

Rob Zuccaro

Subject: FW: Redtail Ridge public comments

From: A R [<mailto:ar@metrocomp.com>]
Sent: Thursday, June 25, 2020 3:54 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge public comments

I would like to make a few comments regarding the Redtail Ridge request for Amendment.

I have lived in Louisville since 1982, and worked at Storage Technology at the Louisville campus in the late 1970s. Over the years, I have watched Louisville lose more and more of the small town character that made it so attractive. I am therefore concerned about both the density and plan for the old campus, as is being discussed today.

While it is true Storage Tech had a good many more employees on those grounds back then, the impacts were minimal because Louisville was also a much different place back then. Specific to the immediate area, there were no schools, high school or otherwise, no hospital, no golf course, and I don't recall any development on McCaslin, only a couple of dormant earth movers that had once been placed there to build a regional shopping center (which of course never happened). In other words, no traffic.

Beyond Louisville, Superior was a very small community of perhaps 250 residents, and Broomfield, with the exception of some businesses on Industrial Lane, had minimal development west of Highway 287. Along the Boulder Turnpike, it would be fair to say there was no substantial development between Table Mesa in Boulder and Sheridan in Westminster.

I hope the Commission will consider that density impacts extend beyond the immediate area under discussion. Traffic will almost certainly increase along already crowded roadways, including the Boulder Turnpike, South 88th, Courtesy Road, Dillon Road, roadways in and around the Flatirons complex, as well as McCaslin and perhaps even Highway 287. Building a road in and out of the proposed development won't fix that. Beyond that, the development will require 24/7 support by essential services, including fire, water, police, etc. Traffic problems will be left to the city to deal with after the development is completed, and these responsibilities are forever.

Finally, the proposal has changed significantly from the one first presented back in August. This land was never zoned for housing, and there is no reason why that should be changed now. The parcel was, and still is, best suited to use that does not include either multi-family or single-family housing. Back in August, I was fine with the Medtronic campus, and had to admit the retirement community was a clever, low impact use of the land. What is currently being proposed, however, is essentially sprawl.

I urge the Commission to deny the request, and suggest the plan be re-worked to something more in keeping with the original comprehensive plan.

Respectfully,
Andrew Rogowski

260 S Lincoln Ave.
Louisville

Rob Zuccaro

Subject: FW: From Next Door

From: Beck Family [<mailto:xony@aol.com>]

Sent: Thursday, June 25, 2020 3:44 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>; PlanningCommission@superiorcolorado.gov; to townboard@superiorcolorado.gov

Subject: Fwd: From Next Door

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 analyse traffic flow in the major decision making of our community and it's 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.

Rob Zuccaro

Subject: FW: Redtail Ridge comments

From: Matt Bliss [<mailto:bliss.matt@gmail.com>]
Sent: Thursday, June 25, 2020 3:31 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge comments

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.

Rob Zuccaro

Subject: FW: NO to Redtail Ridge

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

From: Alex Bradley [mailto:alex.southpole@gmail.com]
Sent: Thursday, June 25, 2020 5:37 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: NO to Redtail Ridge

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 lose 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 lose tax revenue.

How will this development impact the existing city resources? 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

Rob Zuccaro

Subject: FW: Redtail ridge - build it!!!

From: lets ficks [<mailto:letitia.fickling@gmail.com>]

Sent: Thursday, June 25, 2020 8:04 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge - build it!!!

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

We are very excited!!

Rob Zuccaro

Subject: FW: Redtail ridge

From: lets ficks [<mailto:letitia.fickling@gmail.com>]
Sent: Thursday, June 25, 2020 8:08 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail ridge

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

Rob Zuccaro

Subject: FW: Redtail Ridge Development

From: R V [<mailto:rowena.ong@gmail.com>]

Sent: Wednesday, July 8, 2020 10:21 AM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Development

Hello,

I am writing to let you know that I support the Redtail Ridge Development project. I am a Medtronic employee who lives in Superior. It's a huge asset to our community to have an employer like Medtronic in our town, and the ideal location along the bus routes and biking trails will have a positive impact on the environment due to people having more options for transportation. (Before COVID-19, I biked to work almost every day and know many others that did as well.)

In addition to providing thousands of high-paying, high-tech jobs and providing revenue for the town, Medtronic contributes hundreds of hours of community service every June and support for local charities. I hope that you will consider the net positive impact of Medtronic on our community and support its continued presence here. I would hate to have to move out of this area or abandon my bike commuting if Medtronic is forced to move to a more distant location.

