



City Council  
July 14, 2020

Addendum #1  
Items Received at the Meeting

## **Meredyth Muth**

---

**From:** Sarah Keane <sarahmaria@gmail.com>  
**Sent:** Monday, July 13, 2020 3:45 PM  
**To:** City Council  
**Subject:** Comments on 7/14 Meeting Agenda Items

Mayor Stolzmann and City Council Members:

I am writing to comment on Regular Agenda Item 7C and Consent Agenda Item 4F for the Council's July 14 meeting.

Although I am writing in a personal capacity as a Louisville resident (2437 N Franklin Avenue), my professional experience informs these comments. I am an attorney specializing in the areas of renewable energy, clean transportation, and climate change, with a particular emphasis on policy developments affecting local governments in Colorado. My colleagues and I regularly represent Colorado Communities for Climate Action (CC4CA), of which Louisville is a member, in proceedings before state agencies.

### Regular Agenda Item 7C: Climate Action Plan

I first wish to applaud the leadership of the City Council and Staff for thoughtfully considering how to reduce the carbon footprint of our wonderful little city. It is clear that a great deal of effort has been put into considering options for carbon tax/fee or other means to transition Louisville to a cleaner electricity supply. I also appreciate that there are no easy answers here, and understand Staff's recommendation not to move forward with a concrete proposal at this time.

However, this challenge simply cannot be postponed indefinitely. I have heard informally that the City is considering a deal with Public Service Company of Colorado (PSCO) to purchase unbundled renewable energy credits (RECs), as a way to have a lower-carbon electricity mix supporting our City. This seems like a reasonable solution – but only as a stop-gap measure for a very short period of time, until the City is prepared to move forward on more direct climate action.

(I also encourage the City to do its due diligence to ensure it is getting a fair price on RECs, as the price of both renewable energy and RECs have fallen dramatically in recent years. Indeed, PSCO has accepted negative REC prices on some recent community solar solicitations – meaning that they not only pay nothing for them, but actually get paid by solar developers to accept their RECs.)

When Staff continues its evaluation of carbon reduction options, I urge them to consider a few things:

1. In-home fossil fuel use in our community must also be taken into account, if we are to make meaningful climate progress at a local level. Any carbon tax/fee should have a nexus not only to electricity consumption (as has apparently been contemplated to date), but also to natural gas consumption. Even if Louisville does nothing more to incentivize a transition to cleaner electricity, the grid will be substantially cleaner in 5 years than it is now – but natural gas will be as polluting as ever. So, while accelerating progress toward 100% renewable energy is certainly important, it should not be done at the expense of ignoring natural gas use in our homes and businesses.

2. Relatedly, the City should ensure that any climate fee structure does not unduly hinder beneficial

electrification – the transfer of load from thermal energy (gasoline, natural gas, etc.) to electricity. For example, people should not be penalized through a tax/fee if they replace a gas stove with an efficient electric stove, install a heat pump instead of a natural gas furnace, or trade in their gasoline vehicle for an electric car.

3. The City should maintain a focus on projects that can be achieved locally. While the purchase of RECs has some short-term value, Louisville will not directly see the benefits of that carbon mitigation strategy. If the City can figure out a means to generate revenue from a carbon tax or fee, however, it can use that money to promote projects that will bring direct environmental and economic benefit to our community. Examples include: subsidization of gas-to-electric conversions for home appliances (especially for lower-income community members), subsidization of home/office electric vehicle charging infrastructure or increased charging infrastructure that is publicly available, community solar installations (especially if some of the capacity can be dedicated to lower-income community members), etc.

#### Consent Agenda Item 4F; Police Vehicle Purchase

I understand that the City needs to purchase new police vehicles, and that the vehicle specifications it needs can likely only be found right now in conventional (gasoline) vehicles. However, the EV market for sport utility vehicles and trucks is rapidly and dramatically changing. Accordingly, I urge the City to develop a plan to electrify its fleet over time. Such a plan will help ensure that the City is not re-investing in fossil-fuel based technology any longer than is necessary.

