

Lisa Ritchie

From: Julie Abrams <justjabrams@gmail.com>
Sent: Wednesday, July 8, 2020 10:54 AM
To: Planning Commission
Subject: Conoco Phillips Site

Dear Planning Commission,

Thank you for voting down the Redtail Ridge GDP and Comp plan changes, as that proposal was much too big. Please do not hear or vote on the PUD. You have already voted down the changes and it would be irresponsible to approve the agenda item 6.b. titled Project 321 (Medtronic) Preliminary and Final Planned Unit. The site would be better suited to stay with the smaller, rural designation.

Thank you for your consideration,

Julie Abrams
917 Eldorado Lane
Louisville, CO 80027

Lisa Ritchie

From: Susan Aldridge (HE) <SAldridge@huwaenterprises.com>
Sent: Monday, July 6, 2020 3:14 PM
To: City Council; Planning Commission
Subject: PUD 321

Dear Louisville City Officials and other interested parties:

Years ago my life greatly improved as a result of advances in medical equipment for Type I diabetics thanks to Medtronic. As a wife of a Type I diabetic, as well as the Aunt of a Type 1 diabetic, I indirectly experienced too often the struggles of a Type I diabetic – timing meals perfectly, carrying around needles, limited ability to do sports, low blood sugar reactions, etc. The use of the Medtronic pump literally altered my husband and my nephew’s lives – among millions of others – in a significant fashion – likely saving their lives in some cases. In every case, the use of the pump improved their ability to live more normally and have a healthy and active life.

To have a company like Medtronic be a corporate citizen in Louisville and Colorado is a great thing and should be encouraged. It is a solid reputable company, honoring sustainability and providing opportunities for great employment as well.

I strongly support the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge. I encourage the Planning Commission and ultimately the City Council to approve the Preliminary and Final PUD for Project 321.

Sincerely,
Susan Aldridge
720-273-6453

Lisa Ritchie

From: Dan Aweida <dan@aweida.com>
Sent: Thursday, July 2, 2020 1:03 PM
To: Planning Commission; City Council
Subject: Medtronic

Hello City Council and Planning Commission,

I strongly support the Redtail Ridge Project and specifically the Medtronic PUD. 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 needed. The nearly 400-acres of land has been sitting idle for the past decade and now Medtronic could increase positive economic activity for many 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 be welcomed in these difficult times. Please approve this PUD.

Have a great Fourth Weekend all!
Dan Aweida

Lisa Ritchie

From: Steve Belin <steve@belin.org>
Sent: Wednesday, July 8, 2020 10:57 AM
To: Planning Commission
Subject: Redtail

Planning Commission:

I am a Louisville resident and want to thank you for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. The three million square foot "Rural" designation is plenty big enough, so no change is needed. I ask that the applicant not delay the process further and come back with a responsible proposal.

Please do not hear or vote on the PUD! 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.

Kind regards,

Steve Belin

Lisa Ritchie

From: R BOYAN <rboyan44@msn.com>
Sent: Wednesday, July 8, 2020 5:16 PM
To: Planning Commission
Subject: Medtronic Campus portion of Red Tail Ridge Development - Please Vote No Again

Dear Louisville Planning Commission,

I echo my prior request that you vote No again on the Red Tail Ridge proposal, specifically this time for the Medtronic Campus proposal being presented Thursday July 9th. The developers for the entire Red Tail Ridge project need to scale back their proposal to a project that will not eliminate the buffer of open space between Louisville and Broomfield and not significantly impact traffic congestion.

Please uphold your recent 6/25 NO vote on the overall development proposal, and vote No again on the Medtronic parcel. We need to force the developer to listen to the community and bring back a more modest, workable development proposal for the whole area, not try to gain piece meal approvals for its segments.

Thank you again for your consideration and your continued service to our fantastic community.

Regards,
Rich Boyan
resident since 2001

From: R BOYAN
Sent: Monday, June 8, 2020 4:17 PM
To: PlanningCommission@LouisvilleCO.gov <PlanningCommission@LouisvilleCO.gov>
Subject: Red Tail Ridge Development - Way too Large

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

Lisa Ritchie

From: Charlotte Buck <charbuck47@live.com>
Sent: Wednesday, July 8, 2020 11:26 AM
To: Planning Commission
Subject: Not in Favor

I am against the PUD that Ryan Companies will be proposing to your Commission on July 9. It is designed to put pressure for the acceptance of the Redtail Ridge development by Brue Baukoi that you have already nixed. And it may involve the rapid extermination of a prairie dog colony, which most residents of Louisville would not be in favor of. There has got to be a solution that allows Medtronic to expand that does not involve the ruination of the Conoco-Philips site with a development that is too humongous and bloated with density, traffic and other issues, not to mention incongruent with Louisville's character.

Thank you,
Charlotte Buck

Lisa Ritchie

From: Danielle Butler <danielleontheroad@hotmail.com>
Sent: Tuesday, July 7, 2020 10:16 PM
To: Planning Commission
Subject: Red Tail Development PUD approval request

Dear LSV Planning Commission

I was made aware of the Red Tail building developers' request to circumvent the planning process and seek approval of their plan as if the master plan would allow it.

This is a ridiculous waste of Louisville's tax payers money and the Planning Commission's time. Please dismiss the request without further ado. The message has been sent. Their proposal has been declined already. No thank you to super scaled development in Louisville. It's not in our character or our best interests.

I'm really tired of seeing these sorts of things in Louisville all the time. Relentless self serving selfish behavior that is tolerated in the name of what I am not sure. Respectfully dismiss the request ASAP and send the message that Louisville is done spending time in developer's pockets.

Let's spend our time maintaining what small town character we have left and figuring out how to meet our 21st Century living challenges instead. We now have noise and light pollution, congestion and loss of wildlife due to recent over development. Lets spend our time mitigating those mistakes instead of considering more mistakes.

Thank you,
Danielle Butler
716 Ponderosa Court
LSV

Sent from my iPhone

Lisa Ritchie

From: T calloway <callowaytara@hotmail.com>
Sent: Wednesday, July 8, 2020 4:43 PM
To: Planning Commission
Subject: Redtail development PUD

Dear Planning Commission-

I am writing to you about the meeting tonight concerning the proposed Redtail Ridge development.

Thank you so much for listening to your constituents and not approving the General Development Plan. I ask you to continue to respect the small-town character of Louisville. Please reject the PUD since there is no GDP currently. Thank you for your consideration.