Sincerely,

Rowena

Resident of Sagamore neighborhood in Superior

Rob Zuccaro

Subject: FW: Redtail ridge

From: lets ficks [<mailto:letitia.fickling@gmail.com>]

Sent: Thursday, June 25, 2020 8:10 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge

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

Rob Zuccaro

Subject: FW: Redtail ridge

From: lets ficks [<mailto:letitia.fickling@gmail.com>]

Sent: Thursday, June 25, 2020 8:14 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge

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 openspace. It needs to be developed.

Lettie Fickling

Rob Zuccaro

Subject: FW: Redtail ridge

From: lets ficks [<mailto:letitia.fickling@gmail.com>]

Sent: Thursday, June 25, 2020 7:32 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge

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

Rob Zuccaro

Subject: FW: Redtail ridge

From: lets ficks [<mailto:letitia.fickling@gmail.com>]

Sent: Thursday, June 25, 2020 8:01 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge

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

Rob Zuccaro

Subject: FW: Red Tail should be denser

From: Jay Gloster [<mailto:jayargloster@gmail.com>]

Sent: Thursday, June 25, 2020 7:54 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail should be denser

Red tale 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

Rob Zuccaro

Subject: FW: Commission's comments on Red Tail Ridge

From: Jay Gloster [<mailto:jayargloster@gmail.com>]

Sent: Thursday, June 25, 2020 8:14 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: RE: Commission's comments on Red Tail Ridge

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

Rob Zuccaro

Subject: FW: Red Tail Ridge Traffic Is Not a Problem

From: Jay Gloster [<mailto:jayargloster@gmail.com>]

Sent: Thursday, June 25, 2020 7:37 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge Traffic Is Not a Problem

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

Rob Zuccaro

Subject: FW: Say NO to Redtail Ridge!

From: Anne-Barrie Hunter [<mailto:anne-barrie.hunter@colorado.edu>]

Sent: Thursday, June 25, 2020 6:42 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Say NO to Redtail Ridge!

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

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<http://www.colorado.edu/eer/>

<http://www.colorado.edu/csl/>

Rob Zuccaro

Subject: FW: opposition to Redtail Ridge Comprehensive Plan

From: Dave Judd [<mailto:Dave.Judd@lasp.colorado.edu>]

Sent: Wednesday, July 1, 2020 6:36 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: opposition to Redtail Ridge Comprehensive Plan

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

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Beth Kearns [<mailto:elizabethk@mail.com>]

Sent: Thursday, June 25, 2020 5:13 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge

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

Rob Zuccaro

Subject: FW: look at this

From: kelly [<mailto:mustharley@aol.com>]
Sent: Thursday, June 25, 2020 8:15 PM
To: Planning <planning@Louisvilleco.gov>
Subject: look at this

Please take this into consideration
thank you
kelly macaulay
1950 shamrock drive
superior co 80027

Zaharias is under discussion by the Superior Town Board.
Email: townboard@superiorcolorado.gov
Redtail Ridge zoning approval is under discussion this Thurs 6/25 with the Louisville planning commission.
Planning@LouisvilleCo.gov

Let your local officials know what you think of the size of these developments!



As I said at the end of the June 8th, 2020 Superior Town Board meeting, we are not a "Gateway to Boulder Valley" BUT an "Appendage of Broomfield". If these developments occur there will be no divisions between Broomfield, Superior, and Louisville, just one continuous horizon of urban sprawl!

Rob Zuccaro

Subject: FW: No On Redtail Ridge
Attachments: IMG_3906.jpg; ATT00001.txt

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

From: ROBIN MACLAUGHLIN [mailto:robinmac@msn.com]
Sent: Sunday, June 28, 2020 6:23 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No On Redtail Ridge

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

Rob Zuccaro

Subject: FW: Redtail Ridge Traffic Assessment

From: Scott MacLaughlin [<mailto:STMacLaughlin@msn.com>]

Sent: Friday, June 26, 2020 2:28 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Traffic Assessment

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

Rob Zuccaro

Subject: FW: Redtail Ridge development

From: Janet McSmith [<mailto:mcsmith.janet@gmail.com>]

Sent: Thursday, June 25, 2020 6:28 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge development

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

Rob Zuccaro

Subject: FW: Storage Tex site

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

From: Mike Price [mailto:littlehorsebooks@gmail.com]

Sent: Thursday, June 25, 2020 4:32 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Storage Tex site

TOO BIG! Go back to ConocoPhillips size!!!!

Sent from my iPhone

Rob Zuccaro

Subject: FW: Thank you!

From: Jennifer Singer-Rupp [<mailto:jsingerrupp@gmail.com>]
Sent: Saturday, June 27, 2020 1:13 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Thank you!