Thank you very much for your service and for your consideration of these comments.

Sarah M. Keane  
2437 N Franklin Ave  
Louisville, CO 80027

**From:** [Heather Balsler](#)  
**To:** [Meredyth Muth](#)  
**Subject:** FW: What is a REC?  
**Date:** Tuesday, July 14, 2020 5:24:11 AM

---

Please share with CC – thanks.

Heather Balsler  
City Manager  
City of Louisville  
749 Main Street  
Louisville, CO 80027  
303-335-4530  
303-335-4550 (fax)  
[heatherb@louisvilleco.gov](mailto:heatherb@louisvilleco.gov)

[Join our eNotification list](#) to customize emails with news and events that matter to you.

---

**From:** Ashley Stolzmann  
**Sent:** Monday, July 13, 2020 5:37 PM  
**To:** Heather Balsler <[Heatherb@Louisvilleco.gov](mailto:Heatherb@Louisvilleco.gov)>  
**Subject:** Fw: What is a REC?

Can you share this with Council for tomorrow?

Thank you!

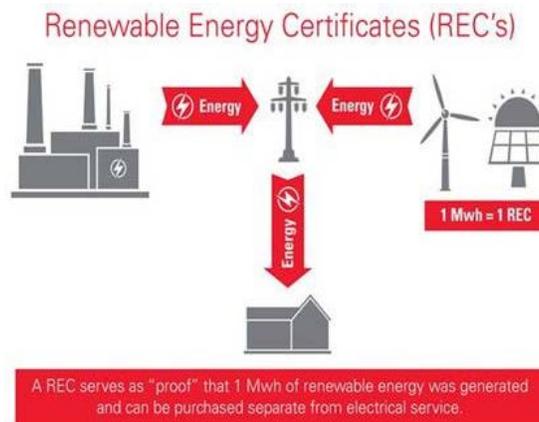
Ashley Stolzmann  
Louisville Mayor  
303-570-9614  
[AshleyS@LouisvilleCO.gov](mailto:AshleyS@LouisvilleCO.gov)

---

**From:** Eicher, Craig L <[Craig.L.Eicher@xcelenergy.com](mailto:Craig.L.Eicher@xcelenergy.com)>  
**Sent:** Monday, July 13, 2020 5:31 PM  
**To:** Ashley Stolzmann  
**Cc:** Emily Hogan; Katie Baum; Megan Davis; Davis, Susan K; Hill, Carlos A; Scheitler, Kirk; Cowan, Neil; Ward, Dara M; Evans, Channing  
**Subject:** What is a REC?

Hello Ashley,

Thanks for asking for a resource to help explain RECs to your colleagues and community. What are RECs and how do they work? These are very important questions and I'm glad to have the opportunity to help answer them. I'll first share a graphic, which is included in [this one-page fact sheet](#), as a start.



The basic definition of a Renewable Energy Certificate (some call it a Credit, but both are known as a REC) is that it represents the green attributes of renewable energy, such as wind and solar, with each REC certifying the generation of one Megawatt-hour (MWh) of renewable energy. A MWh is equal to 1000 Kilowatt hours of energy and typical Colorado homes use just under 700 Kilowatt-hours of electricity each month, or about 70 percent of a MWh.

When we sell renewable energy to our customers, we "retire" one REC for each MWh of green energy sold. Who gets to claim that green energy? Well, it depends on who's purchasing it. In the case of a Solar Rewards system, Xcel Energy pays the owner of that system for the RECs that are produced, and then we retire the RECs on behalf of all our Colorado customers, in compliance with our Renewable Energy Standard mandate. However, if a customer is purchasing power under our Renewable Connect product, or Windsource, then we retire each REC on behalf of those individual customers.

Such would be the case for Louisville and our bulk REC purchase/sale agreement – the RECs will be retired on behalf of Louisville and no one else. The green attributes of that energy will belong to the city, its residents and businesses.