Sincerely,
Tara Calloway
2210 Cliffrose Ln

Lisa Ritchie

From: Erin Carpenter <erin.f.carpenter@gmail.com>
Sent: Wednesday, July 8, 2020 8:59 AM
To: Planning Commission
Subject: Comment on RedTail ridge site

Hello,

I wanted to thank you for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. In my opinion, the three million square foot “Rural” designation is plenty big enough, so no change is needed. I would request that the applicant not delay the process further and come back with a responsible proposal.

I would respectfully ask you to not hear or vote on the PUD. 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.

Thank you for your time and consideration,

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Erin Carpenter, LCSW
715 Wildrose Way
Louisville, CO 80027
720.295.7801

Lisa Ritchie

From: Craig W. Wright <kungfucraig@gmail.com>
Sent: Wednesday, July 8, 2020 8:10 AM
To: Planning Commission
Subject: Medtronic Campus

Hi,

Given the dependency of the Medtronic campus on the infrastructure implied by the Redtail Ridge development plan, I would urge you to postpone any decision on Medtronic until the fate of the Redtail Ridge plan is firmly determined by the City Council.

Thank you,

Craig Wright

Lisa Ritchie

Subject: FW: Medtronic

To whom it may concern,

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

I am a Type I diabetic and my life and my family's life has improved dramatically due to Medtronic supplies and equipment That I have and continue to use and I strongly support Medtronic coming to Louisville.

Sincerely,

Jevin Croteau

Sent from my iPhone

Lisa Ritchie

From: tomdelorey@aol.com
Sent: Wednesday, July 8, 2020 11:57 AM
To: Planning Commission
Cc: tomdelorey@aol.com
Subject: I Object to Redtail not following proper procedure

Back in March Retail Ridge demanded that the City Council approve one of their plans out of sequence so that they could begin the process of selling bonds. Now they are demanding that something else be approved out of sequence regardless of the fact that the Planning Commission already turned them down. I am sick and tired of the Retail Ridge juggernaut trying to bully its way through proper procedures.

The project is too damn big for a landlocked site such as that. Vote no and keep voting no on Redtail Ridge!

Tom DeLorey
Louisville

Lisa Ritchie

From: Glenn Drummond <glenndrummond@gmail.com>
Sent: Wednesday, July 8, 2020 12:02 PM
To: Planning Commission
Subject: Re: agenda item 6. B. Titled "Project 321 (Medtronic) Preliminary and Final Planned Unit"

To the Planning Commission,

Thank you for denying the Redtail Ridge General Development Plan and Comprehensive Plan changes.

The three million square foot Rural designation is big enough. No change is needed!

Do not hear or vote on the PUD without the GDP plan and Comprehensive Plan change approval!

It is irresponsible to approve 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.

Thank you,

Glenn Drummond
Louisville Resident

Lisa Ritchie

From: Sarah Esser <esser.sarahm@gmail.com>
Sent: Tuesday, July 7, 2020 10:17 PM
To: Planning Commission
Subject: Writing in support of the Medtronic campus

Hi,

As a Louisville resident and home owner. I am writing in strong support of approving the Louisville campus. As Medtronic is a major employer of the Louisville area and Boulder county, I want to strongly encourage you to vote in favor of this proposal to keep high paying, important jobs in the community. The campus will bring over 1000 jobs to the community. In these unprecedented economic times, such as we are facing now, it would be irresponsible for the long term future of iyt city to require the campus to move elsewhere and likely drive residents out of our community to be closer to their new campus.

Thank you,

Sarah Esser

Lisa Ritchie

From: Doris Fasbender <Doris.Fasbender@colorado.edu>
Sent: Wednesday, July 8, 2020 8:57 AM
To: Planning Commission
Subject: Development at old Conoco-Phillips site

I was very glad to read that your commission denied approval of the very large proposed development at the old C-P site. But I now hear that at your upcoming meeting this Thursday you will be asked to approve a PUD for large office buildings in the middle of that site. I encourage you to deny the PUD, which seems like a commitment to the worst piece of the original plan. It would feel like Louisville was then bound to an agreement which could create future eyesores right in the middle of the site. I think it would be better to deal with proposals for such development as they come in the future. Please don't put the city in a position which could go against keeping with the Comprehensive Plan we all voted on.

Thank you for your very hard and important work!

Doris Fasbender
538 W. Sycamore Circle
Louisville

Lisa Ritchie

From: Janine Fitzgerald <j9fitz@gmail.com>
Sent: Wednesday, July 8, 2020 7:45 PM
To: Planning
Subject: Please vote NO on Thursday!

Dear Planning Commission -

You know better than I how these things work. My understanding is the if you allow the PUD to go through, it just paves the way for the Redtail Ridge we voted No on last week. You are the professionals here. You know how developers work. Please do not throw Louisville under the bus!

Please do your job and vote NO to save our town!

Yes, wwe want somethinig to happen at the Stoage Tek facility, but this is not the way to go!

Doni't Californicate Colorado!

Sincerely,
Janine Fitzgerald
Ward 2

PS Do the right thing because it's the right thing to do!

Lisa Ritchie

From: Michael Fried <m40402@yahoo.com>
Sent: Wednesday, July 8, 2020 2:12 PM
To: Planning Commission
Subject: RedTail Ridge

Thank you for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. The three million square foot "Rural" designation is plenty big enough, so no change is needed. I request that the applicant not delay the process further and come back with a responsible proposal.

2) Please do not hear or vote on the PUD! Without the GDP plan and Comprehensive Plan changes approval. It would be 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.

Thank you for your consideration.

Michael Fried
1345 Snowberry Lane
Louisville

Lisa Ritchie

From: Grace Gee <grace@gracegeeart.com>
Sent: Wednesday, July 8, 2020 12:15 PM
To: Planning Commission
Subject: say no to PUD on Thursday

Dear Planning Commission,

Thank you for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. The three million square foot "Rural" designation is plenty big enough, so no change is needed. I request that the applicant not delay the process further and come back with a responsible proposal.

Additionally, I request that you NOT hear or vote on the PUD. Without the GDP plan and Comprehensive Plan changes approval, I feel 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. A better or different proposal should be made within the context of the smaller "Rural" designation.

Louisville's small town character is important to me, and a big reason why I choose to raise my family here. While I understand that progress and change is inevitable, I believe this lovely quality of Louisville can be maintained alongside changes.

