a working farm. I had the opportunity recently to hike the property with one of the Varra family members who grew up on the property. It was fascinating to hear his tales of how they worked the site including the railroad bed that crossed the property to retrieve coal from the Monarch mine. Only remnants of that era exist and it takes a keen eye to seek them out.

It has now been abandoned for well over 10 years. It is inaccessible to the public.

Up until recently, the City would still collect approximately $1MM per year in property tax from that land. That changed last year when the land was reclassified as agricultural. I believe the City now receives in the neighborhood of $10,000 per year on that property.

The Redtail Ridge offers Louisville and its citizens an opportunity to bolster our flagging tax base by bringing vital businesses to the area. More importantly, it gives us the opportunity to expand the already strong relationship we have with Medtronic, a company that is working on vital medical device manufacturing and which employs a significant number of Louisville employees.

Further, it will give Louisville citizens access to this land in the form of trails and recreational facilities.

I will admit that the plan is not perfect. I would not be in favor of the senior living facility. I believe that need already is filled in Louisville and the housing gap we have is for places where empty nesters can downsize and stay in town and our children can start their adult lives without having to leave town. Regardless, that is a discussion for another day.

Today the discussion is whether the approve the general development plan, the master plan for the site if you will. Specific uses will have to come before you and the council at a later date. Thus, by moving forward tonight, we are not committed to the entire plan as is.

What we will be on a path toward, however, is a vital, creative development that will add to our tax base and provide great recreational spaces for our citizens.

I have heard it proposed that we simply wait for someone to build something within the current zoning. That will not happen. Companies simply aren't building major campuses
these days. Or if they are, they are the rare unicorn like Amazon or Google. In fact, as a result of the current COVID epidemic, I would presume that this trend will accelerate.

Ironically, if memory serves, when it was rumored a few years ago that Amazon may have been interested in the property for its second headquarters, many of the same citizens that are opposing this plan also were up in arms about that idea also. My bet is that such individuals would be against any plan up there, compliant with current zoning or not.

Thus, waiting for a plan that meets current zoning is unlikely and will also meet opposition when it comes. This means years of no tax base on that property. We will bear the burden of policing the property but will get zero benefits in return. When our sales taxes further decline, we will be faced with the inevitable choices of cutting services or raising taxes, neither of which are attractive.

The current proposal is a viable plan that will benefit Louisville. it is a long-term buildout like the Colorado Tech Center once was. You and the Council will have many opportunities along the way to make incremental approvals to make sure the outcome continues to stay on the right track. By spurning this proposal at this early date, we will be hanging a sign for all to see that Louisville is "Closed for Business". For a city that relies on sales taxes for financial survival, this is a dangerous signal to send.

I appreciate your service to our community and the time you have taken to hear my opinion.

Be Well!

Don Brown
505 Grant Ave.
Louisville, CO 80027
303-883-2537
We understand that the planning commission is considering allowing a massive 5 story tall 5 million square feet expansion at the Storage Tek site. This would totally change the landscape associated with Louisville from the most common perspective people see our town and present an ugly "we might as well live in Broomfield" eyesore for most of the city's tax paying commuters who travel in this area daily. It's a terrible idea to allow development that large. The plan approved for Conoco Phillips was much more reasonable and would strike a good balance in providing a viable corporate property for generations to come. Please tell the developers that the people of Louisville need to see a better plan before it's approved. This is a huge decision for our town and we aren't impressed with the way the planning commission seems to be quietly signing off on this without public input. We've been generally pleased with the City's growth plans and the success we've seen in establishing viable commercial growth for our small town without erecting massive largely vacant commercial eyesores along the turnpike. Please, let's not blow it with this massive site expansion.

I'm afraid we have plans and can't attend tonight's meeting but we'll be tracking this very closely and will hold our elected officials accountable for what's being permitted at this very important property.

Thank you.

Marty and Vickie Marra -- paying Louisville taxes since 1995
1016 Jefferson Ave
Dear Commission,

First, let me cut to the chase: I am strongly opposed to the proposed development of the former Louisville StorageTek site, the so-called Redtail Ridge. I urge you, as a body of officials presumably acting in the interest of the city and its citizens, to reject it.

My wife and I have lived in Louisville for more than twenty years. We raised our two children here, had them educated in our fine public schools, and have always taken advantage of the wonderful amenities this city has to offer. We were very proud when Louisville was named not once, but twice, as the best city of its size in all of the United States.

I am convinced that moving forward with the StorageTek development would go a long way toward destroying much of what is great about Louisville. I won’t itemize the details because you already know them.

We would like to spend many more years in Louisville, but its character would be severely damaged by what this development project would do.

Reject it.

Thank you,

John Kelin
Dear Louisville Planning Commission Members,

As a long time (25 years +) resident of Louisville I am writing to express my support for the Redtail Ridge Project and a General Development Plan (GDP) Amendment. I believe that the plan strikes the right balance between the need to invest in Louisville’s future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. This is a win-win and I urge you to approve the amendments.

Thank you.
Karen Brown
--
Karen Brown
505 Grant Avenue
Louisville, CO
Good afternoon,

I am writing to ask you to oppose the current development plans at the old strategic sight. The proposed development is WAY TOO BIG for our small community. We should not sacrifice the character and community we have here. Yes we need development, but not at this cost. Increased car traffic, foot traffic on trails, air pollution and noise and light pollution are simply going to turn us in to Westminster. I have already been pushed out of Boulder because of development and its impact on real estate. I don’t want to get pushed out of Louisville too.

Please tell the developer to downsize their plans to be commensurate with what this community can sustain. Urban sprawl only benefits the developer, not the community.

We should be able to have a public hearing that is open to all so that the community is given a fair chance to be heard. I will be on the zoom tonight.

Thank you,

Ellen Jardine
ellen@frii.com
Hello! I know there is some controversy about the last proposal but I want to say please approve it! My husband and I are very sad with the drops in revenue, closure of pools and rec center due to lack of money, all the empty spaces with have with Sam's Kohl's etc.

We didn't vote for Ashley Stoltzman because we don't agree with the anti-development movement here.

We love the idea of the increased revenue for our schools, the new road access from 88th to 95th and the support these new folks will bring to our shops and restaurants.

Thanks for your time and all you are doing!

Sincerely,

Ellen Nordberg and Paul Williams
(And my parents who are residents also Nils and Linda Nordberg)
Dear Members of Louisville’s Planning Commission, I urge you to vote NO on the RedTail Ridge proposal which you will be discussing tonight.

I am not opposed to Medtronic breaking ground and this could be done at any time. This property, now owned by ConocoPhillips, is approved for a campus which would already be 60% bigger than the Storage Tek facility. For those who would like to see something happen, let it be fully understood that something could happen right now. However, the developer would like to maximize profits, and that is why you have this monstrosity of a plan before you.

We have already seen the developer’s cards and they do not bode well for Louisville. We’ve already seen promises broken.

At the initial public meeting hosted by the developer we were promised that this development would be done with great sensitivity for the site and for Open Space, with environmental friendliness, and that it would provide long awaited access to the public. Lots of commercial areas were promised to bolster Louisville’s economy. Added to all this, the development would firmly support Louisville’s Small Town Character.

A complete mockery has already been made of most of those promises. Without a doubt, more disappointments are in store.

Even in the initial meeting, the great lack of sensitivity of the developer was revealed when he called this an unused “dirt” field. As for Open Space, what was promised initially has been whittled down over the intervening months to a fraction of what was proposed. View sheds would be obliterated by the wall of five story buildings.

Public Access? The entire 90 acre site of Medtronic will be closed to public access due to security reasons. A fence was discussed that would ameliorate this and create more public accessibility, but the developer and Medtronic is not for this option, for reasons not explained, so that’s just an unfortunate necessity.

As for environmental friendliness? The Boulder County Commissioners oppose this plan due to the regional air, traffic, housing, and environmental impacts it will create. This elephant of a plan cannot be green washed.

The fiscal impact of this project would be horrendous and this, at a time when we need to be careful and frugal. The creation of a Metro District to fund infrastructure will ensure that commercial success will be doomed. Commercial Property Taxes are already prohibitive. Add the extra taxation levied by the MetroDistrict and businesses will not be able to afford this location.

Just look at the last four big projects, including Steel Ranch and North End, that were approved with the promise of providing commercial tax revenue. What happened? The developer built housing and made no attempt to build commercial. Somehow the plan to complement the housing with walkable retail was no longer feasible, although we had not had an intervening recession or a depression. Then the developer walked away with permission to build more housing, so the City now has greater responsibility to more citizens without the benefit of greater revenues.

Given the current state of our economy along with MetroDistrict taxation, it would be miraculous if the developer would be able to make good on the promised commercial.

Instead, we will be left with more residents, more traffic, more public services to provide and the developer will be enriched.

We need to preserve our town’s character to the extent we are able. There is no way that a development of this size, which is basically a town in itself, although without any small town character, can be compatible with the place we
love and have chosen to live in.

Last, but not least, changing the land use of this parcel is subject to referendum by law. How can the public fully participate in the democratic process of referendum during a pandemic? We must protect our civil rights and liberties especially during this time of great upheaval. This proposal should not be advanced at this time.

Please vote NO on this proposal.

Sincerely,

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone
To the Louisville Planning Commission,

My name is Melissa DuBois and I am a Louisville resident. I would like to express my strong opposition to the proposed high density development at the Storage Tek site.

Please advise the developer that this proposal is WAY too big. Please vote NO on the development plan and PUD on the agenda.

As this is the biggest Louisville land use and development decision in decades, the citizens of Louisville would appreciate having a public hearing. It should be a well-advertised public hearing, and either conducted virtually or at a time when it is safe for all to participate in person (so as not to exclude those who are concerned about COVID-19).

As I understand it, Boulder County does not support this proposal either, due to its size and its detrimental impact on regional traffic, housing, and environment. It is also contrary to the spirit of the Northwest Parkway Intergovernmental Agreement.

I appreciate your attention to our community's concerns.

Respectfully,
Melissa DuBois
Louisville Resident
I would like to share my voice of approval for this development project, I live next to this vacant property and it is currently a blight and would like to see it developed.

While I would love to see it turned into a large park or open space with trails for use by residents and typically leans towards less development the fact remains that it is private property and will eventually be developed.

I feel that the current development strikes a balance between residential, commercial and retail and will be beneficial to the community by bringing employment and housing and has taken many years to find someone willing to tackle this unique piece of property.

Thank you for your consideration.

Dave Lucas
303-549-2461
To Whom It May Concern:

I have recently been made aware of the proposed size of the development on the old Storage Tek site. I think the proposal is entirely too big for the site. Once you lose open space to development, it’s gone forever. We don’t need more sprawl, congestion and pollution in Boulder County. Superior is a perfect example of how ugly uncontrolled growth can be.

Please do not allow the proposed massive development of the Storage Tek site.

Sincerely,

Betty Schacht
2067 Eagle Avenue
Superior, CO  80027
303-241-1626

Sent from Mail for Windows 10
1) Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda. 2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings.

Thanks,
Katherine Anderson
Louisville resident
Dear Planning Commission,

I am writing to say “NO” to the current proposal for the Red Tail Ridge development at the former Conoco/StorageTek site. It is far too large and will create more traffic congestion leading to ozone creation (a climate changing pollution), pressure on housing, urban sprawl without open space and no community separation from Broomfield.

I have not seen very many public postings about public meetings related to Red Tail Ridge. Please post these and make them available to the public (via Zoom if necessary) so we can have a community discussion about this development. The last thing we need is more urban sprawl that increases traffic problems. Boulder county is also not in favor of this current development plan. Please take this into consideration as we are all a community.

I vote “NO” on this development.

Thank you,
Kim Poletti
Please do not let Louisville continue to become Boulder...

I am writing you ask the following:

1. Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.

2. Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thank you!