Dear Louisville Planning Commission,

Thank you, thank you, thank you for doing the right thing and rejecting the development plan and PUD rezoning 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 lense and with the future in mind. I have renewed faith in all of you and the process. Your unanimous rejection of the PUD and rezoning 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 wolds 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

Rob Zuccaro

Subject: FW: Please mitigate development at Red Tail Ridge

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

From: John Schallau [mailto:jschallau@gmail.com]
Sent: Sunday, June 28, 2020 6:40 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please mitigate development at Red Tail Ridge

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

Rob Zuccaro

Subject: FW: Redtail ridge Comment

From: Michael Smith [<mailto:smithmj788@comcast.net>]

Sent: Thursday, June 25, 2020 6:25 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge Comment

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

Rob Zuccaro

Subject: FW: Thank you!!!

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

From: sherry sommer [mailto:hellosherry2@yahoo.com]

Sent: Thursday, June 25, 2020 8:48 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: 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

Rob Zuccaro

Subject: FW: Thank you!

From: Brian Topping [<mailto:brian.topping@gmail.com>]
Sent: Thursday, June 25, 2020 10:48 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Thank you!

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

Rob Zuccaro

Subject: FW: Red Tail Ridge GDP

From: Dustin Sagrillo 303-748-1719 [<mailto:dustinsagrillo@gmail.com>]

Sent: Wednesday, July 8, 2020 7:44 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge GDP

Good Morning Commission,

I understand you're all working diligently on the Red Tail Ridge development plan. I also understand that there are many people in our community speaking up about Louisville remaining small and thwarting this plan in hope that the opportunity will go away.

I for one have reviewed the details of the plan and understand the 36 Corridor. I don't believe this plan is too big or too much for Louisville to handle. I believe the housing it will provide will be an added benefit to the community and necessary to keep the project viable. I think the building height is in character with the surrounding developments and Louisville has the opportunity to lead this area into the future.

I too am a fan of keeping our small town small but let's not let a good thing pass us by here. These folks have done a good job at bringing us a project that is doable for the site. I especially like what they have planned for the land closest to Monarch High and the much needed additional street access to Monarch.

My vote is to change the Comp plan to allow the zoning change and the allow the GDP to move forward.

Best Regards,



Dustin Sagrillo - REALTOR, ABR, CNE, SRES

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Rob Zuccaro

Subject: FW: Redtail Ridge

From: Bev Snyder [<mailto:bev@wisegator.com>]
Sent: Wednesday, July 8, 2020 9:30 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: City Council <Council@louisvilleco.gov>
Subject: Redtail Ridge

Good morning,

We are not in favor of the plan for this area as presented and we want to thank the Commission for denying the current overblown plan.

We know there will be building and development there but we feel the scope is massive and unsustainable.

We ask that you require the applicant to come back with a realistic and responsible plan. Also, to stop delaying the process.

Please do not hear or vote on PUD.

Thank you for your time,

Bev Snyder and Rolland Fearn
304 Diamond Cir
Lsvl 80027

Rob Zuccaro

Subject: FW:

From: 3034198337@pm.sprint.com [<mailto:3034198337@pm.sprint.com>]

Sent: Tuesday, July 7, 2020 9:14 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject:

Sent from my mobile.

Ask the developers what they have changed after hearing from OUR community, and vote NO on their current proposal

Rob Zuccaro

Subject: FW: Please vote no on Redtail Ridge

From: Brian Topping [<mailto:brian.topping@gmail.com>]

Sent: Tuesday, July 7, 2020 1:38 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Please vote no on Redtail Ridge

Dear commissioners,

I have to say I was absolutely impressed with the professionalism of the previous planning meeting regarding RTR. I have been a part of meetings in the past and it was clear that your team heard the community loud and clear.

I'm writing again because I understand that this proposal refuses to die as it stands. And I will continue to oppose it as it stands until it does.

I still believe that the proposal takes some of the last remaining land in our city and puts far too little sales tax generating retail on it. I am excited for development on this site, but not one that contains only 10,000 square feet of retail until 2025 and 20,000 until 2030. 10k sq is less than three of the footprint of the Lafayette Starbucks and only a QUARTER of a supermarket! Even by 2030, they will only have enough room for a "chain drugstore" size anchor with two of the Lafayette Starbucks stores.

