ITEM: Project 321 PUD – Supplemental Information

REQUESTS: Preliminary and Final PUD for Project 321 (Medtronic)

Supplement No. 5:

Public Comments
Additional public comments received by staff following the issuance of the staff report

Ryan Companies Response to Conditions
Ryan Companies provided additional rationale in response to staff’s proposed conditions of approval

ATTACHMENTS:
1. Public Comments
2. Ryan Companies Memo
Dear elected officials for the City of Louisville,

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

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

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

Sincerely,

Kim Court (Koly)
R&D Engineer II
Gastrointestinal and Hepatology

Medtronic
Respiratory, Gastrointestinal and Informatics
Minimally Invasive Therapies Group
5920 Longbow Drive | Boulder, CO, 80301 | United States
Office 303.530.6141
kim.a.court@medtronic.com

LET'S TAKE HEALTHCARE FURTHER, TOGETHER

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http://emaildisclaimer.medtronic.com
Dear elected officials for the City of Louisville,

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

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

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

Sincerely,

--

P.Dinakar

[Certified Six Sigma Black Belt]

ASQ

The Global Voice of Quality™

Lisa Ritchie

From: Dinakar Dinnu <dinakar.dinnu@gmail.com>
Sent: Monday, June 8, 2020 4:51 PM
To: City Council; Planning Commission
Subject: Regarding Proposed Office Development by Medtronic
Hello -

I would like to request that you vote no on the development plan and the PUD for the Red Tail Ridge Development on the agenda for June 11. I have lived in Coal Creek Ranch for many years and the size of this project is much too large for the current (and proposed) infrastructure to handle. I do not support the fact that it is being rezoned to commercial and residential or that the building height which has been in existence in Louisville for many, many years is being waived for this project. I also do not support the elimination of the boundary between Louisville and Broomfield as we have seen the negative impact of this in our boundaries with Lafayette. I also request that the public hearing on Red Tail Ridge be postponed until it is safe to attend in person for all interested citizens. This is far too big of a decision to be made while citizens are focused on the health and well being of others.

We need to support future developments that fit into the parameters of the space and that maintain the small town atmosphere of Louisville that has made it such a great place to live.

Thank you,

Cathy Hall
To the Louisville Planning Commission --

As a Louisville resident, a neighbor of Redtail Ridge, and a Medtronic employee, I’m writing in strong support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I’m proud to work for Medtronic, recognized globally for being a top employer and a committed corporate citizen. Medtronic is mission-driven to put people and community first, and I’m confident that would be the case in Louisville.

As a Louisville resident who lives close to the proposed site, I believe that this development will generally strengthen our community. It will bring new residents to the city, and employees coming to this site every day will generate important and much-needed support for Louisville’s restaurants and retail and other small businesses.

With consideration of its adherence to sustainability, the neighboring businesses and residents, and the safety of the community, I encourage our Planning Commission to advance the Ryan Companies’ development at Redtail Ridge.

Sincerely,

Julie Halpern
1039 Turnberry Circle
Louisville, CO 80027
937-626-0482
julie@halperns.org

Julie Halpern
Senior Principal Internal Communication Specialist
Surgical Innovations

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5920 Longbow Dr | Boulder, CO 80301 | USA
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http://emaildisclaimer.medtronic.com
Lisa Ritchie

From: Regina Macy <reginamacy@gmail.com>
Sent: Tuesday, June 9, 2020 8:14 AM
To: Planning Commission
Subject: Storage Tech Site

Dear Planning Commission,
I'm writing in regard to the Storage Tech Site. Please approve a plan the size of the Conoco Phillips plan which is still generous to the developer. Also please vote NO on the development plan and PUD on the agenda. Thank you for your service.
Best, Regina Macy
1021 Willow Place
Louisville, CO 80027
Dear elected officials for the City of Louisville,

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

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

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

Sincerely,

Melanie Marsh
Louisville Resident
Dear elected officials for the City of Louisville,

As a longtime resident and a current employee of Medtronic I am writing in support of the proposed office development by Ryan Companies and Medtronic to be built at Redtail Ridge.

I believe this project as proposed will support the livability and positive economic position we have and makes Louisville one of the best small towns to live in North America. I have confidence that this project will attract more employees, bring new residents to the City, and generally strengthen the community.

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

Sincerely,
Jerry Wall

Sent from my iPad
June 10, 2020

Rob Zuccaro, AICP
Planning and Building Safety Director
City of Louisville
749 Main St
Louisville, CO 80027
303-335-4590
rzuccaro@louisvilleco.gov

RE: Project 321 Office Campus – PUD Final Submittal

Dear Mr. Zuccaro,

We are very excited for the Planning Commission meeting on June 11 and want to make sure that Ryan and Staff are completely aligned as we prepare for this important discussion. There are two items that have been discussed extensively, and we have been asked by Lisa Ritchie to memorialize our position on the following items, both of which are driven by Medtronic security protocol:

- Applicant is requesting a variance to reduce the number of trees required at the parking lot area by CDDSG. The total number of trees required on site is 870; Applicant is providing 865 trees, including 126 salvage trees- simply stated, we feel that we are in compliance with the spirit of the code requirement. The decision to reallocate trees from the parking lot to the general site area was made for three reasons: 1) Projected future growth of tree canopies will impede views of security cameras that will be installed at the parking lot light poles, and will jeopardize employee safety. Surveillance cameras will be mounted on the light poles at a height of approximately 18'0"- well above the elevation of the tree canopies, thus creating a "dead zone" of visibility beneath the tree. If the code required density were to be provided, the security of Medtronic employees and customers would be compromised unnecessarily. 2) Our landscape architect has advised that the long term viability of a tree located in a parking island is only 10-15 years if planted at the density that the code requires. Trees that are overcrowded and lack ample area to develop a healthy root zone would require removal and replacement frequently at a significant cost to the building owner. We have thoughtfully moved these trees to unobstructed areas that will provide the opportunity for unlimited growth potential. 3) We have included 483 more shrubs in our design than required by the code, largely as a concession for the reduction in the quantity of trees at the parking area, thus creating more density than would have been provided if the code had been strictly interpreted.
Applicant has provided a generous conservation easement at the North portion of the site that was been unanimously approved by the OSAB board at their May 13, 2020 meeting. While the conservation easement is protected from future development, it remains a part of the secured Medtronic campus, and per Medtronic’s security protocol must be excluded from any publicly accessible trails or recreational areas. This conservation easement meets all other criteria per City ordinance and provides a generous and aesthetically pleasing buffer. Our landscape design includes a naturalized aesthetic, which is perfectly complemented by the vibrant and engaging design of the master development. Residents and visitors will enjoy generous sidewalk widths and setbacks, ample open space, and highly desirable amenities that will knit the development together seamlessly, while allowing property owners to provide security and safety for their employees.

Feel free to contact me with any questions.

Sincerely,

Mark Beal
Director of Construction