Thank you,

Grace Gee
Ward 1

Lisa Ritchie

From: Anne Gooding <anne@colorado.edu>
Sent: Wednesday, July 8, 2020 11:11 AM
To: Planning Commission
Subject: please vote no on PUD for Medtronic

Dear Commission,

Thank you so much for voting no on the redtail ridge proposal as it was way too big for Louisville. I am also asking you to vote no on Project 321 (Medtronic) Preliminary and Final Planned Unit. It would not make sense to go ahead with this plan as it is dependent on the plan that did not pass eventually getting approved. This seems to be putting the cart before the horse and could ultimately put pressure to approve the redtail ridge development.

Thank you for your consideration.

Anne Gooding
Louisville Resident

Lisa Ritchie

From: juliegunning27 <juliegunning27@comcast.net>
Sent: Wednesday, July 8, 2020 4:27 PM
To: Planning Commission
Subject: Project 321 (Medtronic)

Dear Louisville Planning Commission,

Thank you for exercising sound judgement and denying the Redtail Ridge proposed development. It was obviously too large for this area and Louisville clearly does not have the infrastructure to support it. To believe that creation of a special district could cover the costs of something like this is absurd. These special districts have backfired spectacularly in other areas.

I am puzzled and quite concerned that you are scheduled to hear and potentially vote on a PUD of large office buildings in the middle of the (denied) Redtail Ridge. This makes no sense to me. Please do not do this. Would it not make more sense to wait and see what the economic fallout from the coronavirus pandemic is for Louisville? Every week that I go to work in Boulder, I see more empty office space and restaurant space. We don't need any development pushed through on a fast track during a time when people cannot even meet in person.

Please reconsider and do not hear or vote on the PUD (Project 321 Medtronic, agenda item 6b).

Sincerely and respectfully,

Julie Gunning
Louisville resident since 1995

Sent from my T-Mobile 4G LTE Device

Lisa Ritchie

From: Gail Hartman <gail.a.hartman@gmail.com>
Sent: Tuesday, July 7, 2020 7:29 PM
To: Planning Commission
Subject: Re: Project 321 (Medtronic) PUD

To the Planning Commission,

First, thank you very much for doing the right thing for Louisville by voting unanimously to reject the application for changes to the city's Comprehensive Plan necessary to proceed with the Redtail Ridge proposed development. Your discussions about density, massive residential development, traffic impacts, and the enormous public opposition to the project showed us all that you are paying attention. It is appreciated.

Second, it is imperative that you once again deny this new attempt to approve the Medtronic PUD that's inconsistent with your prior, unanimous decision! How ridiculous is it that the Ryan Companies now wants its PUD evaluated against the proposed Redtail Ridge General Development Plan amendment? You are being asked to *pretend* that you approved the Comp Plan amendment that would enable the proposed GDP when reviewing the PUD. This is a complete reversal of the City's standard planning/development processes. **And it is NOT okay for Louisville.**

Ryan Companies is clearly assuming that the Redtail GDP will be approved sooner or later. If the Medtronic PUD is approved by the Planning Commission, Ryan Companies could be breaking ground on the site by the time City Council has its hearings on the Redtail application. How might the fact that the Medtronic portion of the project has already been approved—and may by then already be under construction—affect Council members' perception of the project as a whole? Will they feel pressured not to reject something that is already underway?

Once again, the city is watching for the Planning Commission to do the right thing—again—by voting to deny the Medtronic PUD that is entirely inconsistent with your prior decision.

Thank you,

Gail Hartman
Louisville, CO

Lisa Ritchie

From: Ellen J Helberg <ejhelberg@gmail.com>
Sent: Wednesday, July 8, 2020 9:09 AM
To: Planning
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*

Lisa Ritchie

From: Maryan Jaross <mkjaross@gmail.com>
Sent: Wednesday, July 8, 2020 9:53 AM
To: Planning Commission
Cc: tamarkrantz@gmail.com; 7slr@live.com
Subject: Medtronic

Commissioners:

First of all, thank you for all your hard work on the Redtail Ridge development proposal. I'm sure all the community input has added to your load and we appreciate your taking the time to listen.

Apparently Ryan Companies doesn't think your decision to turn down amendments proposed by Brue Baukol to the Comprehensive Plan applies to them so they're appearing before you separately with a PUD. They're effectively asking you to put the cart before the horse by plunking 3 5-story buildings in the middle of the property.

I wrote to you before your last meeting my reasons for not liking the overall Redtail Ridge plan and made it very clear that I am in favor of Medtronic as a company and as a neighbor, but that the overall scope of the project had grown too large, a city-within-a-city that has little to do with the rest of Louisville while creating negative impacts on traffic, the environment, etc. The size of the senior community is also extraordinary; "**Frasier** is a mission-driven, nonprofit **retirement community** for seniors located on a 20-acre campus in a residential neighborhood of **Boulder**. We support a thriving and diverse **community** of more than 350 residents." Ericson Windcrest is proposing **1300 residents**. That's an incredible "Ask" and impact on our community.

I applauded your decision to turn down the project then and I implore you to not let Ryan subvert the City's Comprehensive plan nor the will of the people. Please help them understand that we get what they are trying to do and this is not the way to go about it. This is a strong community and our voices should not be ignored. Bring us a plan that allows Medtronic to build their headquarters here that is respectful of the land and the people.

Respectfully,
Maryan

Maryan Jaross
8446 St. Andrews Lane
Louisville, CO 80027
303.604.2157

Lisa Ritchie

From: ldraper01@gmail.com
Sent: Wednesday, July 8, 2020 9:26 AM
To: Planning Commission
Cc: Johnson Doug
Subject: No on Redtail Ridge PUD Fwd: Re: STK Development - Redtail Ridge Comments

Dear Planning Commission,

My husband and I are longtime residents of Louisville and live in Coal Creek Ranch near 88th/Dillon, a stone's throw from the STK property and proposed development.

1) Thank you for denying the Redtail Ridge General Development Plan and Comprehensive Plan changes.

The three million square foot "Rural" designation is large enough, so no change is needed. Please have the applicant not delay the process further and come back with a responsible proposal.

2) Please do not hear or vote on the PUD!

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.