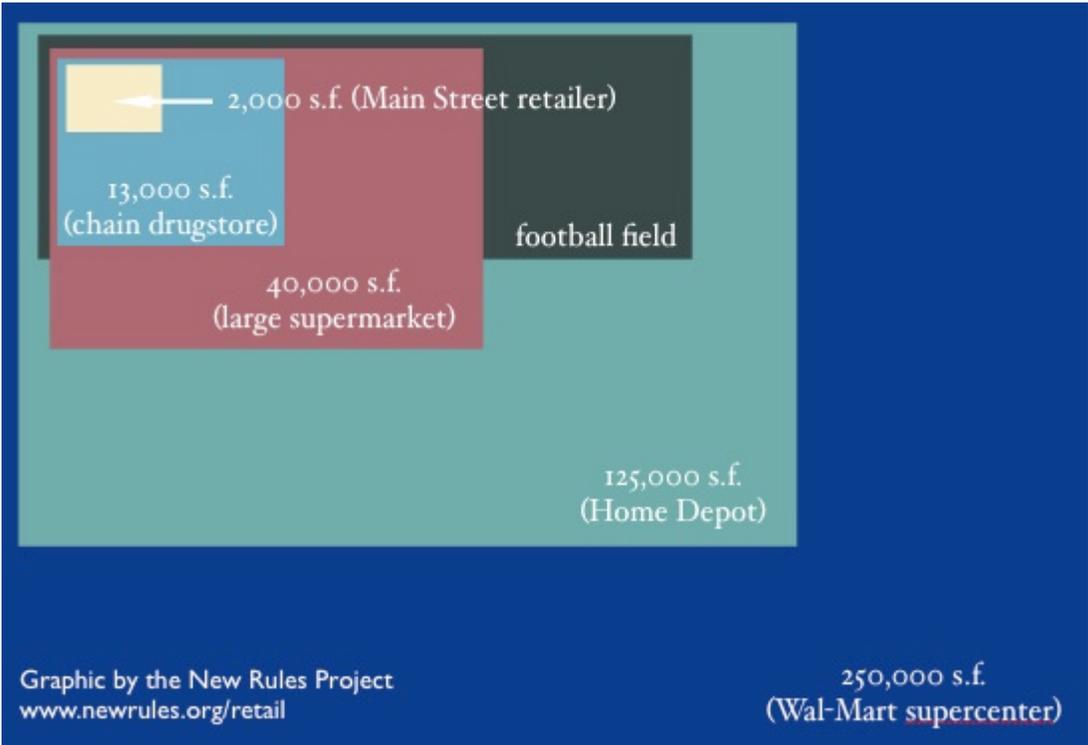
As such, there is little to no chance that the residents of this property will be able to shop for basic necessities and WILL have to drive to get them. There is no chance that employees of the office space can expect friends to meet them there after work to relax. And there is likewise no chance that a nexus will form for the benefit for any legs of the "three legged stool" referenced in the current GDP.

As a North End resident, I applaud the commission's note of the failure of the community to force developers to deliver amenities they promised, both here, at DeLo and at Steele Ranch. We cannot do that on some of the last contiguous commercial property that is available to us!

Please continue to reject this proposal as it stands and strongly recommend same to City Council and Mayor Stolzmann.

Thank you!

Brian Topping
North End



Rob Zuccaro

Subject: FW: public comment in SUPPORT of the Redtail Ridge Development

From: Jonathan Vigh [<mailto:redcloud@gmail.com>]

Sent: Tuesday, July 7, 2020 8:45 PM

To: Planning <planning@Louisvilleco.gov>

Subject: public comment in SUPPORT of the Redtail Ridge Development

Dear Louisville Planning Commission,

I am a resident of the Town of Superior, and as such, I am a local stakeholder in the process concerning the Redtail Ridge Development. I have lived in the area for 7 years and work as a scientist at a major lab in Boulder. In the full interest of transparency, my wife is a Medtronic employee. She, nor any representative from Medtronic, have had any influence in this public comment. I have no connections with the developer either.

I am writing in SUPPORT of the proposed Redtail Ridge Development.

I am aware that there is a group of citizens trying to derail this development out of various concerns ranging from NIMBY-ism or whatever else (traffic, environmental, etc.).

Here is why I think it is imperative that this land be developed in a smart way in a manner that is generally similar to what is proposed currently.

1. The land is a prime parcel for a corporate campus due to its location and proximity to major transportation routes (US-36, Northwest Parkway, bus rapid transit, Rocky Mountain Metropolitan Airport). The land was previously a corporate campus, was earmarked for the Philipps66 campus, and has been planned for this use in the current plan. This is strong evidence that this is an economically sensible use of the land.
2. The transportation links also make this a prime parcel for smart moderate-to-high density development.
3. Our area is BADLY in need of affordable housing. Multi-family housing and other affordable housing could greatly help to alleviate the crushing economic and time burdens on service workers who work in our area, but have to commute in from long distances. We need to have more balanced communities, not communities just for the current (generally wealthy) homeowners.
4. This parcel offers substantial opportunity to keep high quality, high income jobs within Louisville, which will help the local tax base.