The Western Renewable Energy Generation Information System (“WREGIS”) is the platform Xcel Energy ultimately will use to retire RECs on behalf of Louisville. The WREGIS platform states that a Renewable Energy Credit represents all renewable and environmental attributes of a MWh of electricity generated from a renewable energy unit. The WREGIS system will create exactly one REC per MWh of generation that occurs from a registered generating unit. In the WREGIS platform, RECs can be purchased, sold, or transferred until they are eventually retired. In Colorado, RECs have a “shelf life” of five years – meaning they become worthless if they are not retired before the expiration date. RECs are typically utilized to satisfy state or voluntary renewable compliance requirements, but they are also used for customer sustainability goals. Once the REC is retired, the final REC owner may legally claim they used the renewable energy and that REC may not be retired on behalf of anyone else ever again.

In order to prevent double-counting or counterfeiting, each REC is assigned specific information such as a serial number, just like currency, and this information is verified by an independent organization. We use the non-profit Center for Resource Solutions’ Green-e® program, which is the trusted global leader in clean energy certification. Some of the most relevant information attached to a REC include the WREGIS ID, Generator Plant-Unit name, Fuel Type, Vintage Year, and Serial number. For example:

State/ Province	WREGIS GU ID	Generator Plant-Unit Name	County	State	Fuel Type	Vintage Month	Vintage Year	Certificate Serial Numbers	Quantity
CO	W3157	Limon Wind - Limon Wind I	Lincoln & Elbert	CO	Wind	5	2015	3157-CO-164500-29212 to 61277	32066

This means, Louisville will have certified proof that the REC was produced, where it was produced in Colorado (which wind or solar farm) and when it was produced.

Even better, the majority of the premium Louisville will pay for these RECs will add to future renewable energy. In fact, Xcel Energy will invest 90 percent of the sale proceeds into the state’s Renewable Energy Standard Adjustment Account (RESA). This is the bucket of money we use to make future investments in wind and solar *for Colorado!*

Finally, nothing tells the story like videos. Here are two, which do a great job explaining RECs. The first is from EPA, while the second comes from the Center for Resource Solutions.

<https://www.youtube.com/watch?v=12VYXms6-c>

<https://www.youtube.com/watch?v=opJMrzNauFQ>

Please let us know if this helps explain RECs to your community and if you have any other questions. Have a great week!

**Craig Eicher**  
**Xcel Energy | Responsible By Nature**  
 Area Manager, Boulder Region  
 2655 N 63rd St, Boulder, CO 80301  
 303-245-2254  
[craig.l.eicher@xcelenergy.com](mailto:craig.l.eicher@xcelenergy.com)

**Rob Zuccaro**

---

**Subject:** FW: Red tail Ridge plan

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

From: Susan Anderson [mailto:susananderson727@gmail.com]

Sent: Thursday, July 9, 2020 7:36 AM

To: City Council <Council@louisvilleco.gov>

Subject: Red tail Ridge plan

As a resident of Louisville for 21 years, I am making my voice heard regarding the height Request in the Redtail Ridge plan. No other building in Louisville are allowed to extend beyond the 3 floor limit. Now is not the time to make an exception in height restrictions.

I understand the need to develop the land and bring in taxes for Louisville, just expressing my thoughts and wishes for this particular project.

With regards to additional traffic in that area, I will leave the right decisions to this board. We all know what congestion feels like to each of us and we all now enjoy the lack of congestion in Louisville.

We continue to live in Louisville until we see and feel too much growth and congestion. It has been a pleasure to live in a wonderful, small town.