Thank you,

Laurie and Doug Johnson
[804 Spyglass Circle](#)
[Louisville, CO 80027](#)

Laurie Draper
Feldenkrais® Practitioner
www.Feldenkrais5280.com

On Jun 10, 2020, at 5:50 PM, Laurie Draper <ldraper01@gmail.com> wrote:

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 than 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

Lisa Ritchie

From: justin deister <justin@uppercasedesign.us>
Sent: Wednesday, July 8, 2020 9:54 AM
To: Planning Commission
Subject: Retail Development

Louisville City Council,
Please continue to deny any and all development plans for this area including a PUD for Medtronic.
That is nothing but a foot in the door to provide excuse for widespread commercial use.

I believe I heard of an idea to preserve this land as open space, which I believe is a far better “development”.

We certainly don’t need any more noise pollution, light pollution and air pollution in in “one of the best places to live in the country”.

BTW: Don’t forget that Jefferson Airport provides plenty of noise pollution that is gradually destroying the quality of life here in beautiful Boulder County. Some days it sounds like we are at war.

Thanks,
Justin Deister
- Louisville Resident

Lisa Ritchie

From: JR Ketelsen <jrketelsen@gmail.com>
Sent: Wednesday, July 8, 2020 10:50 PM
To: Planning Commission
Subject: Redtail Ridge

Dear Planning Commissioners;

Our names are JR Ketelsen and Rita Vali. We reside at 539 W Laurel Ct in Louisville. We have lived here for 22 years.

First, I want to thank you for denying the Redtail Ridge General Development Plan and Comprehensive Plan changes. This plan was too large and completely inconsistent with Louisville's small-town character. I believe that the three million square foot "Rural" designation is large enough. A change should not be needed. Please do not allow Brue Baukol to delay the process further. Ask them to come back with a responsible proposal.

Second, at the meeting tonight I would ask that you do not hear or vote on the PUD 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.

Thank you,

JR Ketelsen
Rita Vali

Lisa Ritchie

From: JULIE KOVASH <julie.kovash@comcast.net>
Sent: Tuesday, July 7, 2020 2:37 PM
To: Planning
Subject: NO on Ryan Company Proposal on Parcel B

I whole-heartedly concur with Tamar Krantz on this proposal. These people are going to try all the back-door tricks to get at this property.

NO NO NO NO NO!!!

Tamar Krantz:

Unwelcome surprise!

In what appears to be a strategic move by the developer, the Medtronic development plan is back on the Planning Commission's agenda for this Thursday July 9. (This is the plan by Ryan Company, who would buy Parcel B from Brue Baukol, develop it and rent it to Medtronic.) On June 25 this decision was delayed because they denied the overall Redtail Ridge development.

Now, Ryan Company is asking for conditional approval based on roads, utilities, and zoning w aivers that have not been approved. They want the Planning Commissioners to "pretend" that they approved the Comprehensive Plan amendments and overall General Development Plan for Redtail Ridge, in order to consider the Medtronic campus portion.

If this "what if scenario" development plan is approved, this could bias the city council decision on Redtail Ridge that may come up in just a few weeks.

The information about this proposal can be found here, linked from the agenda.

<https://www.louisvilleco.gov/Home/Components/Calendar/Event/24671/68>

Please write to planning (Planning@louisvilleco.gov) and participate in the meeting on Thursday at 6:30 pm via this link. Tell them to deny the conditional development plan for Parcel B.

Lisa Ritchie

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Sunday, July 5, 2020 8:00 PM
To: Planning
Subject: Please delay decision or deny Resoltuion No 6. It makes no sense.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning commission members,

I am writing to request that you delay consideration or deny Resolution No. 6, Series 2020, “recommending approval of a preliminary and final Planned Unit Development to allow construction of a 506,000 sf office building and associated site improvements.”

I listened into the Planning Commission Hearings on June 11 and June 25. It was my understanding that consideration of this PUD would need to be delayed because the Planning Commission voted to recommend denial of the amendment to the Comprehensive Plan and the Redtail Ridge GDP. It makes no sense to consider this resolution.

First, resolution number 6 is dependent upon approval of the Redtail Ridge GDP as it is currently proposed. It is very unlikely that the Redtail Ridge GDP will be approved without conditions. Therefore, how can the planning commission can consider Ryan Company’s plan to develop parcel B without knowing if the Redtail Ridge GDP will change? If the City Council may make a final decision “in the coming weeks”, why not wait?

If you must consider this PUD, please review the concerns that citizens expressed about building heights, paved surface areas, lack of sustainability measures, wildlife, traffic and air quality related to the Redtail Ridge GDP. I counted over 125 letters opposed to the Redtail Ridge GDP in the June 25 meeting packet, not counting those that were later included in the Meeting Supplements. Many of these concerns apply to Parcel B. Finally, this PUD should be denied because it is dependent upon an infrastructure that is too financially risky for our city.

Please do not rush this decision.

Sincerely,
Tamar Krantz

Lisa Ritchie

From: Barb Lamm <BarbaraLamm@comcast.net>
Sent: Wednesday, July 8, 2020 7:41 PM
To: Planning Commission
Subject: Redtail Ridge Development

Dear Planning Commissioners:

Thank you for denying the huge Redtail Ridge General Development Plan and Comprehensive Plan proposed changes. The 3 million square foot "rural" designation is more than large enough and clearly no change is needed. Please as the applicant not to delay further and quickly re-submit a more responsible proposal!

Since the site layout is not settled, a better or different proposal should be made that fits with the "rural" designation for the area! Please don't hear or vote on the PUD! Without the GDP plan and Comprehensive Plan changes approval, it is irresponsible to approve agenda item 6. b. titled "Project 321 (Medtronic) Preliminary and Final Planned Unit" at this point.

Thank you for your consideration,

Sincerely,

Barbara Lamm

Barbara Lamm
303-494-5318 - home
720-938-5755 - cell
BarbaraLamm@comcast.net
420 Fairfield Lane,
Louisville, CO 80027

Lisa Ritchie

From: John Leary <johntleary@comcast.net>
Sent: Tuesday, July 7, 2020 4:10 PM
To: Planning Commission
Subject: Redtail Ridge

Members of the Planning Commission,

Thank you for rejecting the proposed Comprehensive Plan amendment for Redtail Ridge. Also, thank you for the humbling eloquence supporting your decision.

Here are my comments on Ryan Companies' PUD request.

You are being asked to pretend you passed the proposed Redtail Ridge GDP amendment, and then asked to evaluate their PUD application against that non action. This request is tainted with arrogance. I hope you stand by the position you outlined in your resolution of denial.

If you do not, I make the following points.