If this development is derailed, there is a possibility that Medtronic may move these jobs elsewhere. This would uproot ~500 families from a community they have long called their home.

So in summary, I support this development plan. If it can be amended to treat concerns of residents, fine, but please don't let NIMBY-ists derail this economically-vital development.

Sincerely,
Jonathan Vigh

Rob Zuccaro

Subject: FW: Brue Baukol proposal

From: C Ardalan [<mailto:c.ardalan@hotmail.com>]

Sent: Tuesday, July 7, 2020 6:08 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Brue Baukol proposal

Dear Planning Commission,

Thank you for protecting our community from more developments that destroy our environment and quality of life in Louisville.

Please vote NO on the Brue Baukol proposal and preserve what's left of our landscape for the next generation.

Thank you for all your hard work.

Carmen Ardalan
Louisville, Colorado

Rob Zuccaro

Subject: FW: No on RedTail Ridge

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

From: Chandi Beck [mailto:chandibeck@hotmail.com]
Sent: Wednesday, July 8, 2020 2:59 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No on RedTail Ridge

To Whom It May Concern:

I am writing to express my vote of absolutely no on the development of RedTail Ridge. The increased water usage will be too much burden to bear and amount of money it will cost us as taxpayers is too heavy of a burden as well. Traffic and the large carbon footprint of the building and parking lot will impact us as a community will not benefit our citizens. This is too much risk to reward from all sides but the developers.

Thank you for listening to your citizens,

Chandi
Sent from my iPhone

Rob Zuccaro

Subject: FW: Red Tail Ridge-request for final approval of Medtronic PUD

From: Suzy Betancourt [mailto:suzy_court@yahoo.com]

Sent: Wednesday, July 8, 2020 2:46 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge-request for final approval of Medtronic PUD

To Whom It May Concern,

I want to submit input on Red Tail Ridge. I am
Asking our Planning Commission to vote NO on this proposal.
Thank you for unanimously voting NO on the change to the GDP.

v/r
Suzy Magliaro

[Sent from Yahoo Mail for iPhone](#)

Rob Zuccaro

Subject: FW: Redtail

From: Justine Campbell [<mailto:tinescampbell@gmail.com>]

Sent: Wednesday, July 8, 2020 8:55 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail

Dear Commissioners-

Please vote NO on the Redtail Ridge proposal!

I've lived in Louisville for 14 years and have watched as my small town has been over run with crowding.

Seriously, we have enough people and homes and businesses here to keep it going.

The Redtail Ridge area should just be integrated open space. No more developments, please!

Thank you for listening to us -

Justine Campbell

Rob Zuccaro

Subject: FW: Red Tail Ridge.

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

From: Brian Catlos [mailto:bcatlos@portal9.info]
Sent: Monday, July 6, 2020 11:01 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge.

We are glad that the Red Tail Ridge will not be going ahead as originally planned, and trust that the planning commission will vote no on the amended proposal Thank you ===== Dr. Brian A. Catlos
890 S. Palisade Ct.
Louisville CO
80027 USA

tel.: 303-926-4359

Rob Zuccaro

Subject: FW: Redtail

From: Michiko Christiansen [<mailto:chikochrist@gmail.com>]
Sent: Monday, July 6, 2020 11:07 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail

Greetings,

I just wanted to say thank you for denying the request for a change of GDP. It was nice to know that you are working with us, the people who reside in the city of Louisville.

I have lived in this town for 30 plus years and have seen and been disgusted by this change to this small town which is the main reason I moved here.

If Metronic would like to have a place, offer them by repurposing the empty buildings such as Kohls, Sam club and others. This is the most ideal project for them and cost effective which they can afford. What they offer the sheer size at the Redtail is ridiculous. They can always down size and make it work by using the vacant buildings. The workers can go out to eat at the local restaurants and invited personnel from other states can stay at hotels nearby. This will help us locally and local businesses as well.

I much rather see this Redtail area to use as an open space and using the existing buildings as a recreation park service. This place creates a wonderful buffer zone against Broomfield.

Words of advice never give any tax incentives. The reason why it will cost us dearly in the long term and it is not effective for us to use this format.

The statistics and experts proved that using the tax incentive is harmful for

any cities. Meaning the cost for traffic, road repair, snow removal, police services, Fire protection, and the list goes on will place a burden on us who live in Louisville. That is why the tax incentive will not work.

Lastly think of what GRETA THUNDBERG WOULD DO .

Just tell Brue Baukol that it is over and no more meetings with him because he has to learn to accept the "NO" means "NO" period.