Thanks

Sent from my iPad

**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](mailto: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](mailto:suzy_court@yahoo.com)]

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

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto: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: Medtronic Campus portion of Red Tail Ridge Development - Please Vote No Again

---

**From:** R BOYAN [<mailto:rboyan44@msn.com>]

**Sent:** Wednesday, July 8, 2020 5:16 PM

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>

**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](mailto:PlanningCommission@LouisvilleCO.gov) <[PlanningCommission@LouisvilleCO.gov](mailto: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

**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](mailto: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: Decline Redtail Ridge Development

---

**From:** Weiyan Chen [<mailto:weiyanch@yahoo.com>]

**Sent:** Wednesday, July 8, 2020 9:37 PM

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>

**Subject:** Decline Redtail Ridge Development

Dear Planning Commission,

Please reject this development proposal. Here are the reasons:

1. The development is too big for Louisville. We, the residents of Louisville want to keep the small town characters that attract people to live or visit here.
2. Such a big decision shall be not made during once a hundred years of pandemic time. All residents should be informed and public hearings shall be hold.
3. Nobody knows what are the pandemic impacts economically. A small town like Louisville should not make such big development during this uncertain time.
4. Louisville does not have the resources, schools, water, recreation and senior center, library for such a big development.

Weiyan Chen  
146 cherrywood Lane

**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](mailto: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](mailto: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: No on Redtail

Dutton [<mailto:nancydutton7@comcast.net>]

**Sent:** Thursday, July 9, 2020 9:34 PM

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>

**Subject:** No on Redtail

Dear Louisville Planning Commission,

Thanks for saying "no" to the way-to-large Redtail Ridge General Development Plan and Comprehensive Plan Changes.

Thanks for your service.

I am a resident of Louisville almost 30 years!

Nancy Dutton  
1027 Willow Place  
Louisville, CO. 80027

**Rob Zuccaro**

---

**Subject:** FW: Please proceed with the development of the storage tec site.

---

**From:** Earl Hauserman [<mailto:earlhauserman@icloud.com>]

**Sent:** Thursday, July 9, 2020 1:53 PM

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>

**Subject:** Please proceed with the development of the storage tec site.

The City needs a future with all the things that Red Tail proposes. I know it's a different approach but I fear where we will be with out this development.

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

**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](mailto: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 Ridge objection!

---

**From:** Ellen Jardine [<mailto:ellen@frii.com>]  
**Sent:** Thursday, July 9, 2020 10:27 AM  
**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>  
**Subject:** Redtail Ridge objection!

Hello again,

I am writing again to object to the current workaround being proposed by the developers at Redtail Ridge. This does not change the size and scope of the project in any way, which is why it was voted down on June 25th. Bruce Baukol is not listening to the community or the planning commission, and is seeing only green.

This is still NOT a sustainable development for our community (comprehensive plan has not changed)! Please continue to do the right thing and deny this sneaky attempt to push through the PUD on parcel B! The unanimous vote at last meeting was much appreciated by the residents here and was a step in the right direction towards sustainable, responsible development. Thank you!

We have an opportunity here to develop this **rural** parcel in an environmentally sustainable and financially beneficial way. THIS IS NOT IT!

Thank you for your time,  
Ellen Jardine  
390 Owl Dr.

Ellen Jardine  
[ellen@frii.com](mailto:ellen@frii.com)

## 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](mailto: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: 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](mailto: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: 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](mailto: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](mailto:PlanningCommission@louisvilleco.gov)>

**Cc:** David Darst home <[darst1951@gmail.com](mailto:darst1951@gmail.com)>; Marty Marra <[crazyunclemarty@gmail.com](mailto: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: Medtronic presentation by Ryan Companies

**From:** Tom Lepak [<mailto:thomas.f.lepak@gmail.com>]

**Sent:** Thursday, July 9, 2020 6:51 PM

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>

**Subject:** Medtronic presentation by Ryan Companies

I have reflected on the Redtail Ridge development plan which the Planning Commission wisely declined last month. I listened to several hours of the presentations. In summary, the 3-pronged plan was not a unified concept but rather a quilt made up of three dissimilar patches.

The Medtronic campus is certainly the shining fabric of this quilt. It is disappointing, however, that Medtronic and Ryan have done little to suggest this development will be forward-thinking for 2020 rather than look like corporate campuses built circa 1990. 2,000-plus parking places but no solar canopies. No suggestion of company-sponsored van pools to reduce the asphalt footprint. What about permeable pavement to reduce surface runoff. No unique architectural features; just 3 interconnected boxes.