--

Carol Banks
Carol Banks Design LLC, create. collaborate. connect.
415-264-6922 | hi@carolbanksdesign.com
carolbanksdesign.com
Dear members of the Louisville Planning Commission,

I am writing to express my concerns about the new developments in our community. As a long time resident, I can say that the most valuable thing about our town is our open space and we have to continue to protect it. While change and some growth is inevitable, haven't we already grossly surpassed an appropriate amount of new development. This greatly takes away from the main reason why Louisville is so special. Each new development sucks the soul out of Louisville a little bit more.

I am asking that you make decisions in a way to PROTECT OPEN SPACE and to minimize new development. For the sake of our environment, the core values of our town and the people who already live here.

Thanks for your time.

Sara Huth
Dutch Creek Resident
Louisville
Dear Members of Louisville Planning Commission,

As a homeowner who lives very close to the proposed Redtail Ridge Development, I am very concerned about the impacts such a large development would have on my neighborhood and Louisville as a whole. The size of the proposed development is way too large, and adding that much density to this area is completely unacceptable. Residents of Louisville like myself are very proud of the town's small-town vibe and its commitment to the environment and open space, and this proposal would be highly detrimental to those important city values.

In addition, it seems like trying to shoehorn this proposal into a time when residents can't attend an in-person public hearing is an underhanded attempt to reduce the possibility of public resistance. This proposal would have a huge impact on the City; please at least be transparent enough to wait until the pandemic allows an in-person public hearing on this matter.

I am asking all of you to please vote NO on the developer's current proposal, and ask them to come back with a proposal the size of the previous Conoco Phillips proposal (or smaller). Please don't destroy our faith and pride in our city's values.

Kind regards,
Lori Walker
Coal Creek Ranch South
Developers don't care about how they scar up the environment, ruin the character of a lovely place to live, etc. They just want to make money and go somewhere else to ruin and make more money. The Via Varra horror show does not need to be duplicated in Louisville, on such a grand scale. The residents of Louisville may not know this is on the table, and if everyone knew, they would vote/protest mightily, and ask you to soundly reject such a catastrophe. The Storage Tek property could do much better

Thank you,
Charlotte Buck
947 Larkspur Lane
Louisville
moved to Louisville in 1995
To the Louisville Planning Commission:

1) Please do NOT approve any amendments to the Redtail Ridge Comprehensive Plan and General Development Plan and the PUD. The city needs to tell the developer that their plan is WAY TOO BIG.

- Do NOT approve the change from rural to suburban.
  - This IS a rural property. Do not ruin it by approving the change.
- Do NOT approve the change to multi-family residential.
  - When will the City of Louisville start listening to its residents?!! We do NOT want more housing development. Period. The city has already allowed way too much residential development. We do NOT need more high-density housing. We're begging you to stop approving more residential development!!
- Do NOT approve the request to change the allowed floor area ratio and building heights.
  - We do NOT need buildings taller than the current buildings at the site. These requested changes will ruin the character of the current site and land.
- Do NOT approve the requested change to allow a mixed commercial and residential development with an INSANE amount of gross square feet of building area (almost 6 MILLION) and THOUSANDS of multi-family residential units.
  - This is not in character with the current property.
  - This is not in character with city of Louisville.
  - This is not what the community wants.
  - When will the City of Louisville start listening to its residents?!! We do NOT want more housing development. Period. The city has already allowed way too much residential development. We do NOT need more high-density housing. We're begging you to stop approving more residential development!!

We do NOT need more buildings. We do NOT want more high-density housing!! We do NOT want/need more traffic or more congestion.

We NEED open space. That parcel of land creates the needed OPEN SPACE barrier between Louisville and Broomfield (required by the legal agreement).

Before allowing any more buildings to be built, shouldn't the city concentrate on filling the empty ones that already exist in town?

Once our precious land is gone and built on and developed, it will never come back.
2) The city needs to **schedule a public hearing**—on the biggest Louisville land use and development decision in decades—**when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic.** And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Please vote NO on all these requested changes to the Redtail Ridge Comprehensive Plan and General Development Plan!!!

Sincerely,
Elizabeth & David House
15+ year resident of Louisville, CO
Please do NOT approve any amendments to the Redtail Ridge Comprehensive Plan and General Development Plan!!

- Do NOT approve the change from rural to suburban.
  - This IS a rural property. Do not ruin it by approving the change.
- Do NOT approve the change to multi-family residential.
  - When will the City of Louisville start listening to its residents?!! We do NOT want more housing development. Period. The city has already allowed way too much residential development. We do NOT need more high density housing. We're begging you to stop approving more residential development!!
- Do NOT approve the request to change the allowed floor area ratio and building heights.
  - We do NOT need buildings taller than the current buildings at the site. These requested changes will ruin the character of the current site and land.
- Do NOT approve the requested change to allow a mixed commercial and residential development with an INSANE amount of gross square feet of building area (almost 6 MILLION) and THOUSANDS of multi-family residential units.
  - This is not in character with the current property.
  - This is not in character with city of Louisville.
  - This is not what the community wants.
  - When will the City of Louisville start listening to its residents?!! We do NOT want more housing development. Period. The city has already allowed way too much residential development. We do NOT need more high density housing. We're begging you to stop approving more residential development!!

We do NOT need more buildings. We do NOT want more high density housing!! We do NOT want/need more traffic or more congestion.

We NEED open space. That parcel of land creates the needed OPEN SPACE barrier between Louisville and Broomfield (required by the legal agreement).

**Before allowing any more buildings to be built, shouldn't the city concentrate on filling the empty ones that already exist in town?**

**Once our precious land is gone and built on and developed, it will never come back.**

Please vote NO on all these requested changes to the Redtail Ridge Comprehensive Plan and General Development Plan!!!
Sincerely,
Elizabeth & David House
15+ year resident of Louisville, CO
I write to ask you to oppose the proposed development plan and PUD for the former Storage Tek site. It is too big, too high and too dense. Please hold the development to the size approved for ConocoPhillips. We also request a hearing that can be attended in person, when it is safe to do so and individual voices can be heard.

Yours truly,

Joel Hayes
Susan Johnson
187 Harper St.,
Louisville CO.
Dear Planning Commission,

I am writing in support of the Red Tail Ridge GDP amendment. I have been following this parcel since it’s Storage Tek days and think it’s about time for our city to allow something to happen on it. The development plan is reasonable, the open space is generous and the boon to our Hospital and schools is needed. I feel like with one exception that I will detail next, the developers have been very responsive to the voices of the citizens.

The one change I would make is to not limit the small housing to seniors. I am 63 years old and live in the 5 bedroom house where my kids grew up. I would love to live in a “starter” home, or an empty nester type home, but really don’t want to live in a senior community. Why can’t starter and patio home be intermixed. It’s good for all. Maybe even some of our teachers and cops could live here.

Don’t let this property sit vacant for another 20 years because the development is not perfect in everyone’s eyes. There are many who would like for nothing ever to be built in Louisville ever again. The densities proposed here are very reasonable. Keeping a great company housed in Louisville is important. Maybe if this is done right, you can keep a 25 year resident like me, as well.

Sheri Marsella

Sent from my iPad
To the Louisville Planning Commission,

I am writing this to express my concerns, and that I am opposed, to the current proposal and what I view as threat to our environment by a developer and their hoped for massive development at the Storage Tek.

Why? Because our planet and environment has been decimated enough. What some people might view as a flat, empty field is home to thousands of animals, birds, and insects. Small, yes, but invaluable parts to our ever-threatened ecosystem. It seems that more and more places I travel to are being ripped open for more ugly concrete "stuff." More roads, wider highways, more storage sheds, more ugly-looking, generic office parks......ugh! Louisville is beautiful and unique. We need to keep it that way. In my humble opinion, a huge, concrete ridden development is not the way. I ask you to please tell the developer that their proposal is too big, and to scale it down, a lot.

I also agree with Matt Jones, in that all the citizens of Louisville need and deserve the opportunity to participate in a public hearing when it is safe.

On a final note:
In a hundred years, will a bunch of ugly, generic office buildings, and all the life-suffocating concrete and traffic they bring them matter? Will they enhance our planet and environment, or will help turn America into Generica? Will they be worth costing countless precious life forms their lives? To my knowledge, there have never been any regrets about conserving our precious, irreplaceable environment, even if it’s just a few acres. We need more nature, more calm, more quiet, not more traffic, destruction, and noisy construction. Especially after over a year of near non-stop noise caused by everyone needing their roofs replaced after the hailstorm a few years ago.

Thank you for taking the time to read this.
Anita Fromm
Louisville CO resident
Hello!
I would like to let you know that I am not on board with the Redtail Ridge development plan for the Storage Tek site. I am a Louisville resident (and homeowner) and I do not want to support building any other large buildings, especially near our open space. I can't imagine what that will do in terms of traffic, blocking beautiful views, etc. The buildings that are being proposed sound like they are much larger than what we previously approved for Storage Tek.

I do not believe Louisville has the infrastructure to support the extra traffic that would be brought in as a result of a building like this. I moved to Louisville, not Broomfield, for exactly that reason.

Thank you,
Chris Conley
Dear Louisville Planning Commission:

We live in a great town with a small town feel and we need to keep it that way. The Redtail Ridge development will bring more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield. A huge development at the Storage Tek site with buildings three times the size of Storage Tek and up to five stories high is not what we need in Louisville! I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet. Please: 1) Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek.

2) Vote no on the development plan and PUD on the agenda. 3) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now. Additionally, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it being contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville...."

Thank you,

Laurie Draper
804 Spyglass Circle

Laurie Draper
Feldenkrais® Practitioner
www.Feldenkrais5280.com
I was raised in Louisville and I raised my 2 children here. I am all for smart growth. Smart and sustainable. I have 2 grown kids and I'm teaching them how to vote and have their voices heard. Please don't let any oil companies move to Louisville. I'm disabled and was homeless for 2 years because I couldn't pay rent while living on $771 a month. Please don't sell our beautiful city to an oil company.
Thank you.
Jennifer Burch
I feel the proposed Redtail Ridge development is far too large for the Louisville area.

**Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

The impact on traffic, housing, and the environment will be far too negative if this development is allowed to proceed as planned.

Please do not allow this developer to destroy our way of life in Louisville. My wife and I are 25 year residents of Louisville.

Richard Simpson
1560 Ridgeview Dr.
Dear Planning Commission,

I believe that this Redtail proposal is of such significance that the planning commission should please

1) **Table the proposal** until regular public open hearings can be held in person without risk of contagion during the pandemic. A Zoom meeting is insufficient community access for consideration of a development proposal with such wide-ranging impacts to our town. Further, the pandemic is rapidly changing the way our businesses and senior centers will be operating in the future. The proposal’s big corporate headquarters could be obsolete already, and sit as empty as Kohl’s by the time it is built.

2) If the planning commission does succumb to developer pressures and insists on considering this huge development proposal now despite the pandemic, I urge you to **vote against the Redtail development as it is currently proposed**.

Having read over the plans I see only a thin token strip of park or open space, and enormous buildings. I understand that they are asking to effectively **double** the amount of development currently allowed in the site GDP, and extend the height limits from 2 or 3 stories to five! That will not benefit our community.

**I am absolutely opposed to so many extraordinary changes and exemptions being requested over and above what was already approved for the previous site owners.**

**This proposal is too big for the site, and too much for our town. It would effectively be a mini-town between us and Highway 36.**

**We do not need a new non-contiguous exurb which would be effectively “Louisville South,” (or “Broomfield West”?)**.

We do not need 2226 more residences, or perhaps 5,000 more people.

We do not need more traffic, more of a strain on our schools, our police and fire departments, our senior center, rec center, and library.

We have plenty of retail space sitting empty in our town. We do not need additional low-wage chain coffeehouses and fast-food places which seem to inevitably follow new suburbs, especially those along busy intersections.