Again thank you for saying NO and stood up firm. Remain firm.
M. Christiansen

Rob Zuccaro

Subject: FW: RedTail Ridge,

From: Linda Du [<mailto:4lindadu@gmail.com>]

Sent: Tuesday, July 7, 2020 2:43 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: RedTail Ridge,

Hi, Planning Commission:

We, as residents of Louisville, will vote “NO” for RedTail Ridge. Sustainability is Louisville’s top priority and yet this proposal is in no way sustainable. It features acres of parking, and nothing to suggest that carbon footprint is a concern.

Thank you.

Linda Du and Zhong Chao Wu
696 Club Cir, Louisville, CO 80027

Rob Zuccaro

Subject: FW: PUD at the Redtail Ridge site

From: Ellen J Helberg [<mailto:ejhelberg@gmail.com>]

Sent: Wednesday, July 8, 2020 9:09 AM

To: Planning <planning@Louisvilleco.gov>

Subject: PUD at the Redtail Ridge site

Dear Planning Commission Members,

I am writing to thank you for denying the Redtail Ridge General Development Plan and Comprehensive Plan changes. I have written about this before, and still believe that the plan is just too big for the site. I encourage you to recognize that the three million square foot "Rural" designation is big enough for a development on this site, so no change is needed.

I am also requesting that the applicant be asked not to delay the process further and to come back to the Commission with a responsible and appropriate proposal.

I am also asking you to not hear or vote on the PUD. Without approval of the GDP plan and Comprehensive Plan changes, I believe it is irresponsible, and premature, to approve agenda item 6. b. titled "Project 321 (Medtronic) Preliminary and Final Planned Unit". The site layout is not settled yet. A better or even different proposal should be made within the context of the smaller "Rural" designation.

Thank you for your consideration.

*Ellen J. Helberg
726 Ponderosa Ct.
Louisville, CO 80027*

Rob Zuccaro

Subject: FW: Redtail resolutions

From: Matt Jones [<mailto:jonesmk123@gmail.com>]

Sent: Monday, July 6, 2020 12:53 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail resolutions

Thank you for denying the Redtail Ridge GDP and Comprehensive Plan change. It is way too large creating all sorts of issues. The applicant should not delay the process further and come back with a responsible proposal. You have an important role in making that happen. Two related points:

- 1) The “be it resolved” findings in Resolution Number 3 are very broad. During the planning commission discussion, I repeatedly heard the need to keep the “Rural” designation that is limited to 300 million square feet of development. It is critical to include that clear intent both in the resolution text and in the verbal record. The applicant needs to clearly understand this, so as not to appeal to the city council and cause unneeded delay and more community divisiveness. By providing direction to come back with a proposal using the “Rural” designation, timely approval is much more likely.

- 2) Without the GDP plan and comprehensive plan changes approval, it is irresponsible to approve the agenda item 6. b. titled “Project 321 (Medtronic) Preliminary and Final Planned Unit” as the site layout is not settled and a better or different proposal should be made within the context of the smaller “Rural” designation. As an aside, it is not Medtronic applying for his approval, but Ryan Companies. This implies that Ryan Companies is building and owning the large buildings and Medtronic is just leasing for an unknown period of time.

Thanks again for caring about keeping the small-town feel of Louisville.

--

Thanks,
Matt Jones

Rob Zuccaro

Subject: FW: Red tail ridge

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

From: Bruce Kovalski [mailto:bak7@live.com]

Sent: Tuesday, July 7, 2020 8:33 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red tail ridge

Stop the density development. Thank you

Sent from my iPhone

Rob Zuccaro

Subject: FW: Red Tail Ridge

From: Jill Kranitz [<mailto:jillkranitz@gmail.com>]

Sent: Tuesday, July 7, 2020 8:21 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge

As a Louisville resident, I am urging you to again, please vote NO on Red Tail Ridge. I am very concerned about this development.

It is just too big and too dense. Wildlife and the natural habitat will be destroyed.

Thank you.
Jill Kranitz

Rob Zuccaro

Subject: FW: Redtail Project NO -- Open Space YES!

From: Deb Kulcsar [<mailto:debkulcsar55@gmail.com>]

Sent: Tuesday, July 7, 2020 7:58 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: David Darst home <darst1951@gmail.com>; Marty Marra <crazyunclemarty@gmail.com>

Subject: Redtail Project NO -- Open Space YES!

Hello!

Thank you for your community service in maintaining our beautiful Louisville. My husband and I have been residents on Jefferson Avenue in Old Town since 1989. The open space, cultural history and community are values that we both treasure.

Please! Enough disruption of open space, now.