This slice of fabric, however, will eventually require more patches to "complete" the Conoco Phillips property redevelopment. The prior plan to add 70,000 ft<sup>2</sup> of retail space on the east side shocked me. It would make sense for some retail to support the Medtronic campus. But the Planning Commission may or may not have seen the study done to support the reimagining of the McCaslin corridor which reported only 100,000 ft<sup>2</sup> of new retail space was foreseen to be needed across the entire county over the coming decade. And this report was completed in 2019 - pre coronavirus!

Why not have Medtronic return with a unified plan for the entire property. Perhaps a medical-like campus. The senior community would be the 2nd piece. Other medical related entities (research, production, clinics, regional offices, etc.) could make it a true corporate campus rather than a collage of random pieces.

Thomas Lepak  
846 Saint Andrews Lane  
Louisville, CO 80027

**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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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

## 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](mailto: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: 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](mailto: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**

**RE/MAX of Boulder**

2425 Canyon Blvd #110

Boulder, CO 80302

Direct: (303) 748-1719

Office: (303) 449-7000

[dustinsagrillo@gmail.com](mailto:dustinsagrillo@gmail.com)

[www.dustinsagrillo.com](http://www.dustinsagrillo.com)

*Each office independently owned and operated.*

Click [here](#) to search both MLS systems in one place using my RE/MAX of Boulder app.

**Rob Zuccaro**

---

**Subject:** FW: Redtail Ridge Development Plan

**From:** Mamta Shah Saxman [<mailto:mamta.saxman@gmail.com>]

**Sent:** Thursday, July 9, 2020 5:29 AM

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>

**Subject:** Redtail Ridge Development Plan

Dear members of the planning commission,

Thank you so much for denying the way-too-large Redtail Ridge General Development Plan and Comprehensive Plan changes. Please ask the applicant not delay the process further and come back with a responsible proposal that fits the smaller "rural" designation. Without these changes they do not deserve another audience or even a vote on the PUD.

I know we want to increase the non-residential tax base of Louisville but this plan is not the right one. Also with all the new office space that is currently empty and with the changing dynamics of the commercial real estate market this is not the right time for any of this type of development.

Mamta Saxman  
Louisville Resident

**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](mailto:PlanningCommission@louisvilleco.gov)>  
**Cc:** City Council <[Council@louisvilleco.gov](mailto: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) [<mailto:3034198337@pm.sprint.com>]

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

**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto: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](mailto: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.

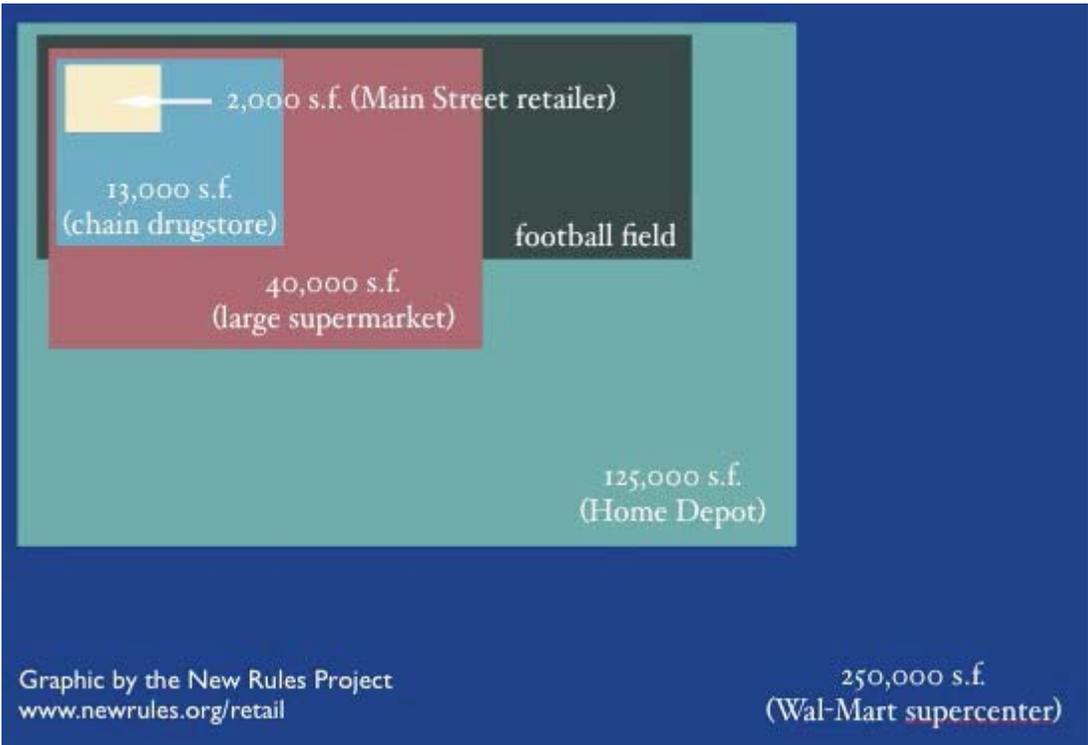
As such, there is little to no chance that the residents of this property will be able to shop for basic necessities and WILL have to drive to get them. There is no chance that employees of the office space can expect friends to meet them there after work to relax. And there is likewise no chance that 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](mailto: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: Redtail