We choose to live in Louisville, not Broomfield, and not Superior, and not Erie. Sprawl currently surrounds us but has not yet consumed us.

We moved to Louisville in 1995 for its small town community feel. We chose a home between downtown and the rec center so that we could walk everywhere. I have been proud to call Louisville home, as here we know our neighbors, and we have earned national recognition for
our small town amenities. Louisville extended open space and trails, and support for our charming downtown has swelled with new restaurants and shops. I voted for the new library, and for the much-needed senior/rec center expansion. I support our farmers market, and look forward to eventually resuming the Street Faires and Art Walks and Concerts in the Park. We are doing so many things right.

**Please do not diminish our town by over-extending it!**

Sincerely,

Robbie Cartwright
120 W Pine St
Louisville, CO  80027
We live in a great town with a small town feel and we need to keep it that way. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield. Louisville needs some development at the old Storage Tek site, but not 5 million square feet. Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek.

Please vote no on the development plan and PUD on the agenda

Also, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville.

Paula Dallabetta
303.883.2999
Dear Louisville Planning Commissioners,

I’m writing today to discuss the Brue Baukol and Medtronic application for development on the former StorageTek/Conoco Phillips site and its impact on existing wildlife. Part of what makes Louisville and all of Boulder county different from our urban neighbors is the co-existence of wildlife and humans. The former Storage Tek site has returned to what is now a home for wildlife- prairie dogs being one of the main ones.

I would like to share a few facts about prairie dogs and what they contribute to our community:

- **Prairie dogs tend to be celebrated for their larger ecological virtues.** Their intricate underground colonies- called prairie dog towns- create shelter for jackrabbits, toads, burrowing owls and rattlesnakes. The bare patches of ground created by their grazing and burrowing attract certain insects that feed a wide variety of birds. And prairie dogs are a key food source for everything from coyotes to hawks. Prairie dogs support at least 136 other species through their various activities.

- **They are not the fast multiplying animals that people may think they are- they only mate once a year.** Females go into estrus for a single hour. They have litter of 3-8 pups, of which only half usually survive their first year. They live in family units usually comprising of 2 males, 3 females and their pups. They are protective of their family and mourn the loss when one dies.

- **Their vocabulary is more advanced than any other language that’s been decoded.** Prairie dogs squeaky calls sound simple and repetitive, but research has found that those sounds can convey incredibly descriptive detail. Prairie dogs can alert one another for example that there’s not just a human approaching their burrows, but they can recognize the color of the clothing that human is wearing.

I asked the developers at their town hall what plans they had to take care of the wildlife on the property and received vague answers. I’m concerned they will be allowed to move forward with their plans without having to commit to any protections for the wildlife on that property.
Do we really want to be like other cities where we prize development over nature? As a Colorado native, What makes our city the best place to live is that we have made conscious choices that differ from our neighbors who are solely focused on development, more growth, more traffic, less concern for open space and nature. Those cities have destroyed the very things that brought people to them in the first place. Louisville is better than that.

Thank you,

Linda Gallegos
125 Cherrywood Ln
Louisville, CO 80027
Dear Planning Commission,

Concerning the latest proposed development plan for the Conoco Phillips / StorageTek site, which is currently up for consideration, as long term residents of Louisville (30 years), we must respectfully voice our concerns and opinion on such an important matter.

By all accounts we have reviewed, this proposed development is excessive in size and scope. The previously approved plan was already an estimated 60% larger than the old STK site, and this new plan even exceeds that. While we are all in favor of some level of development for this site, careful consideration of the preservation of the quality of life here in Louisville must be seriously considered. The amount of environmental impact, not to mention the strain on our existing infrastructure, including utilities, facilities, schools, and services is simply too great to ignore. Further, it has been documented on a number of occasions that such types of development (mostly residential) do little to improve our already depleted tax base. A development of this size and scope would serve only to deplete further our already strained monetary resources. Finally, accommodation of corporate and commercial interests (which generally tend to be revenue producing, not revenue depleting) may be better served as well as less impactful to our City if existing (and oftentimes vacant) facilities would be better utilized for such purposes.

We ask that the Planning Commission convey to the developers that this latest request is simply too big for this site, and for this type of community. We also ask that the Planning Commission schedule a public hearing on this development. Also, this hearing should not be scheduled immediately while we are still under safer-at-home guidelines, but when it is safe to have a full in-person hearing. Development of this magnitude simply cannot and should not be quietly passed through at a time like this.

Thank you for your attention and your consideration.

Sincerely,

Ed and Anna Novik
Cherrywood subdivision
Louisville
Dear Members of the Planning Commission

I have lived in Louisville for 25 years and have seen more growth than I imagined for our small town. The traffic, construction and crowds have grown to the point that I don’t even go to the Farmer’s Market or the Friday night concerts. It’s too crowded. I’m also one of the few residents that doesn’t own a dog or 2 or 3!! And where will all the water come from?

The size of the proposed project at the Storage Tech property would only add to the traffic and people crowding our library and rec center and downtown restaurants. I thought this project was going to be sensitive to the issue of urban sprawl. It seems it has grown out of control and continued to change from the original proposal. I didn’t realize there would also be more and more apartments built across from this property as well as hotels and car dealerships. Is there no respect for a little vacant land and less people crowding our cities.

Please think of the quality of life in the Boulder County cities and reconsider this huge project. The developer needs to come back with a plan the size of what was approved for Conoco Phillips, which is already a generous 60% bigger than Storage Tek. Please don’t build tall buildings that block our view of the mountains!

Please vote NO on the development plan and PUD on the agenda and ask for a revised scaled down plan.

Peggy Simpson
Louisville, CO
psim1560@aol.com
To Whom It May Concern:

We are writing to you to urge you to deny the current Redtail Ridge proposal.

It is too dense, and the buildings are too tall.

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

It is NOT in keeping with Louisville values and the small town atmosphere that we all cherish and want to preserve.

Peggy and Gary Bir
Louisville, CO
Dear Louisville Planning Commission,

As you deliberate about the future use of the StorageTek property, I ask that you have a more open mind about how that land might best serve our community. The current proposal, which includes a park, residential, trail development, commercial/retail would significantly add to the overall quality of life in our town and at no cost to existing taxpayers.

I urge you to move forward together as a team with the developers and the many voices who can contribute positive ideas into the final plan. This is a good next step for our town and the generations who will love living here as much as I do.

Thank you very much for listening, and I strongly urge you to move forward.

Sincerely,

Janet McSmith

PS - I attended the previous meeting and I am grateful for the council members that voted to move forward with this opportunity.
Dear Planning Commission Members:

I am writing to urge non-approval to the proposed amendment to the NAPA Auto Parts PUD. My objections are related to the following issues:

1. It should be recognized that Mr. Banks has not once attempted to speak with the neighborhood directly affected by the proposed development. This is certainly not in keeping with statements within his application regarding community involvement.

2. The proposed building on the lot appears to be very close to Hecla Way rather than setback on the lot as one might expect for a building in our community. This encroaches on the neighborhood feel of the space, not to mention its proximity to the Open Space trail used by many in the neighborhood. Additionally, the number of parking spaces would indicate MANY visitors to our neighborhood-why so many?

3. The proposed hours from 8AM-10PM will also encroach on the sense of neighborhood, as the signage will be front and center for the major part of the day. The lighting and security needs of this facility will most assuredly affect the residential neighborhood just adjacent to this property.

4. This “armed violence” from which the facility must be defended is of great concern to me as a neighbor-what protections do we have from such a scenario? A high wall (the esthetics of which are questionable as it is not in keeping in any way with the surrounding neighborhood) situated just next to the trail will certainly feel ominous to those of us who walk the trail daily. Why not move the building closer to NAPA and keep them together so as to preserve some semblance of respect for the neighbors? And, thus, decrease the need for a high wall just next to us?

I do hope the Amendment will not be approved and that at this point the citizens of Louisville will be seriously listened to.

Trudy Turvey
1483 Hecla Way
Louisville, CO 80027
To whom it may concern,

I am writing to express my utmost objection to the proposed Redtail Ridge development project. Besides the excessive development and nonsensical increase in our city's population beyond the Comprehensive Plan, this is a terrible time to be pushing an agenda. I believe a public hearing at a time when it is safe to meet in-person and have the hearing open to all, not just those who want to risk it in the face of a pandemic, is appropriate.

Thank you for your time.
Best,
Billy Mertens
917 Eldorado Ln, Louisville, CO 80027
Planning Commission,
I am a 37 year resident of Louisville and value our small town atmosphere and community.

I strongly oppose the current Redtail Ridge proposal and urge you to deny the proposal. This proposal is far too big and dense, and is not in keeping with our small town values and atmosphere.

This massive proposed development will have negative impacts on traffic congestion, schools, wildlife and the environment, and the quality of life in Louisville.

As this is the largest land use and development decision for Louisville in decades and will have permanent impacts to Louisville residents, it is critical that our residents have input to this decision. A public hearing should be scheduled when it is safe to conduct in-person hearings.

Thank you,
Sheree Burcar

Sent from my iPad
To the Louisville Planning Commission,
I am a 50 year resident of Louisville and small business owner in town for the past 40 years. I am writing concerning the development of the old STC campus. It is high (actually past) time the city defines itself and then has the courage to implement developments that coincide with its residents wishes. We are not Boulder, we are not Broomfield. We are Louisville. The Louisville envisioned by many on the commission, the chamber, and the City government is diametrically opposed to the Louisville I believe the majority of it’s residents have in mind and hold dear to our hearts. Please consider history, quality of life, and a peaceful, quiet, harmonious community when making these decisions. None of us wants to awaken someday in the future to a Louisville we no longer recognize or want to live in and raise our families. I fear we are nearing that point.

Thank you, Scott Adlfinger.

Scott Adlfinger
303-570-9152
louisvillecycle@aol.com
Hello,

I am a longtime Louisville resident and am writing to urge you to **not** approve the changes proposed in the Redtail Ridge Comprehensive Plan. After reviewing the plan, I am very concerned about the size of the proposed development and the negative impact that it will have on our City’s character and the adverse financial consequences. Aside from the substantial increase in traffic and demand for City services, it seems that there is considerable risk of the commercial spaces failing to produce tax revenue for the City - one has to just look at all the vacancies across US36 at Interlocken and Flatirons.

I would welcome some productive use of this space but strongly feel that it needs to be of a much smaller footprint, without violating the height restrictions, and include more open space. We need to ensure that any development be a benefit to the City and its residents and not just the developers.

Thank you for your consideration and work on behalf of the City of Louisville.

John Cartwright
120 W Pine St
Louisville, CO. 80027
Hello
Our household strongly objects to a development project of this size, and with a commensurate impact on traffic and the local environment.
No such plan should be approved at this scale, absent an impact study being made available to the public and subject to debate.

______________________________

Dr. Brian A. Catlos
890 S. Palisade Ct.
Louisville CO
80027 USA

tel.: 303-926-4359
Commission Members,

Please see attached BMC endorsement letter for the Redtail Ridge Project for use in ongoing planning meetings.

Please feel free to contact me with any questions.

Stay safe and healthy.

Cheers.

Best Regards
Patrick Menzies
Chief Executive Officer
Boulder Medical Center
Phone (303) 440-3122
Website http://www.bouldermedicalcenter.com

BMC Disclaimer: This communication, along with any documents, files or attachments, is intended only for the use of the addressee and may contain legally privileged and confidential information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of any information contained in or attached to this communication is strictly prohibited. If you have received this message in error, please notify the sender immediately and destroy the original communication and its attachments without reading, printing or saving in any manner. Please consider the environment before printing this e-mail.
Planning Commissions;

Our names are JR Ketelsen & Rita Vali we live at 539 West Laurel Ct in Louisville. We have been Louisville residents for 20+ years.