- I see no compelling reason for waiving the long held community norm on heights.
- If you choose to do so, getting a conservation easement on 7 acres of undeveloped land with no contiguity with other open space is a pittance. Brue Baukol and Ryan Companies should work together to rearrange boundaries to gain more acreage and land that is contiguous to existing open space, or create open space that has functional value to the City in other ways.
- The layout of parking is flat ugly.
- Ryan Companies could build this building under the current Comprehensive Plan.
- I believe most of us would like to see Medtronics on this site, however, not at any cost to our community norms and values. Furthermore, if Medtronics was taking ownership of the building, their longevity in the City would be more of a certain thing.

Thanks,
John Leary
1116 Lafarge Ave

Lisa Ritchie

From: Erin Lindsay <tenaciously.pink@gmail.com>
Sent: Wednesday, July 8, 2020 4:24 PM
To: Planning Commission
Subject: Redtail Ridge General Development Plan

Hi,

I write to you as a concerned resident and homeowner in Louisville.

First let me thank you for denying the Redtail Ridge General Development Plan, as originally proposed. It was way too big!

Second, I ask you to please, do NOT hear or vote on the PUD. It is not necessary. The three million square foot rural designation for this plot is plenty big. Plus, it would be irresponsible to approve the agenda item 6. b titled "Project 321 (Medtronic) Preliminary and Final Planned Unit" without the final GDP plan and Comprehensive changes approval. The site layout has not been settled and a different, better proposal should be made, *within the context of a smaller "rural" designation*.

Please do not let the applicant delay the process any more. Have them come back with a responsible proposal.

In closing, I'd just like to say that I bought my home here because of how small, quiet, and pastoral this town was. There used to be a steady stream of hawks flying over my back yard. They keep disappearing as more development occurs, because the development destroys their prey's habitat. There used to be far less noise and far less traffic here too. I have paid a lot in taxes and cost of living to enjoy the privilege of a slow, quiet, rural feel around my home. I expect that this town's most precious charms be protected by its officials.

Thank you for your time and consideration. Have a lovely day,

Erin Lindsay

Sent from my iPhone

Lisa Ritchie

From: Paul T. Little <plittle@ptlittle.com>
Sent: Wednesday, July 8, 2020 8:37 AM
To: Planning Commission
Subject: please do not hear or vote on Project 321 (Medtronic) Preliminary and Final Planned Unit"

Hi, and thank you for your time.

1) Thank you for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. The three million square foot "Rural" designation is plenty big enough, so no change is needed. Request that the applicant not delay the process further and come back with a responsible proposal.

2) Please do not hear or vote on the PUD. 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.

Thank you for listening.

Paul Little

193 W. Elm St.

Louisville, CO 80027

--

Regards,
Paul

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

Lisa Ritchie

From: Regina Macy <reginamacy@gmail.com>
Sent: Wednesday, July 8, 2020 1:48 PM
To: Planning Commission
Subject: Thanks

Dear Louisville Planning Commission,

Thanks for saying "no" to the way-to-large Redtail Ridge General Development Plan and Comprehensive Plan Changes. Please ask the applicant to not delay the process further by ignoring the "No" decision. Also please reiterate another "NO" on any Comprehensive Plan changes. No need to hear or to vote on the PUD!!

Thanks for your service.

Be well. Best, Regina Macy
1021 Willow Place
Louisville, CO 80027

Lisa Ritchie

From: Dawn Maloney <dawnhmaloney@gmail.com>
Sent: Wednesday, July 8, 2020 10:21 AM
To: Planning Commission
Subject: I approve

Dear PC Membership,

I approve of the changes to the Redtail Parcel B to include larger office buildings. I was very impressed by the overall plan, especially after walking the property on the open houses to get the sense of scale. This is a development for commercial and housing plots with plenty of space for good drainage, detention holding ponds, even as it maintains the open space appearance and feel, along with areas for public use.

The design team was very open to switch public use areas and senior living buildings based on the public input of view lines, which I believe is commendable, and should impart trust in the adaptation of the plan going forward. The design for traffic patterns as this area grows out will no doubt be in accordance with City requirements, and I trust you all to oversee this part of the Plan, too.

I do believe that the Redtail Development Plan is very important to the desired type of growth Louisville should encourage, as opposed to the kinds of irresponsible metro districts of Aurora and Broomfield. Whatever else, please keep in the forefront that I and many of my neighbors want Medtronic to be the kind of business that continues to be a prime employer in Louisville, and that the Redtail property area will be integral for this desired expansion to happen. It makes sense. It's "sustainable growth" for the City budgetwise, in that it is a multiplier rather than a drain.

Thank you for your consideration of my views. I appreciate your continued efforts and diligence, and the large amounts of time you volunteer to our City on our behalf.

Respectfully,
Dawn Horrall Maloney
314 Diamond Circle
Louisville, CO

Sent from My iPhone

Lisa Ritchie

From: Scott MacLaughlin <STMacLaughlin@msn.com>
Sent: Tuesday, July 7, 2020 6:26 PM
To: Planning Commission
Subject: Opposed to Medtronic development

I am concerned and opposed to Medtronic beginning development of the Conoco/StorageTek area independent of a thoroughly reviewed and community approved master plan for the entire land area. This one-off could open the door for an incongruent patchwork of various developments without forethought of the impacts to the community as a whole. I realize that at some point this land will be developed, so I am not opposed to any development. However, I am opposed to the Redtail Ridge development proposal (too massive and negatively impactful to the community), and opposed to having Medtronic begin development without a complete master plan.

Regards,

Scott MacLaughlin

Lisa Ritchie

From: Chris Meyer <cmeyer7@gmail.com>
Sent: Wednesday, July 8, 2020 12:00 PM
To: Planning Commission
Subject: Support for Medtronics Unit Development Plan

Hello,

Thank you for your work for our community. As long-time Louisville community members, We fully support the Medtronics Unit Development Plan. We wish you the best in your review of the development.

Chris and Lesley Meyer
112 S Carter Ct., Louisville, CO

Lisa Ritchie

From: Susan <susankmorris@gmail.com>
Sent: Wednesday, July 8, 2020 8:27 AM
To: Planning Commission
Subject: Medtronics PUD

Hi

I was so surprised to see the PUD plan for Medtronics through Ryan construction on the agenda for tomorrow. It has always been my impression that the City needed to approach the comp plan first, then the General Development Plan, and after those are finalized, the planned unit development proposal can be addressed. This makes total sense in the development process.