I drive past the proposed "Redtail Ridge" regularly. We've lost the bald eagles on the other side of the Northwest Parkway. We've lost coyotes and songbirds, prairie dogs, snakes, views of the foothills and Indian Peaks.

I am no expert, but I'm also not an idiot when I look at all of the VACANT buildings in and around Louisville and Broomfield (Flatirons Crossing complex) that have destroyed habitat, open space, views, solitude.

PLEASE say NO emphatically NO to lining this developers pockets. There's NO sane reason to destroy that beautiful piece of property, send more crap to the landfill and plastics to the ocean.

Louisville, Colorado PLEASE figure out a NEW normal for a tax base that cares for planet and people. Over BIG cool "new" shiny buildings like the car dealerships across the street.

STOP this project -- please.

Thank you.

Deb Kulcsar, MS Education

OUT Adjunct Instructor

Sent from my Verizon, Samsung Galaxy smartphone

Rob Zuccaro

Subject: FW: NO on Redtail Ridge

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

From: ROBIN MACLAUGHLIN [mailto:robinmac@msn.com]
Sent: Wednesday, July 8, 2020 7:09 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: NO on Redtail Ridge

Louisville Planning commission,
Take a hint from the Town of Superior and vote NO to more buildings, more traffic, more asphalt, more pollution. Redtail Ridge will cause more crowding of our recreation center, our library, schools and other town amenities. Have you considered that most Medtronic employees wont just arrive to work and go directly home? They will be using Louisville rec center, library, grocery stores, medical/dental offices, local streets.
Robin MacLaughlin

Sent from my iPad

Rob Zuccaro

Subject: FW: No to Medtronic/ No to Redtail Ridge

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

From: ROBIN MACLAUGHLIN [mailto:robincmac@msn.com]
Sent: Tuesday, July 7, 2020 7:07 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No to Medtronic/ No to Redtail Ridge

Louisville Planning commission

You are elected officials meant to represent the people of Louisville. Not the people who work for Medtronic or developers who stand to make money off their large buildings and parking lots. Why, then, wouldn't you be actively seeking the opinion of the people who reside in the town of Louisville how they feel about more people, more traffic, more buildings, more parking lots and less wildlife? I am not clear on this. Yes, residents are free to submit their letters as I have done here, however there are many people who reside in the town of Louisville who are working with young families and have no idea about Medtronic/Redtail proposal. On a project this large, dont you think it is your duty to not only inform the residents of Louisville of these proposals but hear their thoughts on this?

Thank you ,
Robin MacLaughlin

Sent from my iPad

Rob Zuccaro

Subject: FW: Red tail ridge

From: STEPHANIE NEVAREZ [<mailto:STEPHANIENEVAREZ@msn.com>]

Sent: Tuesday, July 7, 2020 6:57 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red tail ridge

Dear planning commission,

Please do not allow another development to begin at this point in time. Louisville has vacant commercial areas that should be a priority before this new proposal. You can wait. The value of this property is not lessened with time. Your community values open space and wildlife. Please do not overdevelop our town and forget to take care of that which we already have or that which we value.

Thank you,

Get [Outlook for Android](#)

Rob Zuccaro

Subject: FW: Redtail Ridge Development

From: Kevin Owocki [<mailto:ksowocki@gmail.com>]

Sent: Tuesday, July 7, 2020 10:51 AM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Development

Hello,

I am a homeowner and live in Louisville, near where the proposed Redtail Ridge Development would be located. After reviewing the plans submitted by Brue Baukol, I am asking that Louisville city planning reject this development proposal. I am very concerned with the size and scale of the proposed development. We already will have a lot of empty commercial space in that corner of town (the empty Kohl's shopping center, and across McCaslin when Lowe's leaves town). We should be focusing on reviving and maximizing the empty developments currently zoned for commercial and retail use before building another 2M plus square feet development there.

Please let me know if you have any questions about my concerns. I'd also like to know how I can be kept up to date on the status of this proposal.

Cheers,
Kevin Owocki
622 Bella Vista Drive
Louisville, CO 80027

[@owocki](#)

[gitcoin is live and has generated over \\$4.0mm for Open Source Software - see our results](#)

Rob Zuccaro

Subject: FW: Please vote No on the Red Tail Ridge Project

From: David Page [<mailto:paged.csci@gmail.com>]

Sent: Tuesday, July 7, 2020 6:17 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Please vote No on the Red Tail Ridge Project

Hello,

My name is David Page, and I'm a resident of Louisville. I would like to start by thanking you for the unanimous decision to not change the GDP, and would ask that you continue this trend by voting No on the Red Tail Ridge Project.