I remember our initial excitement when Conoco Phillips announced plans to develop the Storage Tek site. It seemed like a great use for this prime Louisville property. Well, plans often change and Conoco-Phillips had to abandon their plans.

Fast forward to 2020 and Redtail Ridge. We are in favor of the development of this property. However, 5 million+ sq feet of development is way too much for this space. Buildings 5 stories high, 2000+ multi-family units, financing that will likely see Louisville citizens footing the bill while the developer minimizes their risk.

We are asking the Planning Commission to take the following actions:

1. Tell Brue Baukol Capital Partners that this plan is much too large. Tell them to return with a more reasonable plan; a plan that conforms to the agreed-upon Conoco-Phillips plan; which was 60% larger than the Storage Tek campus. Please vote no on this development plan and PUD on the agenda.

2. Please schedule the public hearing -- on the biggest Louisville land use and development decision in decades-- when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thank you for your time and consideration.

JR Ketelsen & Rita Vali
Dear Planning Commission,

I will be unable to participate in the June 11 meeting due to work, but want to register my serious concern that the proposed Redtail Ridge development is far too large and will have permanent negative consequences on the livability and character of Louisville. I am opposed to the plan as it is currently proposed.

Sincerely,
Renee Marquardt
838 W. Tamarisk St.
415-572-4235
Dear Planning Commission Members,

This Thursday you will review the application from Brue Baukol for the RedTail Ridge project. You will have an opportunity to stop this over-the-top proposal right now. Louisville could put a sustainable project there - like Medtronics. Allow Medtronics within the current Comp Plan and GDP. Leave at least 100 acres for the wildlife and open space and parks and rec and trails and conservation easements. (Right now there are 142 acres of active prairie dog colonies, songbird nests, raptor nests, hunting grounds for the bald eagles that live nearby in Broomfield, and most likely fox, coyote, and other small mammals since prairie dogs are a keystone species).

If you approve this project as requested, with heights up to 5 stories and increased density levels of FAR of 0.25 to 0.5 - more than double the amount of development currently allowed in the current GDP - traffic will be horrendous. LOS is projected to be at level F at morning peak and during the Monarch campus drop off times at some intersections. Louisville’s small town quality of life will be gone forever due to traffic congestion, loss of viewsheds, scale and density incompatible with Louisville’s character, and loss of wildlife and open space.

According to Commissioner Matt Jones, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which “…is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville…”

Tell the developer their proposal is way, way too big. They should come back with a plan no larger than what was approved for ConocoPhillips (which is already a generous 60% bigger that Storage Tek), and that is consistent with the current Comp Plan and GDP. Vote no on the Comp Plan and GDP amendment requested by Brue Baukol. They should come back with a sustainable, compatible plan of reasonable density that includes at least 100 acres of public land dedication and no height waiver requests.

Thank you for your time and consideration,

Cindy Bedell
662 W. Willow St.
Louisville, CO 80027
Hello,

I am writing in opposition to the development at Redtail Ridge as proposed. It is way too large and dense. If the developer can't make it work financially at a smaller scale, it should not be built. The area is not suitable for a large development -the impact on infrastructure and community would just be too great. Not to mention, the environmental impacts would drive away almost all flora and fauna that have called that area home for decades. It is a wonderful pocket-buffer of all the encroaching large developments and US 36.

Please take these issues into consideration and require the developer to greatly decrease the size and density of the proposed development at Redtail Ridge.

Thank you,
Pia Gerstle
Dear Planning Commission,

I grew up in Boulder County and have lived in Louisville since 1995. Wow, there has been a lot of changes during that time, to the city and to the surrounding area. Some have been a welcome change and some have been, in my opinion, poor choices. We are at another crossroads again with the proposal of the Redtail Ridge Development. I had no idea when I was looked at the proposals what 5.2+ million square feet look like, so I decided to search for something that would give me an idea and you know what I found? This development is larger than the square feet of the Mall of America in Bloomington, Minnesota. I can’t imagine we need this for our town, for this area. If you read the Redtail Ridge proposal they refer to the approval of ConocoPhillips and compare themselves to this however, they fail to tell the public when ConocoPhillips was approved in 2012 this area was not as congested as it is today. The approval was before the huge population increase after 2014, before the new housing developments in Louisville and Superior. Arista Development in Broomfield had only just begun and downtown Superior was still a wonderful open field with cows on it. Giving my best guess, since not all the information was provided on how many senior housing and residential housing units there was going to be, there will be over 12,000 people added to this area. I believe the is an extremely conservative number, as I used single family homes with 3 people and a 700 square foot with a single senior. As you know, Louisville’s population is only 22,000 people. It doesn’t matter the build out with take 20 years, we have no room for this now, let alone in 20 years.

How’s the infrastructure going to handle all this? Do we have enough water (this should be a huge concern of Colorado)? How’s this going to effect Monarch PK-8 and Monarch High School.

I am all for a campus for Medtronic, but just NO on the current plan.

Thanks for reading,

Beverly Allenson
592 Spruce Circle
Dear Planning Commission Members:

A legacy is something to feel good about leaving for others - you have the choice to establish a legacy that you can feel proud of showing your family and friends: either a reasonable development and a better environment or selling out to 5-story buildings, pollution, and congestion?

We are appealing for your help: Please reduce the size of Retail Ridge by at least half of what the developer wants. It is WAY too big as proposed. Of course the developer will ask for the moon since they do not live in the community or with the negative impacts of their profit making plans. They will make their money, crowd and pollute our town, then leave Louisville with the mess while they laugh all the way to the bank. We, the citizens of Louisville, place our trust and futures in you. Please do not reduce the quality of our lives and the value of our homes. The traffic on Dillon Road is already far greater than even just a few years ago - and often at reckless speeds through the community.

We agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet. The developer needs to come back with a plan similar to what ConocoPhillips proposed (already 60% larger than Storage Tek). And unequivocally NO on the development plan and PUD on the agenda.

A public hearing regarding this biggest Louisville land use and development decision in decades should be held when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now. Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville."

We sincerely appreciate your support to keep Louisville a coveted place to live. Less is more. A five-story building completely changes our community - for worse. You have a choice, and we are hopeful it will be made with integrity.

Best regards,

Kristen and Kevin Anthony

Coal Creek Ranch neighborhood
Hello,
I am writing to urge you to please deny the current Redtail Ridge proposal.

I worked at StorageTek for a decade and love that piece of land. It is a special piece of open space that housed geese, ducks, cows, rattle snakes, etc. I ran the 3 miles trail around campus nearly everyday during that time and came to love its trees, wandering hills, and views of the mountains, not to mention its proximity to even more trails in Louisville, Superior, and Broomfield. My Dad also worked there for 25 years and treasured a scrapbook that I made for him of pictures of that area, because the land and company also meant so much to him.

It honestly hurts to think of tall buildings, many homes, traffic congestion, and my cherished open space areas gone. I understand that progress means some corporation will probably be there some day, just like StorageTek was for so many years, for the sake of a tax base, housing needs, and facilities (assisted-living homes). But this plan feels like too much.

Please deny the proposal in its current state.

Thanks for listening,
Jen Moeller
356 Owl Dr.
Louisville, CO
Dear Louisville Planning Commissioners,

I’m writing to you today to ask you to reject Brue Baukol and Medtronic applications for development at the old Storage Tek / Conoco Phillips site at the edge of town (agenda items 6 A and D on the June 11 agenda). There are many reasons the proposed development is not right for Louisville, and I am sure you will be hearing about all of them. My concern in this letter is with the impact the development will have on the wildlife at the site, and the developer’s failure to plan for its preservation – a direct violation of the city’s Municipal Code.

This code stipulates, at section 16.16.010: “Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.”

According to the most recent survey by Brue Baukol’s biological consultants, the Storage Tek / Conoco Phillips site contains 142 acres of active prairie dog towns. These towns, consisting of complex networks of tunnels and burrows, with separate chambers below ground for food storage, waste, nurseries, and more, and above-ground mounds for ingress and egress to the tunnels as well as surveillance and communication, are part of the site’s “natural features” and its topography. Additionally, again according to the developer’s own surveys, trees at the site include at least three Redtail hawk nests, one great-horned owl nest, and many song bird nests. Other natural features of the site, not assessed by the developer’s consultants but presumed to be present on the ground are coyote and fox dens, and rabbit and mice nests.

Brue Baukol and Medtronic have not designed their site plans in a way that would preserve these natural features to any extent, let alone the extent of what is possible. Even at this stage in the application process they do not have a plan for the 142 acres of prairie dogs. They have claimed that they will try to relocate them, but have not yet even begun the long and difficult process of locating, procuring, and preparing a receiving site for them. If they cannot relocate the prairie dogs, they have indicated that the animals will be exterminated, either through humane means or by the use of poison, which is both inhumane and a serious threat to the entire ecosystem, especially the coyotes and raptors. This is not a plan. It is a vague and unserious set of hypotheticals. Clearly, the fate of the wildlife at the property, and – per the Municipal Code – the natural features that house them, remains an unimportant afterthought. There is no effort here to preserve the site’s towns, dens, or nests “to the extent possible.”

It is on this basis that the applications from Brue Baukol and Medtronic should be denied, period. As this is probably not likely to be the end of the discussion, however, I will add here that of 59 acres of proposed open space at the property, only 39.7 acres are truly open space – that is, undisturbed land suitable for wildlife habitat. These 39.7 acres, plus 9.4 acres of conservation easements, are too little and too fragmented to preserve the topography created by the wildlife living at the site. If the Planning Commission wishes to allow the Redtail Ridge project to go forward, they must insist that the project’s approval is conditional upon preservation of the site’s natural features by recreating them in their entirety – 142 acres of prairie dog towns, space for coyote and fox dens, and trees for raptor nests surrounded by biologically necessary buffer zones – elsewhere on the property.

This area was home to wild animals long before Storage Tek built on it, and it has been home to them again since Storage Tek razed all of its buildings. To fail to even recognize that these animals are
there, as Brue Baukol and Medtronic have done, and then to fail to plan for their legally mandated perseveration once they are pointed out, is arrogant, callous, and unjust. It is also a violation of the city of Louisville's Municipal Code.

Sincerely,

Stephanie Rowe
631 West Street
Louisville, CO 80027
Dear Commissioners,

Thank you for your mailing of public notice on case number PUD-0256-2020. While of course we residents of North End would have liked to be similarly notified before this project was originally approved, it is a nice consolation to have been notified here and moving forward..

As a neighbor to this development, I have reviewed the plans to the best of my ability and am personally satisfied with the overall outcome. By moving the parking lot to the back of the property and taking the structure out of alignment with the neighboring NAPA store, it removes that horrid feel of strip malls with parking lots in front of them. The landscaping, including the faux stone fencing and it’s arrangement thereon provides an aspect of privacy that exceeded my expectations and think it is a great solution to the various goals of interested parties.

The only consideration I have is that the fence height would be at a minimum in the 78”-90” range instead of the proposed 72”. Small height increases in such structures change the incident angle of unobstructed sound and light quite measurably at distance. This is especially important for the adjacent row homes on Hecla. While the taller fence line may feel more imposing, I imagine that to be a temporary situation until the foliage grows in. While we have no three-dimensional renderings to go from here, the overall development could look quite stately as the canopies of the trees start to obscure the top of the fence line in places.

This feel could be enhanced by planting vines on along the fence. I am not a landscape professional, but my sense is that vines would take to that concrete treatment and once again improve the elegance of the overall structure with time. It seems like the customers might also enjoy this “hidden oasis” treatment as well, transforming their visits from transactional to more experiential in nature. Noting the waterfall at the northeast corner of the parking lot, I believe these additions could be keeping with that theme.

Kind regards,

Brian Topping
White Violet Way
Louisville CO 80027
I understand the desire to develop the old Storage Tek property, but this proposal is too massive and will contribute to urban sprawl. There is NO NEED for additional apartments, or any of the building to the scale being proposed. I urge you to please STOP and rework this plan to a more appropriate size. The public and the city do not want this. Do the right thing.