I watched your last meeting and was very pleased when you decided to unanimously deny the proposal for Red tail Ridge for so many different reasons.

If this is an attempt by the developers to find a "back door" towards approving Red Tail Ridge- then I am super disappointed. This development is too big. The residents are not happy with it and this approach for any development is wrong.

We have to comply with the current comp plan before anything else is considered.

Thank you

Susan Morris

939 West Maple Court

Louisville

Lisa Ritchie

From: Laura Pederson <lppederson@comcast.net>
Sent: Wednesday, July 8, 2020 5:13 PM
To: Planning Commission
Subject: Redtail Ridge

Louisville Planning Commission Members,

Thank you for denying the large scale Redtail Ridge General Development Plan and Comprehensive Plan changes. The three million square foot "Rural" designation is already bigger than we are comfortable with. Please encourage the applicant not to delay the process further, and to come back with a actual responsible proposal.

Please do not hear or vote on the PUD. 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", since the site layout is not settled and a better or different proposal should be made within the context of the smaller "Rural" designation.

We only have one chance to get this right - development can not be undone once it is completed.

Please continue to be responsive to what the citizens of Louisville are telling you about this proposal, and once again do the right thing.

Thanks and Regards,

Laura and Pete Pederson, 2297 Cliffrose Lane

Thanks and Regards,

Laura

Lisa Ritchie

From: Michael Perkins <m.perkins@hotmail.com>
Sent: Wednesday, July 8, 2020 8:16 AM
To: Planning Commission
Subject: Redtail Ridge vote...

I don't understand. Didn't this commission already vote 5-0 to reject the proposal?

Why is this 'hypothetical' scenario, that the Planning Commission approved the PUD, meeting even being considered? I'm confused about the process that is being played out. The planning commission clearly voted 'unanimously' to reject.

WTF!!!

Why is there even a 'process' in place if it can simply be bypassed?

Mike Perkins
229 Vulcan St.
Louisville

July 9, 2020

City of Louisville, CO
Planning Commission

Re: Redtail Ridge Development

To Whom It May Concern:

My name is Bob Frese, I am the President of Design Mechanical located at 312 CTC Blvd in the Colorado Tech Center. I am proud to say we have been based out of Boulder County for 36 years and specifically Louisville for the last 20 years. We enjoy everything Louisville has to offer not only in terms of our business but to our employees and residents as well. While we are involved with projects all over Colorado and neighboring states, we relish the opportunity to be involved with such an important project for our community.

As a Louisville company of 350 employees we welcomed the opportunity to be involved with the redevelopment of the old Storage Tek site by Conoco Phillips many years ago to only have it cancelled. We have been fortunate enough again to be a part of this same site development with the Ryan Companies. This project is crucial to our business, our employees and the City in these extremely uncertain and trying times due to COVID-19. Keeping our people working and providing for their families is our #1 priority and this project goes a long way to achieving that. In addition, it will provide much needed tax revenues to ensure the city can continue providing the services to its citizens and business' like Design Mechanical. This is the first project we have felt the need to voice our support for publicly in front of a planning commission or city council, which is a testament to how important we think this project is to the city, our business and our people.

We sincerely hope that the commission and city approve this project that has been a long time coming.

Thank you very much for your time and the roles you all play in this great City and Community.

Bob Frese,
President

Lisa Ritchie

From: Paul Proskey <paul181@comcast.net>
Sent: Tuesday, July 7, 2020 9:01 PM
To: Planning Commission
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

Lisa Ritchie

From: Brenda Proskey <bproskey@gmail.com>
Sent: Tuesday, July 7, 2020 8:57 PM
To: Planning Commission
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

Lisa Ritchie

From: Michelle Reddy <Michelle_Reddy@comcast.net>
Sent: Tuesday, July 7, 2020 11:30 AM
To: Planning
Cc: Ashley Stolzmann; Matt Jones
Subject: Medtronic development plan

Please deny the conditional development plan for Parcel B.

It should not be a surprise that this sneaky developer thinks they can pull the wool over our eyes and try to get conditional approval based on roads, utilities, and zoning waivers that have not been approved. They want the Planning Commissioners to pretend that they approved the Comprehensive Plan amendments and overall General Development Plan for Redtail Ridge, in order to consider the Medtronic campus portion. (This is the plan by Ryan Company, who would buy Parcel B from Brue Baukol, develop it, and rent it to Medtronic.) This could bias the city council decision on Redtail Ridge that may come up in just a few weeks.

Just say "NO."

Michelle Reddy, Louisville resident

Lisa Ritchie

From: John Reilly <peachrules@gmail.com>
Sent: Wednesday, July 8, 2020 7:08 AM
To: Planning Commission
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

Lisa Ritchie

From: mark riemer <coloradohouses@me.com>
Sent: Wednesday, July 8, 2020 7:33 AM
To: Planning Commission
Subject: Don't ruin Louisville

Hi,

Please don't make Louisville look like Broomfield.

Thank you for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. Three million square foot "Rural" designation is plenty big enough, so no change is needed. Please require the applicant not delay the process further and come back with a responsible proposal.

Please do not hear or vote on the PUD! 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.

Thanks,
Mark
Long time Louisville resident

Lisa Ritchie

From: Stephanie Rowe <7slr@live.com>
Sent: Tuesday, July 7, 2020 3:46 PM
To: Planning Commission
Subject: Medtronics application on July 9

Dear Planning Commissioners,

I am surprised and disappointed to see the Medtronic PUD on your agenda for July 9. Medtronic cannot be built without the full Redtail Ridge development to support it, and both Ryan Company and Brue Baukol have said as much.^[1] The rejection of Brue Baukol's application for changes to the city's Comprehensive Plan at the previous meeting should have put a stop to the Medtronic application, at least until the Redtail Ridge GDP is revised to meet acceptable levels of environmental sustainability and impact on the city of Louisville overall. Going forward with this part of the application seems a sly way for Brue Baukol, Ryan Company, and Medtronic to bias the city council towards ultimate approval of the project as a whole.

I urge you to reject the Medtronic PUD for this reason, and for the reason that nothing in this PUD meets the demand for environmental sustainability the people of Louisville value so highly. This is especially evident in the vast and sprawling asphalt parking lots associated with the buildings in this plat. These lots pave over what is now an active prairie dog colony – Ryan Companies has said nothing about what it would do about the prairie dogs, so we can only assume they will be exterminated, possibly poisoned – creating an impermeable surface that will absorb heat and deplete the area's watershed. In their abundance, they do nothing to discourage individuals from driving to the site from their far-flung homes, each person alone in her own car and contributing to climate change and air pollution. Are the buildings themselves sited so as to maximize natural heating and cooling features in the landscape? I've not heard anything from Brue Baukol or Ryan Companies about any efforts to build into their plans energy efficiency and decreased emissions.