**From:** Cecilia Wilson [<mailto:ceciliaawilson@gmail.com>]  
**Sent:** Wednesday, July 8, 2020 6:32 PM  
**To:** Planning Commission <[PlanningCommission@louisvilleco.gov](mailto:PlanningCommission@louisvilleco.gov)>  
**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

**From:** [Rob Zuccaro](#)  
**To:** [City Council](#)  
**Subject:** FW: Please go forward with the Redtail Ridge development.  
**Date:** Monday, July 13, 2020 9:32:58 AM

---

**From:** Frank Harney [<mailto:fharney863@gmail.com>]  
**Sent:** Saturday, July 11, 2020 5:28 PM  
**To:** Planning <[planning@Louisvilleco.gov](mailto:planning@Louisvilleco.gov)>  
**Subject:** Please go forward with the Redtail Ridge development.

It seems like a pretty well composed plan with few city exceptions to the rules. It is time to turn that property into a tax-paying situation.

THanks,  
Frank Harney

--

Frank Harney  
863 W Chestnut Circle  
Louisville, CO 80027

**From:** [Matt Jones](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge - too large  
**Date:** Monday, July 13, 2020 8:50:18 AM

---

For 7/14/20 agenda item F.

The Planning Commission got it right. By unanimous votes they said the Redtail Ridge proposal is much too big. That their vote should not upend the thousands of hours spent by residents, board members and council to achieve community consensus on the 2013 Comprehensive Plan update.

What is frustrating about this is the developer, under the current "Rural" designation, can have three million square feet, plenty of room for Medtronic and much, much more for retail and office. The applicant says that they need a lot more space to finance and make money, but has not provided even one-sided evidence, let alone a third party analysis. Does anyone really believe the developer can't make a lot of money and finance the project at three million square feet? Unfortunately, the developer is barreling ahead with a proposal creating community divisiveness, delay and a potential referendum.

Louisville can have a win-win here. Please, at first reading, tell the applicant to submit a proposal under three million square feet that includes Medtronic, lots more office and retail space and no city-coffer draining multifamily residential. (I know that is not typically done, but this is no typical land use change.) That reasonably sized proposal will provide the benefits, with fewer costs, be in keeping with Louisville's small-town character, and instead of creating divisiveness, honor all the hard-earned Comprehensive Plan citizen consensus.

--

Thanks,  
Matt Jones

**From:** [sherry sommer](#)  
**To:** [City Council](#)  
**Subject:** Fwd: Comments on RedTail Ridge  
**Date:** Monday, July 13, 2020 8:45:26 AM

---

Members of City Council,

I am forwarding comments I sent to OSAB regarding a presentation by Brue Baukol.