1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Jodi Ealy
822 Trail Ridge Dr, Louisville, CO 80027
Dear Commissioners,

I am writing about the upcoming GDP review for the Redtail Ridge (RTR) project. I urge you to reject the revised plan at your upcoming meeting.

As a four year resident in Louisville and five years in Boulder County, I have seen a lot of development projects promise a lot and fail to deliver, over and over. The planning commission must start to insist that plans aren’t just approved and then changed.

I was originally behind the original plan for RTR, both speaking at city council and on their conference call.

Then I found out this week that they had decimated the amount of retail in the project. It smells just like what happened where I live in the North End PUD, another “phased” project that the developer abused. I’m not okay with that happening elsewhere in the city and believe that commission must insist on completion bonds for any new projects moving forward as a result.

The fiscal impact of losing the sales tax revenue at RTR is simply too much for the city to bear. We are already bordering on a deficit, have recent city job cuts and are without the fiscal means to redevelop the blight on the McCaslin commercial corridor, RTR is one of the few hopes that we as a city have to bootstrap the process and move back toward fiscal health. Speaking for myself, I have fewer concerns about the environmental impact on the site. It was previously commercial manufacturing and the prairie dog communities there can be relocated as long as they aren’t poison baited, which would be reprehensible. I don’t feel like there is insufficient open space out there and feel like Louisville deserves to have a world-class anchor tenant on the property.

There are some concerns about the change from retirement community to general housing, most likely around public school burden. I don’t think that’s anything that could be solved by a levy on the units to build out the school system to handle the additional load. I think it could also be handled by reducing the size of the apartments that are being built so tenants would have a difficult time raising children there. I’m sure that won’t be a popular opinion with some, but it’s better that some young people can live there and make it a more vibrant area than none at all.

To reiterate: No reduction in retail and completion bonds on the plans. Don’t let developers bait and switch on Louisville any longer!

Thank you and kind regards,

Brian Topping
North End Homeowner
Louisville CO 80027
Dear Louisville Planning Commission,

I am extremely concerned about the proposal by the developer of Redtail Ridge. As a 14 year Louisville resident and a Colorado native, what I love about our small town is just that-a small town. Adding, 5 million square feet of development will only cause negative effects to our quality of life. I am asking you to please vote not on the development plan and the PUD on the agenda.

In addition, please schedule a public hearing. This is one of the biggest Louisville land use and development decision in decades. The city should acknowledge the voices of it's residents. Please don't let this slip through quietly.

Louisville has already grown exponentially in the past decade and we do not have the infrastructure to support this level of growth. Our roads cannot handle thousands of more cars and people utilizing them on a daily basis. In addition, our schools, over time, would be very overcrowded-similar to what happened to Louisville Elementary School after Steel Ranch was built. Please listen to the Louisville residents. This level of growth is not supported.

Thank you for your consideration,

Julie Abrams
Louisville resident
Good morning,

We are VERY opposed to this proposal as currently presented.

We feel it is important to downscale this project.

Our city and county cannot cope with the amount of traffic this dense housing will bring to our area.

We believe the environmental impact will be catastrophic.

There is not enough open space included in this current plan.

We will become one with Broomfield.

We do not see how we can trust a construction company/proposal that requires a PR firm - I personally find this appalling.

We want a public hearing as soon as physically safe.

Please do not move forward with this quickly. The MANY problems this will bring to our community will be permanently damaging.

Thank you,

Bev Snyder and Rolland Fearn
304 Diamond Cir
Louisville 80027
Louisville Planning Commission,

As a Louisville resident for many years, and as a former US subsidiary President for a company located in the Louisville CTC, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville’s future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. Moreover, after raising two boys who attended the Monarch K-8 and High Schools, the improved safety measures around the campus is long overdue. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. This is a win-win and I urge you to approve the amendments.

Scott J. Sternberg
Mobile: 303 547-7624
sternberg.scott.j@gmail.com
Follow me on LinkedIn
Dear Planning Commissioners
As a long term Louisville resident and a former City Council person- I am asking you to vote NO on this proposal. The STC site was planned for a single corporate use and then when it was taken over by the Conoco Philips plan the usage was significantly increased but the plan for this site was still supposed to be focused on the needs of a single user.
The Red Tail Ridge proposal in front of you wants to put in retail (that we could use and have room for in our current community), apartments, hotels, and a senior living facility.
This proposal is too dense. It doesn’t fit the overall plan that we have always had for Louisville.
As you know a 5 story structure goes well beyond our current height limits in Louisville. The senior housing plan just doesn’t make any sense. The only thing it is close to is the hospital- is that really the message we want to send?
I know they will say that since most of the housing is rental that it won’t impact the schools. We have heard that from many planners over the years and it is simply not accurate.
We are not interested in having Louisville part 2 out there. We never were. The people living and/or working out there will have very little connection to our community and will spend most of their money in Broomfield. So the financial implications are significant too.
This site has always been very special to the Louisville community-please keep that in mind when you are looking at proposals.
During this complicated time of Covid- I would ask you to wait on hearing this plan until we have safely reopened our meetings in Louisville without restrictions and we can all come in person to the hearing. Doing it on zoom or with significant restrictions on who can be at the hearing etc is not appropriate for such a huge proposal.
This proposal also conflicts with the Northwest Parkway intergovernmental agreement that we are a part of.
This development proposal is way too intense and too big.
Vote no on this. It is not something that would be a benefit to us. We never wanted a Louisville part 2. Let’s continue to focus on what works for us.
Thank you
Susan Morris
939 West Maple Court
Louisville
Hello. I am writing to urge you not to support the development plan being pitched to the Planning Commission for the Storage Tek property this Thursday, unless the following issues are addressed *and* a well-advertised public hearing is held so that the entire Louisville community can weigh in:

- How much will the senior rental housing cost tenants? The numbers that the Citizens' Action Council is sharing are appalling (an upfront $200,000-$900,000 deposit (90% returnable), and monthly fees of $2,300–$3,800, based on financials from a similar property run by the same company). If that's not accurate, the developer should be able to provide exact numbers. That's not affordable housing, by any stretch.
- How much will the other multifamily housing units cost? Louisville does not need more "luxury" apartments. We need affordable housing so that young families can live here, retired residents can afford to stay, and everyone who works in this town can find an affordable place to live within city limits.
- What are the developers' contingency plans if the economy tanks post-Covid-19? Louisville has an abundance of vacant commercial space right now. We don't need more.
- What incentives will the city be offering to the developer, and what protections does the city have if that investment isn't recouped by promised property and sales tax income? Given the property's location, it's fair to assume that any "promised" sales tax income could just as easily go to Broomfield and not Louisville.
- How will the city manage the increased traffic flow and burden on existing infrastructure resulting from the development? Has the potential for severe budget cuts as a result of Covid-19 been incorporated into budget planning for redevelopment? If not, where is the money going to come from to pay for increased infrastructure needs if Louisville experiences a severe budget shortfall?

I'm not opposed to development, but it has to be well thought out and appropriate for the times, and I am not convinced that the Brue Baukol Capital Partners plan for the Storage Tek property is either of those.

Thank you.

Amy Marks
708 Ponderosa Ct.
Louisville
303-980-0723
I am a 30 year resident of Louisville.
Please do not consider the huge new planned development any more than the downtown multi-level parking garage. Sure we need tax money but huge developments are not the answer. Don’t we have a vision of who we are? Isn’t our character of a small community? Or are we a simply space for urban sprawl?
I will vote no and encourage all others to oppose this development.
Thanks, Justin Deister

Sent from my iPhone
To Whom it May Concern:

I've been a resident of Louisville since 1996. It's come to my attention that there are plans to develop the old Storage Tek site into a mega senior living, office, and retail development. I'm against such a large development and would prefer that the site be used for something similar (like a corporation) to what was there in the past. Traffic on 95th Street south of Dillon Rd is already way more than it used to be. Let's keep our small town vibe going. No need for a major development like this one. We already have empty available space for businesses and retail west of McCaslin, in the old Kolhs and old Sam's Club, and in the Tech Center area.

Thank you,

Doug Haley
Louisville, CO
Hello,

I’m a resident an homeowner here in Louisville. I’ve become aware of the plan to redevelop the ConocoPhillips/ Storage Tek Property and I have strong opposition to this proposal. Please deny it. This redevelopment is way too big. I purchased my home here to flee from areas with big development. I vote for taxes to keep this town small, warm, and lovely. Please help me preserve the entire point in living here. Please help me preserve the reasons which justify the taxes and home values here. Please help me preserve something which is becoming increasingly rare, and therefore increasingly precious.

Thank you.

Erin Lindsay

Sent from my iPhone
Hello,

We are writing to you to urge you to deny the current Redtail Ridge proposal.

It is too dense, and the buildings are too tall.

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

It is NOT in keeping with Louisville values and the small town atmosphere that we all cherish and want to preserve.

Thanks and Regards,

Laura and Pete Pederson, 2297 Cliffrose Lane
To the Louisville Planning Commission --

As a Louisville resident, a neighbor of Redtail Ridge, and a Medtronic employee, I’m writing in strong support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I’m proud to work for Medtronic, recognized globally for being a top employer and a committed corporate citizen. Medtronic is mission-driven to put people and community first, and I’m confident that would be the case in Louisville.

As a Louisville resident who lives close to the proposed site, I believe that this development will generally strengthen our community. It will bring new residents to the city, and employees coming to this site every day will generate important and much-needed support for Louisville’s restaurants and retail and other small businesses.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, I encourage our Planning Commission to advance the Ryan Companies’ development at Redtail Ridge.

Sincerely,

Julie Halpern
1039 Turnberry Circle
Louisville, CO 80027
937-626-0482
julie@halperns.org

Julie Halpern
Senior Principal Internal Communication Specialist
Surgical Innovations

Medtronic
Minimally Invasive Therapies Group
5920 Longbow Dr | Boulder, CO 80301 | USA
Office 303.530.6415 | Mobile 720-788-2878 | Fax 303.581.6898
julie.m.halpern@medtronic.com
Medtronic.com

LET’S TAKE HEALTHCARE FURTHER, TOGETHER

[CONFIDENTIALITY AND PRIVACY NOTICE] Information transmitted by this email is proprietary to Medtronic and is intended for use only by the individual or entity to which it is
Hello,

We are writing to you to urge you to deny the current Redtail Ridge proposal.

It is too dense, and the buildings are too tall.

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

It is NOT in keeping with Louisville values and the small town atmosphere that we all cherish and want to preserve.

Thanks and Regards,

Laura
Dear Planning Commission-

I am writing to you about the meeting tonight concerning the proposed Redtail Ridge development.

I ask that with such a contentious issue, a public hearing be scheduled so that input from all community members can be heard. In my opinion, the proposal is too large and requires too many adjustments (changing the land use, changing the zoning from rural to suburban, altering height guidelines etc). These are all significant changes that will have an impact on our town.

While I am against the proposal, it is important that all stakeholders be heard and I ask you to wait until a public hearing can be safely held.

Thank you.

Sincerely,
Tara Calloway
2210 Cliffrose Ln
The Louisville Planning commission has made remarkable and positive choices for our town. You have a chance again to have a profoundly positive or negative effect on all of us in Louisville and Boulder County and actually far reaching with the Redtail Ridge project.

Keep it scaled down to a size that is manageable for our town, county, turnpike and environment, which is much smaller than proposed.

As a Louisville resident for many years I’ve been involved in decisions made from the planning commission. I have been proud that the almighty dollar and pressures to build more and bigger have not been succumbed to by our commission.

Please keep Louisville the one special and unique town in Boulder that bravely makes choices congruent with our values of a better world by making our town a vision of that!