The massive Redtail Ridge project, of which Medtronic is a component, is being railroaded through the city's approvals process during a chaotic time where citizens' participation can be severely limited. Please reject the Medtronic PUD and slow down this process to ensure that all of Louisville can be involved in making this incredibly important decision that affects every aspect of the things we value about our city.

Thank you,

Stephanie Rowe

^[1] "This PUD assumes the lot configuration, transportation networks, public land dedication areas, and utility design that is associated with the Redtail Ridge GDP and should be reviewed for conformance with this draft GDP."

Lisa Ritchie

From: R V <rowena.ong@gmail.com>
Sent: Wednesday, July 8, 2020 10:21 AM
To: Planning
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

Lisa Ritchie

From: Joel <shay25@q.com>
Sent: Wednesday, July 8, 2020 9:04 PM
To: Planning Commission
Subject: RE: Vote No on the StorageTek / Conoco development

Dear Planning Commission:

- 1) Thank them for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes.
- 2) Please do not hear or vote on the PUD.

Thank you
Joel

From: Joel [mailto:shay25@q.com]
Sent: Wednesday, June 24, 2020 4:16 PM
To: 'PlanningCommission@LouisvilleCO.gov' <PlanningCommission@LouisvilleCO.gov>
Subject: Vote No on the StorageTek / Conoco development
Importance: High

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

Lisa Ritchie

From: Richard Simpson <rsim586133@aol.com>
Sent: Wednesday, July 8, 2020 3:44 PM
To: Planning Commission
Subject: Redtail Planning Commission

Planning Commission,

I feel the three million square foot "Rural" designation is plenty big enough, so no change is needed. Request that the applicant not delay the process further and come back with a responsible proposal.

2) Please do not hear or vote on the PUD! 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.

Regards,
Richard Simpson
1560 Ridgeview Dr
Louisville, CO
303-378-4437

Lisa Ritchie

From: Jennifer Singer-Rupp <jsingerrupp@gmail.com>
Sent: Tuesday, July 7, 2020 9:02 PM
To: Planning Commission
Subject: Project321 (Medtronic) Preliminary and Final Planned Unit

Dear Louisville Planning Commission,

Thank you again for denying the Redtail Ridge GDP and Comprehensive Plan change. It is way too large and creating all sorts of issues and stress on the community. It is unclear to me why the Medtronic PUD vote remains on the meeting for July 9 as I thought the Metronic PUD vote was contingent upon approval of RedTail Ridge. It seems that the developers are going ahead and trying to get approval of projects even when the Planning Commission previously denied the projects as is instead of delaying the process further instead of coming back with a responsible proposal. I was dismayed to find that they are still "going ahead" and confused as well.

The StorageTek site has always been historically zoned commercial. It is a huge property and the site has a long history in Louisville. My dad's first job out of the University of Colorado's Leed's Graduate business school with his MBA was at StorageTek. My husband, who is originally from Switzerland, came to Louisville and worked for StorageTek. A lot of people in the community worked at StorageTek. This site occupied by StorageTek contributed massively to the prosperity of Louisville citizens. As I am sure you are aware, eventually StorageTek was bought by Sun Microsystems and then bought by Oracle. There was a great partnership between StorageTek the city as well as the residents of Louisville. When I heard that Medtronic was going to build a site on the StorageTek property I was thrilled. I have worked many years in the medical device industry some of those years in ventilation - Medtronic and Covidien have an amazing reputation as an international, innovative company that would be perfect at the old StorageTek site. As I heard about the additional plans to rezone this site in the suburban and build residential units I was appalled. This was never the intention of this site as it is zoned commercial, now per default as I understand rural. Residential development was never intended for that site. There are plenty of companies and larger corporations that would be interested in building a commercial site on that property. So, I fully support Medtronic building a commercial site on the old StorageTek site. Then I came to understand that they will not own this project but that Ryan Companies will and Medtronic will simply lease from them. Not sure how long the lease would be? It makes me question their commitment as well as the longevity of them occupying the building.

Additionally, I do wonder if they would be open to revising their plan somewhat to fit with the community. We don't have five story buildings in Louisville. I would ask them to lower the height of their buildings. Massive parking lots will also contribute to sprawl and are not sustainable. I ask them to have underground parking kind of like it's a Google facility in downtown Boulder. I'm also curious what departments will be located in the facility. Will they be vacating the property off of Dillon? Will they be vacating their offices in Gunbarrel I understand that manufacturing will still stay in Gunbarrel but are they moving operative positions to Louisville? Will they be re-locating any positions domestically in other states to the Louisville site? So there's still some open questions I have, but most people agree that Medtronics' presence in Louisville has been very positive and the community would welcome an expanded Medtronic facility.

I read that Ryan companies would only be moving forward if the Brue Baukol development and re-zoning were approved so I am wondering why this is on the July 9th agenda after you unanimously voted against the Brue Baukol project plans. Without understanding the details of this I'm hoping that they reconsider or propose other ways that this project can move forward without a rezoning. I could see a very positive result if Medtronic were to take over the site and have a combined open space scenario. Some financials and also indicate that this would be better for Louisville taxpayers and not strain our waterworks.

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.

I ask that the Planning Commission vote NO on the Medtronic PUD approval at this point or move it to a more appropriate date. Moving ahead by approving the Medtronic PUD at this point would be irresponsible and correct due process would be questionable.

Thank you.

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, CO 80027

Lisa Ritchie

From: Angele Sjong <angelesjong@yahoo.com>
Sent: Wednesday, July 8, 2020 2:04 PM
To: Planning Commission
Subject: No on Redtail Ridge PUD

Dear Planning Commission Members,

I want to thank you for denying the Redtail Ridge GDP. The three million square foot "Rural" designation is plenty big enough so no change is needed.

I believe that the applicant should not delay this process further. The applicant should come back with a responsible proposal.

I am writing to ask you to please decline to hear the Planned Unit Development on Parcel B. Without having a GDP plan and Comprehensive Plan changes approval, the Project 321 Preliminary and Final Planned Unit should be made within the context of the "Rural" designation.