Hi Ember,

First off, I'd like to thank everyone on the Open Space staff as well as members of OSAB for taking care of our Open Space. This is one of the City's most valuable assets and I appreciate all you do during this time of intense usage.

I have some comments on OSAB's meeting in which a representative from Brue Baukol gave an overview of the RedTail Ridge proposal. You were asked as a Board to weigh in on two possible scenarios for the development. The principal trade off you were being asked to consider was height vs surface area of development.

I appreciate all the time you took to respond thoughtfully you the questions being posed.

However, I was troubled by that discussion because the two choices you had were based on the assumption that the GDP and Comprehensive Plan changes would be granted and that a high density PUD would be approved.

Neither of those things is true, and in fact after that meeting, the Planning Commission overwhelmingly voted no to both requests. You were given a choice carefully framed by the developer to make it seem as if high density of some kind was the only option.

What is even more troubling is that during the first Planning Commission hearing on RTR, a developer's representative stated that OSAB supported the current iteration of the proposed plan.

You may have supported one choice of the two you were given, but I find it very misleading to say that, as a Board, you supported Brue Baukol's proposal for a high density proposal.

I commented on this tactical use of framing during the Planning Commission meeting. I also wanted to make sure to pass my observations along to you.

Not only would the high density proposal that Brue Baukol envisions be terrible for wildlife on the site, it would also damage the City's fiscal health, traffic flow, and air quality. The Boulder County Commissioners made a statement saying they do not support this proposal for many of the reasons stated above. You may view the Planning Commissioner's meeting for full details.

In spite of concern voiced by many members of the public as well as members of the Planning Commission, Brue Baukol intends to take this matter to City Council. There have been no changes to mitigate its impact on wildlife or view sheds.

As you are able, I hope you will send comments to City Council. The First Reading is tomorrow evening and proposals will be presented and public comment will be heard August 4, 2020.

Cordially,

Sherry Sommer

Sent from my iPhone

**From:** [robin.maclaughlin](#)  
**To:** [City Council](#)  
**Subject:** NO on Redtail Ridge  
**Date:** Monday, July 13, 2020 11:42:58 AM

---

Louisville City Council,

We are a family living in Louisville, CO. We are strongly opposed to the Redtail Ridge proposal. Too much added traffic, too many people. We moved here to get AWAY from the sprawling suburbs surrounding us. The rec center is crowded enough as it is. We can't secure reservations to utilize our own town rec center now as it is, competing with Superior residents and surrounding community members. We voted for Mayor Ashley Stolzman as her platform was to keep Louisville as it is, not to allow developers to overtake this community. We have too many empty buildings in Louisville (Kohls, old Sam's club, perhaps now even old Medtronic building) why would we be adding more buildings? Sure, we get it. Medtronic employees would rather commute to Louisville and use our rec center and open space than a less desirable town. Please consider the requests of residents who are trying to preserve less growth, less commercialization and more natural habitat for animals and open space.

Robin MacLaughlin

**From:** [Susan](#)  
**To:** [City Council](#)  
**Subject:** Red Tail Ridge  
**Date:** Tuesday, July 14, 2020 5:20:20 AM

---

I am very concerned about the Red Tail Ridge proposal for many different reasons.

It is clear to me that when Storage Tech and Conoco Phillips were planned- we never wanted a "Louisville part 2" attached to our small town.

The plan was always to have one company there with lots of open space. This plan is too dense, and too big.

The traffic increase is awful, the location for a senior facility makes no sense, and the housing proposal is way too big.

We have areas already in our city that could accommodate retail. Let's use those.

It is clear that we need to redo our comp plan before even thinking about this proposal. That takes time- let's take the time and do it right.

This pandemic will certainly impact our ability to have the public input that is so necessary for a project of this size and a change to the Comp plan.

The planning commission was right when they unanimously denied red tail ridge. Then they were right again when they denied the Medtronics part. We like Medtronics- but this request is not about them. It is about a developer who is going to lease the property to Medtronics and we are not even sure for how long.