Truly you are appreciated for the tough job you have and the service you offer to us. Know we support small manageable new development at Redtail Ridge where the developers don’t entice our officials to be greedy in the face of financial hardships.

Our people of this town have proven we will support needed services and those that make Louisville great. Look at our track record as voters and tax payers. Look at what we value and stay true to that.

Thank you, truly Thank you,
Lynda

Sent from my iPhone
My husband and I have lived in Louisville for 22 years. We would like to implore you to vote against the development proposed for Redtail Ridge. We feel it is much too large and incongruent with the Louisville we know and love.

Sally and David Wilkinson
764 Peach Ct.
Louisville, CO
Hello,
I'm a Louisville resident and while I can't attend the public hearing on Thursday, I'd like to voice my opinion about the Red Tail Ridge development. I stand with Boulder County in **disapproving of the development** as it's currently proposed.

I don't think this is the right plan for this space. I urge my city to reject this plan.

Thank you for serving our community,

--
Erin Carpenter, LCSW
Thrive Counseling
[www.thrivecounselingdenver.com](http://www.thrivecounselingdenver.com)
720.295.7801
what my wife Regina said... ditto.

We don't need anything massive on the old StorageTek site, such as a multistory mall/shopping complex. The Pandemic is quickly changing the way people shop in this country, and there's a good chance malls and mega-shopping-complexes are on the road to extinction. Online warehouse shopping (amazon, thrive, costco-online...) will PROBABLY be the way of the future for non-perishable items, for better or worse.

Granted, something needs to be done with the old, crumbling StorageTek site,.. but my vote would be a mix of more open space, maybe a housing development (including a fair share of low-income housing) with a nice, big GREEN PARK, and maybe integrate all of that with a modest, tastefully designed (that is, artfully designed as opposed to strip-mallish or mega-mallish) retail area.

My 2 cents....

Mark Macy
1021 Willow Place
Louisville CO 80027
Louisville planning committee,

No doubt you are salivating at the tax revenue this development will create for you, however I would like to place a comment that there are many many residents of Louisville CO that strongly OPPOSE this kind of action. Many of us have moved here to get AWAY from the traffic and crowds of surrounding towns. We have CHOSEN to be here for fewer cars on the roads, fewer buildings, more wildlife. Thousands of animals have now chosen this area as their home. Does this matter to you? Why would you chose to approve such a development when you are individuals who are supposed to represent the wants and needs of residents of your town? There is much discussion on social media opposing this development. Wake up. Pay attention. Do the work your position requires of you. Redtail Ridge has no place in Louisville.

Robin MacLaughlin
Louisville resident
Dear Planning Commissioners,

I am opposed to the scale and height of the proposed Redtail Ridge development. (Isn't it ironic that developments are named for species that lived in the place they cover over?) Prior to the new coronavirus, Louisville was already on solid economic footing and there is more room for commercial development in the old Sam's Club area. I don't see the need to compromise our Community's values and wishes.

There is broad agreement that this area is rich in wildlife. Perhaps Louisville could purchase a portion for open space. There also seems to be a desire for more senior housing; a development such as this that keeps traffic down could be of benefit, though it may also overburden our emergency response capability since we already have two major senior-housing complexes.

I would prefer to see a development of the size approved previously for ConocoPhillips.

Thank you for being responsive to your neighbors.

Laura Page
920 Rex St
Dear Planning Commission,

I'm writing in regard to the Storage Tech Site. Please approve a plan the size of the Conoco Phillips plan which is still generous to the developer. Also please vote NO on the development plan and PUD on the agenda. Thank you for your service.

Best, Regina Macy

1021 Willow Place
Louisville, CO 80027
Hello,
My name is Maudy and I am a resident of Louisville. I was made aware of redtail ridge development and have a few comments or inputs:

1. I heard the building height will exceed current maximum. Developer should follow the rule on building height. Louisville is not a big city with sky scrapers. There is a reason why building height max limit is there to begin with.

2. Traffic congestion. Nothing to be said as I am sure you are aware how it would be.

3. Per citizen action council email I saw, “This would more than double the amount of development currently allowed in the current GDP and Comprehensive Plan”. One development should not be allowed to break this plan. Again, this plan is there for a reason and no one is special enough to be allowed to break it.

4. Per CAC’s email, the development will provide 900 multi family units on top of the senior housing. What is the impact on schools? Is the development going to build its own elementary and middle school or is it going to burden and crowd our struggling schools.

6. Wildlife impact. An extensive comprehensive assessment should be done by wildlife experts not paid by the developer. We cannot allow greed to kill wildlife into extinction.

7. What does this development try to address? I don’t see any advantages of having this development. Yes, there will be 70k sq ft of retail space. But face it, retail is dead as everyone just online shops. Take a look at downtown Louisville, the only businesses thriving are restaurants. I don’t understand fully how online sales tax works as I think the state gets it all. But if sales revenue is what the city afters, Louisville and other struggling cities should figure out how to get some portion of that from the state. Even if I am charged full sales tax when shopping online, I still prefer to shop online because prices are just generally better.

8. This development will not address affordable Housing problem. Per CAC’s email, “1,336 Senior units (Require $200,000-$900,000 deposit 90% returnable, monthly fees of $2,300 – 3,800) (Data from Wind Crest Pricing Guide 2020 – the Louisville facility would be operated by the same company).” This is NOT affordable by any means.

9. Is there tax incentive or tax break received by developers? Is the city hoping to bring jobs in for the locals? My observation is that none of the development in Colorado brings jobs to people in Colorado. They all bring people to Colorado to work.
In short, I am against this development. I don’t see any single advantage and good thing coming from this development. The city should take a step back and figure out what the city really needs, which I am guessing is money in terms of tax revenues. If that’s the case? Why did we lose kohl’s? And I also heard we are losing Lowe’s? Lafayette has a lot of great stores. Jax, tractor supply, Kohl’s, irvings bagels, to name a few. Louisville should learn from Lafayette what they do correctly to attract retailers.

Thank you for reading this email. I hope you put it into consideration.

Thanks,
Maudy
Please do not allow the development of the Storage Tek Site. If we need to do anything with it, keep it no larger than it originally was.

We are already well on the way to ruining our nice little town with the addition of all of the recent apartments and condo complexes. We are too congested already. Enough.

Thank you for listening,
Jim Verstraete
Louisville resident for well over 30 years

This message and any enclosures are intended only for the addressee. Please notify the sender by email if you are not the intended recipient. If you are not the intended recipient, you may not use, copy, disclose, or distribute this message or its contents or enclosures to any other person and any such actions may be unlawful. Ball reserves the right to monitor and review all messages and enclosures sent to or from this email address.
Planning commission,

My name is Sarah Babetski and I’m a resident of Louisville. I’m writing to voice my disapproval for the Redtail Ridge development plans. The plan is much too large and would completely alter Louisville. I’m also concerned about the impact to traffic, the environment, open space and housing.

Please vote no on this development plan.

Sarah Babetski
283 W Sycamore Ln
9786601233
--
Sarah Babetski
Hello,

I am writing to you about my concerns for the development that is for the StorageTek Area. We are absolutely against these plans as they obliterate the functionality and safety of the area with traffic and water usage. Schools and neighborhoods will be greatly impacted.

I hope that we would be able to schedule a meeting that is not during a pandemic to justly serve the community the property will be supported by!

Thank you,

Chandi Beck
Superior, CO
Sent from my iPhone
Hello,
We own a home in Coal Creek Ranch, it is close to this proposed development. It is already very congested getting across the “diamond” which many Coal creek residents need travel on often. This proposed development is way to massive and dense to be absorbed by the existing Louisville infrastructure. We simply cannot keep packing in more houses, stores and businesses into a limited area with limited infrastructure, this is not what we envisioned for our beautiful town. Please be considerate of the existing residents and do not allow such a massive development to be approved. Please keep any development more in line with the former Storage Tek or Conoco Phillips plan.

Thanks for your help.
Janet Robinson
Stephen Sangdahl.
I take the position as presented by No to Red Trail Ridge:

We would like to see the development plans revised to preserve more habitat for existing wildlife and to be more consistent with the "character of small town Louisville."

---------- Forwarded message ----------
From: Jenny Rupp <jsingerrupp@gmail.com>
Date: Mon, Jun 8, 2020 at 4:35 PM
Subject: Fwd: Live in Louisville? Then Open this Email
To: Daniel Rupp <daniel.w.rupp@gmail.com>

Begin forwarded message:

From: Debbie Singer <debbiemoin@yahoo.com>
Date: June 8, 2020 at 09:55:46 MDT
To: jsingerrupp@gmail.com" <jsingerrupp@gmail.com>
Subject: Fwd: Live in Louisville? Then Open this Email

Sent from my iPhone

Begin forwarded message:

From: Susan <susankmorris@gmail.com>
Date: June 8, 2020 at 9:31:52 AM MDT
To: Debbie Singer <debbiemoin@yahoo.com>
Subject: Fwd: Live in Louisville? Then Open this Email

We know where Matt stands.
S

Begin forwarded message:

From: Matt Jones <electmattjones@gmail.com>
Date: June 8, 2020 at 7:18:39 AM MDT
To: susankmorris@gmail.com
Subject: Live in Louisville? Then Open this Email
Reply-To: electmattjones@gmail.com
OK Louisville friends. I need your help.

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with **buildings three times the size of Storage Tek! With buildings up to five stories high**. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

**Please ask the Louisville Planning Commission to:**

1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.
How to participate: This Thursday, June 11, log on [here](#) to the virtual meeting at 6:15, as the meeting starts at 6:30 and Redtail Ridge is the first item on the agenda. Click [here](#) for the meeting agenda and [here](#) for the meeting packet.

If you can’t attend, and even if you can, please write a short email to the planning commission at: PlanningCommission@LouisvilleCO.gov.

By the way, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which “...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville....”

null

My best,
Matt Jones
Boulder County Commissioner
Dear Louisville Planning Commission,

I am a 20+ year resident of Louisville. The proposed Red Tail Ridge development is beyond huge & makes me feel very upset that our city would even consider such a monstrosity of development. The fact that you have had to hire a PR firm gives the feel that you already know the size of this development will be a tough sell & not a fit for Louisville. Please do not ruin our small town feel by adding this amount of housing & structures to our already overcrowded roadways & community.

Thank you for listening,
Ann Wakely
Dear Planning Commission Members:

My name is Richard Morgan. For over 20 years, my family and I have resided at 644 W Pine St, Louisville.

As a Louisville resident for many years, I support the Redtail Ridge Project and the General Development Plan. The plan strikes the right balance between the need to invest in Louisville's future, while still maintaining a livable, innovative and economically diverse community. Brue Baukol Capital Partners, the developer, has held numerous meetings with the community and modified its plans several times to accommodate the many ideas and voices from the community. The mix of uses fills much needed voids in our city, such as the senior living facility, more affordable housing, a large employer to anchor the project, and high-paying jobs. They have focused on traffic improvements to ameliorate circulation issues around and through the property. They have added open space, ball fields, recreation amenities, and trails connecting neighborhoods. Finally, and perhaps most important, it converts a stagnant land parcel into a city revenue generating asset. In a post-COVID world, our Louisville community will need to generate revenue from every possible asset.

Please vote in favor of this crown jewel community asset.

Thank you,
Richard Morgan

Richard Morgan
303.956.8188 (cell)
www.linkedin.com/in/morganrichardb
Dear elected officials for the City of Louisville,

I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have in Louisville. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, again, I am writing in support of Ryan Companies' development at Redtail Ridge.

Sincerely,

--

P.Dinakar
To whom it may concern,

I am not in favor of such a large development, which includes 5 story buildings, on the former storage tech property. Please be thinking about the impact if this excessively large development if passed. I want to see green space and green building, such as wildlife corridors, solar power, lighting that does not pollute the night sky, community gardens, trees, walk/bike paths that connect to buses and shopping to be part of the design. Please use the knowledge available in creating livable communities to sustain a healthy ecosystem instead of destroying them. Density is not desirable except for developers who only seek profit.