Thank you,
Angele Sjong

Lisa Ritchie

From: sherry sommer <hellosberry2@yahoo.com>
Sent: Tuesday, July 7, 2020 8:23 PM
To: Planning Commission
Subject: Medtronic

Thank you for denying the Redtail Ridge GDP and Comprehensive Plan proposal. The scale of development was far too large and dense. Moving forward would have dealt a serious blow to Louisville's efforts to be a fiscally, socially, and environmentally sustainable community.

You received a flood of comments from residents, well as from former Mayor Bob Muckle, resident and County Commissioner Matt Jones, and the Boulder County Commissioners, all concerned about the development. The public could see that Members of the Planning Commission had each done a careful analysis of the proposal and you unanimously voted to deny it. Thank you for listening to residents.

In spite of all this, I see that the applicant is requesting that you approve the PUD for Medtronic. This is outrageous. Not only are Ryan Construction and Brue Baukol ignoring all the concerns we voiced and making no attempt to change their proposal, they are asking for a review which doesn't follow the City's normal processes.

This is unacceptable. I ask that you vote NO on this PUD. The applicant needs to follow proper processes in which their PUD requests are compliant with the GDP. They also need to come back with a proposal that is fiscally, socially, and environmentally sustainable and one which preserves natural habitats to the greatest extent possible.

Thank you for your service,

Sherry Sommer
910 South Palisade Court

Sent from my iPhone

Lisa Ritchie

From: sherry sommer <helloserry2@yahoo.com>
Sent: Wednesday, July 8, 2020 3:20 PM
To: Planning Commission
Subject: NO on Medtronic approval

I have written with concerns about the Medtronic proposal to be heard tomorrow evening, but have a couple more comments to add based on new information.

I have have been involved with City issues for the last 6 years and have never seen anything like this come to planning. Longer time residents I have been in communication with have said the same thing.

This is at least The second time that the developer is skipping around in the process.

First, they requested and got approval for MetroDistrict funding (although it is required by State law to have an approved GDP available to confirm that certain criteria are met). This was wrong and should not have been approved.

Now Ryan company is asking the planning commission to act as if they had given to go ahead to Brue with the hope that Ryan companies will get a green light on Medtronic.

This is not the normal flow in the procedure. (comprehensive plan and re zoning). It is completely unprecedented and is quite alarming.

Is the pandemic and resulting remote zoom conferences and logistical obstacles to referendum giving developers the idea that they can push their agenda forward regardless of public sentiment?

This feels more like a hostile takeover than a cooperative venture.

Piggybacking on that concern—in the full agenda:

<https://www.louisvilleco.gov/home/showdocument?id=27611>

The Ryan Co PuD starts on page 142 of pdf. Public comments are included on p 188. The packet includes only about 15 letters, most from Medtronic employees in favor of development. I wonder if they pulled the "relevant" (emphasizing the Medtronic portion) letters from the Redtail GDP.

I hope you clearly understand that all letters opposed to Redtail Ridge can be considered opposed to anything that depends upon Redtail Ridge.

Thank you for your attention and thank you so much for denying the GDP and Comprehensive Plan changes.

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone

Lisa Ritchie

From: Ann-Tom STOFFEL <atstoffel@comcast.net>
Sent: Thursday, July 9, 2020 8:19 AM
To: Planning Commission
Subject: Redtail Ridge Consideration

Dear Members of the Commission:

Thank you for denying the Redtail Ridge General Development Plan (GDP) and Comprehensive Plan changes associated with this very large proposal. We feel the three million square foot "Rural" designation is plenty big enough, so no change is needed. We respectfully request that the applicant not delay the process further and come back with a responsible proposal.

As 45-year Louisville residents, we also ask you not to hear or to vote on the PUD this Thursday. 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.

Respectfully,

Tom & Ann Stoffel
249 Harper St.
Louisville, CO 80027

Lisa Ritchie

From: Dave Thompson <dthomp325@gmail.com>
Sent: Wednesday, July 8, 2020 11:41 AM
To: Planning Commission
Subject: Medtronic at Redtail Ridge

Hi, I support the Medtronic campus at Redtail Ridge because it brings more jobs to Louisville and will allow more Louisville residents to work in town instead of commute to a different city.

- Dave Thompson

Lisa Ritchie

From: Brian Topping <brian.topping@gmail.com>
Sent: Wednesday, July 8, 2020 9:46 AM
To: Planning Commission
Subject: Re: Please vote no on Redtail Ridge

Hello again,

Apparently, the one thing I missed in my email below is that there is some hearing for a PUD application when the GDP change wasn't even approved. This is just developers being pushy and is putting the cart way before the horse. They already were granted a similar gift with the allowance to start their metro district thingie, something I showed up at City Council to help them win approval for.

The behavior of Brue Bakol is sugar sweet on the surface and pushy on the inside. I used to be behind this development as a good use of the land and for the reasons I outlined below. Now I just think it's the wrong developer for the job, at any cost.

Thank you for your continued diligence as we find the best use for the limited remaining commercial land in our city!

Brian Topping
North End

> On Jul 7, 2020, at 1:37 PM, Brian Topping <brian.topping@gmail.com> wrote:

>

> 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.

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> 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.

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> 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.

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> 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.

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> 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!

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> 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
>
> <howbigisbig.jpg>

Lisa Ritchie

From: Theresa Willis <theresanolsen@yahoo.com>
Sent: Tuesday, July 7, 2020 7:00 AM
To: Planning; planningcommission@louisville.gov
Subject: Vote No on Medtronic Red Tail Ridge

Thank you for all you do. As a resident who cares deeply about the sustainability of the quality of life here and impact of aggressive development, I ask the members of the commission to vote NO on the Medtronic PUD proposal. I will tune in on Thursday and hope to see a move to protect and properly develop this sensitive area.

-Theresa Willis, Resident and home owner

Lisa Ritchie

From: Cecilia Wilson <ceciliaawilson@gmail.com>
Sent: Wednesday, July 8, 2020 6:32 PM
To: Planning Commission
Subject: Redtail

Dear Commissioners,

It was surprising to hear that the Redtail project had any life left. It seems like someone is trying to sneak this in the backdoor when no one was looking. This will perpetuate an environment where Citizens of Louisville can not trust elected or appointed officials.

Please reject this oversized and negatively impactful development in its entirety. I don't need to go into details - you know them well.

Sincerely,
Cecilia Wilson
2311 Cliffrose Lane
33 year resident