Please say no to this proposal. Let's take time to finish our community planning by making a new comprehensive plan that shows what we as a city want.

Thank you  
Susan Morris  
939 West Maple Court  
Louisville

**From:** [Qian Wu](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge project  
**Date:** Monday, July 13, 2020 9:13:23 PM

---

Dear City Council,  
Please reject the Redtail Ridge project. It is too big for Louisville. We cannot handle that many new residence to the city.  
Ask the developer to focus on the office building only.

Best,  
Qian Wu  
146 Cherrywood Ln  
Louisville, Co 80027

**From:** [Weiyan Chen](#)  
**To:** [City Council](#)  
**Subject:** RedTail Ridge Development  
**Date:** Monday, July 13, 2020 9:11:20 PM

---

Dear Louisville city council,

I am writing this letter to oppose the Redtail Ridge Development proposal. Here are the reasons:

1. The plan is too big for Louisville and will destroy our small town characteristic that attract a lot of us to choice living here and many visitors.
2. Such big project shall have in person public hearings, not during once a hundred year pandemic in virtue meetings.
3. As a small town, this is too big of the decision to make, particularly during uncertain economical and financial time.
4. Louisville does not have enough resources and services, such as water, public transportation, library, recreation and senior center for this big development.
5. The planning commission has turned down the application. Without any modification, the developer presents the exact same plan to City Council. It seems the developer does not respect our development process.

Please decline the proposal.

Weiyan Chen  
146 Cherrywood Lane

**From:** [E. K.](#)  
**To:** [City Council](#)  
**Subject:** NO to RedTail PUD and NO to changing the Louisville GDP and Comprehensive Plan  
**Date:** Monday, July 13, 2020 6:54:16 PM

---

Say NO to RedTail PUD and NO to changing the Louisville GDP and Comprehensive Plan!!!

"The Planning Commission got it right. By unanimous votes they said the Redtail Ridge proposal is much too big. That their vote should NOT upend the thousands of hours spent by residents, board members and council to achieve community consensus on the 2013 Comprehensive Plan update. [The Comprehensive Plan must NOT change!!]

What is frustrating about this is the developer, under the current "Rural" designation, can have three million square feet, plenty of room for Medtronic and much, much more for retail and office. The applicant says that they need a lot more space to finance and make money, but has not provided even one-sided evidence, let alone a third party analysis. Does anyone really believe the developer can't make a lot of money and finance the project at three million square feet? Unfortunately, the developer is barreling ahead with a proposal creating community divisiveness, delay and a potential referendum.

Louisville can have a win-win here. Please, **at first reading**, tell the applicant to submit a proposal **under three million square feet** that includes Medtronic, lots more office and retail space and no city-coffer draining multifamily residential. (I know that is not typically done, but this is no typical land use change.) That reasonably sized proposal will provide the benefits, with fewer costs, be in keeping with Louisville's small-town character, and instead of creating divisiveness, honor all the hard-earned Comprehensive Plan citizen consensus. " \*

Sincerely,  
The House Family  
Louisville, CO

\*quoted from Louisville resident, Matt Jones



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [bergquis](#)  
**To:** [City Council](#)  
**Subject:** Red Tail Ridge project  
**Date:** Monday, July 13, 2020 6:26:54 PM

---

I'm writing to ask that the city council not vote in favor of the Red Tail Ridge project. I have attended presentations from Bruce Baukol and this is not in the best interest of our town.

Kind Regards,  
Adam Bergquist

**From:** [Joel Hayes](#)  
**To:** [City Council](#)  
**Subject:** Red Tail Ridge proposal  
**Date:** Monday, July 13, 2020 6:09:07 PM

---

Dear City Council:

I write to oppose the Red Trail Ridge proposal. It was way too big, and would harm our traffic, lifestyle and small town feel. I ask that you not expand the already generous uses allowed under current plans, and that no multi-family use be considered.

Thank you for your service and attention to this matter.

Joel Hayes  
187 Harper  
Louisville CO