I hope to attend the virtual town hall meeting to stay informed about Louisville Planning Commissions thoughts.

Beth Armbruster
I am writing to express my concerns about the Redtail Ridge proposal currently in front of the Louisville Planning Commission. Just some of my concerns are listed below:

1) I agree with so many of my neighbors who see this proposal as way too big. Time after time, polling of Louisville residents has indicated that we want to keep a small town feel. This proposal is counter to that and would create more congestion and pollution.

2) It's no secret that Louisville residents value our natural areas. This proposal doesn't create nearly enough open space.

3) According to the Northwest Parkway Intergovernmental Agreement community separation must take place between our towns. This proposal does not create that community separation with Broomfield.

4) This is one of biggest land use decision are town has made in decades. Can we please not rush this, and instead allow hearings on this to take place when in-person meetings can take place again.

Thank you for your consideration.

Linda Lee
Louisville
Dear Louisville Planning Commission,

Please Vote No on the current Red Tail Ridge Development Proposal and advise the developers to come back with a significantly scaled down version. Louisville residents, along with our nearby Boulder County residents desire to maintain clear open space boundaries between Broomfield, Lafayette and Louisville. We have one of the consistently rated Top 5 small towns in America. Let's not blow it by amping up traffic congestion and constructing oversized 5 story buildings as part of a 5 million square foot development. Please send the developers back to the drawing board with a stern directive to come back with something a lot closer to Conoco Phillips' proposal from several years ago. Thank you for your consideration and service to our fantastic community.

Regards,
Rich Boyan
resident since 2001
Dear Commission,

I am writing to express my concerns about the new Redtail Ridge development. I am in no way opposed to developing this property as Louisville needs for something to be happening there. I am very concerned about the size of the proposed development and the impact it will have on our small town. It seems that sticking with what was approved for the Conoco-Phillips development would be appropriate. That proposal is already 60% larger than what was there for StorageTek. Please vote no on the current development plan. Even Boulder County does not approve of the current plan.

Also, it seems that something of this scale should really have public input. It should not be decided until there can be an in person hearing that is safe for all who want to have a say.

Thanks for your consideration of this matter.

Anne Gooding
Louisville Resident
To the Louisville Planning Commission,

I am unable to attend your virtual meeting on June 1, 2020 and am therefore writing to express my great concern over the Redtail Ridge development proposal that is asking for buildings three times the size of Storage Tek, up to 5 stories high on 5 million square feet.

Please vote NO on the Comprehensive Plan Amendment and General Development Plan Amendment

The developer’s proposal is way too enormous. The Planning Commission must ask the developers to come back to the City with a plan the size of what was approved for the Conoco Phillips developed, which was already 60% larger than Storage Tek.

Further, the Planning Commission needs to schedule a public hearing when it is safe for people to have an in-person hearing, not one via Zoom where we know that MANY in our city don’t have the technology (equipment and/or reliable access) to attend. This the biggest land use decision in decades for the City and therefore the hearing must be open to EVERYONE who chooses to participate. It can’t be hidden from the masses who are unable to attend.

Further, your virtual meeting agenda states, “The Planning Commission will accommodate public comments as much as possible during the meeting.” Um, no. Every single comment from Louisville residents needs to be heard and the City should therefore advertise the hearings as they normally do during non-pandemic times. This is far too important an issue for the City to play the games the developer is clearly trying to play by hiding behind the pandemic. Louisville residents are way too savvy for this. This development needs to be addressed in the open, when people are safe to attend in person.

Finally, it’s been noted in a recent email sent by County Commissioner Matt Jones that “Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create, and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which, ‘is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette, and Louisville…” Redtail Ridge, of course, does all of this and more.

Please vote NO on the Comprehensive Plan Amendment and General Development Plan Amendment

Thank you,

Gail Hartman
Louisville, CO
In attention of: Louisville Planning Commission

Please tell the the Red Tail Ridge Developer the following:

1) The proposal is way, way too big.

--> The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than StorageTek
--> Please vote no on the development plan and PUD on the agenda. 2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thanks,
Daniel Rupp & Jennifer Singer-Rupp
466 Muirfield Cir, Louisville, CO 80027
Hello -

I would like to request that you vote no on the development plan and the PUD for the Red Tail Ridge Development on the agenda for June 11. I have lived in Coal Creek Ranch for many years and the size of this project is much too large for the current (and proposed) infrastructure to handle. I do not support the fact that it is being rezoned to commercial and residential or that the building height which has been in existence in Louisville for many, many years is being waived for this project. I also do not support the elimination of the boundary between Louisville and Broomfield as we have seen the negative impact of this in our boundaries with Lafayette. I also request that the public hearing on Red Tail Ridge be postponed until it is safe to attend in person for all interested citizens. This is far too big of a decision to be made while citizens are focused on the health and well being of others.

We need to support future developments that fit into the parameters of the space and that maintain the small town atmosphere of Louisville that has made it such a great place to live.

Thank you,

Cathy Hall
Dear Planning Commission,

I’m the Chair of the Louisville Cultural Council and a Realtor and Coal Creek Ranch homeowner here in our great town. Please note my family’s believe that the Redtail Ridge Storage Tek proposal feels way too massive. It will bring traffic and pollution that we don’t have, and allowing buildings up to 5-stories high will be a visual blight on our open landscape. This plan – as it is now - will not be good for the livability and attraction to Louisville.

Please ask them to reduce the size of the proposal, 5 million square feet is just too much. And please schedule a public hearing on this.

Thank you!

Best regards,

Adam

Adam Sloat
Westwater Realty – Broker/Owner
Call/Text: 720-466-8212
Email: adam@adamsloat.com
Web: www.westwaterrealty.com
Dear Louisville Planning Commission,

We're writing you to express concern about the size and scope of the potential Redtail Ridge Development site at the old Storage Trek area.

Please ask the developer to rethink the size of their proposal, as it is way too big and should be the size of what was approved for ConocoPhillips. Please vote no on the current development plan and PUD.

Additionally, we ask you to schedule a public hearing on the issue, when it is safe to have an in-person hearing and is open to all.

Best,
Maggie and Paul Dailey
Louisville Residents
Dear Rob, Dear Louisville Planning Commission,

As previously stated in the emails below, I have many concerns and reservations about the proposed Redtail ridge development. The proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

I am confused about the zoning of this land - it should not be zoned residential and requires approval to rezone it, correct? Please explain where we are at in the zoning for this property?

Also, please schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings.

Looking forward to your feedback.

Thank you,

Jennifer singer Rupp

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<rzuccaro@louisvilleco.gov> wrote:

Hello Ms. Singer-Rupp,

A revised application to update the zoning through a “General Development Plan” amendment has been submitted to the City. You can view the current version of the plans at this link: https://www.louisvilleco.gov/residents/departments/planning-building-safety/current-developments/conocophillips-campus-gdp-amendment-and-comp-plan-amendment

This revised application is currently being reviewed by City staff and will then go before the Planning Commission and City Council for consideration. The proposal is for a mix of commercial, office and residential development with development capped at approximately 5.8 million square feet. The current zoning for the property only allows commercial and office development capped at approximately 2.5 million square feet. The agricultural status of the property is a property tax designation done through the Boulder County Assessor and is not part of a City zoning or land use process.

I am not sure yet when the Planning Commission and City Council hearings will be held, but my best guess at this point is in the May/June timeframe. There will be public notice for these hearings, and the dates will also be published on the website link provided above. The meetings are held at City Hall, 749 Main Street.
The Metro District formation was approved by City Council on Feb. 18 on a 4-3 vote.

Please let me know if you have any other questions.

Thanks,

Rob

Robert Zuccaro, AICP
Planning & Building Safety Director
rzuccaro@louisvilleco.gov
303-335-4590 (direct)
303-335-4592 (office)

From: Ashley Stolzmann <ashleys@louisvilleco.gov>
Sent: Wednesday, March 11, 2020 7:12 PM
To: Jennifer Singer-Rupp <jsingerrupp@gmail.com>
Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: Re: Stk property questions

Hello Jennifer,

Thank you for the message. The Council will be hearing an application at some point in the near future and we will be acting as quasi judges in the hearing. Because of the process and the role that we must take (to preserve due process in the hearing like a judge would in court), the best way to get updates and information about the process, the City Council role and responsibility, and the facts of the application, is to contact our Planning Director, Rob Zuccaro, who has been copied on this note.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

From: Jennifer Singer-Rupp <jsingerrupp@gmail.com>
Sent: Wednesday, March 11, 2020 4:48 PM
To: Ashley Stolzmann
Subject: Re: Stk property questions

Hello Ashley,

I was wondering where the city is at in the process with the STK property in reference to the email below. Is the property still zoned for commercial use? I heard that it was re-zoned as agricultural use a while back. I also heard that there was a meeting and the metro district proposed by the developer was approved 3 to 2 by city council. An update would be greatly
appreciated as well as any dates/locations where there will be meetings.

Thank you for your time.

Jennifer Singer Rupp

On Tue, Jan 28, 2020 at 10:33 PM Ashley Stolzmann <ashleys@louisvilleco.gov> wrote:

Hello Jenny,

Thank you for your note & for coming to the meeting tonight. The property has not been rezoned, and any land application (for any property) will have to go through a public process. In land use changes, the City Council sits in a quasi-judicial role and considers an application and any evidence from any party and weighs the evidence against existing laws (we must follow due process). Because of that, I have copied our Planning Director on this note, so that he can answer all your questions and fill in any details about the process (as he is not a quasi-judge in this process and can have conversations outside of the hearing).

Thank you so much & Planning Director Zucarco will be in touch soon,
Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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From: Jenny Rupp <jsingerrupp@gmail.com>
Sent: Tuesday, January 28, 2020 7:43 PM
To: Ashley Stolzmann
Subject: Stk property questions

Hello Ashley,

First of all I’d like to wish you congratulations on becoming the mayor of Louisville! we are so happy you were elected!

I was just in the city Council meeting, and had to leave early. I have some questions about the storage tech property in general. Has this property been rezoned from commercial to residential? If yes when was it rezoned? If no have proposals been submitted by the developer to rezone it? And what is the process forRezoning? Is it a city Council vote or is it a general election question? How will the public be notified if this property is up for rezoning? Any other details about the process for rezoning this property would be very appreciated.

As I’m sure you are aware, there’s a great deal of history involved with this property. It was the site of the STK headquarters which provided a lot of local jobs in the community. My dad’s first job coming out of college in 1979 was at StoeageTek. My husband’s first job in the area, he’s originally from Switzerland, was at StorageTek. When I come back from Denver or I’m driving back from the airport and I hit the rolling fields to the right of Louisville coming over the hilltop I get an immense feeling of pride and peace and joy at being one of the first communities in the metro area that greets visitors with open fields. This property represents a lot of the values inherent in Louisville. To parcel it up into residential properties and condos would be tragic - a lot of people feel very strongly about this and I hope, moving forward in the process, that we can keep its original intent in mind which was to have a site that generates jobs and reflects the values of our community. in all honesty, I am getting quite tired of being subjected to a publicity campaign by the developers. We are constantly getting invited to meetings where they are trying to control the narrative of what they want to do with our land and our community, control and even change the name and laws of the property, and say what is best for our community. When will we get a chance to tell them how we feel about their plans that have not been approved yet so that we can end this?
Thank you in advance for your feedback - it is very appreciated.

Sincerely,
Jennifer Singer Rupp
Planning Commission,

Can you please let me know how I can Virtually attend June 11th’s meeting

1) I feel the developer’s proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, Please vote no on the development plan and PUD on the agenda. 2) Please schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

By the way, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which “…is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville….