The project is too dense, and does too little to mitigate the effects on our town. The increase in traffic is very significant in an area that already suffers from traffic problems. The expected increase in resident population by 15-25% over 10 years is very significant on our infrastructure. On top of that, the site has become home to a large amount of wildlife, and this project does little to mitigate the damage that a massive construction project would incur on the area. Beyond this, there is no indication that the carbon footprint increase by the amount of traffic that would be generated by such a large area has been taken into consideration.

I appreciate that something ought to be done in the area, but this project is not the solution. There have to be better ways to go about doing this.

Thank you,
David Page

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Van Pollock [<mailto:LAPollock@msn.com>]
Sent: Tuesday, July 7, 2020 2:30 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

Leigh Ann Pollock
475 Eisenhower Drive
Louisville, CO

Dear Louisville Planning Commission,

Thank you for voting unanimously with a resolution that would recommend the City Council decline the comprehension plan amendment. It is important, and you have the authority to listen to the citizens, and try to navigate through the developers request.

We, know from past experiance that the City Council, and planning commission approve overwhelmingly the majority of developer requests. Just take a look around us. I've lived here since 1982, and our small town is disappearing, under the development.

There are significant concerns with the developer's comp plan, and general development plan that includes 5,886,000 square feet of building, and 2,236 multi-family residential units. I would say all of you had it correct when you said it's "too big".
Nothing changed, it's still too big!!!

Please, try to stop the back and forth by the developers, and their attorneys.
They aren't listening. Louisville, will welcome a corporate campus.
What, we dont want is the density, the increased traffic, loss of animal habitat, stress on our tax base, and for our small town to disappear.

If Brue Baukal backed up the statement "our commitment from the beginning is getting this project right for the community".

This is now the time to back up his statement, not fight the citizens, for something that is clearly too big in density, and not what our City needs or wants.

Tell them to go back to the drawing board.

Please vote NO.

Thank you,
Leigh Ann Pollock

Rob Zuccaro

Subject: FW: Please vote NO on Red Tail Ridge

From: Paul Proskey [<mailto:paul181@comcast.net>]

Sent: Tuesday, July 7, 2020 9:01 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Please vote NO on Red Tail Ridge

City of Louisville Planning Commission:

Please vote NO on the changes to the GDP for the Red Tail Ridge Medtronic PUD. Thank you for voting NO on this very important issue which will preserve what Louisville is all about. Please Do Not let this proposal go through!

Paul Proskey

Sent from my T-Mobile 5G Device

Rob Zuccaro

Subject: FW: Please vote NO on Red Tail Ridge

From: Brenda Proskey [<mailto:bproskey@gmail.com>]

Sent: Tuesday, July 7, 2020 8:57 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Please vote NO on Red Tail Ridge

City of Louisville Planning Commission:

Please vote NO on the changes to the GDP for the Red Tail Ridge Medtronic PUD. Thank you for voting NO on this very important issue which will preserve what Louisville is all about. Please Do Not let this proposal go through!

Brenda Proskey

Rob Zuccaro

Subject: FW: Redtail

From: John Reilly [<mailto:peachrules@gmail.com>]

Sent: Wednesday, July 8, 2020 7:08 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail

If we are going to have something out there, I like Medtronic, but the rest of the Redtail development seems way to large.

Keep it smaller.

Thx

John Reilly

Rob Zuccaro

Subject: FW: Red Tail Ridge - Vote NO

From: Katharine Rhodes [<mailto:katharine.rhodes@gmail.com>]

Sent: Tuesday, July 7, 2020 9:32 AM

To: Planning <planning@Louisvilleco.gov>

Subject: Red Tail Ridge - Vote NO

Hello,

Once again I am writing to voice my concerns about the proposed Red Tail Ridge Development. I am a homeowner and live in Louisville, near where the proposed development would be located. After reviewing the plans submitted by Brue Baukol, I am asking that Louisville city planning reject this development proposal. I am very concerned with the size and scale of the proposed development. We already will have a lot of empty commercial space in that corner of town (the empty Kohl's shopping center, and across McCaslin when Lowe's leaves town). We should be focusing on reviving and maximizing the empty developments currently zoned for commercial and retail use before building another 2M plus square feet development there.

The planning commission has already voted no unanimously to change the GDP, based on community feedback. It looks as though Bruce Baukol did not incorporate our feedback in any significant way with the proposal you are to vote on this week. This development is not what our community needs or wants. It's profit driven without thought for the best fit with the community of Louisville. Please continue to vote no!

Please let me know if you have any questions about my concerns. I'd also like to know how I can be kept up to date on the status of this proposal.

Cheers,
Katharine Owocki
[622 Bella Vista Drive](#)
[Louisville, CO 80027](#)

Sent from my iPhone