Suzi Talaric
(303) 591-2231
suzi5280@gmail.com
Hi,

I live in Louisville. Please don’t allow Redtail to overcrowd Louisville. We don’t want to be Broomfield. While I have your attention, please don’t spend extra money naming the green areas around town. Now’s the time to be thrifty.

Thanks,

Mark
I have lived in Louisville for almost 20 years and have obviously seen a lot of change - some good - revitalized old town!, some less so. But the development plans for the Storage Tek site are the worst thing I have seen in my time here.

We live in a great town with a small town feel which is why we all moved here. This developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with buildings three times the size of Storage Tek! With buildings up to five stories high. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield. Issues with school crowding and other infrastructure issues which developers are not addressing.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet. That’s ridiculous.

Louisville Planning Commission should:

1) Tell the developer their proposal is way, way too big. The developer should come back with a plan the MAXIMUM size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to VOTE NO on the development plan and PUD on the agenda.

2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip by citizens.

3) The city/open space committee needs to review again the open space purchase of the Daughenbaugh property. This should have been a no brainer purchase.

By the way, as I’m sure the commission knows, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which “…is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville…”

My best,

Marci Sannes
803 W Mulberry St., Louisville,CO
Planning Commission of Louisville Colorado:

I believe that Louisville is one of the best small towns in the U.S. Many agree, as it has been voted such many times in recent years.

Change is the only constant. I see the need for some development in the old Storage Tek site, but the community needs to have some input. An in-person meeting would be appropriate when able.

Please consider the needs and desires of the Louisville residents.

Sincerely,
Jana Ikeda
Louisville resident

Sent from Mail for Windows 10
Dear Louisville Planning Commission:

Please, please, protect us and the small town feel of our great town that continues to rate as one of the best places to live in the United States. Don’t let anyone steal this from us. Defend us from the outrageous Redtail Ridge development proposal at the Storage Tek site. If it requires a large PR firm to try to slip this past you, it is obviously not the right thing to do. As is, the proposal is not compatible with the design of Louisville and will bring traffic congestion, create pollution, pressure on housing, remove important open space, and obliterate community separation from Broomfield. It will be the death knell of our cherished town and forever and irrevocably change who we are for the worst. We are relying on you to:

1) **Tell the developer their proposal is way, way too big.** If we are even going to consider this proposal, have them reduce it to what was approved for ConocoPhillips AT THE MOST, which was already a generous 60% bigger than Storage Tek. Vote NO on the development plan and PUD currently on the agenda.

2) **WAIT to schedule the public hearing** on the biggest, most severe Louisville land use and development decision in decades. Don’t let them slip it by while we are staying home because of the pandemic. Wait until it is **safe to have an in-person hearing** that is open to all and well-advertised.

I beg you….Louisville is a special place, and while it is important to move forward, our development must be smart and ensure that it is in line with who and where we are. Let’s not rape our limited, precious space with short-sighted ambition and sell out our families to a greedy developer who does not care about us. We trust you will protect us and see beyond the PR hype…if it were so good for us, a PR firm would not be required. Louisville still belongs to us, and we need you to keep it that way. Make them do it OUR way or send them on THEIR way.
Hi I live across from this site in Superior. Please rethink the size of the building that they builder is asking to do. It is out of control with the building that is going on. Here in Superior they are letting building on ever piece of land. 88th is already over capacity. Tonight our town board is looking at approving another townhouse building on 88th. Please please please really look over what is being asked. Once the land is gone it is gone. Louisville and Superior are heading into looking like Denver. Wall to wall building. Ask your selfs how is it in the best interest to the community.

This is copied from someone else but they are spot on.
thank you
kelly macaulay
1950 shamrock drive
superior co 80027

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with buildings three times the size of Storage Tek! With buildings up to five stories high. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

Please ask the Louisville Planning Commission to:

1) Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

H
Dear Louisville Planning Commission:

Please, please, protect us and the small town feel of our great town that continues to rate as one of the best places to live in the United States. Don’t let anyone steal this from us. Defend us from the outrageous Redtail Ridge OVERdevelopment proposal at the Storage Tek site. If it requires a large PR firm to try to slip this past you, it is obviously not the right thing to do. As is, the proposal is not compatible with the design of Louisville and will bring traffic congestion, create pollution, pressure on housing, remove important open space, and obliterate community separation from Broomfield. It will be the death knell of our cherished town and forever and irrevocably change who we are for the worst. We are relying on you to:

1) **Tell the developer their proposal is way, way too big.** If we are even going to consider this proposal, have them reduce it to what was approved for ConocoPhillips AT THE MOST, which was already a generous 60% bigger than Storage Tek. Vote NO on the development plan and PUD currently on the agenda.

2) **WAIT to schedule the public hearing** on the biggest, most severe Louisville land use and development decision in decades. Don’t let them slip it by while we are staying home because of the pandemic. Wait until it is safe to have an in-person hearing that is open to all and well-advertised.

I beg you….Louisville is a special place, and while it is important to move forward, our development must be smart and ensure that it is in line with who and where we are. Let’s not rape our limited, precious space with short-sighted ambition and sell out our families to a greedy developer who does not care about us. We trust you will protect us and see beyond the PR hype…if it were so good for us, a PR firm would not be required. Louisville still belongs to us, and we need you to keep it that way. Make them do it OUR way or send them on THEIR way.
While I had high hopes after the very first public meeting by the developer for Redtail Ridge, I am now firmly opposed to the planned development at this site in its current form.

Beyond the absurdity of offering Medtronic - a multi billion dollar company headquartered outside of the US to avoid paying US taxes - generous incentives that were offered without a cost benefit analysis, this project is too big, and inconsistent with the community of Louisville.

The developer also initially promised no residential development beyond a senior community. This has now changed as well. Classic bait and switch for nearly every development in town - promise commercial development then claim they need more residential to make it viable.

If the developer and Medtronic are So interested in “helping our community” - which is what they are paying their PR agency a sizable sum to convince the community of 1 why do they need so many concessions?

The last virtual meeting the developer held was a scripted PR show where questions were screened and they would not address issues by citizens who demonstrated any opposition or concerns about the project.

It is time for the planning commission and the City Council to consider the long term implications for our community and at the VERY LEAST the planning commission and/or the City Council must:

1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip
through now.

Respectfully,
Maxine Most

C. Maxine Most
640 W Linden St
Louisville, CO
720 530 5836
Dear Louisville Planning Commission-

I am a teacher at Monarch High School, and I have just learned that The Redtail Ridge development company is planning to expand the Storage Tek site with 60% more buildings, with high rises 5 stories high, and added housing and traffic congestion. Please do not approve of their excessive building plans.

Traffic is already a problem on our school campus, and the loss of open space on this corridor is tragic. Open space is what makes our community so beautiful. Once you develop it- it will be gone for good. As you know, Boulder County has strict line of sight building codes to preserve the beauty and skyline of our community. Please honor these codes.

I understand that you want some development on that site for revenue, but please be mindful of the needs of the community and the environment.

This is far too much development to go next door to our grade school and high school.

Thank you for your time, Kristin Kerr Gannon, Social Studies Educator
Dear Planning Commission,

I am writing today to voice my opposition to the current development plans for the former Storage Tek site. Please don't allow the developer to plow this plan through the Commission especially during these uncertain times.

The existing plan is WAY too big for Louisville! Think of the climate costs this will incur including increased traffic and decreased open space; excessive pressures on our existing infrastructure and let's not forget our already limited supply of fresh, clean water.

Take a deep breath and step back from the precipice for a minute. With the onslaught of this global pandemic let's investigate what our new commercial future holds for us. Will people feel comfortable or even desire to work in close quarters with other individuals? Will our global economy revert back to its customary way of commerce or will we turn to a more remote way of doing business?

Sure the site is going to be developed but let's do it properly in a thoughtfully, community supported way. Schedule the public hearing when it's safe to have an in person hearing that's open to all residents and advertised clearly. This development is much too large and important to quietly slip through now. Ask yourselves if this is the legacy you want to leave to your children and future generations.

Thanks for your time.

Regards,

Kevin Delaney
Dear Planning Commission,

I respectfully request the Planning Commission support of the Redtail Ridge Project and General Development Plan (GDP) Amendment on June 11th. The new development will bring much needed economic benefits to the City of Louisville with no additional tax burden to residents. In addition to new tax revenue, the project will fund more than $122 million in road, bicycle and pedestrian infrastructure improvements on and off the site. The offsite improvements – including additional turn lanes, pedestrian underpasses and trail connections - are long overdue. In fact, many of the improvements are needed even without this development and would not be possible without the financial contribution of the development. Given the uncertain economy, and recent loss of jobs, we cannot afford to lose this opportunity for Louisville.

Thank you for your time,
Jessie Bliss
Hi,

I've been reading through the Redtail Ridge plan. Overall it seems like a rather bad idea.

I have a few questions and observations:

What does it mean to add 2000+ residences vis-a-vis our schools? As far as I can tell, Monarch K-8 and Monarch High cannot support this.

We have A TON of vacant shopping center space in Louisville near McCaslin and Dillon. Moreover, there are significant vacancies around Flatirons Mall. What is the purpose of creating more?

Widening parts of Dillon and 96th should be part of any plan like this. Colorado roads are terrible. Adding more people will just make them worse. US-36, despite just being rebuilt, is already horrible. There has to be a plan to widen/improve roads if this development is to go forward.

I'm generally opposed to dense residential as well. Doing something more along the lines of Heritage would be much better. Larger lots, more space, less people. Some multi-family housing would not be bad, but allowing 5 stories seems like too much.

Why not consider breaking the area up into 0.5 acre lots and allowing them to be sold for residential use?

Why not purchase as open space?

Thanks,
Craig Wright
634 W Dahlia St.
Hi Mayor Stolzman and City Council,

We strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission on June 11. The prospect of having Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for too many years now and Medtronic will spur positive economic activity for years to come!

This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these.

We are also supportive of changing the traffic patterns in that area to accommodate the new project (Monarch High School access, access to Highway 36, access from Northwest Parkway, etc). We also support mixed use retail, commercial, and residential at Redtail Ridge, as well.

Thank you for your consideration!

Cheryl & Warren Merlino
631 Manorwood Lane
Louisville, CO 80027
(303) 604-0600
Email: WFMerlino@aol.com and Cheryl@ppp.jobs
Dear Planning Commission:

I am a long time resident of Louisville having moved here from Denver in 1984. I raised my children in this wonderful city and have started three businesses which have located within the city as well.

I have reviewed the Redtail Ridge development plan and I am in full support of this project. I believe this type of development of this important piece of land is vital to the long term health of our community. I hope you will support the development and current application as well.

Regards,
Robert Kline
347 Walnut Lane
Louisville, CO 80027

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Robert Kline
Hi neighbors, thank you for, hopefully, taking a moment to read.

My wife Jacque and I have looked at the plans for the RR development and conclude moving forward would be a positive step for our City.

I’d like to preface the rest of this by stating I am NOT a fan of random growth. I grew up in Colorado and it makes me sad to see the soulless sprawl on the front range. That said, I am not anti-growth. I am a fan of smart growth, and I believe this project meets that definition.

The plan is a solid start. The trails, parks and, hopefully, an outdoor recreation facility, will be an asset to our community. And speaking of community, I am positive Louisville's authentic sense of community will not be mitigated in any way by Redtail Ridge.

I also see this as an opportunity for Louisville to recharge our creative and innovative batteries. RR will provide revenue that will help great ideas - whether they come from the Cultural Council, Arts Council, City Council, DBA or an individual - have the potential of actually happening. Money does that.

Sincere thanks to all of you for investing the time and effort to represent our city.

Sincerely,
Mark Zaremba

ZAREMBA
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Members of the Planning Commission,

Please find attached my comments on the Redtail Ridge GDP amendment and rezoning.

Thanks,

John Leary